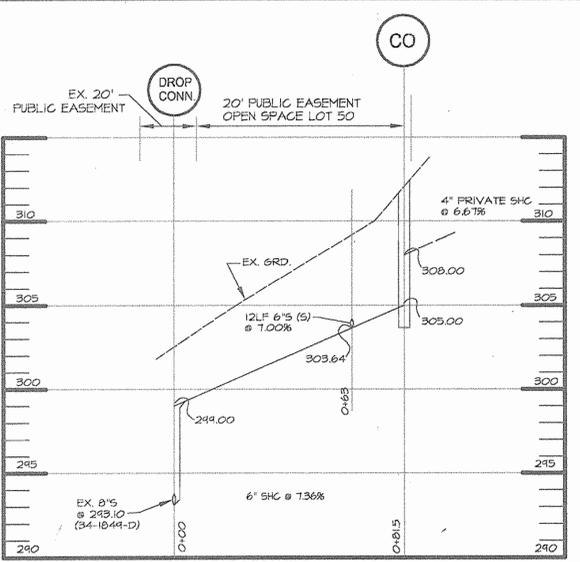


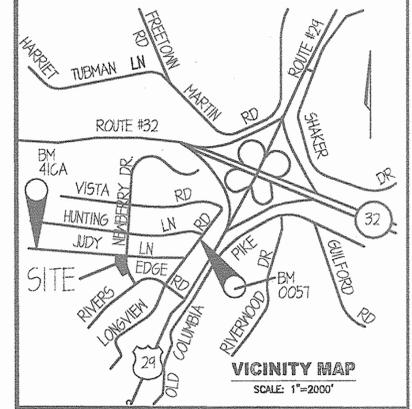
ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
48	# 7100 NEWBERRY DRIVE
49	# 10725 JUDY LANE

SITE ANALYSIS DATA CHART	
TOTAL PROJECT AREA :	1.395 ACRES
LIMIT OF DISTURBANCE:	22,379 SF
PRESENT ZONING:	R-20
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL NUMBER OF ALLOWED UNITS:	1
TOTAL NUMBER OF PROPOSED UNITS:	1
APPLICABLE DPZ REFERENCES:	F-05-071, F-78-16

PERMIT INFORMATION CHART		
SUBDIVISION NAME:	SECTION/AREA	LOT/PARCEL NO.
RIVERSIDE ESTATES	SECTION 4, BLOCK H	LOT 49
REVISIONS OF LOT 48		
PLAT# 18734	GRID	ZONING
	11	R-20
		ELECT. DIST.
		5
		CENSUS TRACT
		605102
WATER CODE:	SEWER CODE:	
E22	6480000	

