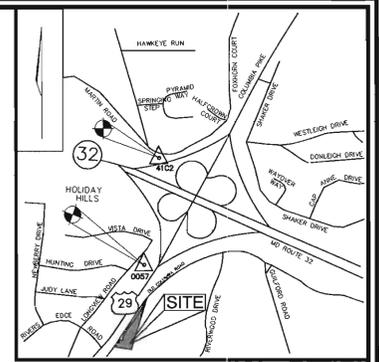


# SITE DEVELOPMENT AND LANDSCAPE PLAN DONS LANDING LOTS 5,6,&7

OLD COLUMBIA RD.  
(MAJOR COLLECTOR) VARIABLE ROW WIDTH SEE  
STATE ROAD PLAT NO. 46101



VICINITY MAP  
SCALE: 1"=2000'

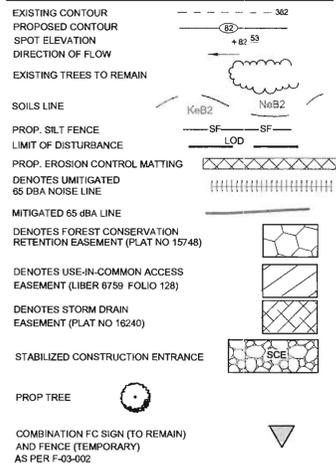
BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
41C2	551616.404	1348104.227	395.911
0057	550835.214	1347017.659	398.924

PERMIT INFORMATION CHART					
PROJECT NAME		SECTION/AREA	PARCEL NUMBER		
DONS LANDING		N/A	247 & P/O 272		
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
16240	6	R20	41	6TH	6068.03
WATER CODE:		SEWER CODE:			

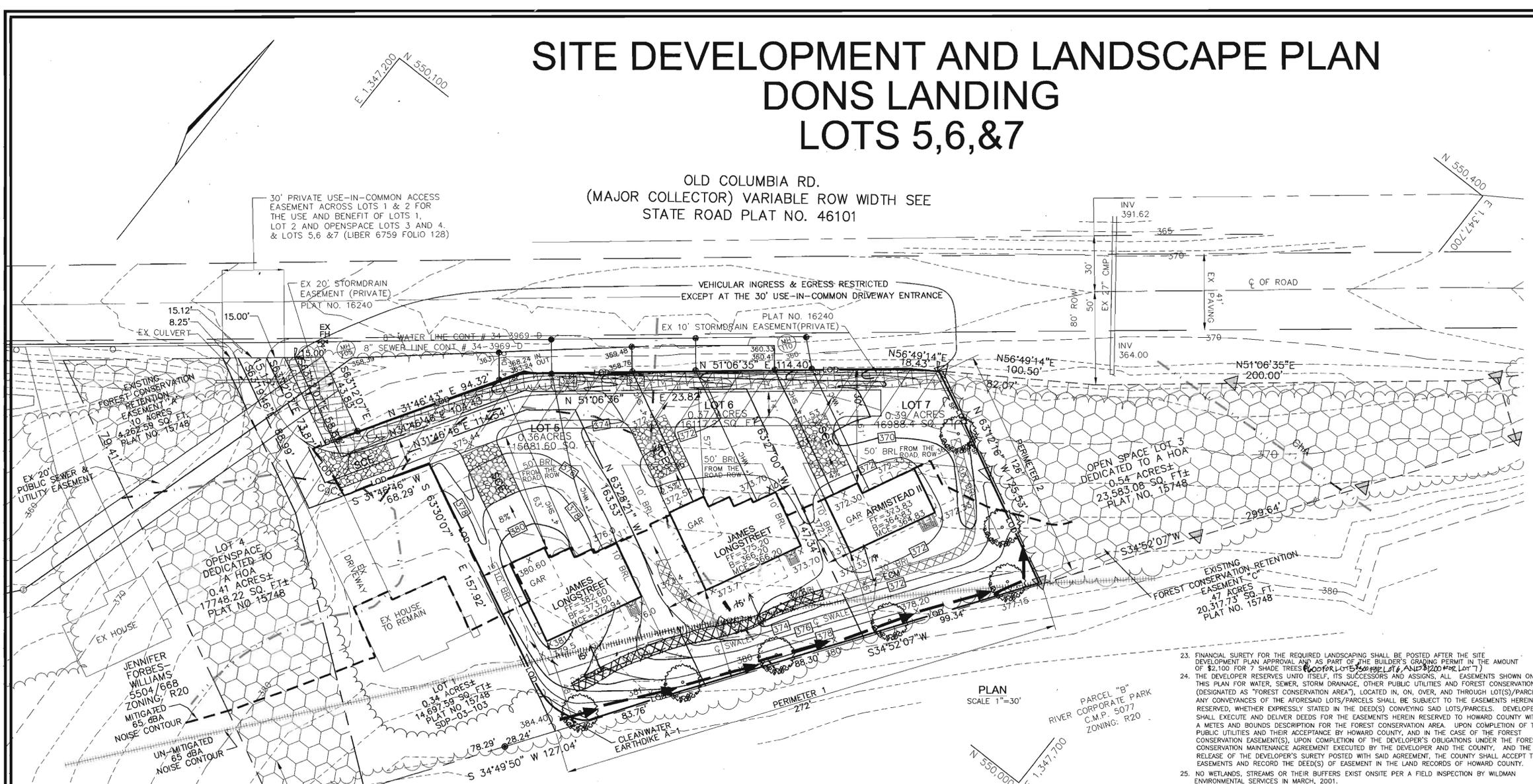
ADDRESS CHART		SEWER CONNECTION TABULATION			
LOT #	STREET ADDRESS	LOT NO	TYPE	ELEVATION @ RW OR PUBLIC EASEMENT	M.C.E.
5	7053 OLD COLUMBIA ROAD	5	S.H.C.	363.24	369.80
6	7049 OLD COLUMBIA ROAD	6	S.H.C.	359.76	366.20
7	7045 OLD COLUMBIA ROAD	7	S.H.C.	360.41	364.83

