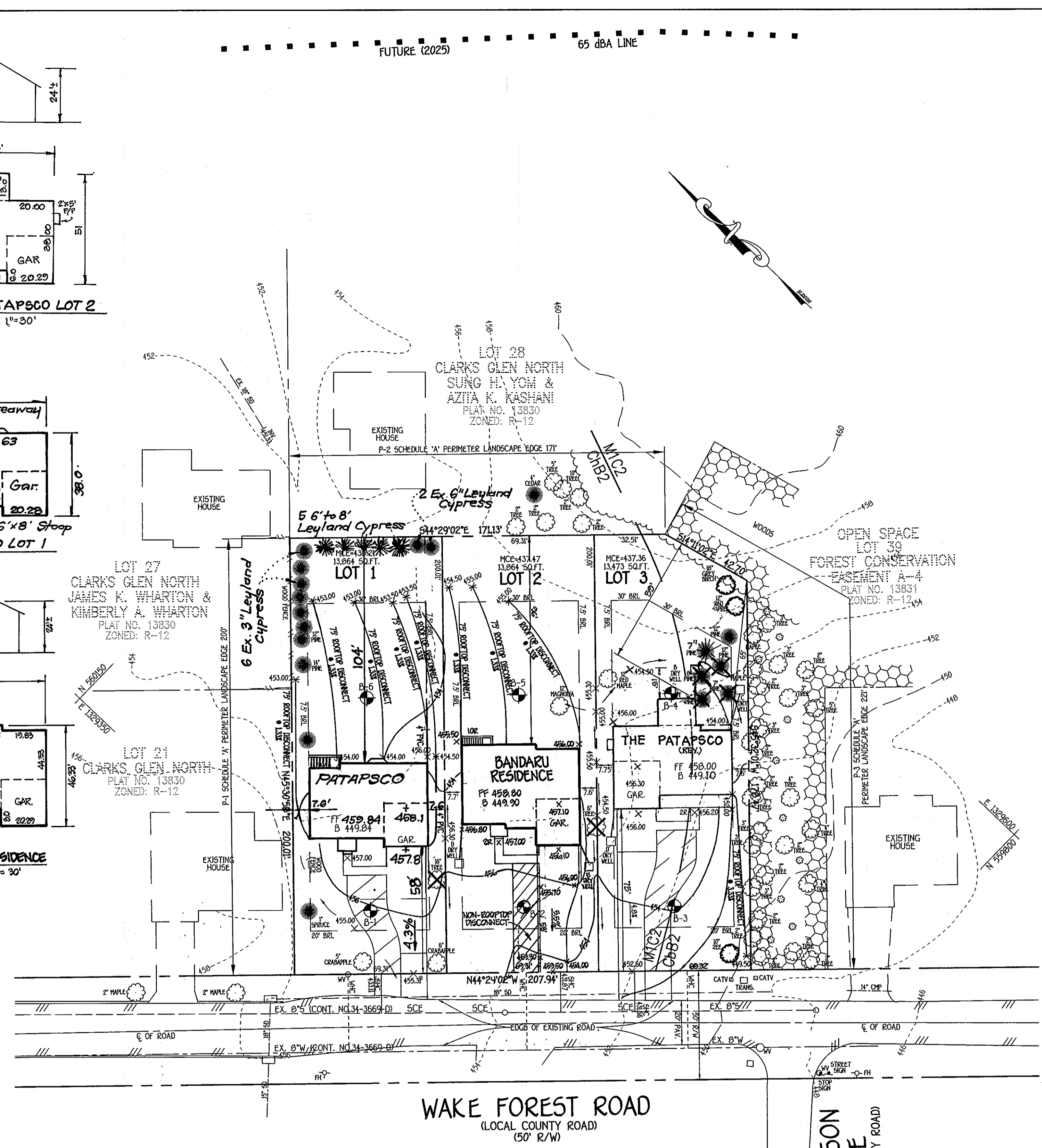


ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	12312 WAKE FOREST ROAD
2	12308 WAKE FOREST ROAD
3	12304 WAKE FOREST ROAD