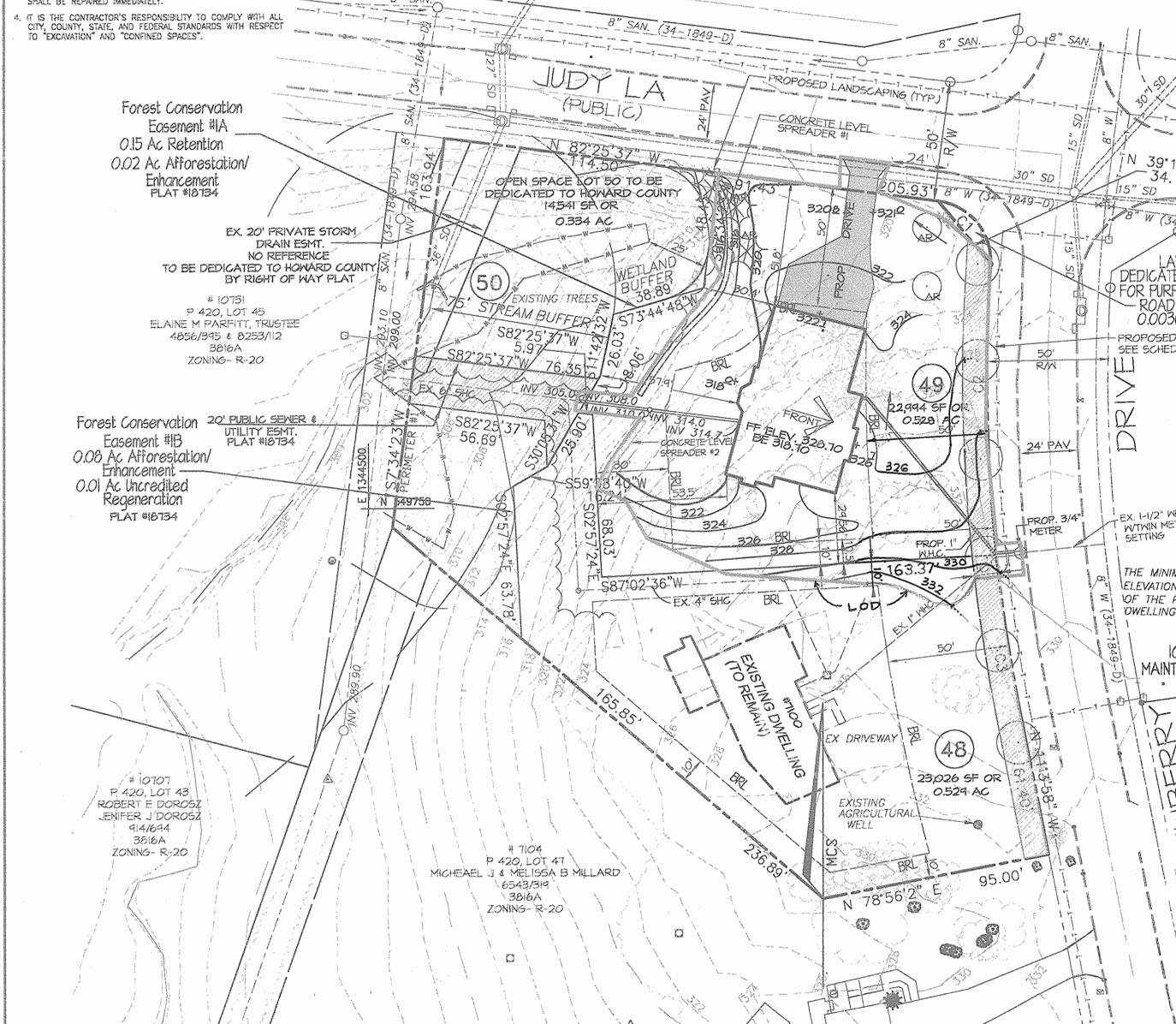


LEGEND	
---	EX. PROPERTY LINE
---	EX. R/W
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR
---	EX. STORM DRAIN
---	EX. UNDERGROUND TELEPHONE
---	EX. WATER
---	EX. SANITARY
---	EX. TREE LINE
---	PROP. LIMIT OF CLEARING
---	EASEMENT
---	WETLAND BUFFER
---	WETLAND
---	SOIL DIVIDE
---	SLOPES 25% OR GREATER
---	SLOPES 15% - 24.99%
---	LIMIT OF DISTURBANCE
---	EVERGREEN TREES
---	SHADE TREES
---	FOREST CONSERVATION EASEMENT
---	DRIVEWAY PAVING
---	EASEMENTS



- UTILITY NOTES:**
- CONTRACTOR SHOULD ONLY OPEN THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF THE TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWN SLOPE) THE TRENCH.
 - PLACE ALL EXCAVATED MATERIAL ON THE UPHILL SIDE OF THE TRENCH.
 - ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL STANDARDS WITH RESPECT TO "EXCAVATION" AND "CONFINED SPACES".

CURVE TABLE						
No.	RADIUS	LENGTH	Δ	TANGENT	CHD. BEARING	CHD. LENGTH
C1	24.99	37.50	84°11'48"	23.38'	S 39°20'15" E	34.15'
C2	728.02	122.02'	09°37'47"	61.16'	S 01°03'31" E	121.88'
C3	728.02	65.80'	05°11'34"	32.92'	S 08°28'11" E	65.78'



EX. PUBLIC SEWER CONNECTION PROFILE

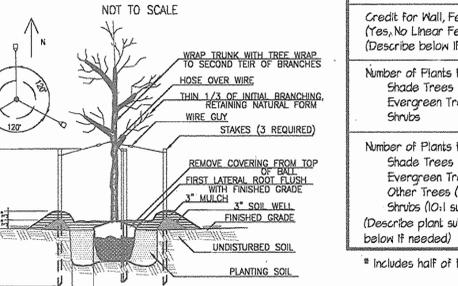
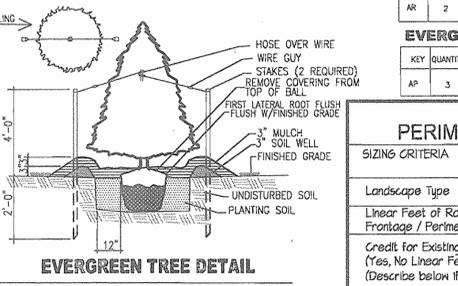
PLANT LIST:

SHADE TREES				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	NOTES
AR	2	QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL. B & B

EVERGREEN TREES				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	NOTES
AP	3	PINUS NIGRA	AUSTRIAN PINE	6"-8" B & B

SCHEDULE A PERIMETER LANDSCAPE EDGE

SIZING CRITERIA	ADJACENT TO JUDY LA	ADJACENT TO NEWBERRY DR
Landscape Type	B	N/A
Linear Feet of Roadway Frontage / Perimeter	108.50' FT *	144.09' FT *
Credit for Existing Vegetation (Yes, No Linear Feet) (Describe below if needed)	None	N/A
Credit for Wall, Fence or Berm (Yes, No Linear Feet) (Describe below if needed)	NA	NA
Number of Plants Required		
Shade Trees	2	0
Evergreen Trees	3	0
Shrubs	0	0
Number of Plants Provided		
Shade Trees	2	0
Evergreen Trees	3	0
Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)		



LANDSCAPE PLAN GENERAL NOTES

- CONTRACTOR SHALL CONTACT "MISS UTILITY" (800-257-7777) AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL.
- PROPOSED LOCATIONS OF PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- PLANT MATERIAL AND BEDS SHALL RECEIVE A MINIMUM 3-INCH DEPTH OF MULCH.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- QUANTITIES OF TREES, EVERGREENS, AND SHRUBS NOTED ON THE PLANT LIST ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL THESE ITEMS BASED UPON GRAPHIC SYMBOL QUANTITIES. CONTACT OWNER'S REPRESENTATIVE IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF PLANT MATERIALS SHOWN ON THE DRAWINGS.
- QUANTITIES OF GROUNDCOVERS, PERENNIALS, ANNUALS, BULBS, AND ORNAMENTAL GRASSES SHALL BE AS NOTED IN THE PLANT LIST REGARDLESS OF THE NUMBER OF GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREES TO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS: SECTION 1.1.2 - HEIGHT OF BRANCHING. ALL TREES TO BE MATCHED.
- ALL PLANT MATERIALS TO BE FULL HEAVY SPECIMENS.
- ALL AREAS WITHIN THE LIMIT OF DISTURBANCE OTHER THAN PAVEMENTS, WALKS, WALLS AND PLANTING BEDS SHALL BE SEEDED LAWN.

SCHEDULE B STREET TREES	
SIZING CRITERIA	ADJACENT TO NEWBERRY DR
Linear Feet of Roadway Frontage / Perimeter	267' FT *
Credit for Existing Vegetation	NONE
Number of Plants Required	6
Medium Street Trees	
Number of Plants Provided	6
25" VILLAGE GREEN	
JAPANESE ZELKOVA	

SCHEDULE C STREET TREES

SIZING CRITERIA	ADJACENT TO NEWBERRY DR
Linear Feet of Roadway Frontage / Perimeter	267' FT *
Credit for Existing Vegetation	NONE
Number of Plants Required	6
Medium Street Trees	
Number of Plants Provided	6
25" VILLAGE GREEN	
JAPANESE ZELKOVA	

SCHEDULE D STREET TREES

SIZING CRITERIA	ADJACENT TO NEWBERRY DR
Linear Feet of Roadway Frontage / Perimeter	267' FT *
Credit for Existing Vegetation	NONE
Number of Plants Required	6
Medium Street Trees	
Number of Plants Provided	6
25" VILLAGE GREEN	
JAPANESE ZELKOVA	

SHEET INDEX, CIVIL

SHEET NO.	SHEET TITLE
SP-1	SITE DEVELOPMENT AND LANDSCAPE PLAN
SP-2	STORMWATER PLAN

SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN RIVERSIDE ESTATES, SECTION 4, BLOCK H, LOT 49

IMPROVEMENTS: A SINGLE FAMILY DETACHED DWELLING IS PROPOSED FOR LOT 49
 DEED REF: 10488/288 10485/290 ELECTION DISTRICT 5 HOWARD COUNTY, MARYLAND TAX MAP: 41, GRID: 11 PARCEL: 420

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 2/21/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

BUILDER/DEVELOPER'S CERTIFICATE
 I, WE CERTIFY THAT THE REQUIRED LANDSCAPING 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 CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 2/21/07
 MARRIN E. WELSH

