

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND 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 THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 MISS UTILITY 1-800-257-7777
 CAP TELEPHONE COMPANY (410) 725-9978
 HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4000
 AT&T CABLE LOCATION DIVISION (410) 393-3533
 BALTIMORE GAS & ELECTRIC (410) 685-0123
 STATE HIGHWAY ADMINISTRATION (410) 531-5533
 HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 46 - PARCEL 74 - SIXTH ELECTION DISTRICT.
 ZONING: R-20
 TOTAL PROJECT AREA (AREA SHOWN ON RECORD PLATS): 1.75 AC.
 AREA OF PLAN SUBMISSION: 1.53 AC. (EXCLUDES ROW DEDICATION)
 PROPOSED USE FOR SITE: RESIDENTIAL.
 TOTAL NUMBER OF UNITS ALLOWED: 4.
 TOTAL NUMBER OF UNITS PROPOSED: 4.
 TOTAL AREA OF BUILDABLE LOTS: 5.53 ACRES ±.
 OPEN SPACE REQUIRED: N/A (SEE IN-33 OF OPEN SPACE PAID).
 DPZ FILE NOS.: F-01-155, F-01-141; CONT # 24-3904-D.
- TOPOGRAPHY AND BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON ABOUT MAY 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
 STA. No. 46EA N 536,185.423 ELEV. 415.10
 STA. No. 46EB N 536,091.710 ELEV. 415.10
 STA. No. 46EB E 1,337,742.800 ELEV. 413.24
- ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. DRIVEWAY PAVING IS TO BE TYPE P-2 PAVING, SEE DETAIL ON SHEET 3.
- WATER AND SEWER ARE PUBLIC, CONTRACT #24-3904-D.
- WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITE LIST DATED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2001.
- NO WETLANDS, STREAMS, FLOODPLAIN, OR STEEP SLOPES EXIST ON-SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THESE PROJECTS WERE EXEMPT FROM APPR ROAD TEST REQUIREMENTS BASED ON THE FACT THAT NO AT GRADE INTERSECTIONS OF MAJOR - MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROADS EXISTS WITHIN A MILE AND HALF OF THE SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY STEPHANIE DEMCHIK OF MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2001.
- NO FOREST STANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY 2001. THE FOREST CONSERVATION ANTI-GRADE OF 0.28 ACRES (1,326.6 SQ. FT.) OF AFFORESTATION, WAS MET VIA PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION IN THE AMOUNT OF \$5,662.80 PER THE REQUIREMENTS OF SECTION 181200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT UNDER F-01-141 FOR DORTCH PROPERTY.
- DENOTES AN EX. PUBLIC WATER, SEWER & UTILITY EASEMENT.
- 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 AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- 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 FEET SERVING MORE THAN ONE RESIDENT).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE CHANGE AND MINIMUM 45-FOOT RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR DORTCH PROPERTY, LOTS 1 THRU 4 HAS BEEN RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE OFFICE OF HOWARD COUNTY AT LIBER 8671, FOLIO 341.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS REQUIRED. LANDSCAPING SHALL BE PROVIDED IN THE AMOUNT OF \$5,700.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION. DORTCH PROPERTY, LOT 1 REQUIRES 3 SHADE TREES & 3 EVERGREENS IN THE AMOUNT OF \$1,350.00; DORTCH PROPERTY, LOT 2 REQUIRES 3 SHADE TREES IN THE AMOUNT OF \$900.00; DORTCH PROPERTY, LOTS 3 REQUIRES 5 SHADE TREES IN THE AMOUNT OF \$1,500.00; AND DORTCH PROPERTY, LOT 4 REQUIRES 5 SHADE TREES & 3 EVERGREENS IN THE AMOUNT OF \$1,850.00.
- TRAFFIC CONTROL TO BE PROVIDED IN ACCORDANCE WITH HO CO STD DTL TE-11 ON SHEET 3.
- IF MATERIAL IS WITHIN 8% OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS CONTRACTOR'S RESPONSIBILITY.
- PER SECTION 128 OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STARWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK. PORCHES OR DECKS OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THE INDIVIDUAL HOUSE SITES ARE RESTRICTED TO A MAXIMUM 36 FOOT HEIGHT FROM THE MEAN OF ROOF TO THE MEAN GRADE ALONG THE SIDE OF HOUSE.
- STORMWATER MANAGEMENT REQUIREMENTS FOR DORTCH PROPERTY WILL BE SATISFIED VIA ON-SITE RAIN GARDENS AND UNDER #36-61, RESERVOIR OVERLOOK, VIA A RETENTION FACILITY (POND #2) FOR LOTS 3 & 4 AND THE PITS OF LOTS 1 & 2.
- FOR KENWOOD AND KENWOOD II MODELS, BASEMENT TO FIRST FLOOR ELEVATION DIFFERENCE BETWEEN FLOORS IS 10.02 FEET. ALL OTHER MODELS HAVE 8.97 FEET BETWEEN FIRST FLOOR AND BASEMENT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREIN LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN 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 RESOURCES ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD CONDITION, AND WHEN REPLACED, SHALL BE 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, SHALL BE REPLACED.
- THE PROPOSED HOUSE LOCATION FOR LOTS 2 AND 3 SHALL BE AT LEAST 10 FEET FROM THE PUBLIC SEWER EASEMENT.
- IN THE PROPOSED AREAS, A SCENIC ROAD, IT IS SUBJECT TO REQUIREMENTS FOR PROTECTION OF FORESTS, STEEP SLOPES, STREAMS AND WETLANDS, AND ADJACENT TO THE SCENIC ROAD, AS WELL AS NATIVE TREES AND HERONS VISIBLE FROM THE ROAD. MINIMIZE GRADING AND RETAIN EXISTING SLOPES ALONG THE SCENIC ROAD FRONTAGE. ORIENT LOTS SO THAT HOUSES DO NOT BACK UP TO THE SCENIC ROAD. WHEREVER POSSIBLE, HOUSES SHOULD BE SITED AS FAR AS POSSIBLE FROM THE ROAD AS WELL AS SCREENED.

SITE DEVELOPMENT PLAN

DORTCH PROPERTY, LOTS 1 THRU 4

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHEET INDEX

SHEET	TITLE
1	SITE DEVELOPMENT PLAN
2	GENERIC BOXES
3	SEDIMENT CONTROL NOTES AND DETAILS

SEWER HOUSE CONNECTION

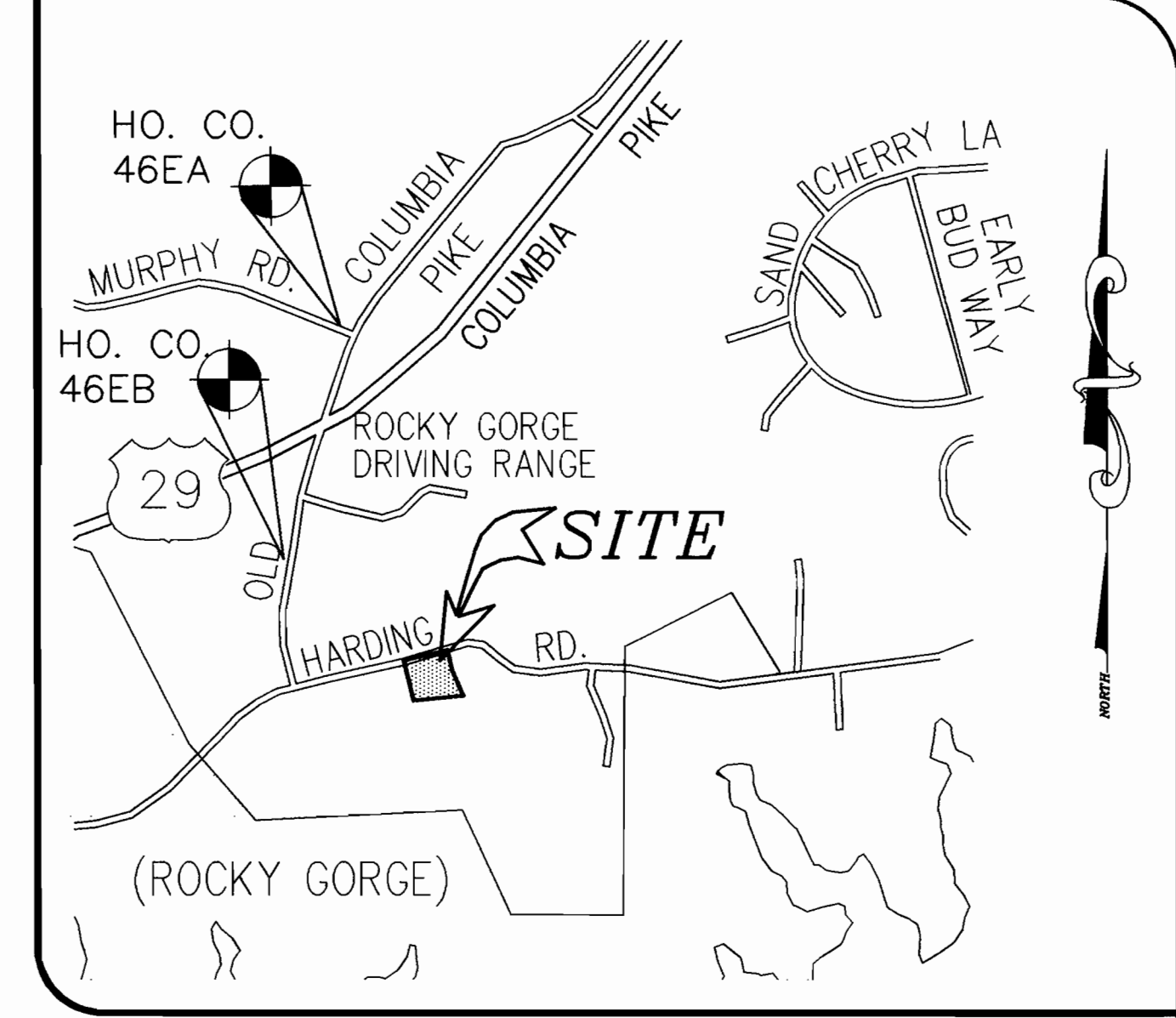
LOT NO.	INV. @ PROPERTY LINE	MIN. CELLAR EL.
1	364.54	369.00
2	358.56	364.51
3	358.71	365.61
4	365.88	370.00

ADDRESS CHART

LOT NO.	STREET ADDRESS
1	11383 HARDING ROAD
2	11379 HARDING ROAD
3	11375 HARDING ROAD
4	11371 HARDING ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.
DORTCH PROPERTY	N/A	LOTS 1 THRU 4
PLAT # OR L/F	GRID #	ZONING
# 16938	15 & 16	R-20
TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
46	SIXTH	6068.02
WATER CODE	SEWER CODE	
E-18	7601000	

