

**PLANTING SPECIFICATIONS**

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable deformations. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no hidden-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", hereinafter "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and rootball protection of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the dig line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

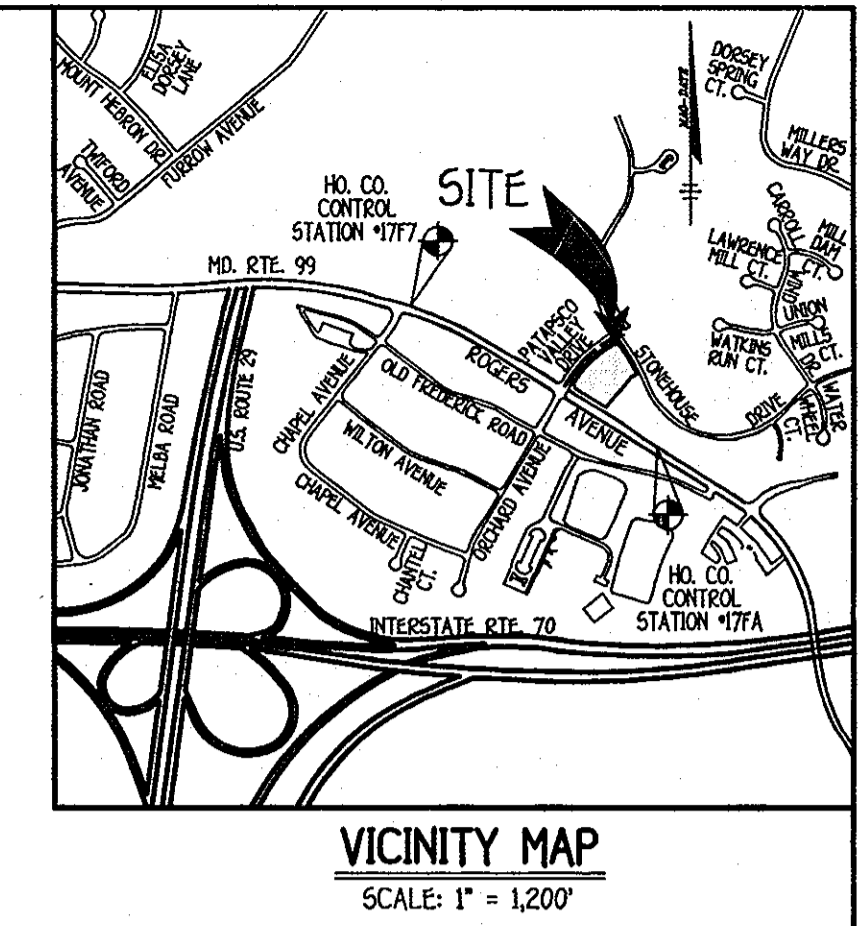
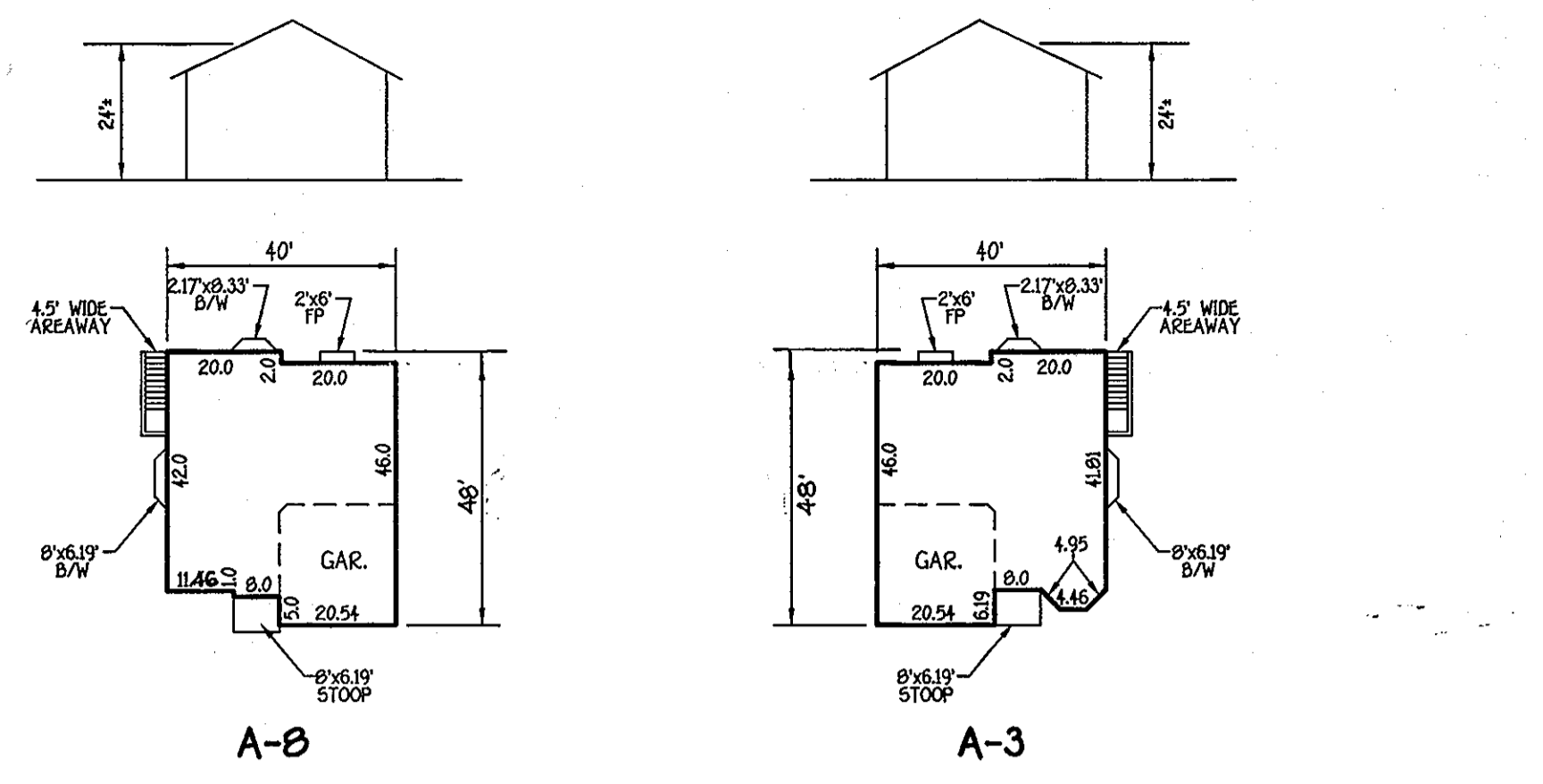
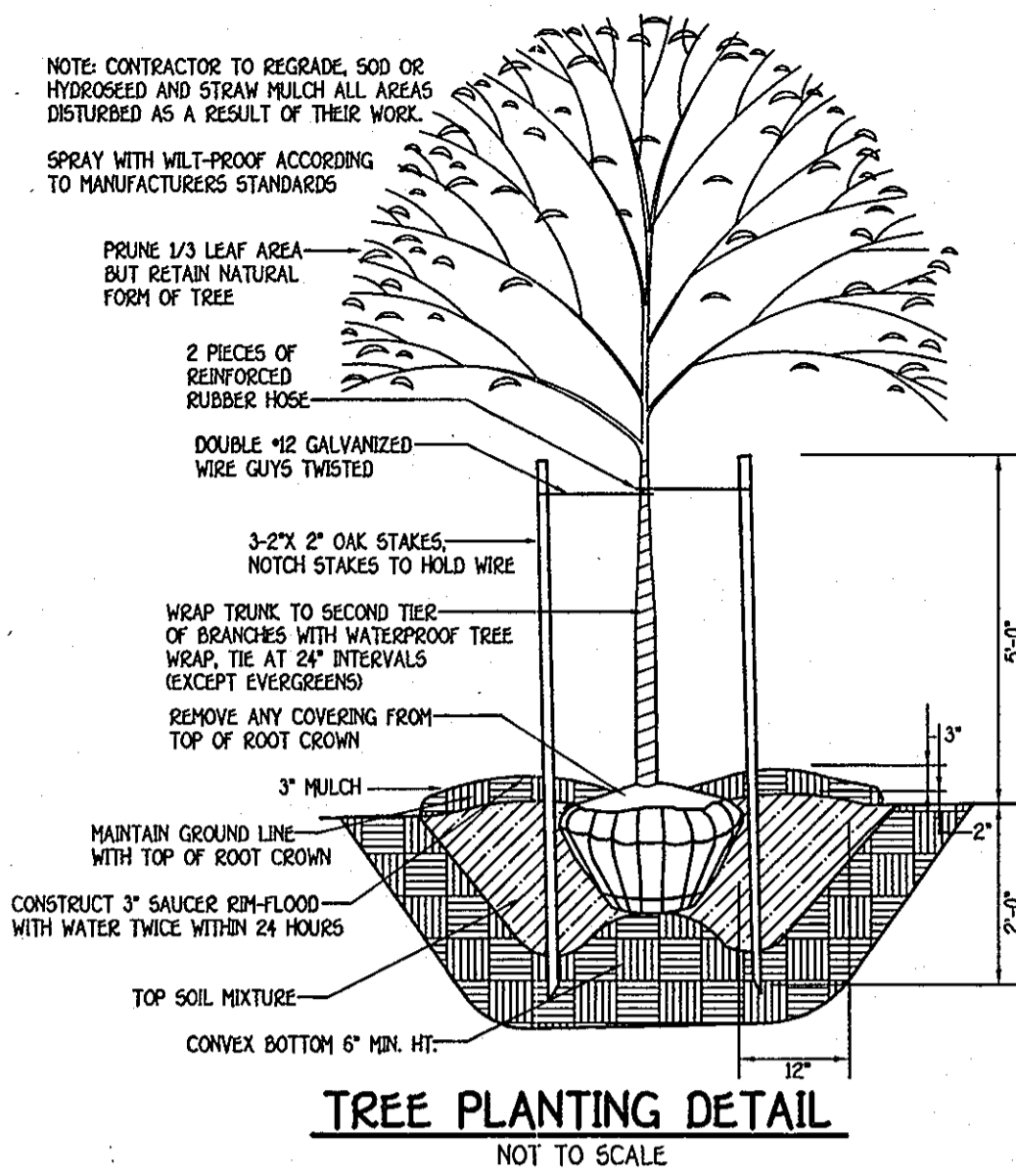
Positive drainage shall be maintained in planting beds (2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.