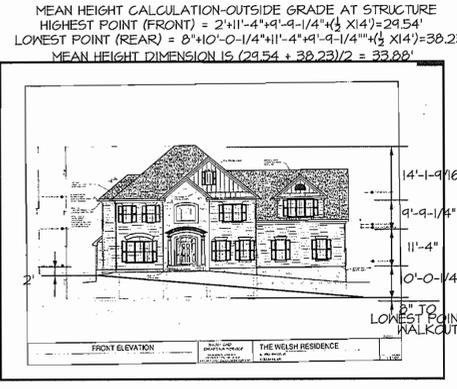
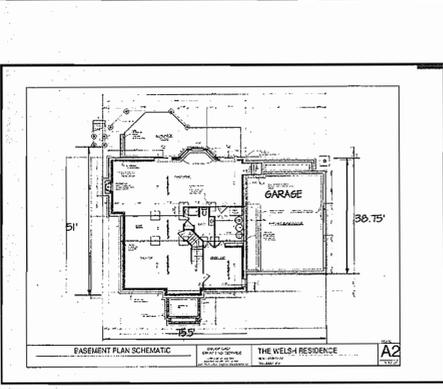
DEVELOPER'S CERTIFICATE
 I, WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THE STANDARD PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED 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] 2/21/07
 BETTINA G. WELSH

ENGINEER'S CERTIFICATE
 I, WE 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 COUNTY SOIL CONSERVATION DISTRICT.
 [Signature] 2/21/07
 MICHAEL J. ERTL

BY	NO.	REVISION	DATE
MJC	1	GRADING	1/23/08

MJ CONSULTING, INC.
 208 Washington Ave., 2nd Floor
 Towson, Maryland 21204
 410-296-5288 fax 410-296-5289
 email
 mjconsultinginc@comcast.net

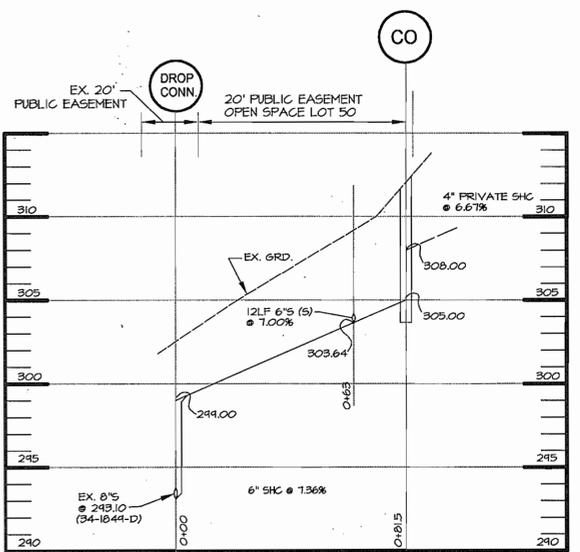
SCALE: 1" = 30'
 DATE: 2/21/07
 DRAWN BY: BEI
 DESIGNED BY: MJE
 CHECKED BY: MJE
 JOB NO: 04-002
SP-1
SDP-05-118
 SHEET 1 OF 2



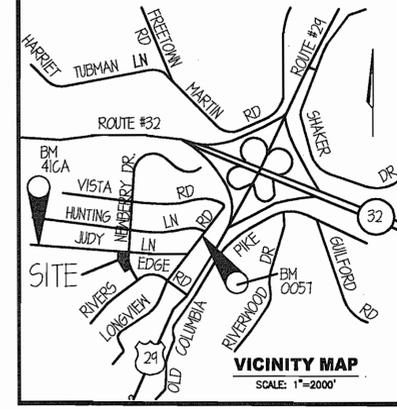
ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
48	# 7100 NEWBERRY DRIVE
49	# 10725 JUDY LANE

SITE ANALYSIS DATA CHART	
TOTAL PROJECT AREA :	1.395 ACRES
LIMIT OF DISTURBANCE:	22,379 SF
PRESENT ZONING:	R-20
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL NUMBER OF ALLOWED UNITS:	1
TOTAL NUMBER OF PROPOSED UNITS:	1
APPLICABLE DPZ REFERENCES:	F-05-071, F-78-16 W-08-11

PERMIT INFORMATION CHART		
SUBDIVISION NAME:	SECTION/AREA	LOT/PARCEL NO.
RIVERSIDE ESTATES	SECTION 4, BLOCK H	LOT 49
RESUBDIVISION OF LOT 46		
PLAT# 18734	GRID 11	ZONING R-20
	TAX MAP 41	ELECT. DIST. 5
	SEWER CODE: 6480000	CENSUS TRACT 605102