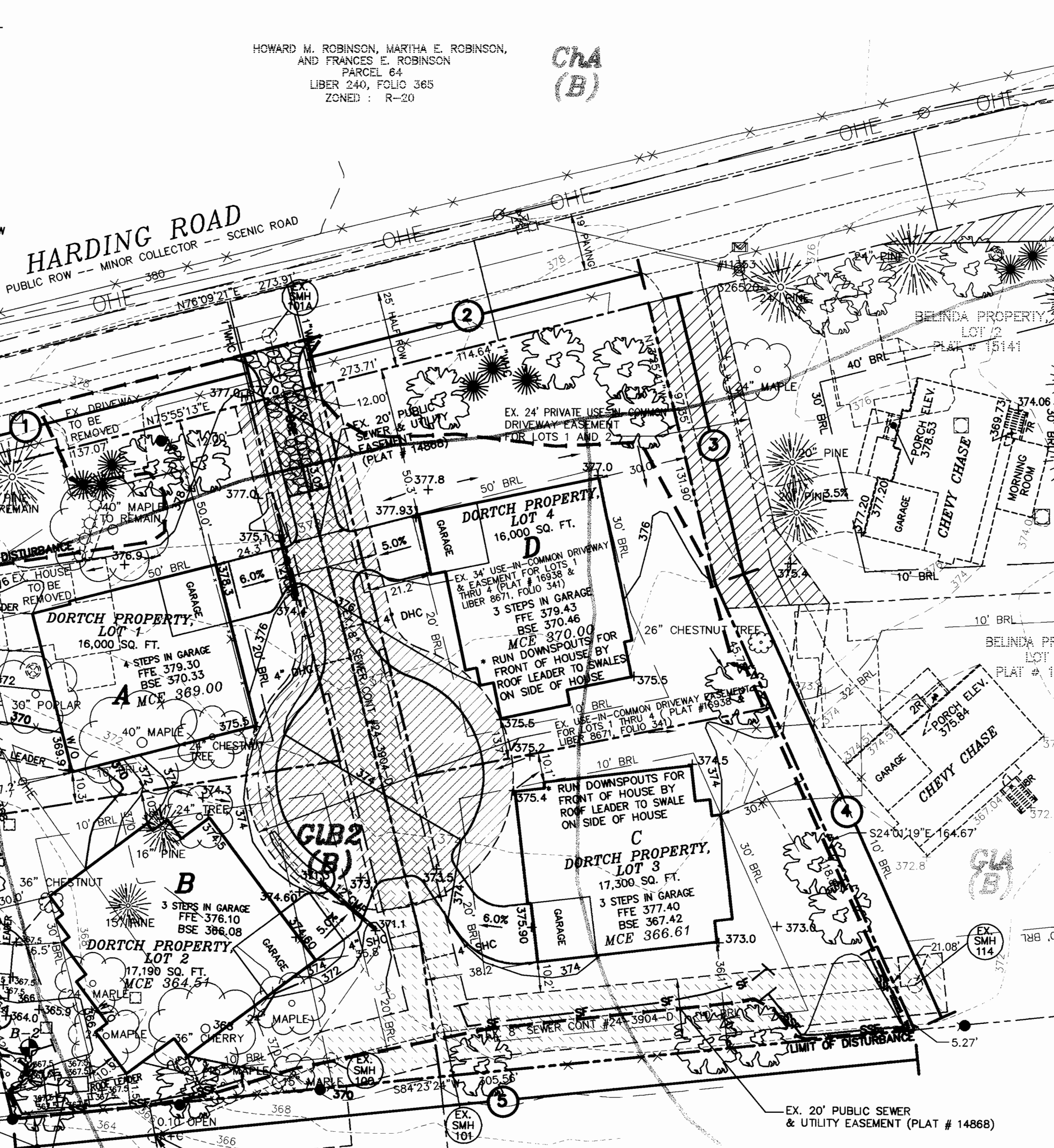


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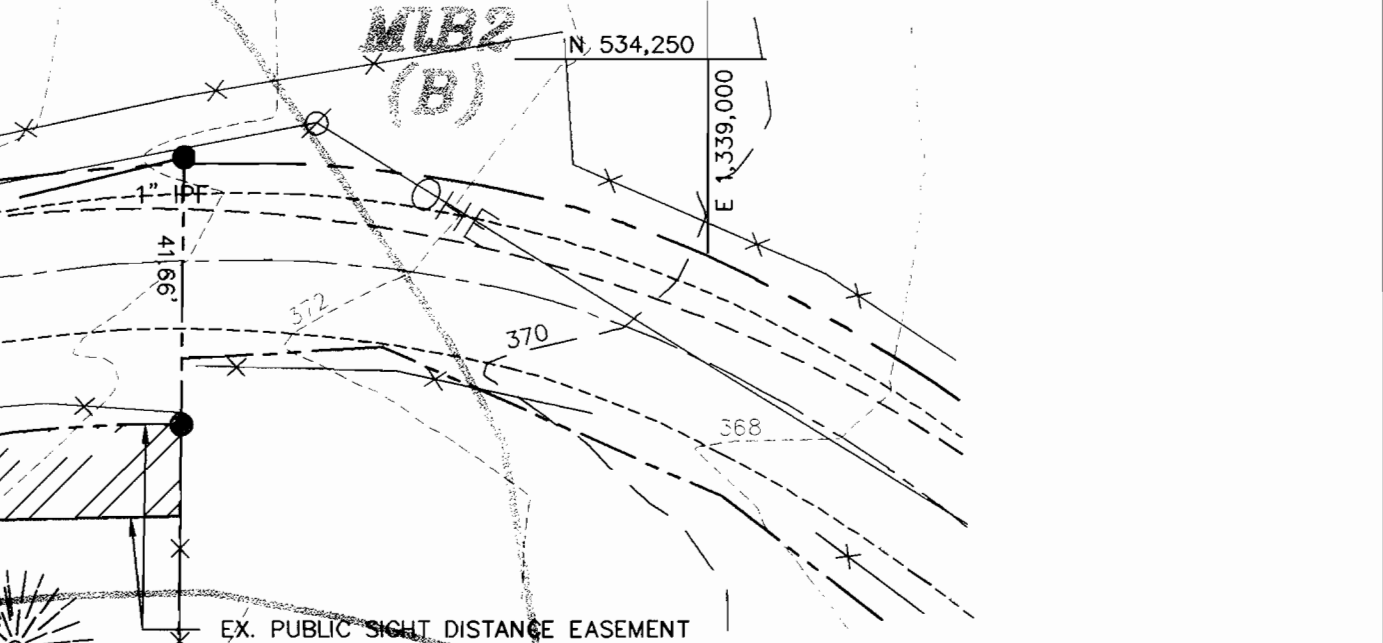
- DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
- DENOTES PUBLIC WATER, SEWER & UTILITY EASEMENT
- DENOTES PRIVATE DRAINAGE, SWM, & UTILITY EASEMENT
- DENOTES EXISTING SEPTIC CLEANOUT TO BE ABANDONED

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
ChA	CHESTER SILT LOAM, 0% TO 3% SLOPES --- TYPE B
G1A	GLENELG LOAM, 0% TO 3% SLOPES --- TYPE B
G1B2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
M1B2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
M1C3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B



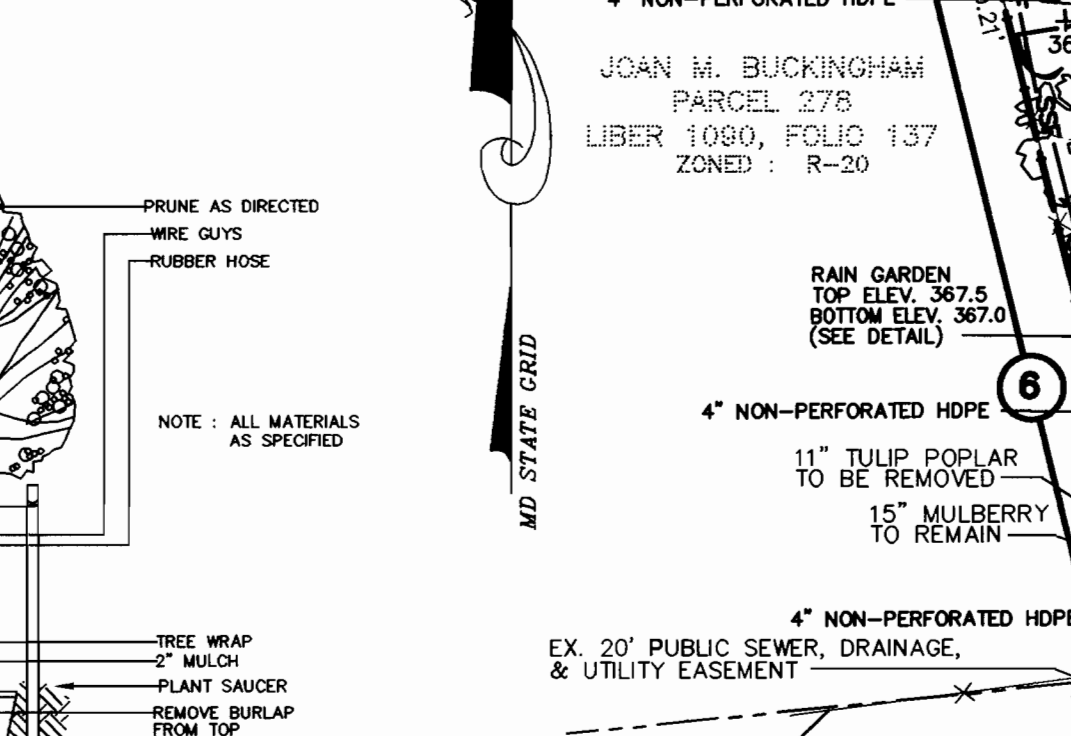
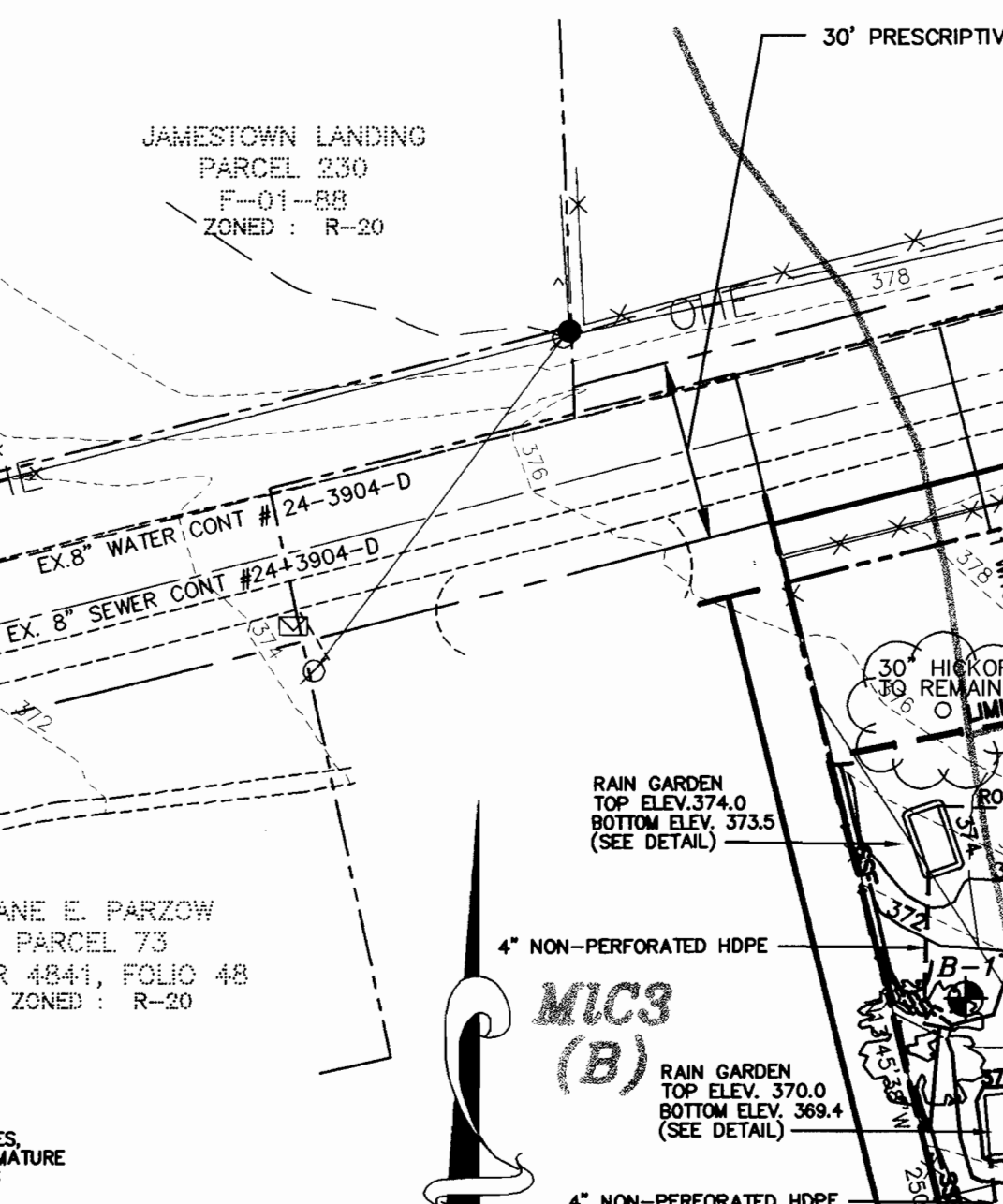
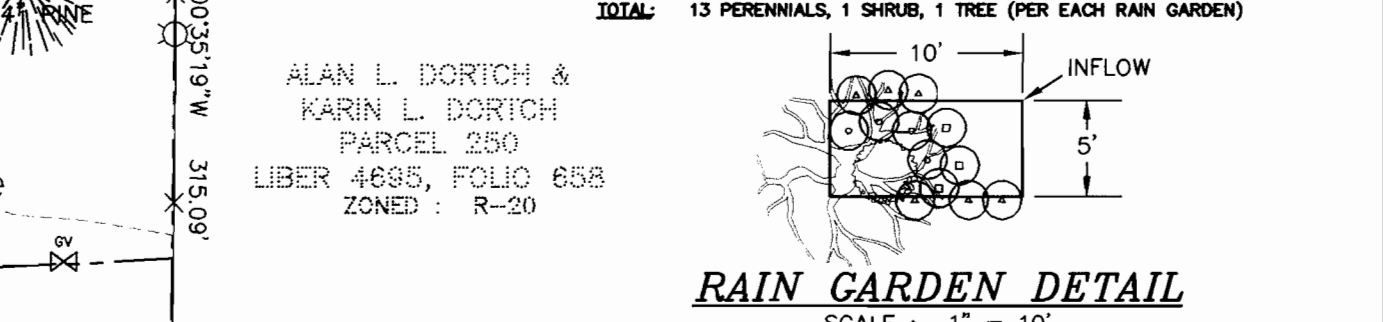
VICINITY MAP
SCALE 1"=1000'



PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	☉	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1	○	ILEX GLABRA	INK BERRY	2' - 3' HT.
6	○	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4	○	ONOCLEA SENBILIUS	SENSITIVE FERN	1 GAL. CONTAINER
3	○	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)



SCHEDULE A - PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	B (PERIMETER 1) 137.07 LF	A (PERIMETER 5) 305.57 LF	A (PERIMETER 6) 250.21 LF
LINEAR FEET OF PERIMETER	B (PERIMETER 2) 114.64 LF	A (PERIMETER 4) 164.67 LF	
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	1 SHADE TREES 1 EVERGREEN TREE*	N/A	N/A
NUMBER OF PLANTS PROVIDED	2 SHADE TREES 3 EVERGREEN TREES 0 SUBSTITUTION TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS	2 SHADE TREES 3 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SHRUBS

* CREDIT ALONG PERIMETER 1 FOR ONE (1) EX. 24" PINE AND ONE (1) EX. 40" MAPLE. ALONG PERIMETER 6 FOR ONE (1) EX. 30" HICKORY AND ONE (1) EX. 15" TREE.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
16	☉	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
6	○	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	5' - 6' HT.
TOTAL				
				16 SHADE TREES & 6 EVERGREENS

DEVELOPER'S/OWNER'S CERTIFICATE

I, Mildenberg, Boender & Assoc., Inc. certify that the landscaping shown on this plan will be done in accordance with the plan, section 16.124 of the howard county code, and the howard county landscape manual. I, Mildenberg, Boender & Assoc., Inc. further certify that upon completion of a certification of landscape installation, accompanied by an executed one-year guarantee of plant materials, will be submitted to the department of planning and zoning.

DATE: 3/7/05

DEVELOPER'S CERTIFICATE

I certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a certificate of attendance at a department of the environment approved training program for the control of sediment and erosion before beginning of the project. I also affirm that I am a professional engineer in the state of Maryland.

DATE: 3/16/05

ENGINEER'S CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the natural resource conservation act.

DATE: 3/16/05

SOIL CONSERVATION DISTRICT

DATE: 3/16/05

DEPARTMENT OF PLANNING AND ZONING

DATE: 3/16/05

CHIEF DEVELOPMENT ENGINEERING DIVISION

DATE: 3/16/05

CHIEF DIVISION OF LAND DEVELOPMENT

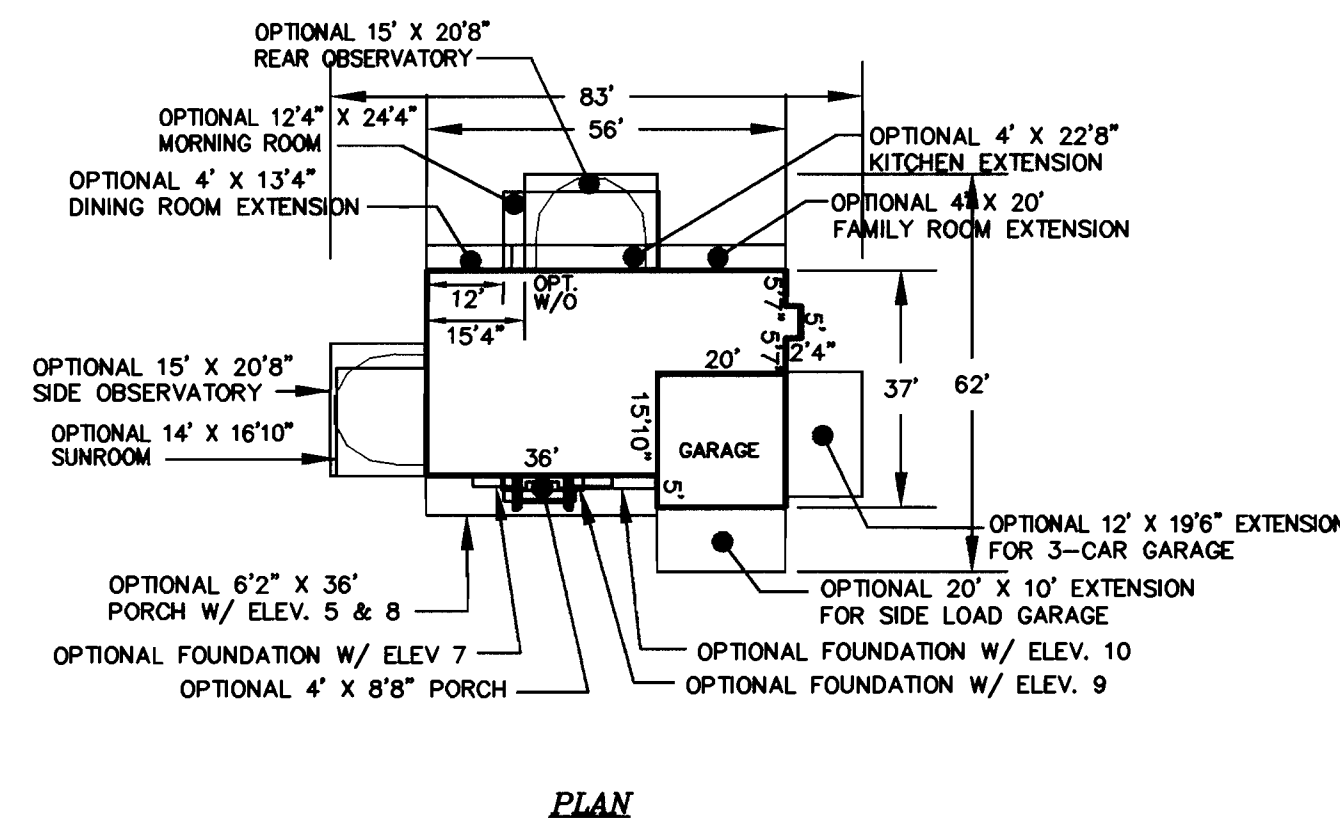
DATE: 3/16/05

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

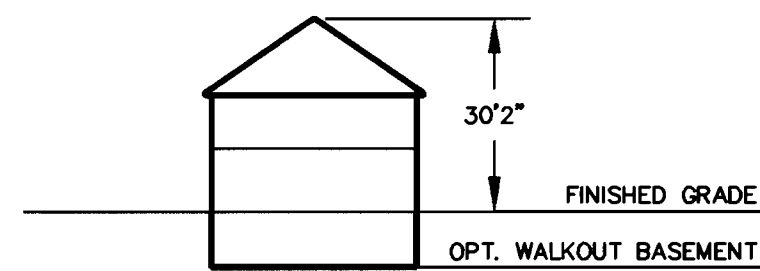
DORTCH PROPERTY
 LOTS 1 THRU 4
 TAX MAP 46 - PARCEL 74 - BLOCK 15
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN

DATE: FEB 2005
 PROJECT: 2003-075
 ILLUSTRATION: SJD
 SCALE: 1"=30'
 APPROVAL: SJD

1 OF 3

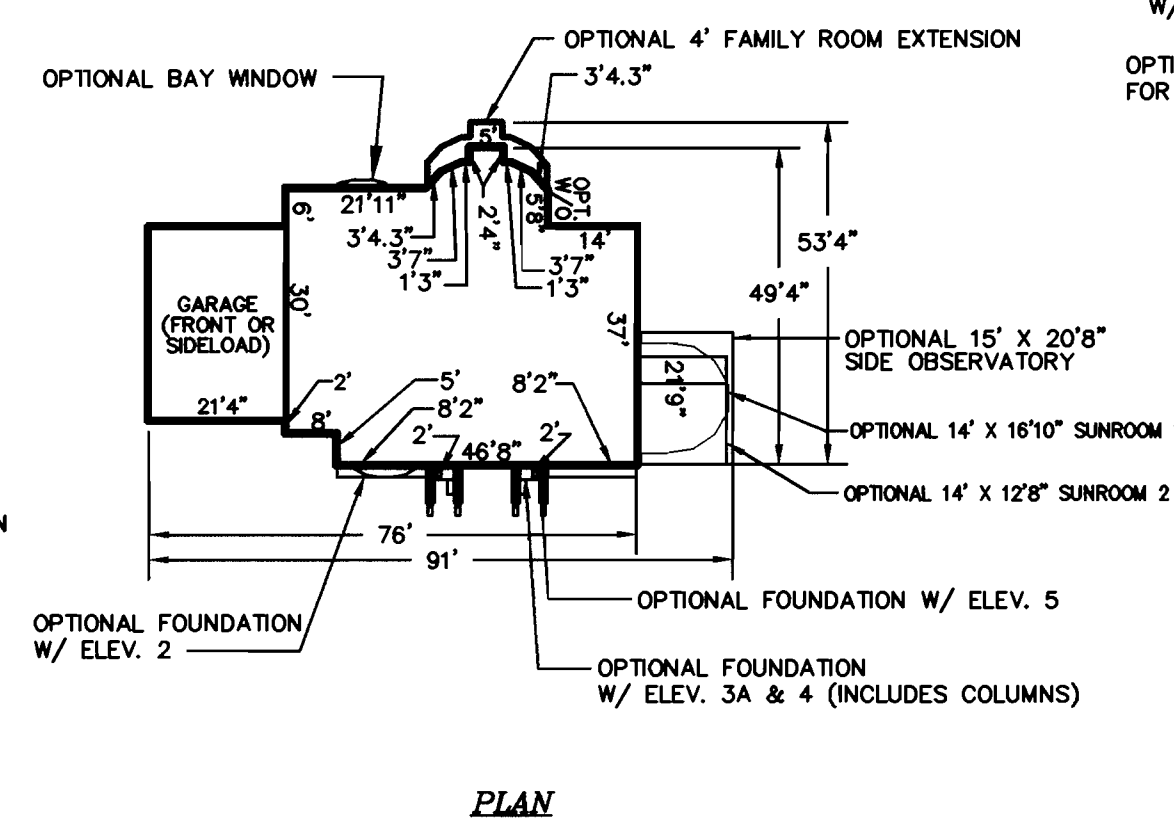


PLAN

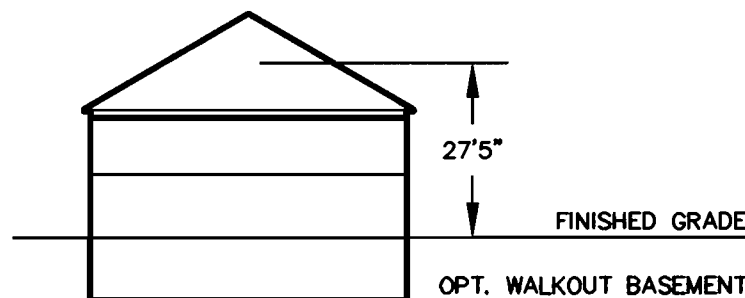


PROFILE

CHEVY CHASE



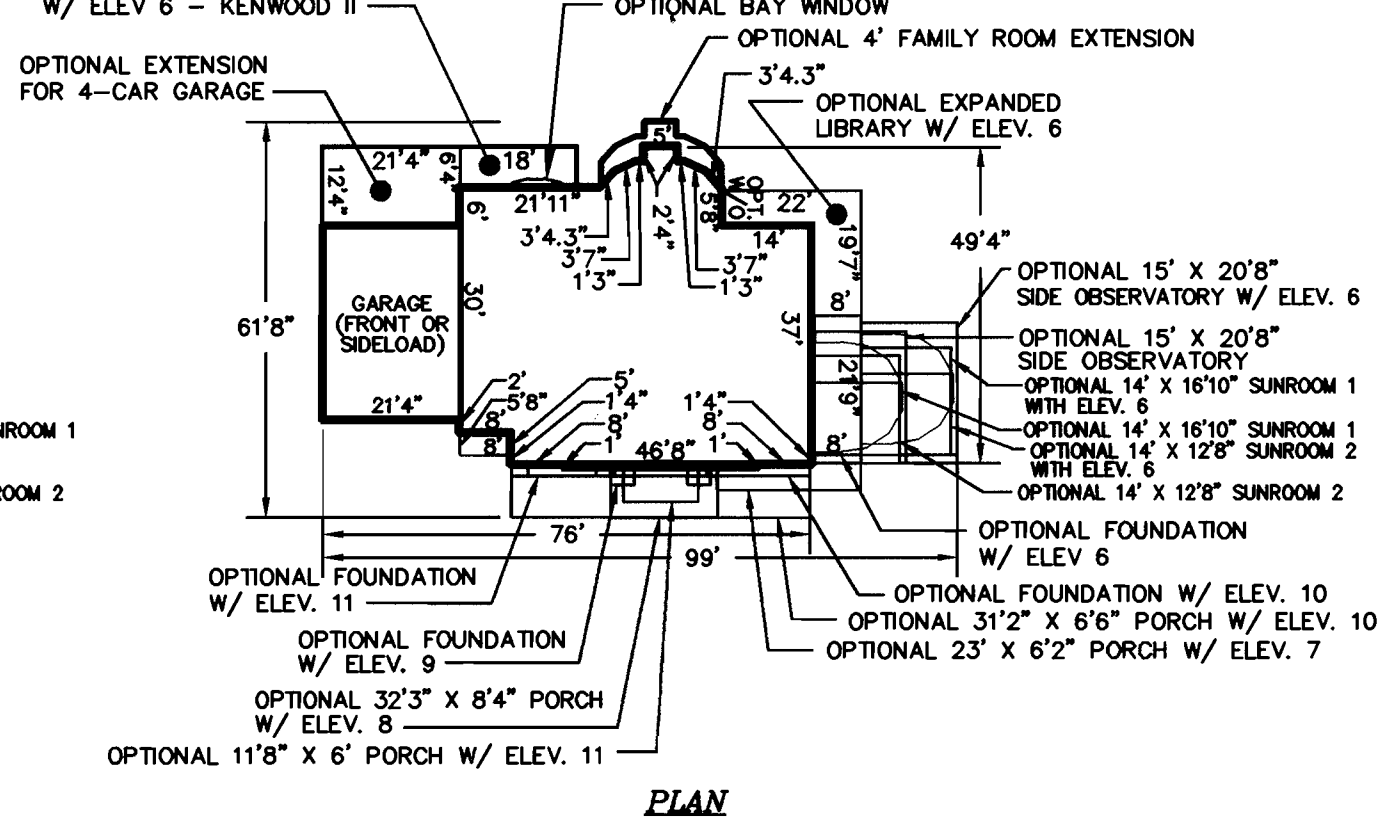
PLAN



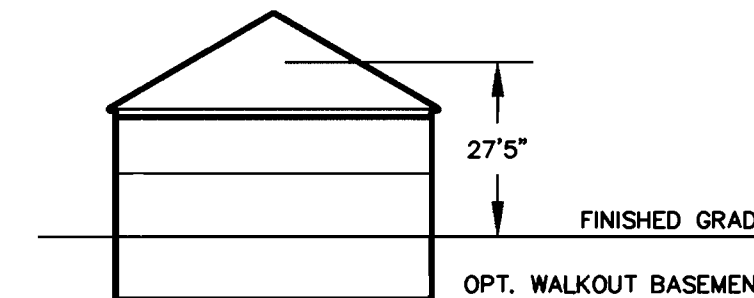
PROFILE

KENWOOD I

* NOTE : THE HEIGHT OF THE BUILDING HAS BEEN SHOWN TO THE MEAN OF THE ROOF FOR THIS MODEL. ALL OTHERS HAVE BEEN SHOWN TO THE RIDGE OF THE BUILDING, UNLESS OTHERWISE NOTED.



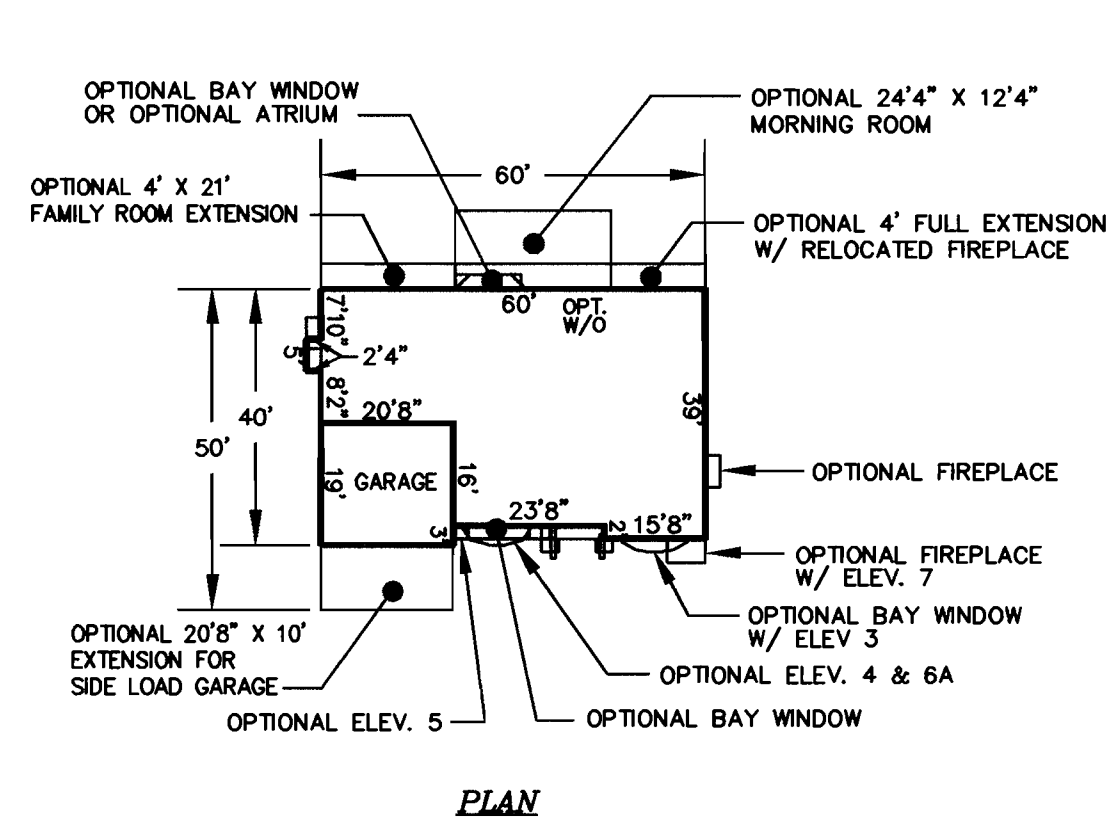
PLAN



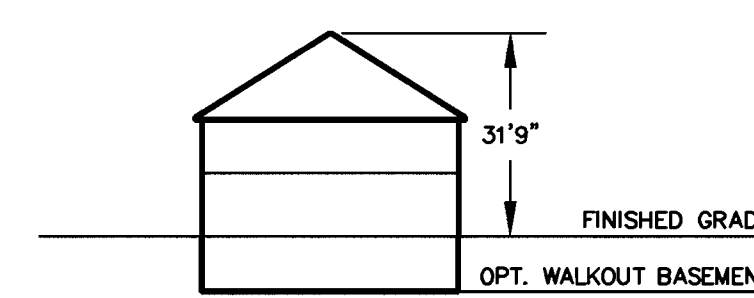
PROFILE

KENWOOD II

* NOTE : THE HEIGHT OF THE BUILDING HAS BEEN SHOWN TO THE MEAN OF THE ROOF FOR THIS MODEL. ALL OTHERS HAVE BEEN SHOWN TO THE RIDGE OF THE BUILDING, UNLESS OTHERWISE NOTED.