**BENCH MARKS**  
 T.P. 1777 ELEV. 469.29  
 N. 595,023.635  
 E. 1,363,080.366  
 LOC. NEAR INTERSECTION OF ORCHARD AVE. & STONEHOUSE DR.  
 T.P. 177A ELEV. 476.64  
 N. 594,940.361  
 E. 1,364,685.778  
 LOC. NEAR INTERSECTION OF ORCHARD AVE. & ROCKES AVE.

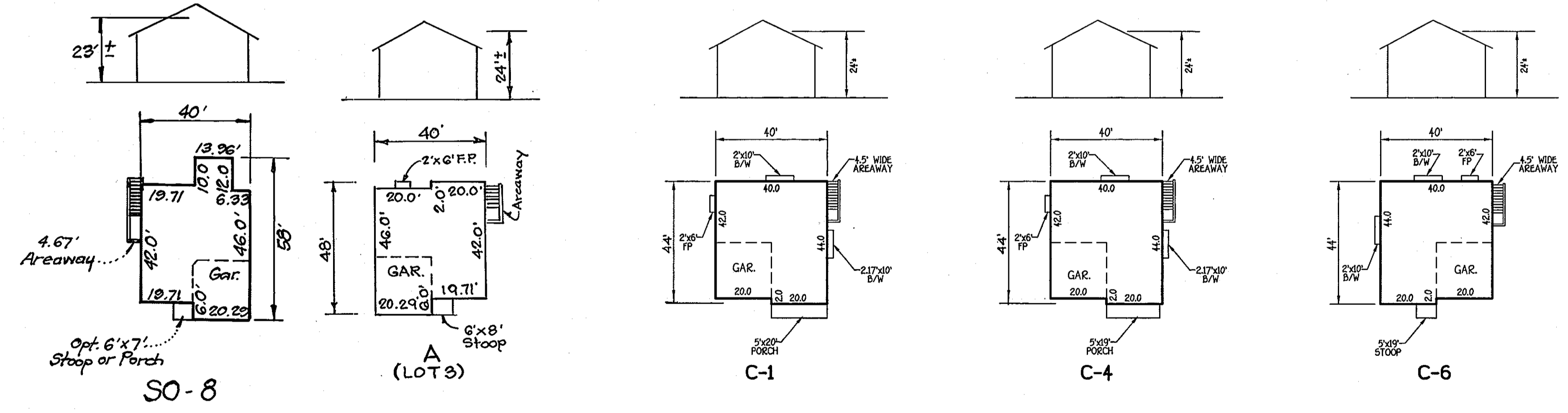
**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-5C PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE 1.5 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 8 SFD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING & CONSTRUCTION INSPECTION DIVISION AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 06-105, F 98-139, F 98-073, F 97-042 AND WAS CONT. #14-4371-D.
- THE EXISTING TOPOGRAPHY WAS TAKEN FROM FIELD RUN SURVEY WITH TWO (2) FOOT CONTOUR INTERVALS, PREPARED BY FISHER, COLLINS & CARTER, INC. ON SEPTEMBER, 2006.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 1777 N. 595,023.635 E. 1,363,080.366 ELEV. 469.29 HOWARD COUNTY MONUMENT 177A N. 594,940.361 E. 1,364,685.778 ELEV. 476.64
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-06-105 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-4371-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED WITHIN THE OVERALL DANIELS HILL OVERLOOK PROJECT. THE STORMWATER MANAGEMENT REPORT DATED FEBRUARY 1996 WAS APPROVED UNDER F-96-128. STORM WATER QUANTITY MANAGEMENT WAS PROVIDED BY THE USE OF NON-STRUCTURAL METHODS AND WATER QUALITY WAS PROVIDED BY THE SHALLOW MARSH BIVP FACILITY CONSTRUCTED UNDER F-97-412. SECTION 2, AREA 3 PLANS. THE EXISTING FACILITY IS OWNED BY HOWARD COUNTY AND PRIVATELY MAINTAINED BY THE DANIELS HILL OVERLOOK H.O.A.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED DRAWINGS FILED UNDER F-06-105.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12' (14' IF SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING 1/2" MINIMUM DEPTH OVER DRIVEWAY SURFACE.
  - C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADII.
  - D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (825-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 INSURE ALL WEATHER USE.
- LOTS 1 THRU 8 DO NOT INCLUDE WETLAND, STREAM, ASSOCIATED WETLAND BUFFERS AND STREAM BUFFERS AND STEEP SLOPES
- NO 100 YEAR FLOODPLAIN EXISTS ON SITE.
- OPEN SPACE LOT 9 IS OWNED AND MAINTAINED BY THE DANIELS HILL OVERLOOK HOMEOWNERS ASSOCIATION.
- NOSE STUDY WAS PREPARED BY MASS GROUP DATED MARCH, 2006.
- NO CEMETERIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- A PRIVATE USE-IN-COMMON DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT OF SHARED DRIVEWAY IS RECORDED SIMULTANEOUSLY WITH THE RECORDED RECORD PLAT UNDER F 06-105.
- NO GRADING REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION AREAS.
- IN ACCORDANCE WITH SECTION 12B 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.
- WAIVER FOR SECTION 4.3, PARAGRAPH B.3.5 OF VOLUME II OF THE HOWARD COUNTY DESIGN MANUAL WAS GRANTED ON OCTOBER 15, 2006 TO WAIVE BASEMENT SEWER SERVICE TO LOT 8.
- FINANCIAL SURETY FOR THE REQUIRED FOUR (4) SHADE TREES IN THE AMOUNT OF \$120,000 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOTS 1 THRU 8.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN FULFILLED PER F-06-105.

SCHEDULE A PERIMETER LANDSCAPE EDGE							
LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	SHADE TREES	EVERGREEN TREES	TOTAL TREES
LOT 1 CORNER	P-1	ADJACENT TO PROPERTY	A	262'	4	0	4

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
4		ACER SACCHARINUM GREEN MOUNTAIN GREEN MOUNTAIN/SUGAR MAPLE	2 1/2" - 3" CALIPER FULL CROWN B/B

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	11,142 SQ. FT.	520 SQ. FT.	10,622 SQ. FT.
4	10,109 SQ. FT.	1,194 SQ. FT.	8,915 SQ. FT.
5	7,231 SQ. FT.	931 SQ. FT.	6,300 SQ. FT.
6	6,825 SQ. FT.	775 SQ. FT.	6,050 SQ. FT.
7	6,716 SQ. FT.	661 SQ. FT.	6,055 SQ. FT.



**BUILDER/DEVELOPER'S CERTIFICATE**

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 15.24 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.

*B. James Greenfield* 4/2/07  
 B. JAMES GREENFIELD DATE



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
EF 4'	EARTH DIKE
SF - SF	SILT FENCE
-SIF - SIF	SUPER SILT FENCE
ECM	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
	REQUIRED LANDSCAPING PER SDP F-06-105
	PERIMETER LANDSCAPE PLANTINGS PER F-06-105
	EXISTING STREET TREE, TAKEN FROM F-06-105

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	8691 STONEHOUSE DRIVE
2	8687 STONEHOUSE DRIVE
3	2504 HOLLIFIELD LANE
4	2508 HOLLIFIELD LANE
5	2512 HOLLIFIELD LANE
6	2511 HOLLIFIELD LANE
7	2507 HOLLIFIELD LANE
8	8683 STONEHOUSE DRIVE

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 1-8 & OPEN SPACE LOT 9
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 1-8 & OPEN SPACE LOT 9
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

**SITE ANALYSIS DATA CHART**

- TOTAL PROJECT AREA: 1.5 ACRES OR 65,340 SQUARE FEET.
- AREA OF SUBMISSION: 1.5 ACRES OR 65,340 SQUARE FEET.
- LIMITS OF DISTURBANCE: 1,374 ACRES OR 59,891 SQUARE FEET.
- PRESENT ZONING DESIGNATION: R-5C.
- PROPOSED USES FOR SITE AND STRUCTURES: RESIDENTIAL SINGLE FAMILY DETACHED.
- APPLICABLE DPZ FILE REFERENCES: F-06-105, F-07-102, F-98-073, F-98-139, WAS CONT. NO. 14-4371-D.