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM SIZE SQ. FT.	MINIMUM LOT SIZE SQ. FT.
LOT 5	15681.6	1681.0	14000.2
LOT 6	16117.2	2074.0	14043.2
LOT 7	16988.4	2930.3	14058.1

### LEGEND



SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS 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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
MISS UTILITY: 1-800-257-7777  
VERIZON TELEPHONE CO.: 725-9976  
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366  
AT&T CABLE LOCATION DIVISION: 283-3553  
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620  
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620  
STATE HIGHWAY ADMINISTRATION: 531-5533
- THE SUBJECT PROPERTY IS ZONED R20 AS PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS:  
AREA OF SITE: 1.12 AC  
NET TRACT AREA: 1.12 AC  
AREA OF FLAN SUBMISSION: 1.12 AC  
TOTAL NUMBER OF BUILDABLE LOTS: 3  
PRESENT ZONING: R20  
LIMIT OF DISTURBANCE: 46,038 SF  
PROPOSED USE OF SITE: SINGLE FAMILY DWELLING
- PROJECT BACKGROUND:  
LOCATION: TAX MAP: 41 PARCEL: 247 & P/O 272  
ZONING: R20  
DONS LANDING  
DEED REFERENCE: LIBER 6759 FOLIO 153\* (FOR THE RECORDED ARTICLES OF INCORPORATION FOR THE HOA)  
DPZ REFERENCE: F-03-002, WP-03-030, F-02-049 (REV. DPZ FILE #)
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0052 AND 41C2.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- THERE ARE NO FLOODPLAINS ON SITE.
- DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:  
1) WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.  
2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING.  
3) TURNING RADIUS - FORTY-FIVE (45) FEET.  
4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.  
5) OVERHEAD CLEARANCE - TWELVE (12) FEET.  
6) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.  
7) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 12% WITH THE DURABLE AND SUSTAINABLE GRADE OF 8% THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.  
8) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERING SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
- ALL DRIVEWAY APRONS TO BE PER HOWARD COUNTY STANDARD DETAIL NO.'S R-6.05 & R-6.01 UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STARWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS CERTIFICATES.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- THIS PLAN IS BASED ON A FIELD RUM MONUMENTED SURVEY PERFORMED ON OR ABOUT MARCH, 2001, BY SHIN & MCELWAIN, INC.
- THESE LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. (CONTRACT #34-3989)
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 18.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAVE BEEN FULFILLED BY THE PLACEMENT OF 0.84 ACRES OF EXISTING FOREST INTO THREE (3) FOREST RETENTION EASEMENT AREAS AND PAYMENT OF A FEE-IN-LIEU OF PROVIDING REFORESTATION FOR 0.03 ACRES (1306.8 SF) IN THE AMOUNT OF \$853.40 (UNDER F-03-002).
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$2,100 FOR 7 SHADE TREES (6000JKR1/6549R1/6549R2/6549R3/6549R4/6549R5/6549R6/6549R7).
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER, AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RECEIVED, WHETHER EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE FOREST CONSERVATION AREA TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION FOR THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO WETLANDS, STREAMS OR THEIR BUFFERS EXIST ON-SITE PER A FIELD INSPECTION BY WILDMAN ENVIRONMENTAL SERVICES IN MARCH, 2001.
- THE 65 dbA NOISE CONTOUR LINE DRAWN ON THIS PLAT IS FROM ROUTE 29 AND IS DERIVED FROM A NOISE STUDY COMPLETED BY WILDMAN ENVIRONMENTAL SERVICES ON 8/18/02.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-4 AND 5 THRU 7 WAS RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY IN LIBER 6759, FOLIO 0128.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED IN A GRASS CHANNEL LOCATED WITHIN THE 30 FOOT USE-IN-COMMON DRIVEWAY ACCESS EASEMENT. THIS IS A PRIVATE FACILITY TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH MAINTENANCE OBLIGATION RECORDED WITH THE MODIFIED AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY UNDER F-03-002.
- A WAIVER PETITION TO WAIVE SECTION 18.1201(a),(4),(b) AND 18.1201(c)(2) WAS FILED ON 9/20/02 (WP-03-030) APPROVED FOR TWO (2) LOT DESIGN UNDER F-03-002 (11/06/02).
- OPEN SPACE REQUIREMENT (PROVIDED UNDER F-03-002)  
OPEN SPACE REQUIRED: 30% .30 X 2.41 AC = 0.723 AC.  
CREDITED OPEN SPACE PROVIDED: 0.795 AC.  
NON-CREDITED OPEN SPACE PROVIDED: 0.075 AC.  
TOTAL OPEN SPACE PROVIDED: 0.87 AC.  
THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO HOME OWNERS ASSOCIATION.
- THE MAINTENANCE AGREEMENT FOR THE 30' PRIVATE USE-IN-COMMON DRIVEWAY WHICH SERVES THESE LOTS HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6759 FOLIO 0128.
- THE 65dbA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dbA NOISE EXPOSURE. THE 65dbA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- THE FOREST CONSERVATION EASEMENT SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. FOREST CONSERVATION ACT NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT(S), EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. ANY UNAUTHORIZED ACTIVITIES THAT RESULT IN ADDITIONAL CLEARING, OR THAT AFFECT PROPOSED PLANTING/RETENTION AREAS SHOWN ON THE FOREST CONSERVATION PLAN MAY RESULT IN A REQUEST FOR RECALCULATION OF FOREST CONSERVATION REQUIREMENT AND DESIGNATION OF ADDITIONAL PLANTING/RETENTION AREAS IF NEEDED TO MEET THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM. ANY FUTURE RESUBDIVISION, DEVELOPMENT, OR CHANGE IN LAND USE MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I/We certify that the landscaping shown on this plan will be done according to the plan, Section 18.124 of the Howard County Subdivision and Land Development Regulations and the 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.

