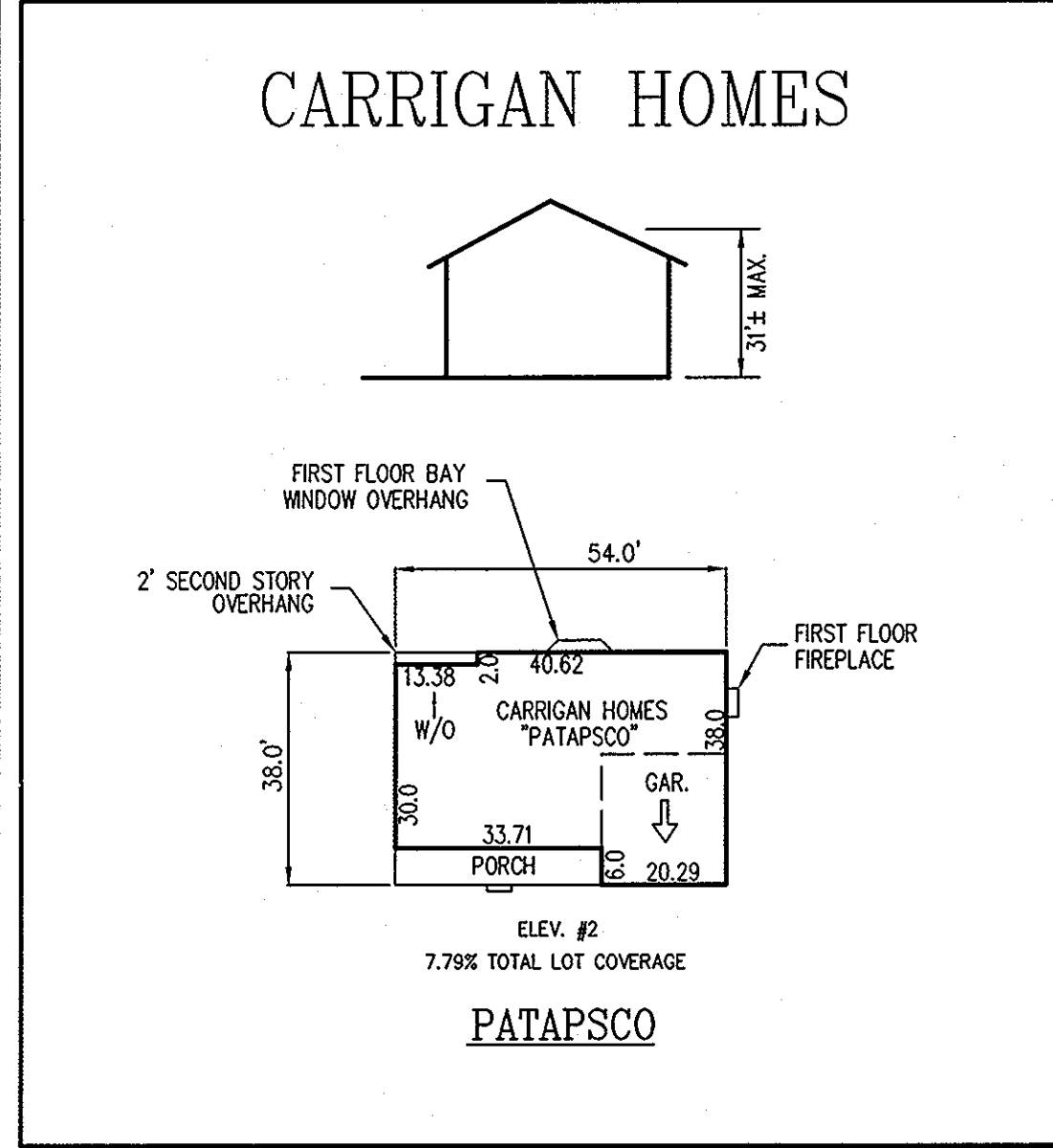
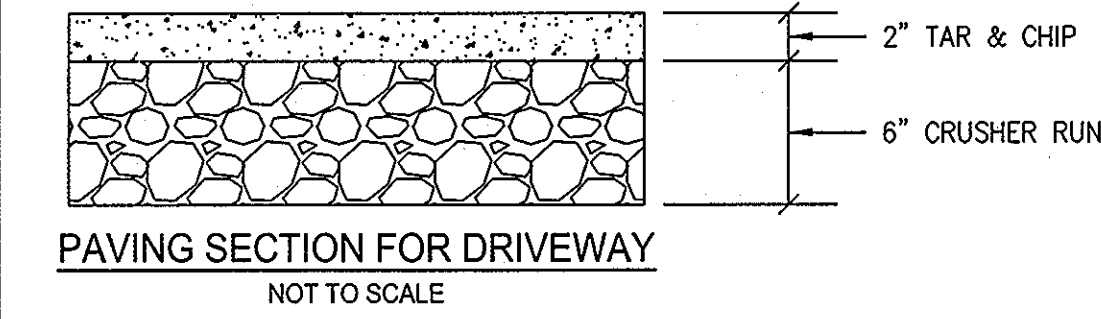
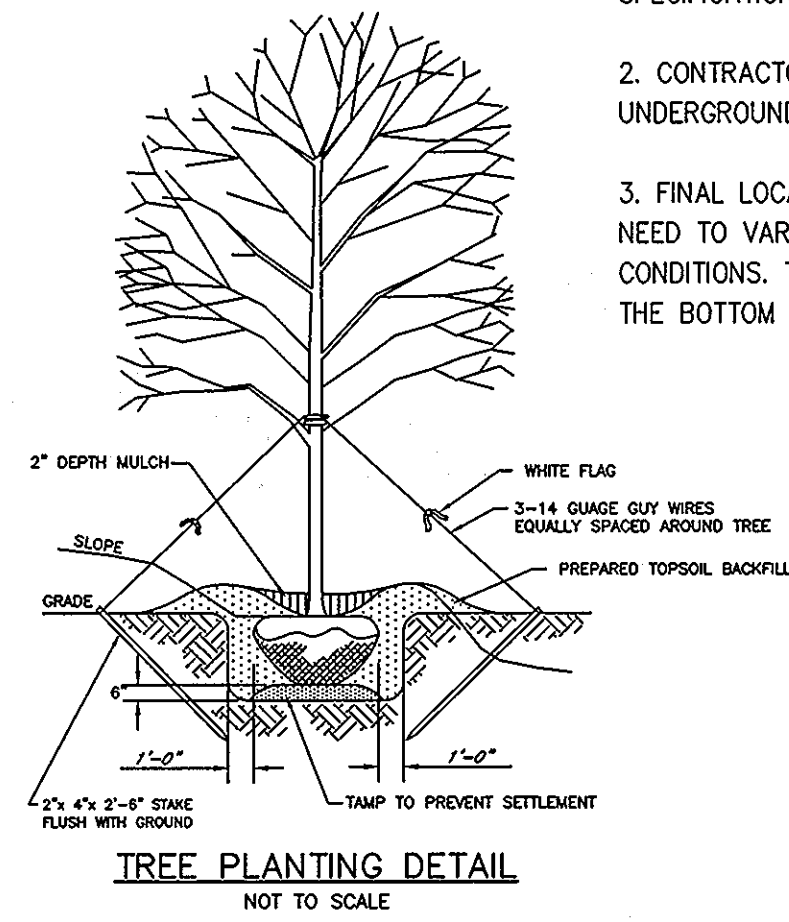


PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name	Size / Root
AR	2	Acer rubrum	Red Maple	2.5"-3" Caliper / B&B

SCHEDULE A - PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Edge Type	None required	Type A
Linear Feet of Roadway Frontage / Perimeter	-	563
Credit for Existing Vegetation	-	Yes
Credit for Wall, Fence or Berm	-	-
Number of Plants Required	-	10
Shade Trees (1/80 LF)	-	10
Evergreen Trees	-	0
Shrubs	-	0
Number of Plants Provided	-	10.5
Shade Trees	-	2
Evergreen Trees	-	0
Other Trees	-	0
Shrubs	-	0
Credit for Existing Vegetation	-	8.5



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 W. Dehn 4/24/07
 Signature of Engineer (print name below signature) DATE

REVIEWED FOR HOWARD COUNTY SCD AND MEETS TECHNICAL REQUIREMENTS
Jim Meyer 5/4/07
 USNR NATURAL RESOURCES CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY HOWARD SOIL CONSERVATION DISTRICT
John R. Paulston 5/4/07
 HOWARD SCD DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John DeMunn 5/10/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Linda Hamilton 5/11/07
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Joseph D. Woyce 5/15/07
 DIRECTOR DATE

Developer's/Builders Certificate
 I/We certify that the landscaping shown on this plan will be done according to plan, section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certification of Landscape Installation, accomplished by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.
Owens Kelly 4-24-07
 Name Date

NO.	DESCRIPTION	BY	DATE

PLANTING NOTES:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL AND CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.

NOTES:

- STAKE ALL EVERGREEN TREES UNDER 12' GUY TREES 12' AND OVER AS SPECIFIED FOR DECIDUOUS TREES.
- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
- NEVER CUT LEADERS.
- PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES.