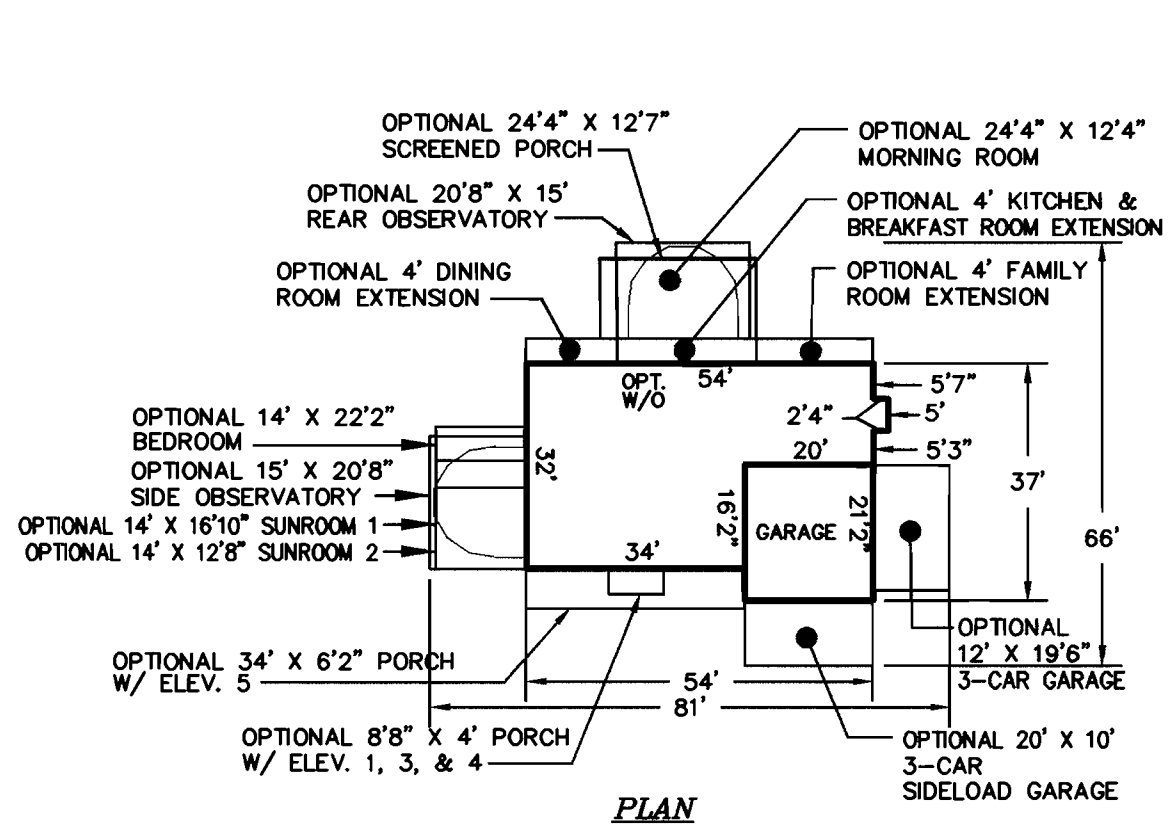


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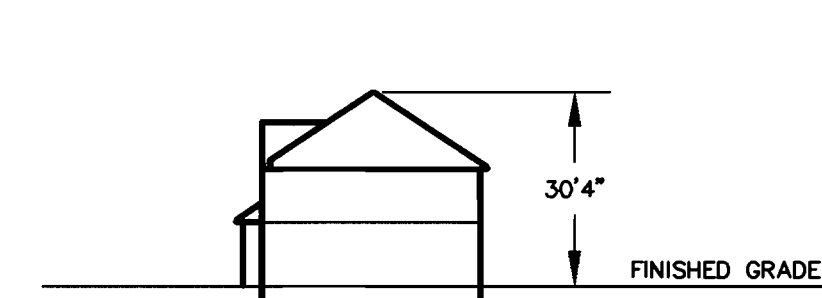


PROFILE

OAKTON

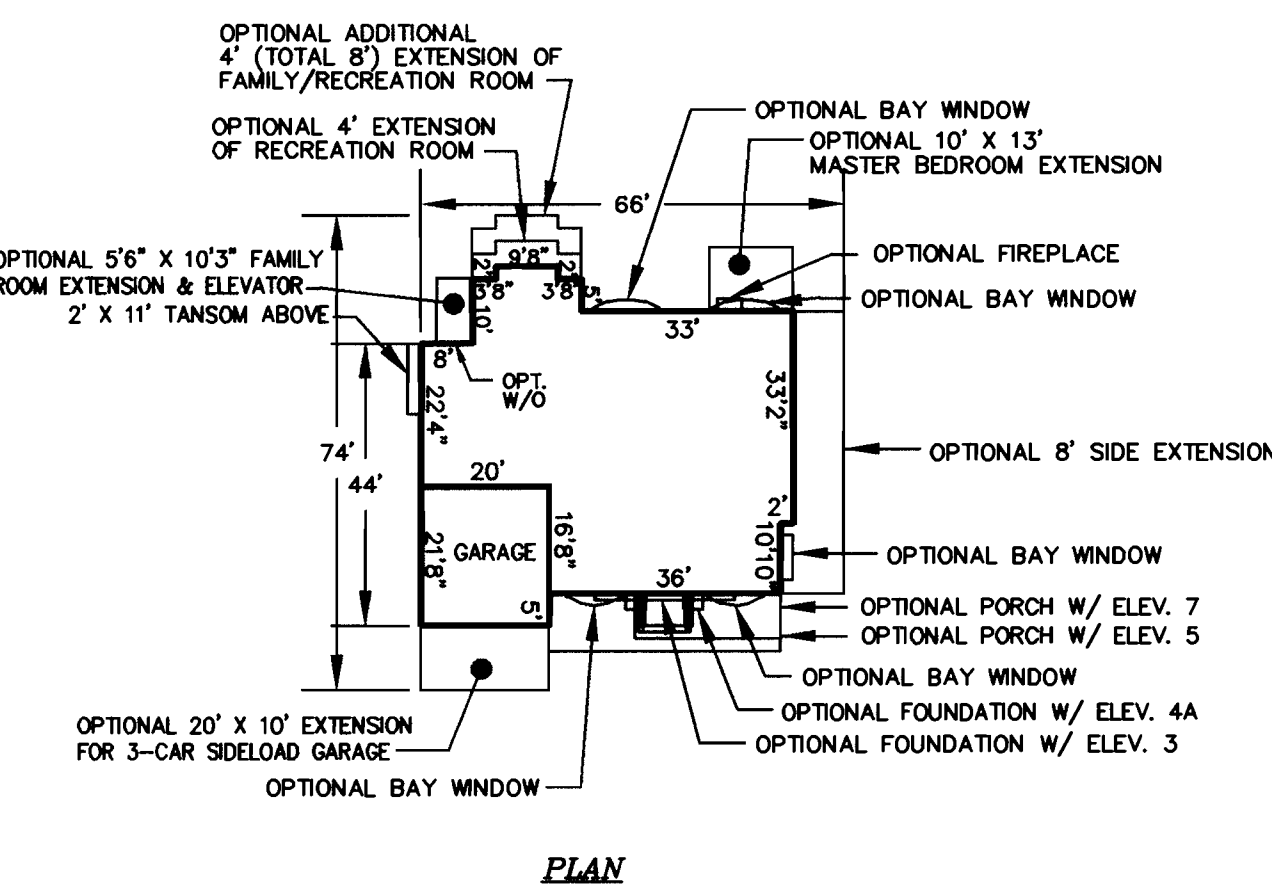


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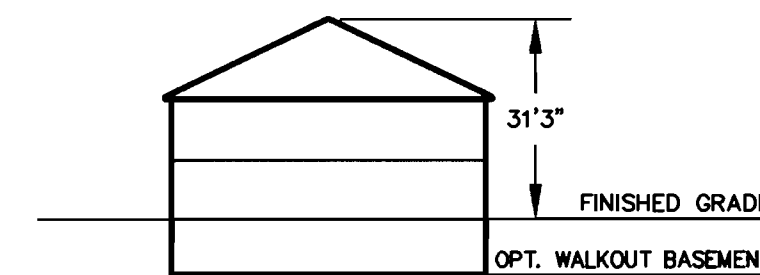