*Robert S. Dorsey* 4-1-04  
Signature of Developer (print name below signature) Date

*Robert L. Dorsey Jr.*  
Signature of Developer (print name below signature) Date

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

County Health Officer Date  
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Cindy Hann* 5/4/04  
Chief, Division of Land Development Date

*Paul H. Weyer* 5/4/04  
Chief, Development Engineering Division Date

*Paul H. Weyer* 5/4/04  
Director Date

**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."

*Robert H. Vogel* 4/7/04  
Signature of Engineer Date  
Robert H. Vogel, PE 16193

**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 authorize periodic on-site inspection by the Howard Soil Conservation District."

*Robert S. Dorsey* 4-1-04  
Signature of Developer (print name below signature) Date

*Robert L. Dorsey Jr.*  
Signature of Developer (print name below signature) Date

Reviewed for HOWARD SCD and meets Technical Requirements

*Jim M. Weyer* 4/26/04  
SDA-Natural Resources Consultant Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT

*Paul H. Weyer* 4/26/04  
Howard SCD Date

**OWNER/BUILDER**

DORSEY FAMILY HOMES  
9926 CYPRESSMEDE DRIVE  
ELLICOTT CITY, MARYLAND 21046-2104  
(410) 465-7200

**SITE DEVELOPMENT AND LANDSCAPE PLAN  
DONS LANDING  
LOTS 5, 6 & 7  
SINGLE FAMILY DETACHED**

TAX MAP 41 GRID 6 PARCEL 247 & P/O 272  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**FWA** 7125 RIVERWOOD DRIVE  
COLUMBIA, MARYLAND 21046-2544  
410-720-6900  
410-720-6226 fax

**FREDERICK WARD ASSOCIATES, INC.** REGIONAL OFFICES:  
BEL AIR, MARYLAND AND WARRENTON, VIRGINIA

ARCHITECTS ENGINEERS PLANNERS SURVEYORS www.fredward.com

DESIGN BY: ELG  
DRAWN BY: ELG  
CHECKED BY: JCO  
DATE: FEBRUARY 2004  
SCALE: 1"=30'  
W.O. NO.: 2034087.00

1 SHEET OF 2

### SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
  2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
  3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
  4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
  5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. 9). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
  6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
  7. SITE ANALYSIS:
 

TOTAL AREA	46,787 SF
AREA DISTURBED	46,038 SF
AREA TO BE ROOFED OR PAVED	12,813 SF
AREA TO BE VEGETATIVELY STABILIZED	33,225 SF
TOTAL CUT	1,925 CY
TOTAL FILL	1,925 CY
OFFSITE WASTE/BORROW AREA LOCATION	NA
  8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
  9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
  10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUIRED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
  11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- \* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

### TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS 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.)

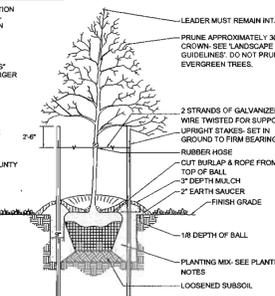
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (6 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET 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.

#### NOTES

1. SEE LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE, WASHINGTON METROPOLITAN AREAS FOR ALL MATERIAL, PRODUCT AND PROCEDURE SPECIFICATIONS.
2. SEE LANDSCAPE GUIDELINES FOR SUPPORTING TREES LARGER THAN 2 1/2" CALIPER.
3. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
4. KEEP MULCH 1" FROM TRUNK.
5. SEE ARCHITECTURAL PLANS FOR SUPPORTING TREES LARGER THAN 2 1/2" CALIPER WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
6. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWER EASEMENT.



### TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	(Symbol)	7	ACER RUBRUM OCTOBER GLORY OCTOBER GLORY RED MAPLE	2 1/2" - 3" Cal.	B & B

### SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	1 ADJACENT TO PERMETER	2 ADJACENT TO PERMETER
LANDSCAPE TYPE	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERMETER	272 LF	126 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA
NUMBER OF PLANTS PROVIDED	5	2
SHADE TREES	NA	NA
EVERGREEN TREES	NA	NA
SHRUBS	NA	NA
NUMBER OF PLANTS PROVIDED	5	2
SHADE TREES	NA	NA
OTHER TREES: (2) SUBSTITUTION	NA	NA
SHRUBS: (10) SUBSTITUTION	NA	NA
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

### PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- 1) PREFERRED: APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (62 LBS./100 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 AT THE TIME OF SEEDING. APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.)
- 2) ACCEPTABLE: APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (62 LBS./1000 SQ.FT.) AND APPLY 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 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.5 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

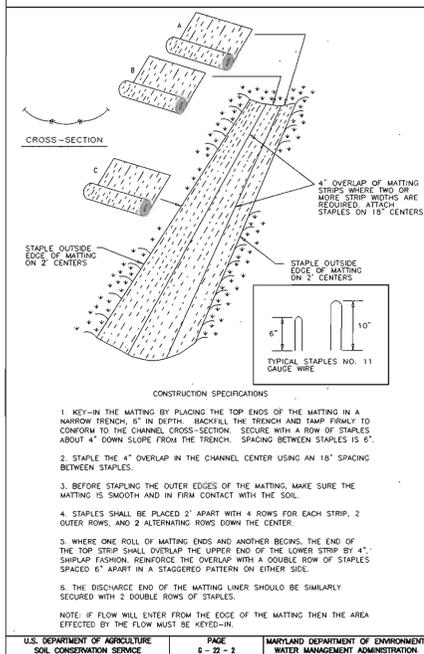
MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (6 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