NO.	REVISION	DATE
2	Add SO-8 hse. typical	1-6-10
1	Add A (Lot 3) house footprint	10-21-09



**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 Howard Soil Conservation District."

*Earl D. Collins* 4-2-07  
 Signature of Engineer EARL D. COLLINS DATE

**BUILDER/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 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 the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

*B. James Greenfield* 4/2/07  
 Signature of Developer B. JAMES GREENFIELD DATE

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date

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

Howard SCD Date

**OWNER/BUILDER/DEVELOPER**  
 BROOKDALE HOMES, L.L.C.  
 P.O. BOX 999  
 COLUMBIA, MARYLAND 21044  
 410-730-3939

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cynthia Hanna* 4/15/07  
 Chief, Division of Land Development Date

*Chris Deussen* 4/15/07  
 Chief, Development Engineering Division Date

*Scott Collins* 4/18/07  
 Director - Department of Planning and Zoning Date

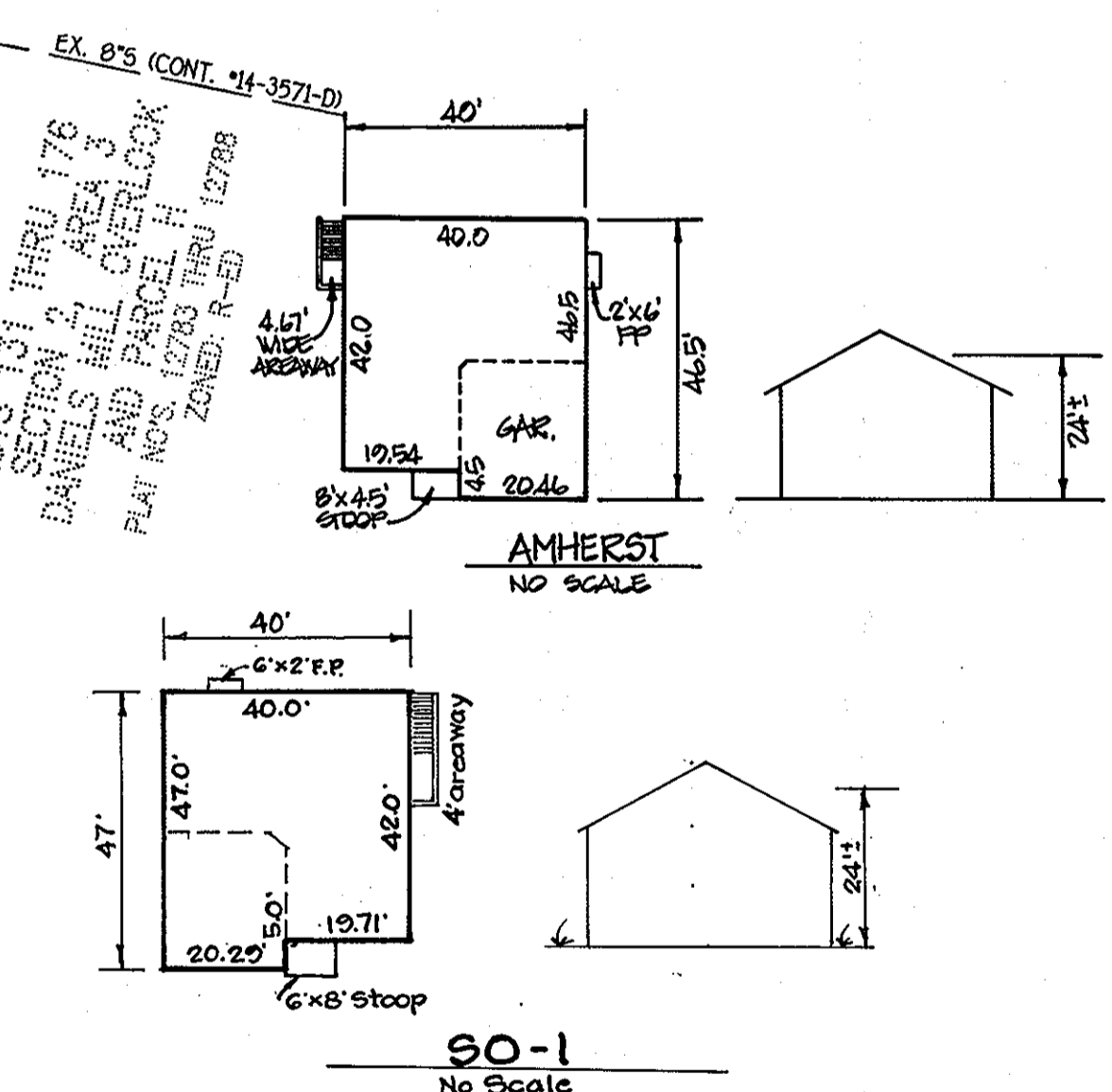
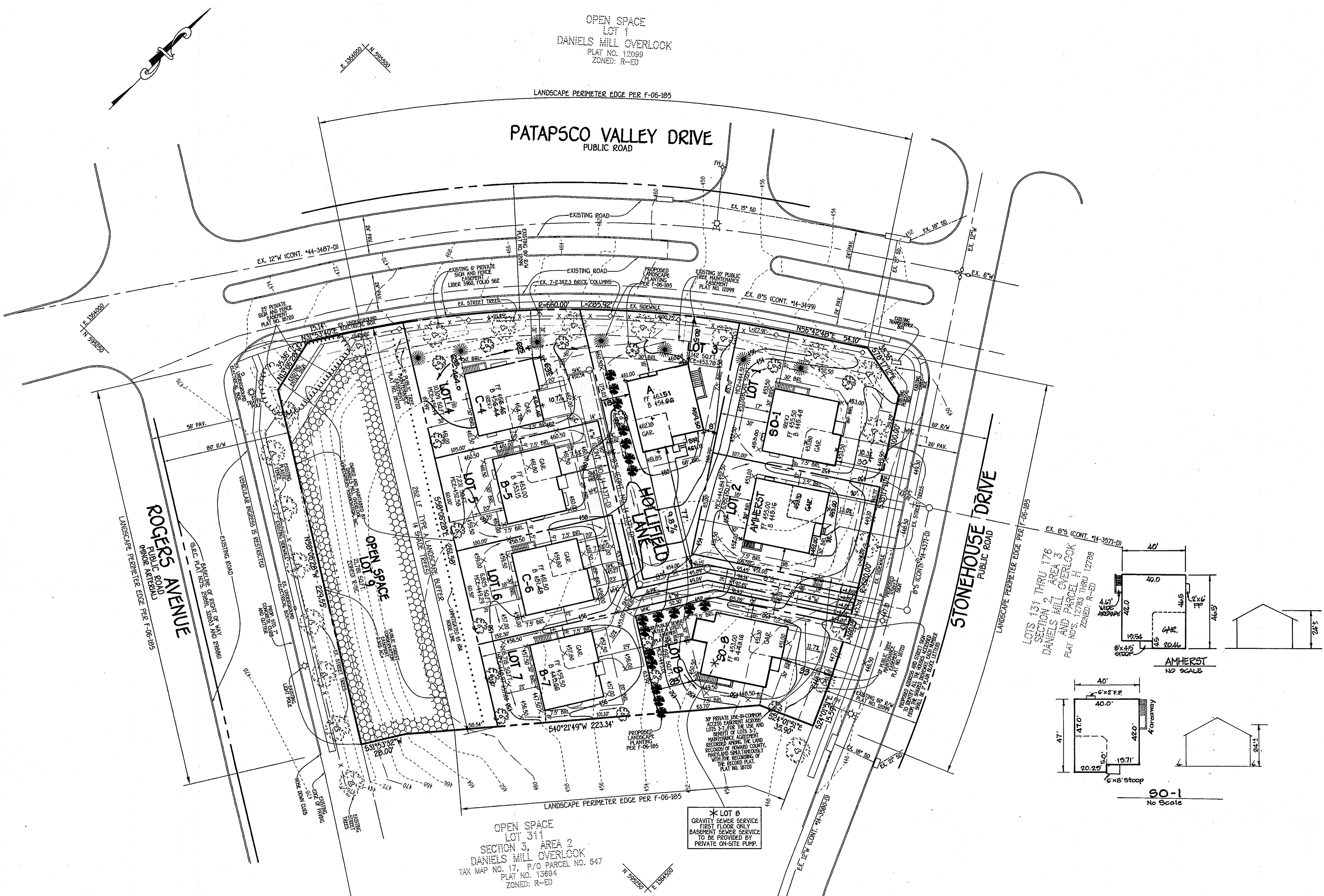
PROJECT	SECTION	LOTS NO.
STONEHOUSE OVERLOOK	N/A	1 THRU 8 / PARCEL 547