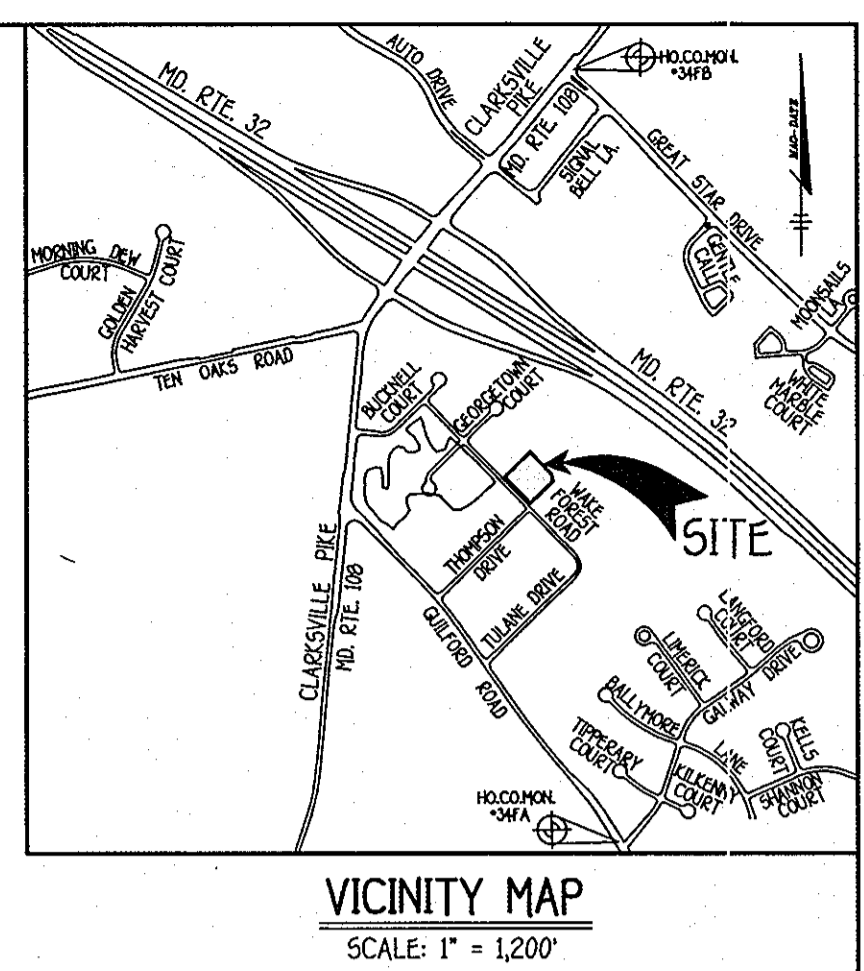
INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, SITE DEVELOPMENT PLAN LOTS 1-3
SHEET 2	SEDIMENT/EROSION CONTROL PLAN LOTS 1-3
SHEET 3	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
----	65 dBA LINE
SSP-SSP	SUPER SILT FENCE
TP-TP	TREE PROTECTION FENCE
LOD	LIMIT OF DISTURBANCE
B-3	SOIL BORING LOCATIONS PER F-07-07
□	DRYWELL
▨	LEVEL AREA FOR NON-ROOFTOP DISCONNECT
MSZ	SOIL LINES AND SOIL TYPES
○	PROPOSED TREES
○	EXISTING TREES TO REMAIN
⊗	EXISTING TREES TO BE REMOVED

**PROFESSIONAL CERTIFICATION**  
 I hereby certify that these documents were prepared or approved by me, and that I am duly licensed professional engineer under the laws of the State of Maryland, License No. 9753, Expiration Date: 2/28/08.  
 Earl D. Collins  
 10.8.07  
 Date



**BENCH MARKS**  
 T.P. 34FB ELEV. 406.285  
 N. 557.439.953  
 E. 1.330.191.3723  
 LOC. NEAR INTERSECTION OF MD. RTE. 108 & GREAT STAR DR.  
 T.P. 34FA ELEV. 430.990  
 N. 558.334.7911  
 E. 1.329.705.6990  
 LOC. NEAR INTERSECTION OF GUILFORD RD. & GALWAY DR.