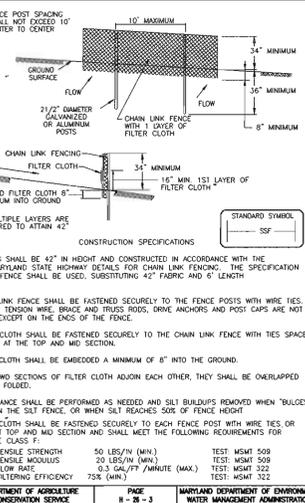
### SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. INSTALL SEDIMENT CONTROL AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS. (1 DAY) (NOTE: A TREE PROTECTION FENCE IS TO BE INSTALLED PRIOR TO INSTALLATION OF SEDIMENT AND EROSION CONTROL DEVICES.)
3. CLEAR AND ROUGH GRADE SITE. (1 WEEK)
4. CONSTRUCT HOUSE. (4 MONTHS)
5. FINE GRADE AND STABILIZE THE SITE WITH TOPSOIL AND SEEDING (SEE NOTES ON THIS PLAN). (3 DAYS)
6. AFTER THE SITE IS PERMANENTLY STABILIZED AND PERMISSION IS GRANTED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

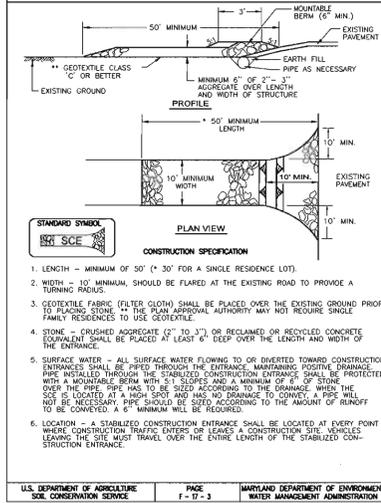
### DETAIL 30 - EROSION CONTROL MATTING



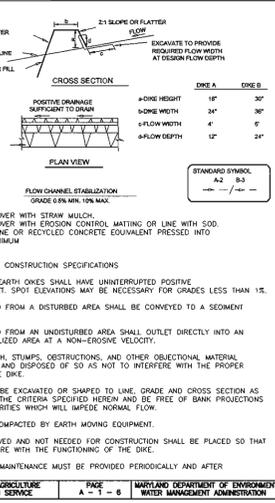
### DETAIL 33 - SUPER SILT FENCE



### DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



### DETAIL 1 - EARTH DIKE



### 21.0 SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL

**DEFINITION:** PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

**PURPOSE:** TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETABLE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

**CONDITIONS WHERE PRACTICE APPLIES:**

1. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
  - A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
  - B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
  - C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
  - D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
2. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

1. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS 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 USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENT STATION.
2. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
  1. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONCRETE, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1" AND 1/2" IN DIAMETER.
  2. TOPSOIL SHALL BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERBERIS, GROMA, UNDESIRABLE GRASSES, NUTSHELLS, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  3. WHERE THE SUBSOIL IS 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 1,000 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.
  4. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

### HOUSE TYPES AND DETAILS SHEET

**DONS LANDING**  
 LOTS 5,6 & 7  
 SINGLE FAMILY DETACHED

TAX MAP 41 GRID 6 PARCEL 247 & P/O 272  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

7125 RIVERWOOD DRIVE  
 COLUMBIA, MARYLAND 21046-2354  
 410-720-8800  
 410-720-8228 fax

**FREDERICK WARD ASSOCIATES, INC.**  
 ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS  
 www.frederickward.com

REGIONAL OFFICES  
 BEL AIR, MARYLAND AND WARRENTON, VIRGINIA

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development  
 Chief, Development Engineering Division  
 Director

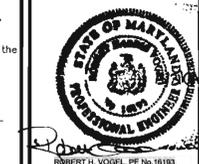
**ENGINEER'S CERTIFICATE**  
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer  
 Robert H. Vogel  
 Date  
 4-1-04

**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 this project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.  
 Signature of Developer (print name below signature)  
 Robert S. Doran  
 Robert L. Dorson Jr.  
 Date  
 4-1-04

Reviewed for HOWARD SCD and meets Technical Requirements  
 Signature of Reviewer  
 Jim Meyer  
 Date  
 4/26/04

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT  
 Signature of Reviewer  
 Jim Meyer  
 Date  
 4/26/04

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
 I/we certify that the landscaping shown on this plan will be done according to the plan, Section 18.124 of the Howard County Subdivision and Land Development Regulations and the 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.  
 Signature of Developer (print name below signature)  
 Robert S. Doran  
 Robert L. Dorson Jr.  
 Date  
 4-1-04

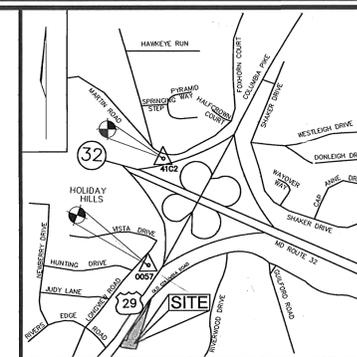


DESIGN BY: ELG  
 DRAWN BY: ELG  
 CHECKED BY: JCO  
 DATE: FEBRUARY 2004  
 SCALE: 1"=50'  
 W.O. NO.: 2034087.00

2 SHEET OF 2

# SITE DEVELOPMENT AND LANDSCAPE PLAN DONS LANDING LOTS 5,6,&7

OLD COLUMBIA RD.  
(MAJOR COLLECTOR) VARIABLE ROW WIDTH SEE  
STATE ROAD PLAT NO. 46101



VICINITY MAP  
SCALE: 1"=2000'