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
18720	12	R-5C	17	2	602100

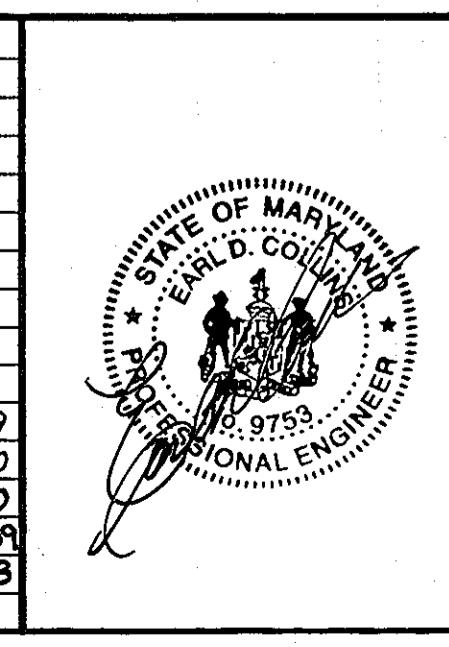
WATER CODE	SEWER CODE
C-02	7390000

**TITLE SHEET**  
 SINGLE FAMILY DETACHED  
**STONEHOUSE OVERLOOK**  
 LOTS 1 THRU 8  
 ZONED: R-5C  
 TAX MAP NO: 17 P/O PARCEL NO: 547 GRID NO: 12  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: OCTOBER, 2006  
 SHEET 1 OF 4

**SDP 07-045**



NO.	REVISION	DATE
5	REV. HSE. & GAR. LOT 2 FROM B-2 TO AMHERST	10/2/10
4	Rev. hse. on lot 1 from C-1 to SO-1	7-27-10
3	Rev. hse. lot 8 from A-8 to SO-B	1-6-10
2	Rev. hse. type & gar. Lot 3	10-21-09
1	Rev. grad. lot 4 to show As-Built Cond.	6-6-08



**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 Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 4/2/07  
**BUILDER/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 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 the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *B. James Greenfield* Date: 4/2/07

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date: *[Signature]*  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT. Date: *[Signature]*

Howard SCD Date: *[Signature]*

**OWNER/BUILDER/DEVELOPER**  
 BROOKDALE HOMES, L.L.C.  
 P.O. BOX 999  
 COLUMBIA, MARYLAND 21044  
 410-730-3939

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cynthia Hand* 4/15/07  
 Chief, Division of Land Development Date: 4/15/07  
*[Signature]* 4/12/07  
 Chief, Development Engineering Division Date: 4/12/07  
*[Signature]*  
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
STONEHOUSE OVERLOOK	N/A	1 THRU 8/ PARCEL 547

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10720	12	R-5C	17	2	602100

WATER CODE: C-02 SEWER CODE: 7390000

**SITE DEVELOPMENT PLAN**  
 SINGLE FAMILY DETACHED  
**STONEHOUSE OVERLOOK**  
 LOTS 1 THRU 8  
 ZONED: R-5C

TAX MAP NO: 17 P/O PARCEL NO: 547 GRID NO: 12  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: OCTOBER, 2006  
 SHEET 2 OF 4

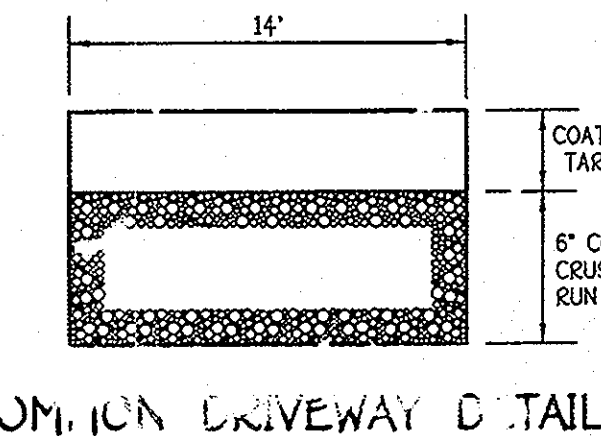
**SDP 07-045**

1/10/09 10:05:09 AM 11/10/09 10:05:09 AM 3/29/2007 5:58:55 PM 1/30

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	4101 HOGG COURT
2	4105 HOGG COURT
3	4109 HOGG COURT
4	4113 HOGG COURT
5	4117 HOGG COURT
6	4121 HOGG COURT
7	4125 HOGG COURT
8	4111 HOGG COURT
9	4110 HOGG COURT
11	8225 MAPLE CLIFFE WAY
12	8229 MAPLE CLIFFE WAY
13	8233 MAPLE CLIFFE WAY
14	8237 MAPLE CLIFFE WAY
15	8241 MAPLE CLIFFE WAY
16	8228 MAPLE CLIFFE WAY
17	8224 MAPLE CLIFFE WAY
18	8220 MAPLE CLIFFE WAY
19	8216 MAPLE CLIFFE WAY
20	3212 MAPLE CLIFFE WAY
21	8208 MAPLE CLIFFE WAY
22	8204 MAPLE CLIFFE WAY