**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-12 PER 02/02/04 COMPREHENSIVE ZONING PLAN AND HOWARD COUNTY COUNCIL BILL 2-2005.
- TOTAL AREA OF SITE: 0.946 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 3 SFD
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST FIVE WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-07-07, F-02-063 AND W&S CONT. 34-3669-D.
- THIS PLAN IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON MARCH, 2006 BY F&H ASSOCIATES WITH 2 FOOT INTERVALS.
- BOUNDARY SURVEY WAS PREPARED BY HICKS ENGINEERING ASSOCIATES, INC. ON OR ABOUT OCTOBER, 2005.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 34FB N 557.439.953 E 1.330.191.3723 ELEV. 406.285 HOWARD COUNTY MONUMENT 34FA N 558.334.7911 E 1.329.705.6990 ELEV. 430.990
- 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 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 34-3669-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT FOR LOTS 1, 2 & 3 AS FOLLOWS: PER F-07-07.
  - THIS SITE IS EXCEPT FROM PROVIDING CHANNEL PROTECTION (CPV).
  - WATER QUALITY (WQ) AND RECHARGE (RQ) ARE PROVIDED BY ROOFTOP AND NON-ROOFTOP DISCONNECTS IN COMBINATION WITH DRY WELLS. THESE FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$48,000.00 FOR 6 SHADE TREES. IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, THE REQUIRED AFFORESTATION OF 0.14 ACRE HAS BEEN FULFILLED BY A FEE-IN-LIEU PAYMENT OF \$3,049.00 (16,289 S.F. @ \$0.185/S.F.) TO THE FOREST CONSERVATION FUND PER F-07-07. FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOI CODES MANUAL VOL. IV DETAILS R.6.01 & R.6.05.
- A FEE-IN-LIEU OF PROVIDING OPEN SPACE IN THE AMOUNT OF \$3,000.00 HAS BEEN PAID.
- 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:
  - WIDTH - 12' (6" IF SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1/2" MIN) TURNING RADIUS.
  - GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
  - STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (25-TON-LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE ARE NO WETLANDS, STREAMS, CEMETERIES OR 100 YEAR FLOODPLAIN EXISTING ON-SITE.
- EXISTING WELL AND SEPTIC LOCATED ON LOT 1 TO BE PROPERLY ABANDONED IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS IN COORDINATION WITH THE REMOVAL OF THE EXISTING HOUSE PRIOR TO BUILDING PERMIT ISSUANCE.
- IN ACCORDANCE WITH SECTION 1202 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY NOT PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, POCKETS OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- FINANCIAL SURETY FOR THE REQUIRED SWM HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$30,000.00 FOR 5 DRYWELLS.
- EXISTING UTILITIES ARE BASED ON WATER AND SEWER CONTRACT NO. 34-3669-D.
- SIC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTINGS UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.
- THE NOISE STUDY WAS PREPARED BY THE MARS GROUP, JUNE, 2007.

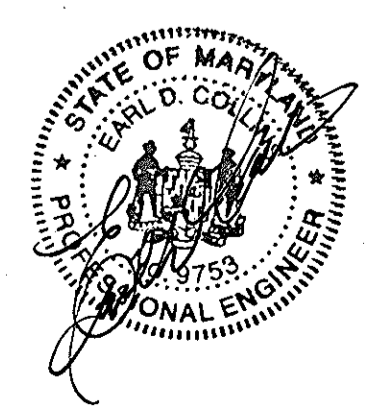
\* 14. Cont. The Required Landscape Surety for Lot 2 has been posted in the amount of \$600.00 for 2 shade trees and for Lot 3, \$1200.00 for 4 shade trees. continued below

**SITE ANALYSIS DATA CHART**

- TOTAL PROJECT AREA: 0.946 ACRES OR 41,201 SQUARE FEET.
- AREA OF SUBMISSION: 0.946 ACRES OR 41,201 SQUARE FEET.
- LIMITS OF DISTURBANCE: 0.931 ACRES OR 25,875 SQUARE FEET.
- PRESENT ZONING DESIGNATION: R-12
- PROPOSED USE FOR SITE: RESIDENTIAL
- DPZ FILE REFERENCES: F-07-07, F-02-063 W & S CONT. NO. 34-3669-D.

14. Cont. Lot 2 and Lot 3 each paid a \$100.00 Landscape Inspection Fee and surety may be released separately.  
 \* As per Revision No. 1 All landscaping requirements have been met by existing vegetation. This revision was made after the landscaping surety was posted.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CONTONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 CLIKOTT CITY, MARYLAND 21042  
 410 461 - 2555



NO.	REVISION	DATE
3	REV. HSE. TYPE & GRID LOT 2, ADD HSE. FOOTPRINT	4/26/07
2	Rev. hse. Lot 1, Add hse. typical	11-21-06
1	Rev. landscaping along P-1, P-2 & P-3 to take credit for existing vegetation	10-21-06

**OWNER/DEVELOPER**  
 PAUL MAHONEY  
 12310 WAKE FOREST ROAD  
 CLARKSVILLE, MARYLAND 21029  
 301-908-4981

**BUILDER**  
 TRINITY BUILDERS  
 3675 PAX AVENUE  
 SUITE 301  
 ELLICOTT CITY, MARYLAND 21043  
 410-997-3032

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development	DATE	12/13/07
Chief, Development Engineering Division	DATE	12/10/07
Director - Department of Planning and Zoning	DATE	12/14/07

PROJECT	SECTION	LOTS NO.
WAKE FOREST	N/A	1-3

PLAT	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
18757	12	R-12	34	5	6055.01

WATER CODE	SEWER CODE
C-02	7390000

**SITE DEVELOPMENT PLAN**  
 SINGLE FAMILY DETACHED  
**WAKE FOREST**  
 LOTS 1-3  
 PLAT NO. 18757  
 TAX MAP NO.: 34 PARCEL NO.: 204 GRID NO.: 12  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: AUGUST, 2007  
 SHEET 1 OF 3

**SDP 07-105**