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
41C2	551616.404	1348104.227	395.911
0057	550835.214	1347017.629	398.924

PERMIT INFORMATION CHART					
PROJECT NAME		SECTION/AREA	PARCEL NUMBER		
DONS LANDING		N/A	247 & P/O 272		
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
16240	6	R20	41	6TH	6068.03
WATER CODE:		SEWER CODE:			

ADDRESS CHART		SEWER CONNECTION TABULATION			
LOT #	STREET ADDRESS	LOT NO.	TYPE	ELEVATION @ RW OR PUBLIC EASEMENT	M.C.E.
5	7053 OLD COLUMBIA ROAD	5	S.H.C.	363.24	369.80
6	7049 OLD COLUMBIA ROAD	6	S.H.C.	359.76	366.20
7	7045 OLD COLUMBIA ROAD	7	S.H.C.	360.41	364.83

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM SQ. FT.	MINIMUM LOT SIZE SQ. FT.
LOT 5	15681.6	1681.0	14000.2
LOT 6	16117.2	2074.0	14043.2
LOT 7	16988.4	2930.3	14058.1

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- SOILS LINE
- PROP. SILT FENCE
- LIMIT OF DISTURBANCE
- PROP. EROSION CONTROL MATTING
- DEMOS LIMITED 65 DBA NOISE LINE
- MITIGATED 65 DBA LINE
- EXISTING FOREST CONSERVATION RETENTION EASEMENT (PLAT NO. 15748)
- DEMOTES USE-IN-COMMON ACCESS EASEMENT (LIBER 6759 FOLIO 128)
- DEMOTES STORM DRAIN EASEMENT (PLAT NO. 16240)
- STABILIZED CONSTRUCTION ENTRANCE
- PROP TREE
- COMBINATION FC SIGN (TO REMAIN) AND FENCE (TEMPORARY) AS PER F-03-002

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS SHEET	2 OF 2

**SITE DEVELOPMENT AND LANDSCAPE PLAN  
DONS LANDING  
LOTS 5,6 & 7  
SINGLE FAMILY DETACHED**

TAX MAP 41 GRID 6  
6TH ELECTION DISTRICT

PARCEL 247 & P/O 272  
HOWARD COUNTY, MARYLAND

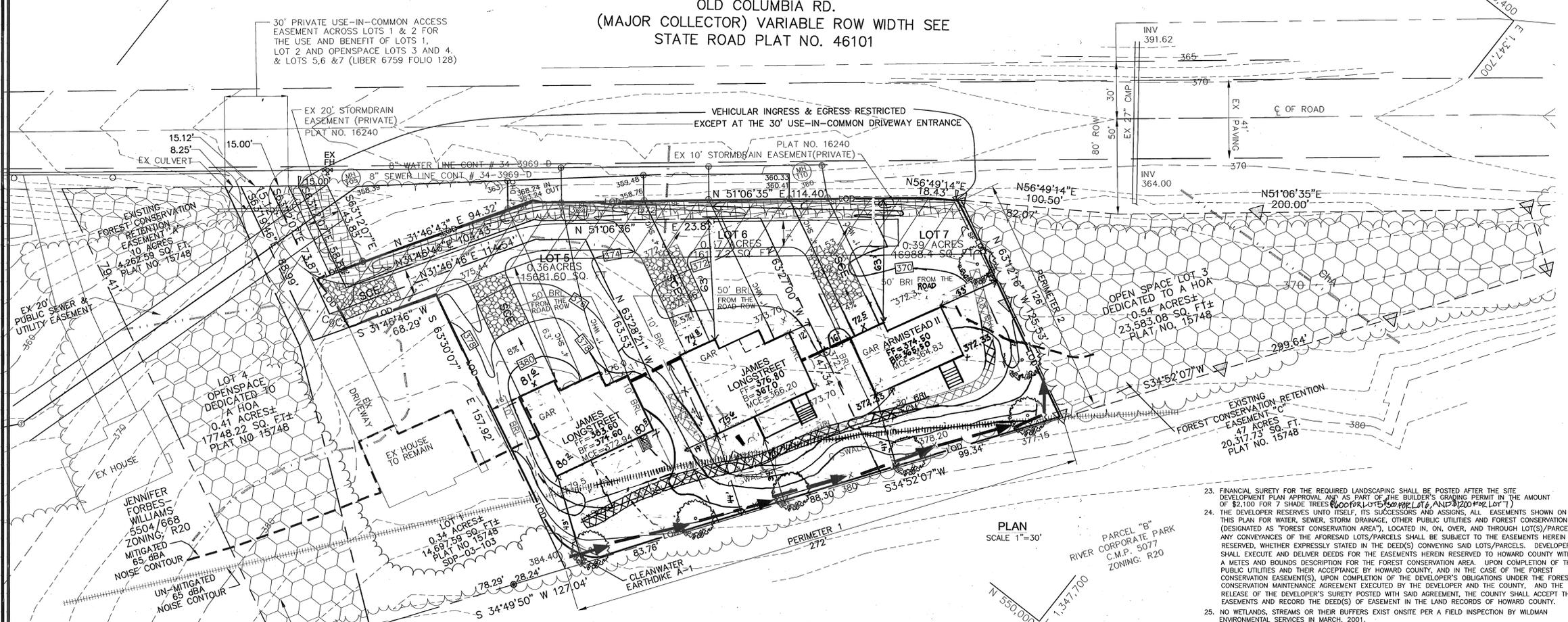
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7125 RIVERWOOD DRIVE  
COLUMBIA, MARYLAND 21066-2354  
410-720-6800  
410-720-6226 fax