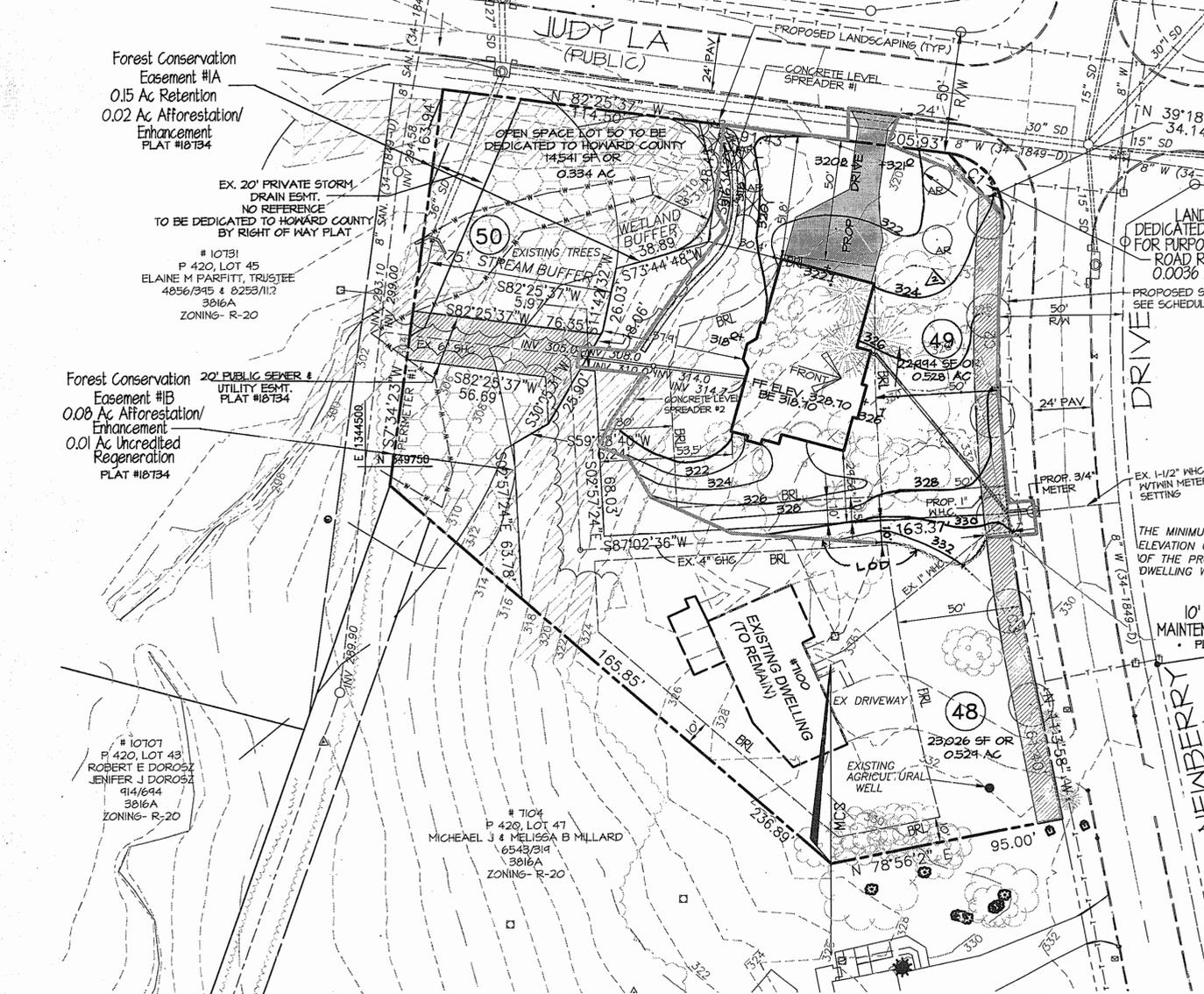
LEGEND	
---	EX. PROPERTY LINE
---	EX. R/W
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR
---	EX. STORM DRAIN
---	EX. UNDERGROUND TELEPHONE
---	EX. WATER
---	EX. SANITARY
---	PROP. LIMIT OF CLEARING
---	EASEMENT
---	WETLAND BUFFER
---	STREAM BUFFER
---	WETLAND
---	SOIL DIVIDE
---	SLOPES 25% OR GREATER
---	SLOPES 15% - 24.99%
---	LIMIT OF DISTURBANCE
---	EVERGREEN TREES
---	SHADE TREES
---	FOREST CONSERVATION EASEMENT
---	DRIVEWAY PAVING
---	EASEMENTS



UTILITY NOTES:

- CONTRACTOR SHOULD ONLY OPEN THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF THE TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWN SLOPE) THE TRENCH.
- PLACE ALL EXCAVATED MATERIAL ON THE UPHILL SIDE OF THE TRENCH.
- ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL STANDARDS WITH RESPECT TO "EXCAVATION" AND "CONFINED SPACES".