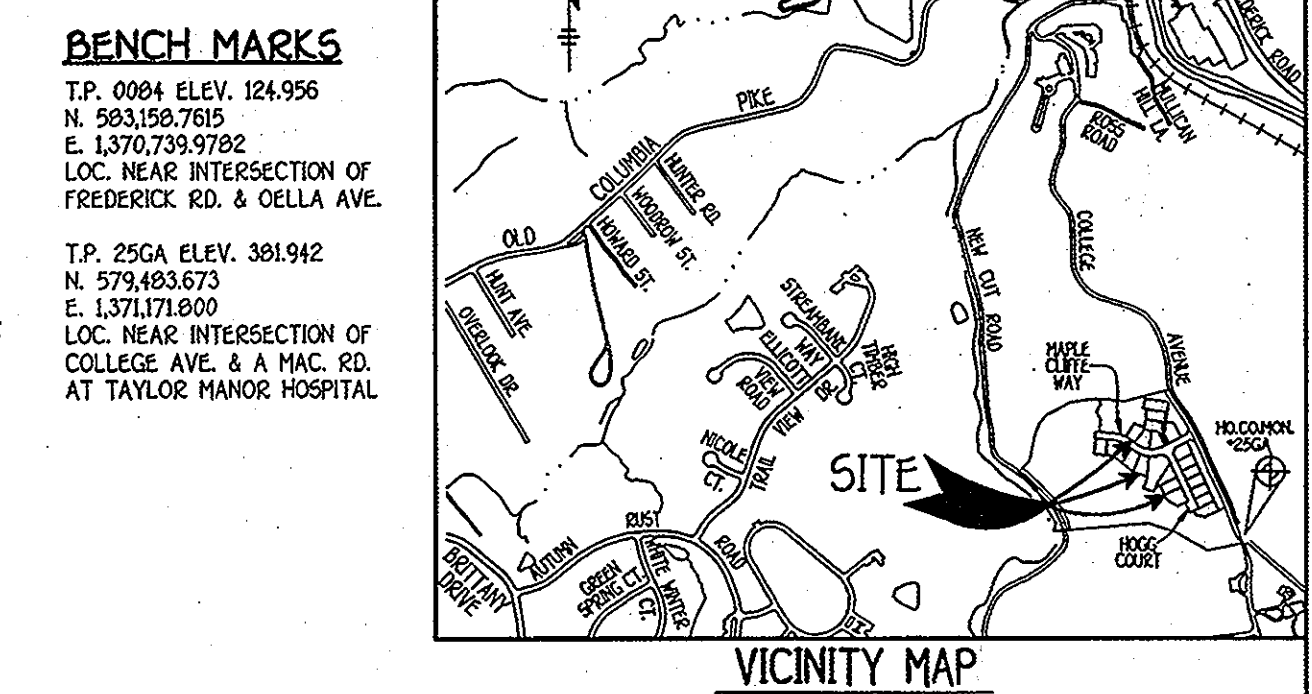
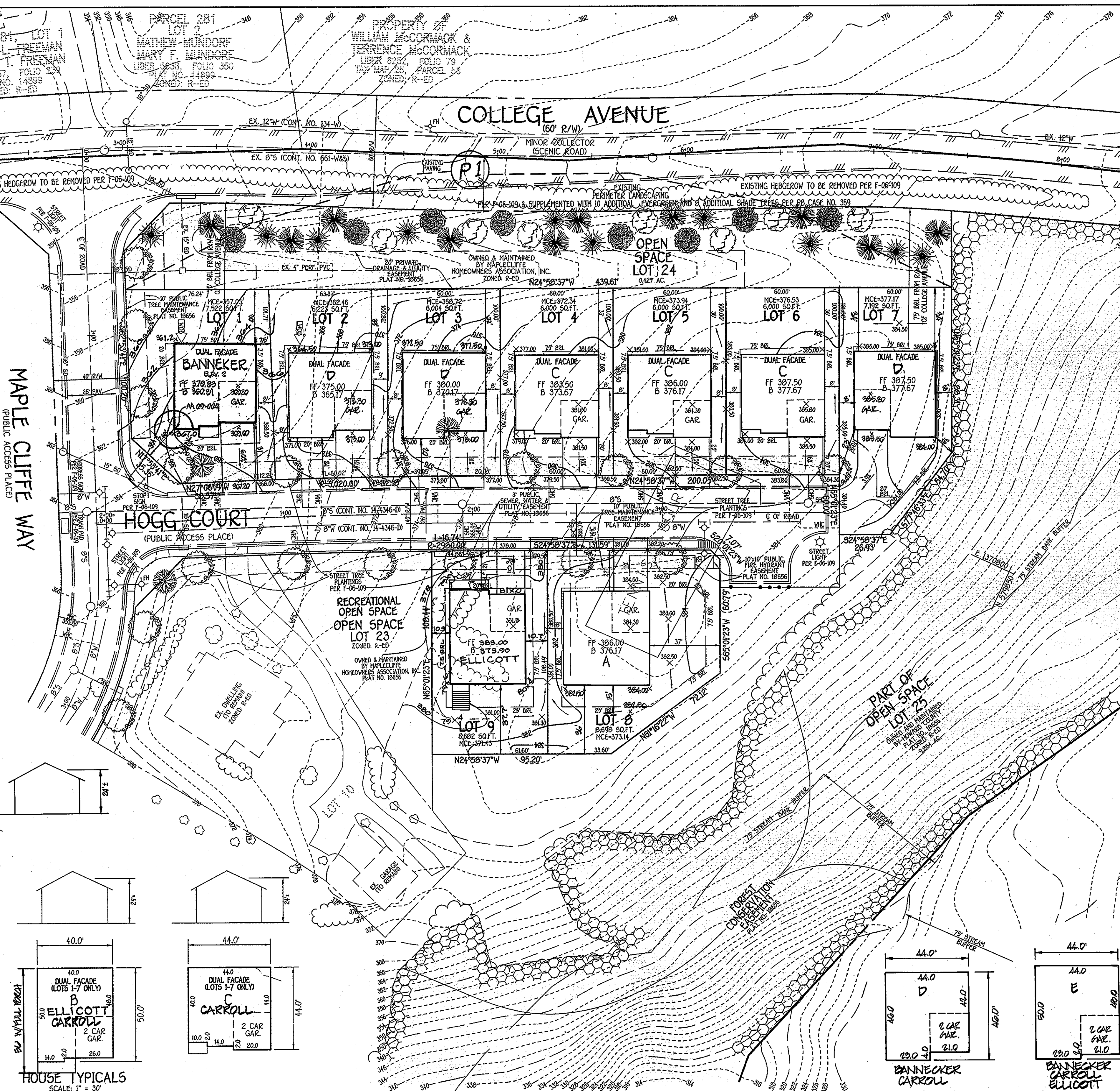
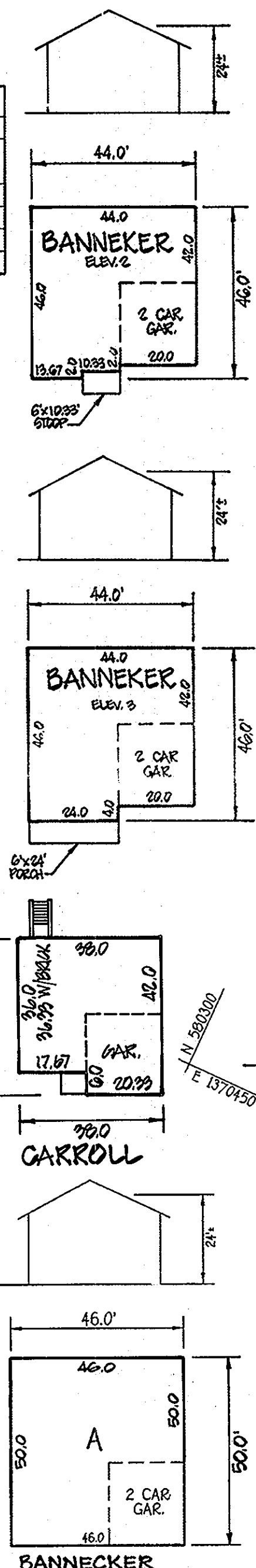
INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, GENERAL NOTES, TEMPLATES & SITE DEVELOPMENT & LANDSCAPE PLAN LOTS I THRU 9
SHEET 2	TITLE SHEET, GENERAL NOTES, TEMPLATES & SITE DEVELOPMENT & LANDSCAPE PLAN LOTS II THRU 22
SHEET 3	SEDIMENT/EROSION CONTROL & LANDSCAPE PLAN LOTS I THRU 9
SHEET 4	SEDIMENT/EROSION CONTROL & LANDSCAPE PLAN LOTS II THRU 22
SHEET 5	SEDIMENT/EROSION CONTROL NOTES & DETAILS