REGIONAL OFFICES:  
BEL AIR, MARYLAND AND WARRENTON, VIRGINIA

DESIGN BY: ELG  
DRAWN BY: ELG  
CHECKED BY: JCO  
DATE: FEBRUARY 2004  
SCALE: 1"=30'  
W.O. NO.: 2034087.00

1 SHEET 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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
MISS UTILITY: 1-800-257-7777  
VERIZON TELEPHONE CO.: 725-9976  
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366  
AT&T CABLE LOCATION DIVISION: 393-3553  
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620  
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620  
STATE HIGHWAY ADMINISTRATION: 531-5533
  - THE SUBJECT PROPERTY IS ZONED R20 AS PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - SITE ANALYSIS:  
AREA OF SITE: 1.12 AC  
NET TRACT AREA: 1.12 AC  
AREA OF PLAN SUBMISSION: 1.12 AC  
TOTAL NUMBER OF BUILDABLE LOTS: 3  
PRESENT ZONING: R20  
LIMIT OF DISTURBANCE: 46,038 SF  
PROPOSED USE OF SITE: SINGLE FAMILY DWELLING
  - PROJECT BACKGROUND:  
LOCATION: TAX MAP: 41 PARCEL: 247 & P/O 272  
ZONING: R20  
DONS LANDING  
DEED REFERENCE: LIBER 6759 FOLIO 153\* (FOR THE RECORDED ARTICLES OF INCORPORATION FOR THE HOA)  
DPZ REFERENCE: F-03-002, WP-03-030, F-02-049 (PREV. DPZ FILE #)
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
  - ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  - EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
  - SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
  - COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0052 AND 41C2. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
  - THERE ARE NO FLOODPLANS ON SITE.
  - DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:  
1) WIDTH RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.  
2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING.  
3) TURNING RADIUS - FORTY-FIVE (45) FEET.  
4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.  
5) OVERHEAD CLEARANCE - TWELVE (12) FEET.  
6) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.  
7) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15% WITH THE DURABLE AND SUSTAINABLE GRADE OF 8% THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
  - HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERING SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
  - ALL DRIVEWAY APRONS TO BE PER HOWARD COUNTY STANDARD DETAIL NO.'S R-6.05 & R-6.01 UNLESS OTHERWISE NOTED.
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN WILL RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS CERTIFICATES.
  - THE LOTS SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  - LOTS SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
  - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT MARCH, 2001, BY JOHN C. MELLEMA SR., INC.
  - ALLOCATIONS FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 16.1228 OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. (CONTRACT #34-3969)
  - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAVE BEEN FULFILLED BY THE PLACEMENT OF 0.84 ACRES OF EXISTING FOREST INTO THREE (3) FOREST RETENTION EASEMENT AREAS AND PAYMENT OF A FEE-IN-LIEU OF PROVIDING REFORESTATION FOR 0.03 ACRES (1306.8 SF) IN THE AMOUNT OF \$653.40 (UNDER F-03-002).

**DEVELOPER'S/BUILDER'S CERTIFICATE**

1. REVISE HOUSE & GRADING BASED ON AS-BUILT REVISION

4/21/04

Signature of Developer (print name below signature) *Robert S. Dorsey* Date *4-1-04*

Signature of Developer (print name below signature) *Robert L. Doest Jr.*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

County Health Officer *Robert H. Vogel, PE 16193* Date

**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."

Signature of Engineer *Robert H. Vogel, PE 16193* Date *4/7/04*

**DEVELOPER'S CERTIFICATE**

"I 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 authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer (print name below signature) *Robert S. Dorsey* Date *4-1-04*

Signature of Developer (print name below signature) *Robert L. Doest Jr.*

Reviewed for HOWARD SCD and meets Technical Requirements

Signature of Reviewer *Jim Meyer* Date *4/26/04*

Signature of Reviewer *John R. Robertson* Date *4/26/04*

This development plan approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT

**OWNER/BUILDER**

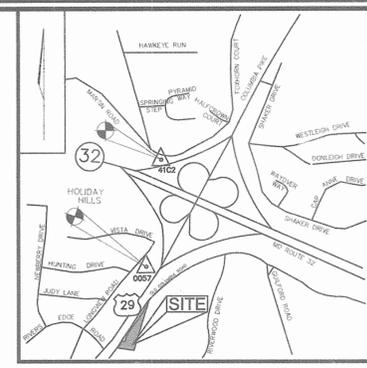
DORSEY FAMILY HOMES  
9826 CYPRESSMEDE DRIVE  
ELLICOTT CITY, MARYLAND 21042  
(410) 465-7200

STATE OF MARYLAND

ROBERT H. VOGEL, PE No. 16193

# SITE DEVELOPMENT AND LANDSCAPE PLAN DONS LANDING LOTS 5,6,&7

OLD COLUMBIA RD.  
(MAJOR COLLECTOR) VARIABLE ROW WIDTH SEE  
STATE ROAD PLAT NO. 46101



VICINITY MAP  
SCALE: 1"=2000'

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
41C2	551616.404	1348104.227	395.911
0057	550835.214	1347017.69	398.924

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	PARCEL NUMBER		
DONS LANDING	N/A	247 & P/O 272		
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.
16240	6	R20	61H	6068.03
WATER CODE:		SEWER CODE:		

ADDRESS CHART		SEWER CONNECTION TABULATION	
LOT #	STREET ADDRESS	LOT NO	TYPE
5	7053 OLD COLUMBIA ROAD	5	S.H.C.
6	7049 OLD COLUMBIA ROAD	6	S.H.C.
7	7045 OLD COLUMBIA ROAD	7	S.H.C.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM SQ. FT.	MINIMUM LOT SIZE SQ. FT.
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**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- SOILS LINE
- PROP. SILT FENCE
- LIMIT OF DISTURBANCE
- PROP. EROSION CONTROL MATTING
- EXISTING UNMITIGATED 65 DBA NOISE LINE
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SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS SHEET	2 OF 2