PROFILE

BETHESDA

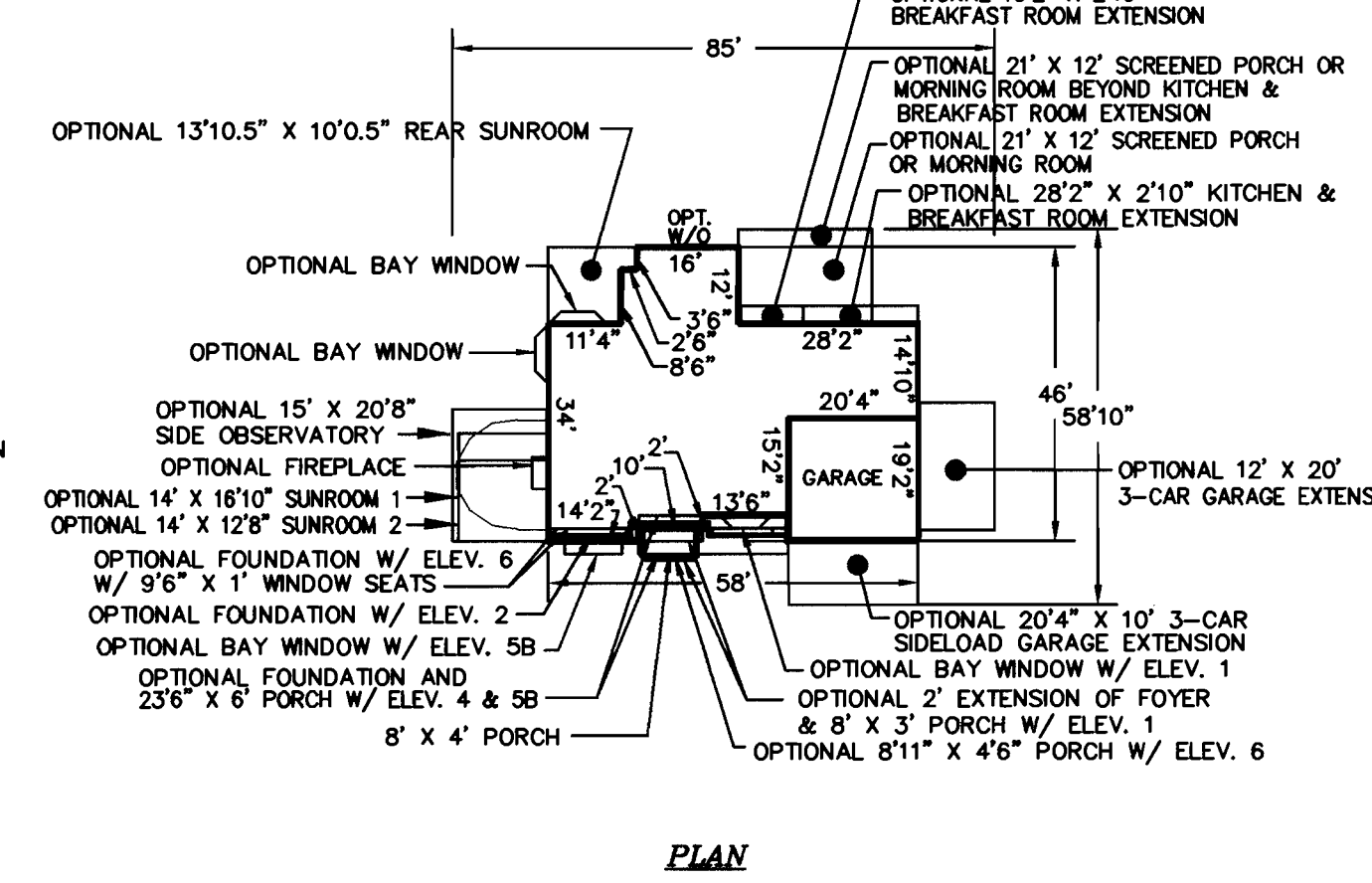


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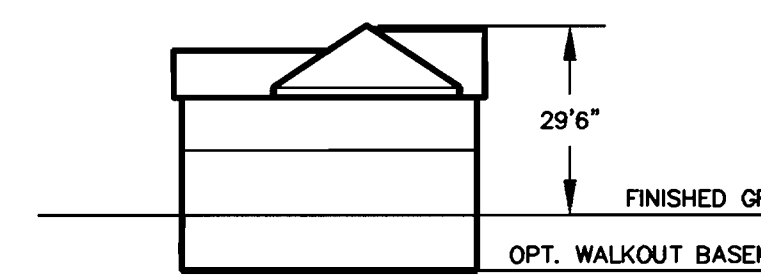


PROFILE

EDGE MOOR

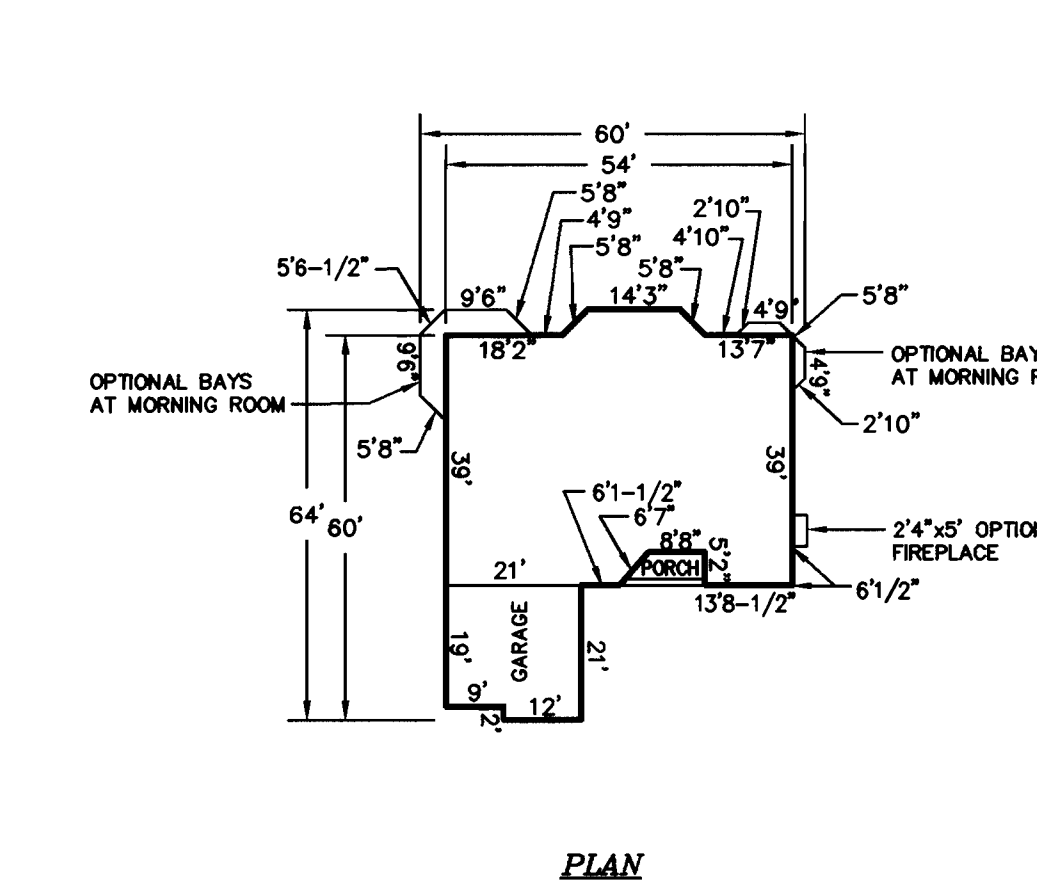


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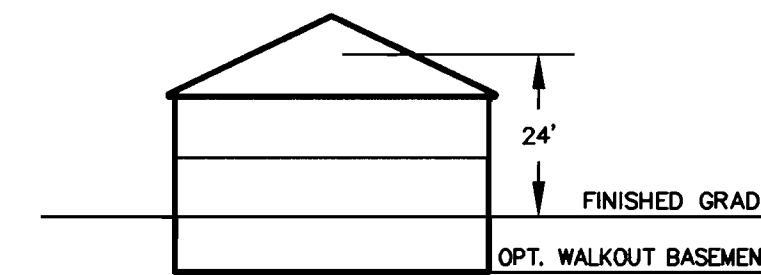