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
19	7,134 SQ. FT.	779 SQ. FT.	6,355 SQ. FT.
20	7,903 SQ. FT.	1,093 SQ. FT.	6,810 SQ. FT.
21	10,076 SQ. FT.	1,533 SQ. FT.	8,543 SQ. FT.



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
+	PROPOSED ELEVATION
▭	WALKOUT BASEMENT
-S-	SILT FENCE
-SF-SF-	SUPER SILT FENCE
⊖	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
☀	TREES REMOVED PER F-06-109
🌳	PERIMETER LANDSCAPING PLANTINGS PER F-06-109
🌳	STREET TREE PLANTINGS TAKEN FROM F-06-109
🌳	LANDSCAPING PROPOSED PER THIS PLAN

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 10-04-07



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-ED PER 02/02/04 COMPREHENSIVE ZONING PLAN AND FOR HOWARD COUNTY COMP LITE AMENDMENTS, EFFECTIVE JULY 28, 2006.
  - TOTAL AREA OF 2 LOTS 1.24 ACRES.
  - TOTAL NUMBER OF LOTS SUBMITTED: 21.50
  - THE CONTRACTOR SHALL NOTIFY "HOGG UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING & CONSTRUCTION INSPECTION DIVISION AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES F-06-109, SP-04-10, PLAT NO. 18655 TO 18658, WAS CONT. NO. 14-436-D, AA-06-018 AND P.A. CASE NO. 369.
  - THE EXISTING TOPOGRAPHY WAS TAKEN FROM FIELD RUN SURVEY WITH TWO (2) FOOT CONTOUR INTERVALS, PREPARED BY FISHER, COLLINS & CARTER, INC. ON JUNE, 2006.
  - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, HANCOCK COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 0094 N 58150.76130 E 1370739.9782 HOWARD COUNTY MONUMENT 077A N 579483.6730 E 1371718000
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-06-109. AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-436-D.
  - ENC. ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
  - THIS PLAN IS IN COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS PROJECT IS GRANTING RIGHTS TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS BECAUSE THE PRELIMINARY EQUIVALENT SKETCH PLAN SP-04-10 WAS IN PROGRESS AND APPROVED ON JUNE 16, 2005, WHICH IS PRIOR TO MAY 22, 2003, THE EFFECTIVE DATE OF THE AMENDED FIFTH EDITION. THE PLAN IS SUBJECT TO THE 2003 ZONING REGULATIONS AS AMENDED BY CS 50-2001, EFFECTIVE 1-8-02, BECAUSE SP-04-10 WAS TECHNICALLY COMPLETE ON JANUARY 31, 2005. AFTER THE 1-8-02 EFFECTIVE DATE OF CS 50-2001.
  - PERIMETER AND STORMWATER LANDSCAPING AND STREET TREES SHALL BE PROVIDED AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR F-06-109. SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT UNDER F-06-109. IN ACCORDANCE WITH THE DECISION RECORDED PER CASE NO. 369, A SECOND ROW OF TYPE "B" BUFFER SHALL BE PLACED ALONG THE BERM ON OPEN SPACE LOT 24 AND II SHADE TREES SHALL BE PLACED ALONG THE SHARED DRIVEWAY FOR LOTS 19 TO 21 AND ON LOTS 18, 22 AND OPEN SPACE LOT 26, AS SHOWN ON THIS SITE PLAN SURETY FOR 19 SHADE TREES AND 10 EVERGREEN TREES IN THE AMOUNT OF \$7200.00 SHALL BE POSTED WITH THE GRADING PERMIT FOR SP-07-128.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12' (6) IF SERVING MORE THAN ONE RESIDENCE.  
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1/2" MIN) C) GEOMETRY MINIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS. D) STRUCTURES - BARRIERS/CURBS/CAPABLE OF SUPPORTING 25 GROSS TONS (ONE-LOADING) E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
  - LOTS 1 THRU 9 & 11 THRU 22 DO NOT HAVE ANY WETLANDS, STREAM, ASSOCIATED BUFFERS OR STEEP SLOPES.
  - NO 100 YEAR FLOODPLAIN EXIST ON SITE.
  - OPEN SPACE LOTS 23, 24 AND 26 ARE OWNED AND MAINTAINED BY THE MAPLECLIFFE HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY. MATERIAL AS REFERENCED REFERENCE L10703 F.295.
  - NOISE STUDY WAS PREPARED BY MARS GROUP DATED APRIL 23, 2006.
  - NO CEMETERIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
  - A PRIVATE USE-OPEN DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT FOR SHARED DRIVEWAY WITH LOTS 19, 20 & 21 HAS BEEN RECORDED AS L10376 F.311.
  - NO GRADING REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION AREAS.
  - IN ACCORDANCE WITH SECTION 120 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOY 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.