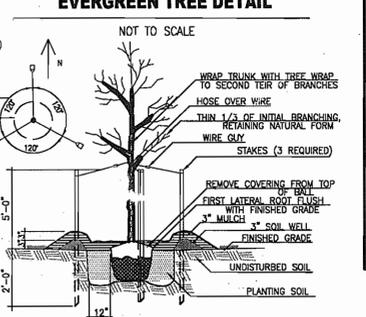
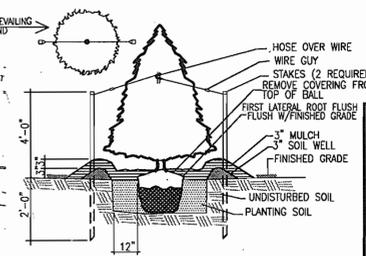
CURVE TABLE						
NO.	RADIUS	LENGTH	Δ	TANGENT	CHD. BEARING	CHD. LENGTH
C1	24.99	37.60'	84°11'48"	23.38'	S 39°20'15" E	34.15'
C2	728.02	122.02'	09°37'47"	61.16'	S 01°03'31" E	121.88'
C3	728.02	65.50'	08°11'34"	32.92'	S 08°28'11" E	65.78'



EX. PUBLIC SEWER CONNECTION PROFILE

PLANT LIST:					
SHADE TREES					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	2	QUERCUS RUBRA	RED OAK	2 1/2" - 3" GAL.	B & B
EVERGREEN TREES					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AP	3	PINUS NIGRA	AUSTRIAN PINE	6" - 8"	B & B

SCHEDULE A PERIMETER LANDSCAPE EDGE		
SIZING CRITERIA	ADJACENT TO JUDY LA	ADJACENT TO NEWBERRY DR
Landscaping Type	B	N/A
Linear Feet of Roadway Frontage / Perimeter	108.50' FT *	144.04 FT *
Credit for Existing Vegetation (Yes, No Linear Feet) (Describe below if needed)	None	N/A
Credit for Wall, Fence or Berm (Yes, No Linear Feet) (Describe below if needed)	NA	NA
Number of Plants Required		
Shade Trees	2	0
Evergreen Trees	3	0
Shrubs	0	0
Number of Plants Provided		
Shade Trees	2	0
Evergreen Trees	3	0
Shrubs (1:0.1 substitution)		
Shrubs (1:0.1 substitution)		
(Describe plant substitution credits below if needed)		



LANDSCAPE PLAN GENERAL NOTES

- CONTRACTOR SHALL CONTACT "MISS UTILITY" (800-257-7777) AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- PROPOSED LOCATIONS OF PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- PLANT MATERIAL AND BEDS SHALL RECEIVE A MINIMUM 3-INCH DEPTH OF MULCH.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- QUANTITIES OF TREES, EVERGREENS, AND SHRUBS NOTED ON THE PLANT LIST ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL THESE ITEMS BASED UPON GRAPHIC SYMBOL QUANTITIES. CONTACT OWNER'S REPRESENTATIVE IF DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF PLANT MATERIALS SHOWN ON THE DRAWINGS.
- QUANTITIES OF GROUNDCOVERS, PERENNIALS, ANNUALS, BULBS, AND ORNAMENTAL GRASSES SHALL BE AS NOTED IN THE PLANT LIST REGARDLESS OF THE NUMBER OF GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREES TO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS: SECTION 1.1.2 - HEIGHT OF BRANCHING. ALL TREES TO BE MATCHED.
- ALL PLANT MATERIALS TO BE FULL HEAVY SPECIMENS.
- ALL AREAS WITHIN THE LIMIT OF DISTURBANCE OTHER THAN PAVEMENTS, WALKS, WALLS AND PLANTING BEDS SHALL BE SEEDED LAWN.