PROFILE

CLIFTON II

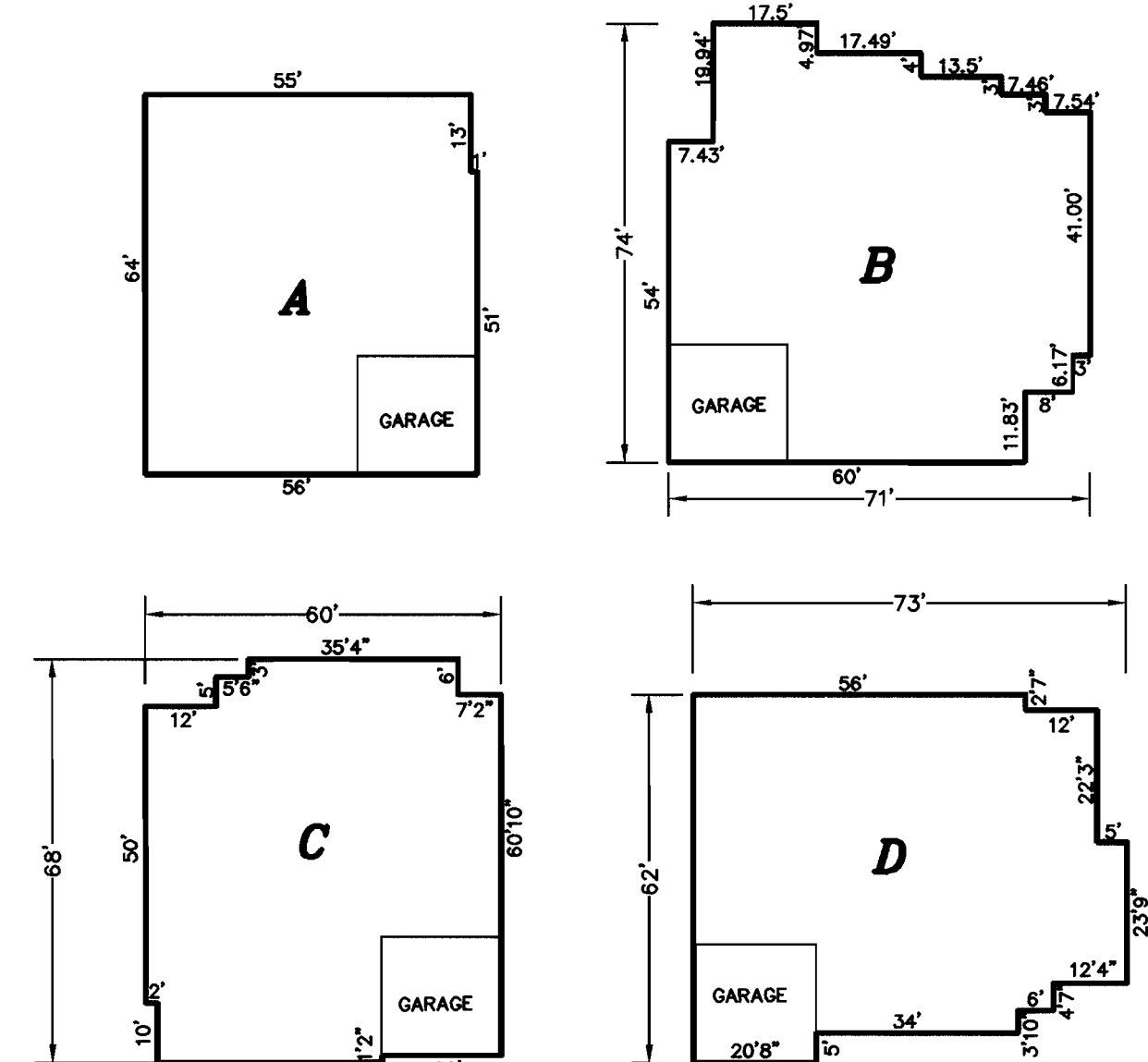


PLAN



PROFILE

WESTCHESTER



GENERIC BOXES

GENERIC TYPE	CHEVY CHASE	KENWOOD I	KENWOOD II	OAKTON	EDGE MOOR	CLIFTON II	BETHESDA	WESTCHESTER
A (LOT 1)	NO SIDE OBSERVATORY OR SUNROOMS NO 3-CAR FRONTLOAD GARAGE	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	NO 3-CAR (12' X 19'6") FRONTLOAD GARAGE NO REAR OR SIDE OBSERVATORY OR SIDE SUNROOMS	REVERSED ALL OPTIONS
B (LOT 2)	REVERSED NO 3-CAR FRONTLOAD GARAGE WITH SIDE ROOMS	DOES NOT FIT	DOES NOT FIT	ALL OPTIONS	NO 4' OR 8' REAR FAMILY ROOM EXTENSION NO MASTER BEDROOM EXTENSION	REVERSED NO SIDE ROOMS NO REAR SUNROOM WITH 3-CAR FRONTLOAD GARAGE	REVERSED NO REAR OR SIDE ROOMS WITH 3-CAR FRONTLOAD GARAGE	ALL OPTIONS
C (LOT 3)	NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS	DOES NOT FIT	DOES NOT FIT	REVERSED	REVERSED NO SIDE EXTENSION NO 4' OR 8' REAR FAMILY ROOM EXTENSION NO MASTER BEDROOM EXTENSION	NO 3-CAR FRONTLOAD GARAGE OPTION NO SIDE OBSERVATORY OR SUNROOMS	NO 3-CAR FRONTLOAD GARAGE OPTION NO SIDE OBSERVATORY OR SUNROOMS	REVERSED ALL OPTIONS
D (LOT 4)	REVERSED NO 3-CAR FRONTLOAD GARAGE WITH SIDE SUNROOM OR CONSERVATORY REAR OBSERVATORY AND MORNING ROOM DO NOT FIT WITH 4' REAR EXTENSION	DOES NOT FIT	DOES NOT FIT	NO REAR MORNING ROOM	NO SIDE EXTENSION NO 3-CAR SIDELOAD GARAGE NO 4' OR 8' REAR FAMILY ROOM EXTENSION NO MASTER BEDROOM EXTENSION NO ELEV 5 OR 7	REVERSED NO 3-CAR FRONTLOAD GARAGE NO 3-CAR SIDELOAD GARAGE WITH BEYOND 2'10" EXTENSION WITH SIDE ROOMS	REVERSED NO REAR CONSERVATORY NO 3-CAR SIDELOAD GARAGE WITH REAR MORNING ROOM	DOES NOT FIT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE: 2/28/05

[Signature] DATE: 3/28/05

OWNER (DORTCH PROPERTY & BELINDA PROPERTY)
JAMESTOWN LANDING, LLC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703) 734-9730

BUILDER
CRAFTMARK HOMES
6820 ELM STREET, SUITE 201
MCLEAN, VIRGINIA 22101
(703) 734-9855

project: 2003-075
date: FEB 2005
illustration: engineering
scale: 1"=30'

no. _____
description: _____
revisions: _____

date: _____

DORTCH PROPERTY
LOTS 1 THRU 4
TAX MAP 46 - PARCEL 74 - BLOCK 15
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT

GENERIC BOXES

MILDENBERG, & ASSOC., INC.
Engineers - Planners - Surveyors
5072 Dorsey Hall Drive, Suite 202, Elkton City, Maryland 21042
(410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

2 OF 3

SDP-05-035

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS 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.
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 - MISS UTILITY: 1-800-257-7777
 - CAP TELEPHONE COMPANY: (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: (410) 313-4900
 - AT&T CABLE LOCATION DIVISION: (410) 393-3533
 - BALTIMORE GAS & ELECTRIC: (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION: (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION: (410) 313-1880

5. PROJECT BACKGROUND: TAX MAP 46 - PARCEL 74 - SIXTH ELECTION DISTRICT.
 ZONING: R-20
 TOTAL PROJECT AREA (AREA SHOWN ON RECORD PLATS): 1.75 AC.
 AREA OF PLAN SUBMISSION: 1.53 AC. (EXCLUDES ROW DEDICATION)
 PROPOSED USE FOR SITE: RESIDENTIAL
 TOTAL NUMBER OF UNITS ALLOWED: 4
 TOTAL NUMBER OF UNITS PROPOSED: 4
 TOTAL AREA OF BUILDABLE LOTS: 1.53 ACRES ±
 OPEN SPACE REQUIREMENTS PER (FEE-IN-LIEU OF OPEN SPACE PAID):
 DPZ FILE NOS.: F-01-155, F-01-141; CONT # 24-3904-D.

- TOPOGRAPHY AND BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
 STA. No. 46EA N 536,185.423 ELEV. 415.10
 E 1,338,091.710 N 534,750.221 ELEV. 413.24
 STA. No. 46EB N 536,185.423 ELEV. 415.10
 E 1,337,742.800 N 534,750.221 ELEV. 413.24
- ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. DRIVEWAY PAVING IS TO BE TYPE P-2 PAVING, SEE DETAIL ON SHEET 3.
- WATER AND SEWER ARE PUBLIC. CONTRACT #24-3904-D.
- WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE COLLECTION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES. THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 10% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT RADIIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - 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.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR DORTCH PROPERTY, LOTS 1 THRU 4 HAS BEEN RECORDED SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OFFICE OF HOWARD COUNTY AT LIBER 8671, FOLIO 341.
- LANDSCAPING IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPING SHALL BE PROVIDED FOR ALL LOTS. LANDSCAPING SHALL INCLUDE:
 - A) 3 SHADE TREES IN THE AMOUNT OF \$5,700.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION. DORTCH PROPERTY, LOT 1 REQUIRES 3 SHADE TREES & 3 EVERGREENS IN THE AMOUNT OF \$1,300.00. DORTCH PROPERTY, LOT 2 REQUIRES 3 SHADE TREES IN THE AMOUNT OF \$900.00. DORTCH PROPERTY, LOT 3 REQUIRES 3 SHADE TREES & 3 EVERGREENS IN THE AMOUNT OF \$1,500.00. DORTCH PROPERTY, LOT 4 REQUIRES 3 SHADE TREES & 3 EVERGREENS IN THE AMOUNT OF \$1,500.00.
 - B) TRAFFIC CONTROL TO BE PROVIDED IN ACCORDANCE WITH HO CO STD DTL. TE-11 ON SHEET 3.
 - C) IF MATERIAL IS WITHIN 8X OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS CONTRACTOR'S RESPONSIBILITY.
 - D) PER SECTION 128 OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK. PORCHES OR DECKS ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - E) THE INDIVIDUAL HOUSE SITES ARE RESTRICTED TO A MAXIMUM 36 FOOT HEIGHT FROM THE MEAN OF ROOF TO THE MEAN GRADE ALONG THE SIDE OF HOUSE.
 - F) STORMWATER MANAGEMENT REQUIREMENTS FOR DORTCH PROPERTY WILL BE SATISFIED VIA ON-SITE RAIN GARDENS UNDER F-98-61, RESERVOIR OVERLOOK, VIA A RETENTION FACILITY (POND) ON LOTS 3 & 4, AND THE FRONTS OF LOTS 1 & 2.
 - G) FOR KENWOOD AND KENWOOD II MODELS, BASEMENT TO FIRST FLOOR ELEVATION DIFFERENCE BETWEEN FLOORS IS 10.02 FEET. ALL OTHER MODELS HAVE 8.97 FEET BETWEEN FIRST FLOOR AND BASEMENT.
 - H) AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS HEREWIT LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN 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 MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - I) 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 NECESSARY REPLACEMENT WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRS OR REPLACEMENT SHALL BE MADE TO THE PROPOSED HOUSE LOCATION FOR LOTS 2 AND 3 SHALL BE AT LEAST 10 FEET FROM THE PUBLIC SEWER EASEMENT.
 - J) SINCE THIS PROJECT ROAD, IT IS SUBJECT TO SECTION 18.125 OF THE SUBDIVISION REGULATIONS. MINIMIZE TREE AND VEGETATION REMOVAL. IN ADDITION TO REQUIREMENTS FOR PROTECTION OF FORESTS, STEEP SLOPES, STREAMS AND TO PROTECT THE SCENIC ROAD, ALL SHRUBS AND OTHER PLANTINGS HEREWIT LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL. MINIMIZE GRADING AND RETAIN EXISTING SLOPES ALONG THE SCENIC ROAD FRONTAGE. ORIENT LOTS SO THAT HOUSES DO NOT BACK UP TO THE SCENIC ROAD. IF THIS CANNOT BE AVOIDED, HOUSES SHOULD BE SITED AS FAR AS POSSIBLE FROM THE ROAD AS WELL AS SCREENED.

SHEET INDEX

SHEET	TITLE
1	SITE DEVELOPMENT PLAN
2	GENERIC BOXES
3	SEDIMENT CONTROL NOTES AND DETAILS

SEWER HOUSE CONNECTION

LOT NO.	INV. @ PROPERTY LINE	MIN. CELLAR EL.
1	364.54	369.00
2	358.56	364.51
3	358.71	366.61
4	365.88	370.00

ADDRESS CHART

LOT NO.	STREET ADDRESS
1	11383 HARDING ROAD
2	11379 HARDING ROAD
3	11375 HARDING ROAD
4	11371 HARDING ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.
DORTCH PROPERTY	N/A	LOTS 1 THRU 4
PLAT # OR L/F	GRID #	ZONING
# 18938	15 & 16	R-20
ELECT. DIST.	TAX MAP NO.	CENSUS TRACT
SIXTH	46	6068.02
WATER CODE	SEWER CODE	
E-18	7601000	

LEGEND

- ☐ DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
- ▨ DENOTES PUBLIC WATER, SEWER & UTILITY EASEMENT
- ▩ DENOTES PRIVATE DRAINAGE, SWM, & UTILITY EASEMENT
- ☐ DENOTES EXISTING SEPTIC CLEANOUT TO BE ABANDONED

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
CHA	CHESTER SILT LOAM, 0% TO 3% SLOPES --- TYPE B
GIA	GLENELG LOAM, 0% TO 3% SLOPES --- TYPE B
GB2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
MB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
MC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B

PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	☐	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1	○	ILEX GLABRA	INK BERRY	2' - 3' HT.
6	○	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4	○	ONOCLEA SENENSIS	SENSITIVE FERN	1 GAL. CONTAINER
3	○	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER
TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)				

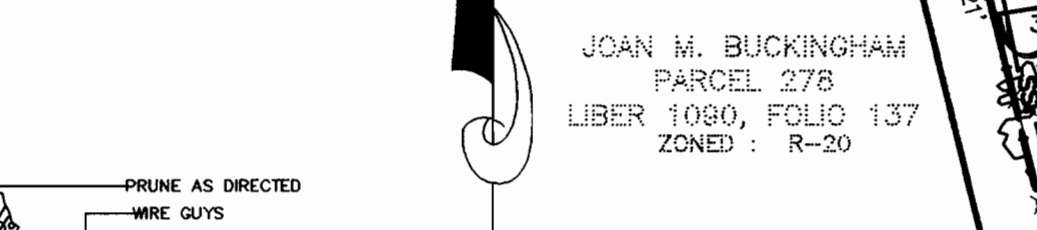
RAIN GARDEN DETAIL



GRASS CHANNEL DETAIL



TYPICAL RAIN GARDEN PROFILE



SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES			TOTAL
	B (PERIMETER 1)	B (PERIMETER 2)	B (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LANDSCAPE TYPE	137.07 LF	114.64 LF	131.90 LF	164.67 LF	305.57 LF	250.21 LF	
LINEAR FEET OF PERIMETER							
NUMBER OF PLANTS REQUIRED							
SHADE TREES	3 SHADE TREES	2 SHADE TREES	2 SHADE TREES	3 SHADE TREES	5 SHADE TREES	4 SHADE TREES	19 SHADE TREES
EVERGREEN TREES	4 EVERGREEN TREES	3 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	7 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING VEGETATION							
EVERGREEN TREES	1 SHADE TREES*	N/A	N/A	N/A	N/A	2 SHADE TREES*	3 SHADE TREES*
EVERGREEN TREES						0 EVERGREEN TREES*	1 EVERGREEN TREES*
NUMBER OF PLANTS PROVIDED							
SHADE TREES	2 SHADE TREES	2 SHADE TREES	2 SHADE TREES	3 SHADE TREES	5 SHADE TREES	2 SHADE TREES	16 SHADE TREES
EVERGREEN TREES	3 EVERGREEN TREES	3 EVERGREEN TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 EVERGREEN TREES
OTHER TREES (2) SUBSTITUTION	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10) SUBSTITUTION	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
* CREDIT ALONG PERIMETER 1 FOR ONE (1) EX. 24" PINE AND ONE (1) EX. 40" MAPLE. ALONG PERIMETER 6 FOR ONE (1) EX. 30" HICKORY AND ONE (1) EX. 15" TREE.							