  - THE FOREST CONSERVATION REQUIREMENTS FOR SECTION 120.00 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FILLED BY 917 ACRES OF ON-SITE RETENTION WHICH IS SUFFICIENT TO MEET AND EXCEED THE BREAK EVEN POINT OF 51 ACRES OF RETENTION. EXCESS FOREST RETENTION MAY NOT BE CREDITED TO ANOTHER PROJECT. SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$79800.00 UNDER F-06-109.
  - WATER METER LOCATIONS PROVIDED ARE PER THE APPROVED WATER CONTRACT NO. 14-436-D.
  - IN ACCORDANCE WITH AND PER CASE NO. 369, HOMES LOCATED ON LOTS 1 TO 7 WHICH BACK UP TO OPEN SPACE LOT 24 AND WHICH OVERLOOK COLLEGE AVENUE, SHALL BE CONSTRUCTED SO AS TO HAVE A "DUAL FACADE" TO DRAMATICALLY ENHANCE THE HISTORIC AND SCENIC CHARACTER OF THE NEIGHBORHOOD. THESE HOMES WILL PRESENT AN ARTIFICIAL FRONT FACADE TO COLLEGE AVENUE. THE HOWARD COUNTY PLANNING BOARD AT ITS REGULARLY SCHEDULED MEETING HELD ON OCTOBER 4, 2007, CONSIDERED THIS SITE DEVELOPMENT PLAN APPROVED.
  - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. RETENANCE VOLUME WILL BE PROVIDED THROUGH THE USE OF A DRY SHALE WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A MICROPOOL, EXTENDED DETENTION POOL, OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. STORMWATER MANAGEMENT HAS BEEN DESIGNED AND CONSTRUCTED UNDER F-06-109. A P.A. 05-19 WAS GRANTED TO REMOVE THE SETBACKS ON LOT 22 BUT IS NO LONGER NECESSARY SINCE THE PROPOSED DWELLING SHOWN ON THIS SITE PLAN MEETS THE REQUIRED SETBACKS.
  - IN ACCORDANCE WITH THE DECISION OF PLANNING BOARD CASE NO. 369 LANGUAGE HAS BEEN INCLUDED IN THE HOMEOWNERS COVENANTS AND RESTRICTIONS FOR THIS DEVELOPMENT WHICH RESTRICT THE PLACEMENT OF CERTAIN STRUCTURES AT THE REAR OF THE LOTS.

**SITE ANALYSIS DATA CHART**

A. TOTAL PROJECT AREA:	3.24 ACRES OR 14117 SQUARE FEET.
B. AREA OF SUBMISSION:	3.24 ACRES OR 14117 SQUARE FEET.
C. LIMITS OF DISTURBANCE:	1.827 ACRES OR 79,584 SQUARE FEET.
D. PRESENT ZONING DESIGNATION:	R-ED
E. PROPOSED USES FOR SITE:	RESIDENTIAL
F. PROJECT SUBJECT TO P.A. CASE NO. 369.	

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL OFFICE: 1000 W. 11th St., Suite 100, Annapolis, MD 21403  
ELICOTT CITY, MARYLAND 21042  
TEL: 410-291-2992

NO.	REVISION	DATE
6	REV. GRD LOT 1 TO REFLECT AS-BUILT COND	10/11/07
5	REV. GRADING LOT 9 TO REFLECT AS-BUILT	7/7/07
4	REV. AND GEN. NOTES TO ACCOMMODATE WORK	7/1/07
3	ADD CARROLL MODEL INCL. TO GEN. BOX	6/2/07
2	ADDED FULL PITCH TO ELLICOTT HOUSE FBAL	4/19/07
1	REV. HSG. & GRD. LOT 1, PER APPROVED P.A. 05-19A	4/19/07

**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 Howard Soil Conservation District."

Signature of Engineer: *Earl D. Collins* 10-25-07 Date  
Earl D. Collins, Professional Engineer, License No. 31753

**DEVELOPER'S CERTIFICATE**  
"We certify that all development and construction will be done according to this plan for sediment and erosion control 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 the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer: *Robert Dorsey, Jr.* 10-26-07 Date  
Robert Dorsey, Jr., Subject Dorsey, Jr.

**PROFESSIONAL CERTIFICATION** I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9753, EXPIRATION DATE: 2/28/08.

Signature: *Earl D. Collins* 10-25-07 Date  
Earl D. Collins

**OWNER/BUILDER/DEVELOPER**  
DORSEY FAMILY HOMES  
10717-B BIRMINGHAM WAY  
WOODSTOCK, MARYLAND 21163  
410-465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Chris Harwood* 12/1/07 Date  
Chris Harwood, Chief, Division of Land Development

Signature: *Bob Collins* 12/26/07 Date  
Bob Collins, Director - Department of Planning and Zoning

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
18655 THRU 18658	14	R-ED	25	SECOND	602304
WATER CODE	SEWER CODE				
F-04	1450000				

**SITE DEVELOPMENT AND LANDSCAPE PLAN**

**SINGLE FAMILY DETACHED**

**HOGG PROPERTY**

LOTS 1 THRU 9 & 11 THRU 22

TAX MAP NO.: 25 PARCEL NO.: 64 GRID NO.: 14  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: MAY, 2007  
SHEET 1 OF 5

SDP 07-128