GENERAL NOTES

- PROPERTY INFORMATION: TAX MAP 41, GRID 11, PARCEL 420, TAX ACCOUNT #05-382637, DEED REFERENCE 2414/207.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE COMP-LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/08.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN (NEAR BUILT 1978). NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- PROPOSED USE: ONE SINGLE FAMILY DETACHED RESIDENCE.
- THIS SDP IS FOR LOT 49.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, PAW WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN HEIGHT MAY PROJECT MORE THAN 4 FEET INTO ANY SETBACK.
- NO CONSTRUCTION, GRADING OR REMOVAL OF EXISTING VEGETATION SHALL OCCUR WITHIN THE WETLANDS OR WETLAND BUFFER AREAS EXCEPT AS REQUIRED FOR THE SANITARY HOUSE CONNECTION. DISTURBANCE WITHIN THE STREAM AND WETLAND BUFFER IS CONSIDERED AN ESSENTIAL DISTURBANCE FOR SANITARY HOUSE CONNECTION, PER SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- A DEVELOPER'S AGREEMENT FOR THE STREET TREES AND THE PERIMETER LANDSCAPING WILL BE REQUIRED FOR THIS SDP.
- LANDSCAPING FOR LOT 49 HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY LANDSCAPE MANUAL. LOT 48 IS EXEMPT SINCE IT CONTAINS AN EXISTING HOUSE. PERIMETER LANDSCAPING AND STREET TREES SHALL BE PART OF THIS SDP'S DEVELOPER'S AGREEMENT. THE SURETY FOR THE PERIMETER LANDSCAPING WILL BE IN THE AMOUNT OF \$1,050.00. THE SURETY FOR THE SIX (6) STREET TREES WILL BE IN THE AMOUNT OF \$1,800.00. STREET TREES WILL ONLY BE LOCATED ADJACENT TO THE NEWBERRY DRIVE PUBLIC RIGHT OF WAY.
- HOWARD COUNTY GEODETIC SURVEY CONTROL POINTS USED FOR THE SITE IN NAD83(91) (HORIZONTAL) AND NAD29 (VERTICAL) DATUMS, UNLESS OTHERWISE NOTED, CONSIST OF A STANDARD STAMPED (BRASS OR ALUMINUM) DISC SET ON TOP OF A CONCRETE COLUMN (3 FEET DEEP).
- #41CA, NORTHING 550124.854 FT, EASTING 1342960.933 FT, ELEVATION 295.985 FEET.
- #0057, NORTHING 550355.217 FT, EASTING 1347017.693 FT, ELEVATION 399.610 FEET.
- FOREST CONSERVATION OBLIGATIONS WERE SATISFIED USING A COMBINATION OF RETENTION AND AFFORESTATION/ENHANCEMENT PLANTING ON LOT 50 TO ACHIEVE AFFORESTATION REQUIREMENTS. TWO EASEMENTS TOTALING 0.26 AC. ARE HEREBY ESTABLISHED, WITH 0.15 AC. OF RETENTION AND 0.10 AC. OF AFFORESTATION/ENHANCEMENT PLANTINGS AND 0.01 AC. OF UNCREATED REGENERATION. SURETY IN THE AMOUNT OF \$3,484.80 WILL BE POSTED WITH F-05-071 RATHER THAN THIS SDP. THE ORIGINAL FOREST CONSERVATION PLAN WAS SIGNED AND SEALED BY STEPHEN HUBER, A REGISTERED PROFESSIONAL FORESTER AND WAS GRANTED SIGNATURE APPROVAL BY THIS DEPARTMENT ON NOVEMBER 30, 2005.
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SEE F-05-071.
- ALL DRIVEWAY ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06.
- STORMWATER MANAGEMENT IS PROVIDED USING THE SHEET FLOW TO BUFFER CREDIT WITH LEVEL SPREADERS FOR STORMWATER MANAGEMENT.
- 9,567 SQUARE FEET OF 25% CONTIGUOUS STEEP SLOPES ARE LOCATED IN THE REAR OF LOTS 48 AND 49 AND IN OPEN SPACE LOT 50.
- THE SITE IS EXEMPT FROM ADEQUATE PUBLIC FACILITIES TESTS BASED ON SECTION 16.1107(b)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. THE PLAN IS A RESUBDIVISION THAT CREATES A DWELLING UNIT TO BE CONVEYED TO AN IMMEDIATE FAMILY MEMBER OR MEMBERS FROM A LOT CREATED PRIOR TO APRIL 10, 1992.
- PUBLIC WATER AND SEWER HOUSE CONNECTIONS HAVE BEEN CONNECTED TO THE EXISTING DWELLING ON LOT 48.
- A WELL HAS BEEN CONVERTED TO AN AGRICULTURAL WELL BY A LICENSED WELL DRILLER. A REPORT HAS BEEN FILED WITH HOWARD COUNTY HEALTH DEPARTMENT.
- THE SEPTIC SYSTEM HAS BEEN ABANDONED. A LETTER HAS BEEN SUBMITTED TO HOWARD COUNTY HEALTH DEPARTMENT STATING WHO DID THE WORK, WHAT THE SYSTEM CONSISTED OF, GENERAL DESCRIPTION OF LOCATION.
- THE STONE DIAPHRAGM DETAILED ON SHEET SP-2 IS TO PROVIDE FILTERING OF RUNOFF FROM DRIVEWAY PAVING.
- PREVIOUS PLAT REFERENCE: RIVERSIDE ESTATES: 3016-A, NEW DPZ FILE F-05-071.
- CONTRACT REFERENCES: ROAD: N/A; SANITARY: 34-1180-D; STORM DRAIN: N/A; WATER: 34-1849-D, 34-1180-D.
- THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS PRIOR TO COMMENCEMENT OF WORK AT 410-313-1880.
- LOT 49 WAS INCORPORATED INTO THE METROPOLITAN DISTRICT, EFFECTIVE JANUARY 30, 2006.
- THE DEPARTMENT OF PUBLIC WORKS (IN CONJUNCTION WITH DEED) HAS DETERMINED THAT SIDEWALKS SHOULD NOT BE CONSTRUCTED DUE TO THE STEEP SLOPE OF THE LAND.
- A WAIVER OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS FILED AS DPZ FILE # W-06-11.
- FOLLOWING IS A SUMMARY OF THE SUBDIVISION SECTION NUMBER, THE REQUEST, ACTION, ACTION DATE AND APPROVAL CONDITIONS.