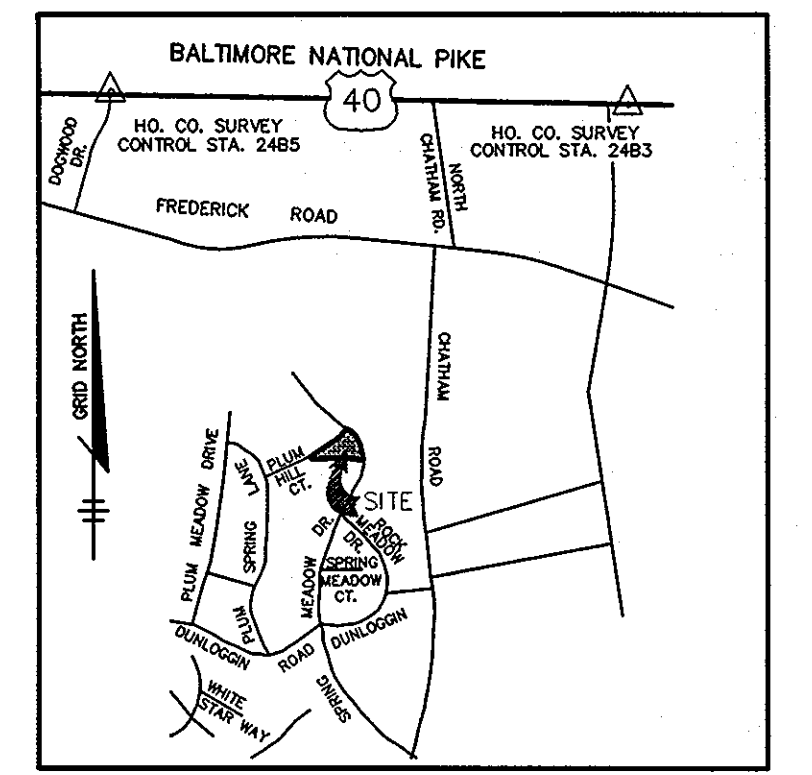
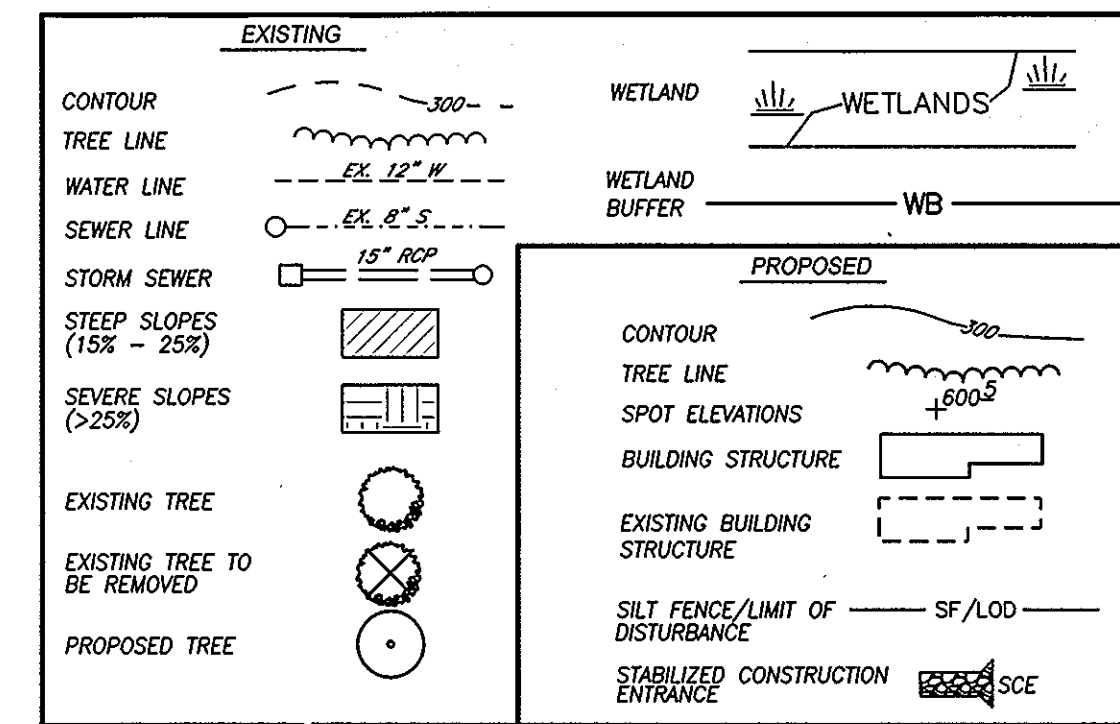
SITE ANALYSIS DATA CHART