**SITE DEVELOPMENT AND LANDSCAPE PLAN  
DONS LANDING  
LOTS 5,6 & 7  
SINGLE FAMILY DETACHED**

TAX MAP 41 GRID 6  
6TH ELECTION DISTRICT

PARCEL 247 & P/O 272  
HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**  
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

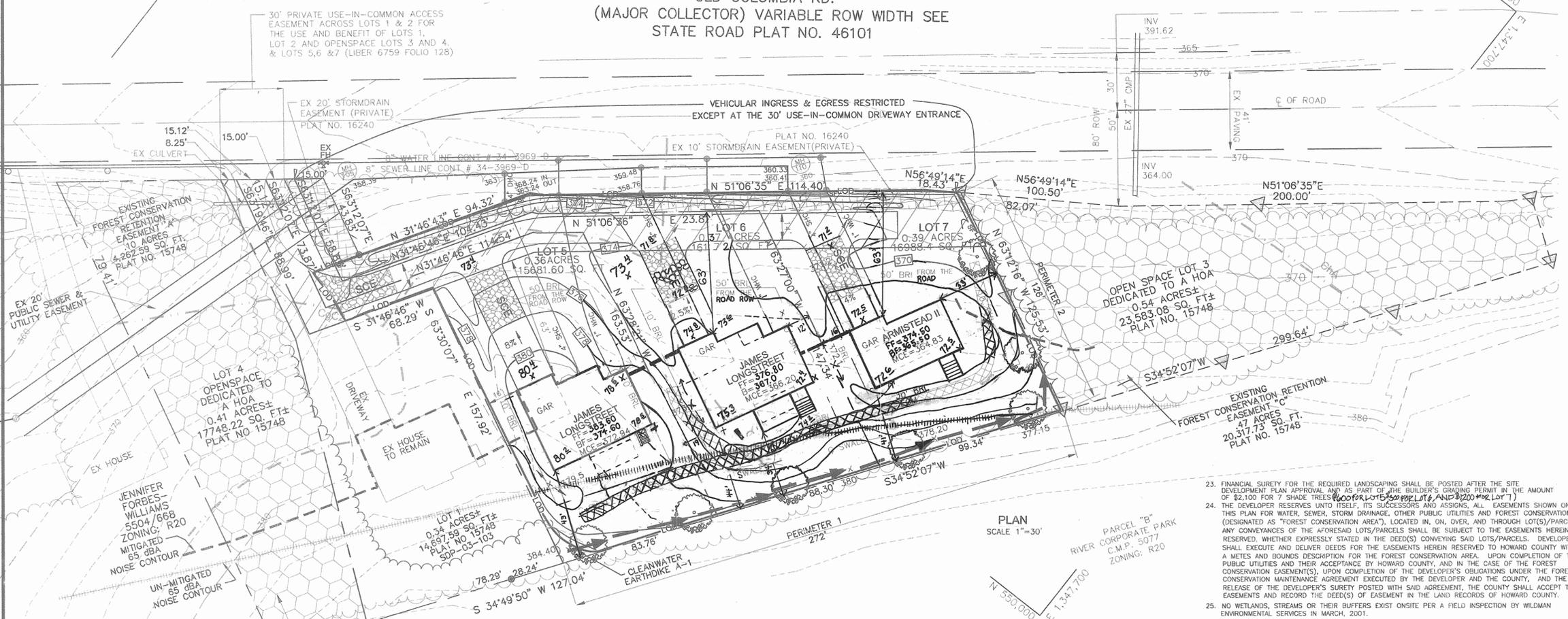
7125 RIVERWOOD DRIVE  
COLUMBIA, MARYLAND 21046-2554  
410-720-8500  
410-720-6286 fax