SECTION #	REQUEST	ACTION	DATE	CONDITIONS
SECTION 16.132(a)(2)(i)(c)	RELIEF FROM CONSTRUCTION OF HALF OF FULL PAVEMENT ALONG PROPERTY FRONTAGE	GRANTED	9/7/05	NONE
SECTION 16.133	RELIEF FROM INSTALLATION OF STORM DRAINS WITHIN FRONTAGE	GRANTED	9/7/05	NONE
SECTION 16.134(a)(1)(i)	RELIEF FROM INSTALLATION OF SIDEWALK ALONG PROPERTY FRONTAGE	GRANTED	12/13/05	NONE
SECTION 16.135(c)	RELIEF FROM INSTALLATION OF STREET LIGHTS IN ACCORDANCE W/DESIGN MANUAL	GRANTED	9/7/05	NONE
SECTION 16.136	RELIEF FROM INSTALLATION STREET TREES IN ACCORDANCE W/LANDSCAPE MANUAL	GRANTED	12/13/05	*

* Includes half of the 34.14' truncation.

SCHEDULE B STREET TREES	
SIZING CRITERIA	ADJACENT TO NEWBERRY DR
Linear Feet of Roadway Frontage / Perimeter	267 FT *
Credit for Existing Vegetation	NONE
Number of Plants Required	6
Medium Street Trees	
Number of Plants Provided	6
25' VILLAGE GREEN	
JAPANESE ZELKOVA	

* Includes half of the 34.14' truncation.

SHEET INDEX, CIVIL	
SHEET NO.	SHEET TITLE
SP-1	SITE DEVELOPMENT AND LANDSCAPE PLAN
SP-2	STORMWATER PLAN

SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN RIVERSIDE ESTATES, SECTION 4, BLOCK H, LOT 49

IMPROVEMENTS: A SINGLE FAMILY DETACHED DWELLING IS PROPOSED FOR LOT 49
 DEED REF: 10488/288 ELECTION DISTRICT 5 TAX MAP: 41, GRID: 11
 10488/290 HOWARD COUNTY, MARYLAND PARCEL: 420

APPROVED: DEPARTMENT OF PLANNING AND ZONING

2/20/07
 3/22/07
 3/28/07

BUILDER/DEVELOPER'S CERTIFICATE

I, WE CERTIFY THAT THE REQUIRED LANDSCAPING 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 CERTIFICATE OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

MARTIN E. WELSH DATE BETTINA G. WELSH DATE

DEVELOPER'S CERTIFICATE

I, WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THE STANDARD 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.

MARTIN E. WELSH DATE BETTINA G. WELSH 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 COUNTY SOIL CONSERVATION DISTRICT.

MICHAEL J. ETEL #15537 2/21/07
 MD LIC. NO.

M/J	DATE	REVISION
M/J	2/21/07	GRADING
M/J	2/21/07	GRADING

MJ CONSULTING, INC.
 208 Washington Ave., 2nd Floor
 Towson, Maryland 21204
 410-296-5288 fax 410-296-5289
 email
 mjconsultinginc@comcast.net

SCALE	DATE:
1" = 30'	2/21/07
DRAWN BY:	DESIGNED BY:
BEI	MJE
CHECKED BY:	JOB NO.:
MJE	04-002
	SDP-05-118
	SHEET 1 OF 2