- A) TOTAL PROJECT AREA: 25988.70 SQ. FT. (0.59 AC.±)
- B) AREA OF PLAN SUBMISSION: 25988.70 SQ. FT. (0.59 AC.±)
- C) LIMIT OF DISTURBED AREA: 4987.50 SQ. FT. (0.11 AC.±)
- D) ZONING DESIGNATION: R-20
- E) PROPOSED USE FOR SITE AND STRUCTURES: RESIDENTIAL SINGLE FAMILY DETACHED
- F) TOTAL # OF UNITS ALLOWED PER FINAL PLAT: 1
- G) TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION: 1
- H) BUILDING COVERAGE OF SITE: 2025.25 SQ. FT. (0.04 AC.±)=7.79%
- I) IMPERVIOUS COVERAGE OF SITE: 3125.26 SQ. FT. (0.07 AC.±)=12.02%
- J) OFF STREET PARKING SPACES PROPOSED/REQUIRED = 2
- K) PREVIOUS DPZ FILE REF F-05-009, WP-05-007 AND F-01-09.

GENERAL NOTES CONT.

- 30. THIS SDP IS SUBJECT TO WAIVER PETITION, WP-05-007 WHICH WAS A WAIVER TO SECTION 16.120(b)(4)(ii)(b) OF THE SUBDIVISION REGULATIONS. THE WAIVER PETITION, DATED 01-25-05 INCLUDES THE FOLLOWING 3 CONDITIONS:
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, OR WITH IN THE 100-YEAR FLOODPLAIN. NO WAIVERS WILL BE GRANTED FOR IMPACTS TO THE FLOODPLAIN, STREAM OR THEIR BUFFERS.
 - ON THE CORRESPONDING RESUBDIVISION PLAT (F-05-009), A 35' STRUCTURE SETBACK SHALL BE DELINEATED FROM THE EDGE OF THE ENVIRONMENTAL FEATURES (FLOODPLAIN, STREAM BANK BUFFER, STEEP SLOPES, WETLANDS BUFFER). THE HOUSE TO BE CONSTRUCTED ON LOT 48 MUST BE SITUATED WITHIN THE BUILDING ENVELOPE ESTABLISHED BY THE ZONING REGULATIONS AND THIS ENVIRONMENTAL SETBACK.
 - A ROAD CONSTRUCTION DRAWING MUST BE SUBMITTED WITH THE FINAL PLAT SHOWING THE CONSTRUCTION DETAILS FOR THE EXTENSION OF THE EXISTING PIPE WITHIN THE 20' DRAINAGE AND UTILITY EASEMENT. IF THIS PIPE IS NOT EXTENDED, THIS WAIVER SHALL BE RENDERED INVALID.