REGIONAL OFFICES:  
BEL AIR, MARYLAND AND WARRENTON, VIRGINIA

www.frederickward.com

DESIGN BY: ELG  
DRAWN BY: ELG  
CHECKED BY: JCO  
DATE: FEBRUARY 2004  
SCALE: 1"=30'  
W.O. NO.: 2034067.00

1 SHEET OF 2



**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS WSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
MISS UTILITY: 1-800-257-7777  
VERIZON TELEPHONE CO.: 725-9976  
HOWARD COUNTY BUREAU OF UTILITIES: 313-2356  
AT&T CABLE LOCATION DIVISION: 393-3553  
B.G.A.E. CO. CONTRACTOR SERVICES: 850-4620  
B.G.A.E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620  
STATE HIGHWAY ADMINISTRATION: 531-5533
- THE SUBJECT PROPERTY IS ZONED R20 AS PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS:  
AREA OF SITE: 1.12 AC  
NET TRACT AREA: 1.12 AC  
AREA OF PLAN SUBMISSION: 1.12 AC  
TOTAL NUMBER OF BUILDABLE LOTS: 3  
PRESENT ZONING: R20  
LIMIT OF DISTURBANCE: 46,038 SF  
PROPOSED USE OF SITE: SINGLE FAMILY DWELLING
- PROJECT BACKGROUND:  
LOCATION: TAX MAP: 41 PARCEL: 247 & P/O 272  
ZONING: R20  
DONS LANDING  
DEED REFERENCE: LIBER 6759 FOLIO 153\* (FOR THE RECORDED ARTICLES OF INCORPORATION FOR THE HOA)  
DPZ REFERENCE: F-03-002, WP-03-030, F-02-049 (PREV. DPZ FILE #)  
7. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0052 AND 41C2.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- THERE ARE NO FLOODPLAINS ON SITE.
- DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:  
1) WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET  
2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING TURNING RADIUS - FORTY-FIVE (45) FEET.  
3) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.  
4) OVERHEAD CLEARANCE - TWELVE (12) FEET.  
5) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.  
6) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15% WITH THE DURABLE AND SUSTAINABLE GRADE OF 18% THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%  
7) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE WITH A RANGE OF STREET ADDRESS HOUSE NUMBERING SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.  
8. ALL DRIVEWAY APPROXS TO BE PER HOWARD COUNTY STANDARD DETAIL NO'S R-6.05 & R-6.01 UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS CERTIFICATES.
- THE LOTS SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT MARCH, 2001, BY JOHN G. MULLER, SR., INC.
- THESE LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME (CONTRACT #34-3969).
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAVE BEEN FULFILLED BY THE PLACEMENT OF 0.84 ACRES OF EXISTING FOREST INTO THREE (3) FOREST RETENTION EASEMENT AREAS AND PAYMENT OF A FEE-IN-LIEU OF PROVIDING REFORESTATION FOR 0.03 ACRES (1306.8 SF) IN THE AMOUNT OF \$653.40 (UNDER F-03-002).
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$2,100 FOR 7 SHADE TREES (400 POKER TREES, 200 POKER TREES, 100 POKER TREES, 100 POKER TREES, 100 POKER TREES, 100 POKER TREES, AND 100 POKER TREES).
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA" LOCATED IN, ON, OVER, AND THROUGH LOT(S)/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION FOR THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO WETLANDS, STREAMS OR THEIR BUFFERS EXIST ON-SITE PER A FIELD INSPECTION BY WILDMAN ENVIRONMENTAL SERVICES IN MARCH, 2001.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS PLAT IS FROM ROUTE 29 AND IS DERIVED FROM A NOISE STUDY COMPLETED BY WILDMAN ENVIRONMENTAL SERVICES ON 8/18/02.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1-4 AND 5 THRU 7 WAS RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY IN LIBER 6759, FOLIO 0128.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED IN A GRASS CHANNEL LOCATED WITHIN THE 30 FOOT USE-IN-COMMON DRIVEWAY ACCESS EASEMENT. THIS IS A PRIVATE FACILITY TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH MAINTENANCE OBLIGATION RECORDED WITH THE MODIFIED AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY UNDER F-03-002.
- A WAIVER PETITION TO WAIVE SECTION 16.120(b),(4),(v) AND 16.120(c),(2) WAS FILED ON 9/20/02 (WP-03-030) APPROVED FOR TWO (2) LOT DESIGN UNDER F-03-002 (11/06/02).
- OPEN SPACE REQUIREMENT (PROVIDED UNDER F-03-002)  
OPEN SPACE REQUIRED: 30% .30 X 2.41 AC = 0.723 AC.  
CREDITED OPEN SPACE PROVIDED: 0.795 AC.  
NON-CREDITED OPEN SPACE PROVIDED: 0.075 AC.  
TOTAL OPEN SPACE PROVIDED: 0.87 AC.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO HOME OWNERS ASSOCIATION.
- THE MAINTENANCE AGREEMENT FOR THE 30' PRIVATE USE-IN-COMMON DRIVEWAY WHICH SERVES THESE LOTS HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6759 FOLIO 0128.
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY ALERT OPERATORS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- THE FOREST CONSERVATION EASEMENT SHOWN HEREON HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT(S), EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. ANY UNAUTHORIZED ACTIVITIES THAT RESULT IN ADDITIONAL CLEARING, OR THAT AFFECT PROPOSED PLANTING/RETENTION AREAS SHOWN ON THE FOREST CONSERVATION PLAN MAY RESULT IN A REQUEST FOR RECALCULATION OF FOREST CONSERVATION REQUIREMENT AND DESIGNATION OF ADDITIONAL PLANTING/RETENTION AREAS IF NEEDED TO MEET THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM. ANY FUTURE RESUBDIVISION, DEVELOPMENT, OR CHANGE IN LAND USE MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

**DEVELOPER'S CERTIFICATE**

"I 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 authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer (print name below signature) **Robert L. Doesch Jr.**  
Date **4-1-04**

Signature of Engineer **Robert H. Vogel, PE 16193**  
Date **4/7/04**

**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."

Signature of Engineer **Robert H. Vogel, PE 16193**  
Date **4/7/04**

Reviewed for HOWARD SCD and meets Technical Requirements  
Signature of Engineer **Jim M. Jones**  
Date **4/26/04**

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT  
Signature of Engineer **Paul R. Dombro**  
Date **4/26/04**

**OWNER/BUILDER**  
DORSEY FAMILY HOMES  
3900 CRYSTALMERE DRIVE  
ELICOTT CITY, MARYLAND 21042  
(410) 465-7200

Signature of Owner/Builder **Robert H. Vogel, PE 16193**  
Date **4/26/04**

NO.	REVISION	DATE
2	UPDATE GRADES PER AS-BUILT	9/29/05
1	REVISE HOUSE & GRADING BASED ON AS-BUILT	4/21/05

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I/we certify that the landscaping shown on this plan will be done according to the plan, section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. I/we further certify that upon completion, a letter of notice, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning."

Signature of Developer (print name below signature) **Robert L. Doesch Jr.**  
Date **4-1-04**

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

County Health Officer  
Howard County Health Department

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

Signature of Planner **Chris Hammett**  
Date **5/4/04**

Chief, Division of Land Development

Signature of Engineer **Robert H. Vogel, PE 16193**  
Date **4/7/04**

Signature of Engineer **Robert H. Vogel, PE 16193**  
Date **4/7/04**