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
16	☐	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
6	☐	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	5' - 6' HT.
TOTAL				
16				16 SHADE TREES & 6 EVERGREENS

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

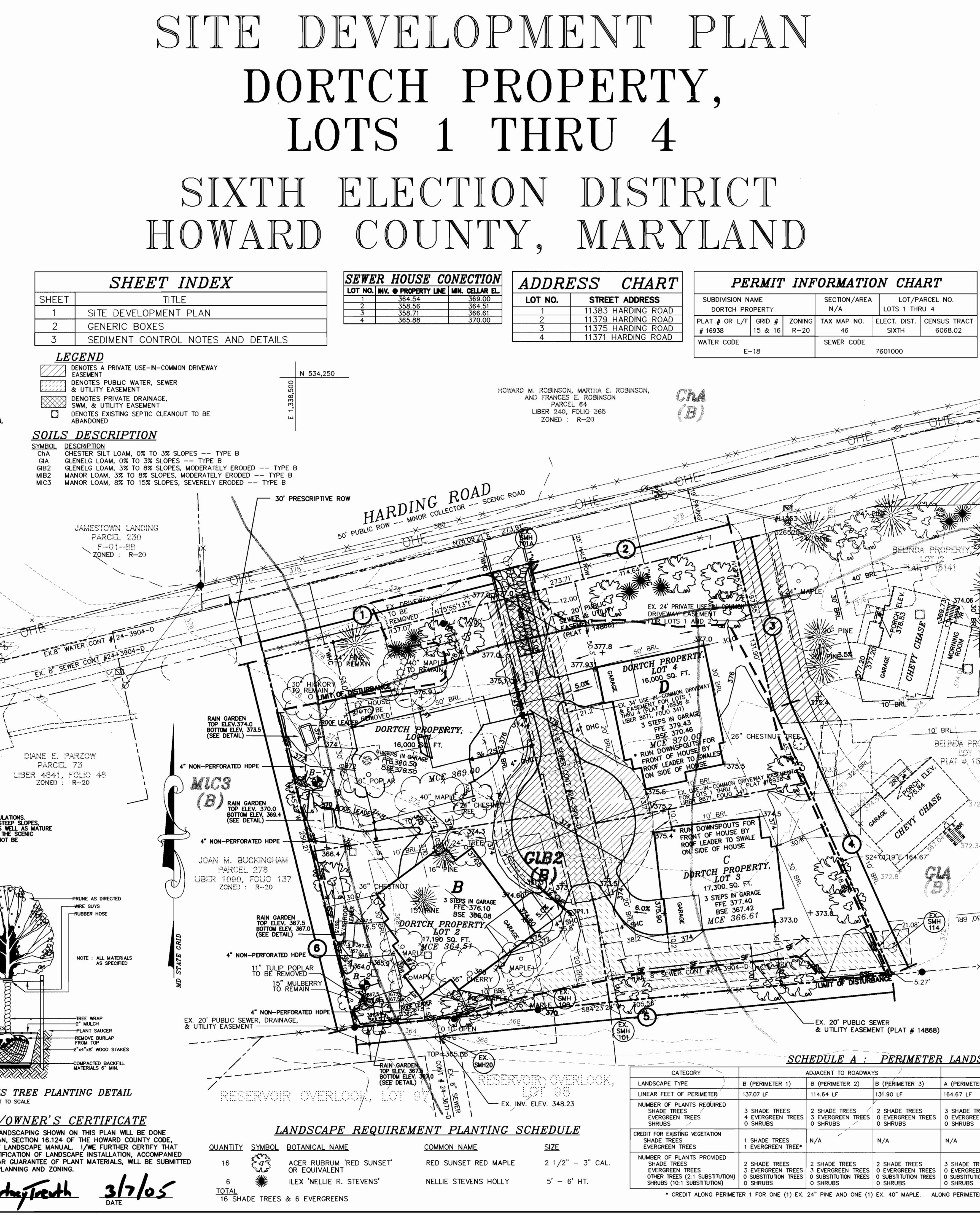
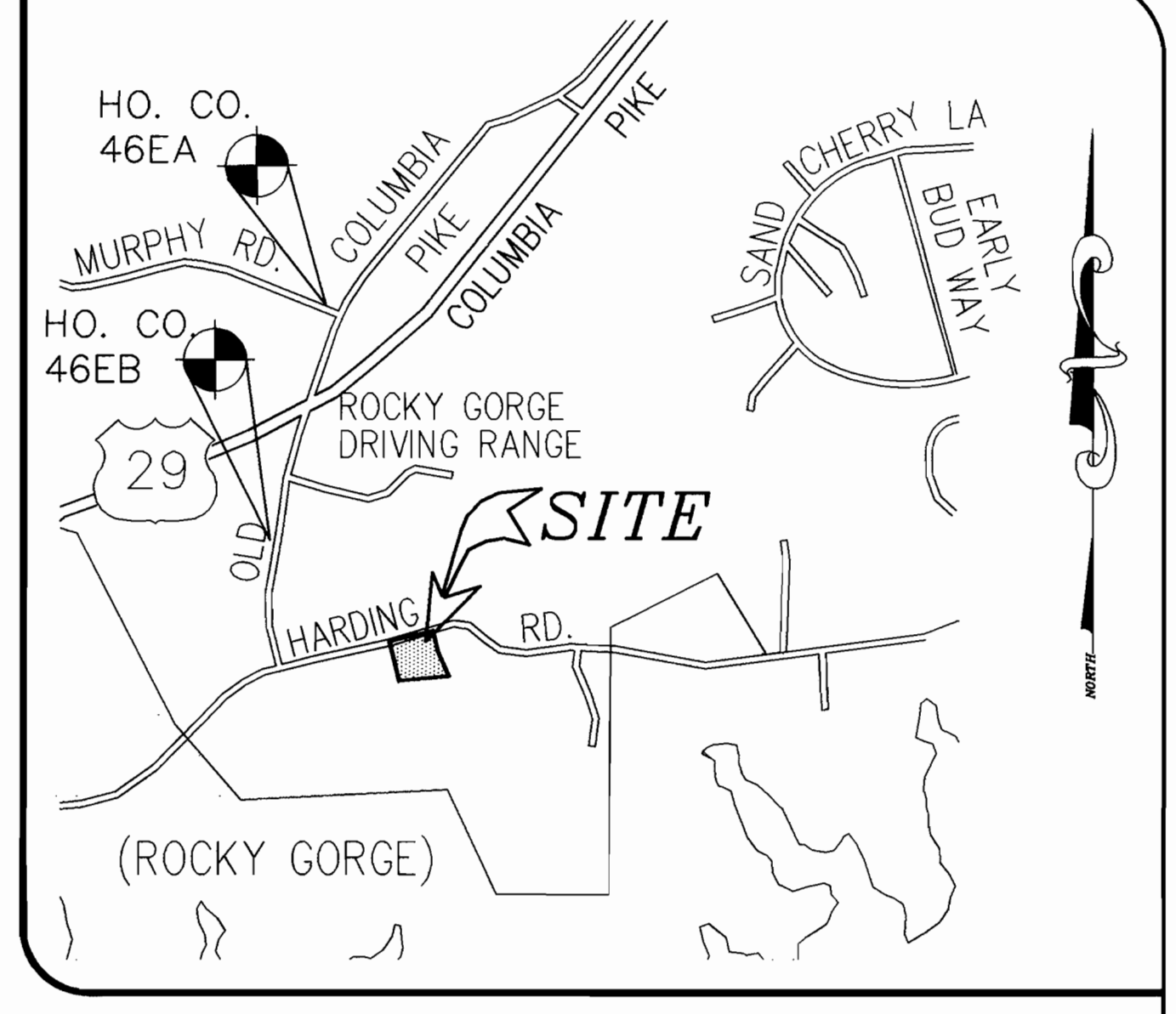
DATE: 3/16/05
 DATE: 3/28/05

SITE DEVELOPMENT PLAN

DORTCH PROPERTY, LOTS 1 THRU 4

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING OF THE PROJECT PERIOD ON-SITE.

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

JOHN B. MILDENBERG
 PRINTED NAME OF ENGINEER
 DATE: 3/16/05

John M. Boender
 PRINTED NAME OF ENGINEER
 DATE: 3/16/05

John M. Boender
 PRINTED NAME OF ENGINEER
 DATE: 3/28/05

TYPICAL DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

RAIN GARDEN DETAIL

SCALE: 1" = 10'

GRASS CHANNEL DETAIL

SCALE: 1" = 10'

TYPICAL RAIN GARDEN PROFILE

SCALE: 1" = 10'

SCHEDULE A: PERIMETER LANDSCAPED EDGE

SCALE: 1" = 10'

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

SCALE: 1" = 10'

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DATE: 3/16/05
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DATE: 3/16/05
 DATE: 3/28/05

PROJECT INFORMATION

DATE: FEB 2005
 PROJECT: 2003-075
 ILLUSTRATION: 1/1

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISE HOUSE SITE AND GRADING LOT 1	3/7/06

DORTCH PROPERTY
 LOTS 1 THRU 4
 TAX MAP 46 - PARCEL 74 - BLOCK 15
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax: (301) 621-5521

BUILDER
 CRAFTMARK HOMES
 6820 ELM STREET, SUITE 201
 McLEAN, VIRGINIA 22101
 (703) 734-9855

OWNER
 JAMESTOWN LANDING, LLC
 6820 ELM STREET, SUITE 200
 McLEAN, VIRGINIA 22101
 (703) 734-9730

1 OF 3