LEGEND



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED AS R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR & CHIP COATING (1-1/2" MINIMUM).
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED UNDER CONTRACTS 125-S AND 442 W&S RESPECTIVELY.
- PER SECTION 5.2.9 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III - ROADS AND BRIDGES, THIS RESUBDIVISION DOES NOT FALL WITHIN THE LOCALIZATION GUIDELINES TO REQUIRE A NOISE STUDY.
- THE 100 YEAR FLOODPLAIN SHOWN ON THE PLAT WAS PREPARED BY RIEMER MUEGGE & ASSOCIATES, INC. ON OR ABOUT JUNE 2000. THE WETLANDS SHOWN ON THE PLAT WERE DELINEATED ON OR ABOUT MAY 2000.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 24B5 (N 586956.2278ft, E 1356570.808ft, ELEV. 390.253) AND 24CA (N 586506.180 sft, E 1361634.29, ELEV. 398.336).
- THE PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 08, 2000 BY RIEMER MUEGGE AND ASSOCIATES, INC. TOPOGRAPHY AND SUPPLEMENTAL BOUNDARY VERIFICATION BY THE RBA GROUP, INC. ON JUNE 28, 2004.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$600.00 FOR 2 SHADE TREES HAS BEEN POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION.
- ALL UTILITIES ARE SHOWN EXISTING AND AVAILABLE FOR SERVICE.
- ALL ROADWAYS SHOWN ARE PUBLIC AND EXISTING.
- PUBLIC WATER AND SEWER IS AVAILABLE.
- ALL UTILITIES AND EXISTING FEATURES ARE REFERENCED FROM APPROVED HOWARD COUNTY WATER MAIN PLAN WS-208-W AND WATER AND SEWER CONTRACT # 14-3503-D & 10-1214-D. LOCATION OF THESE FEATURES SHOWN HEREON ARE APPROXIMATE LOCATIONS FOR CONTRACTOR'S INFORMATION. THE CONTRACTOR SHALL LOCATE EXISTING FEATURES IN ADVANCE AND TAKE NECESSARY ACTIONS TO ENSURE THE PROTECTION AND PRESERVATION OF THESE FEATURES. ANY DAMAGE TO THESE FEATURES DURING THE CONSTRUCTION PROCESS WILL BE REPAIRED IMMEDIATELY AND WILL BE UNDER THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR WILL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 BUSINESS-HOURS IN ADVANCED PRIOR TO ANY CONSTRUCTION AND EXCAVATION.
- THE CONTRACTOR WILL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE WORKING DAYS PRIOR TO PROCEEDING WITH ANY EXCAVATION WORK.
- WETLANDS, A STREAM, AND THEIR BUFFERS ARE PRESENT ON THE SITE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE LATEST ADDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE PLACED PRIOR TO ANY PLACEMENT OF PAVING.
- A CERTIFIED LANDSCAPE PLAN IS ON-FILE WITH THE RECORDED PLAT # 18105 AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY A FEE-IN-LIEU PAYMENT OF \$2359.80 TO THE HOWARD COUNTY FOREST CONSERVATION FUND, PER F-05-009.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON THIS SITE.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV, DETAIL R.6.06.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS ON THIS SITE DEVELOPMENT PLAN ARE NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION USE, SEE APPROVED FINAL PLANS F-05-009 & APPROVED WATER & SEWER CONTRACT PLANS.
- SHC ELEVATION SHOWN IS LOCATED AT THE PROPERTY LINE.
- SOIL BORINGS (SB-1) TESTS WERE PERFORMED BY MARSHALL ENGINEERING, INC. ON FEB. 2003
- NO STORM WATER MANAGEMENT REQUIRED/PROVIDED PER CHAPTER 5 OF SWM MANUAL PAGE 5-1 DISTURBED AREA LESS THAN 5,000 SQ. FT.
- THERE IS A 35-FOOT ENVIRONMENTAL SETBACK FROM THE EXISTING FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT.

48 Hours
 Before You Dig
 Call
"MISS UTILITY"
 Service Protection Center

 MEMBER
 OF
 THE
 NATIONAL
 ASSOCIATION
 OF
 MISS
 UTILITY
 SYSTEMS
 INTERNATIONAL
 CALL TOLL FREE
 1-800-257-7777

ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
Lot 48 / P. 1108	3746 Spring Meadow Drive

PERMIT INFORMATION CHART					
Subdivision Name	DUNLOGGIN II	Section/Area	Sec. 7 / Area 2	Lot/Parcel No.	Lot 48 / P. 1108
Plat # or L/F	18105	Grid #	10	Zoning	R-20
Water Code	1-F-08	Tax Map No.	24	Elect Distr	2nd ELEC. DIST.
		Sewer Code		Census Tract Book	602306
					5753204

Sheet Index	
Sheet Title	Sheet No.
Site Development, Landscape, Sediment and Erosion Control Plan	1 of 2
Drainage Area Map, Sediment and Erosion Control Details	2 of 2

NOTE:
 10 YEAR SWALE FLOW OVER DRIVEWAY = 0.38 CFS.
 NO CULVERT IS NECESSARY
 DRIVEWAY STD. R.6.06

The **RBA-** Group, Inc.
 ENGINEERS • ARCHITECTS • PLANNERS
 7164 Columbia Gateway Drive, Suite 205
 Columbia, Maryland 21046
 Phone (410) 312-0988, Fax. (410) 312-0897

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 Robert W. Dehn
 4/24/07

OWNER/DEVELOPER:
 CREIGHTON E NORTHROP III
 12345 WAKE FOREST ROAD
 CLARKSVILLE, MD 21029
 (410) 531 - 0321
BUILDER:
 CARRIGAN HOMES, INC.
 9812 CATTILNS COURT
 ELLICOTT CITY, MD 21042
 (410) 465 - 7755

SCALE:
 GRAPHIC SCALE 1"=30'
 10' 0' 30'
DRAWN BY: DW/KG
CHECKED BY: KH
DATE: 04/23/07
JOB NO. M3904.00
SHEET NO. 1 OF 2

SDP AND SEC PLAN
DUNLOGGIN II
 SECTION 7, AREA 2, LOT 48
 SINGLE FAMILY DETACHED
 PLANS PREPARED FOR:
Carrigan Homes
 TAX MAP 24 GRID 10 PARCEL 1108
 ELECTION DISTRICT NO. 2 ZONE R-20
 Howard County, Maryland

