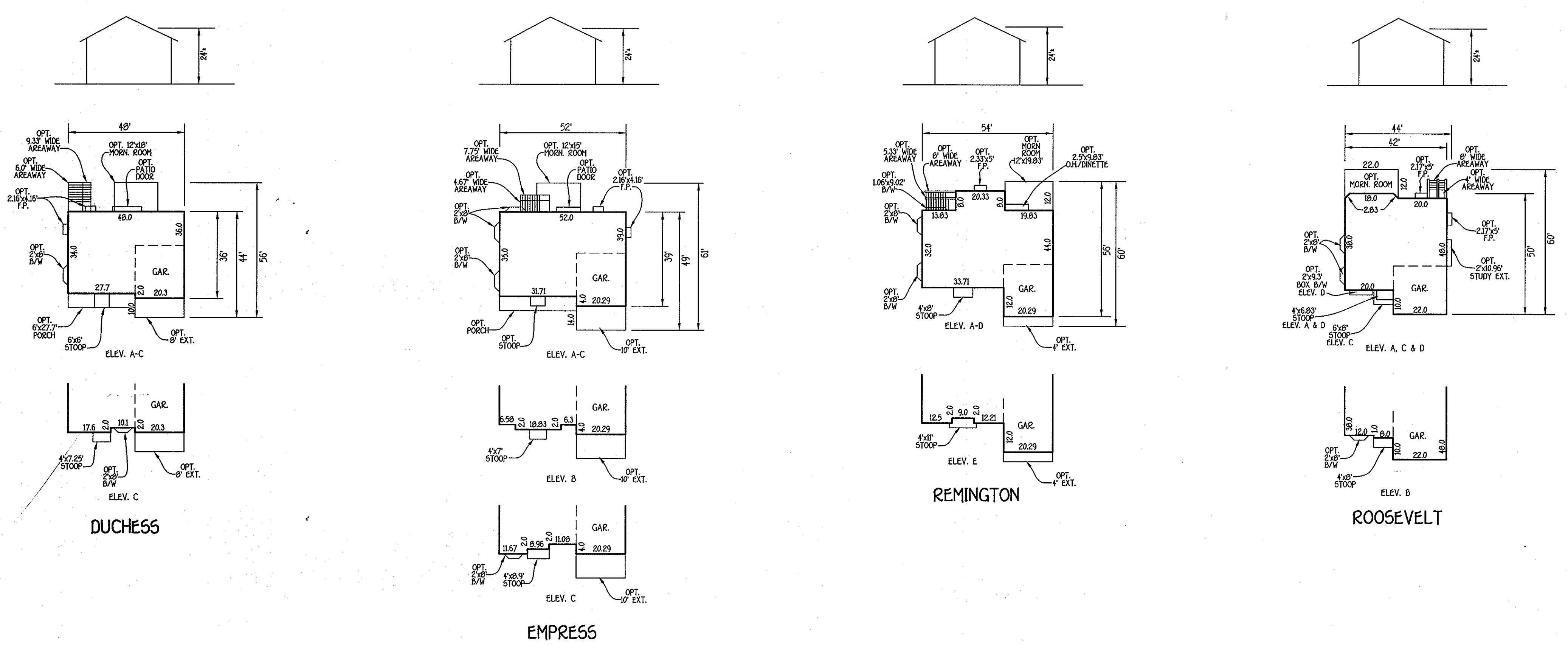


VICINITY MAP
SCALE: 1" = 1200'
ADC MAP COORDINATES 4815 K3 & 4816 A3

BENCH MARKS
T.P. 176A ELEV. 475.685
N. 1816.5724 METERS
E. 41377.7247 METERS

T.P. 176B ELEV. 476.648
N. 180994.8448 METERS
E. 413227.8979 METERS



GENERAL NOTES CONT.

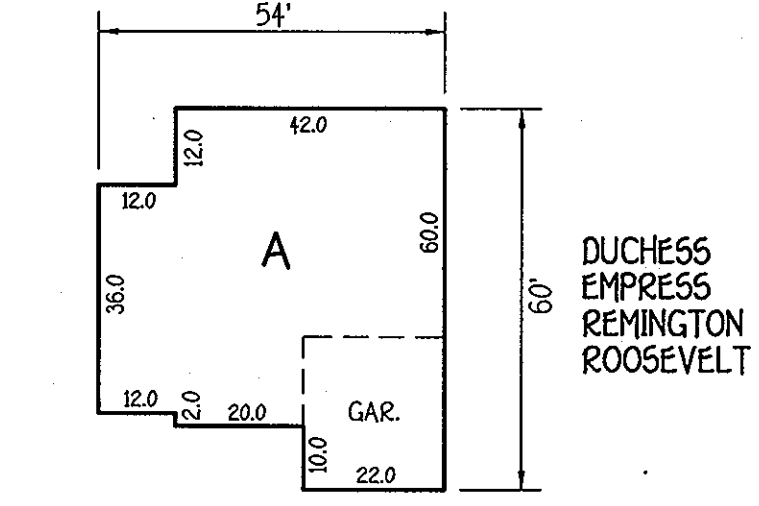
32. PLAT SUBJECT TO DEED SETTLING BOUNDARY DISPUTE BETWEEN RYLAND HOMES AT HOLLIFIELD STATION, LLC AND MICHAEL R. HAMMOND AND ELIZABETH L. HAMMOND INCLUDING REQUIREMENT "... A LANDSCAPING SCREEN OR BUFFER CONSISTING OF AT LEAST ONE (1) EVERGREEN (LEYLAND CYPRESS) FOR EVERY EIGHT (8) FEET AND TEN (10) SHRUBS (BROAD LEAF EVERGREEN) EVERY SIXTY (60) FEET ..." ONLY FOR PERIMETER LANDSCAPE EDGES P4 AND P5.
33. PLAT SUBJECT TO WP-09-078 WHICH ON JANUARY 7, 2009 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE SECTION 16.147(A) FOR THE REQUIREMENT OF A FINAL PLAT SUBJECT TO:
 1. THE DEED SETTLING BOUNDARY DISPUTE MUST BE RECORDED ON OR BEFORE MARCH 7, 2009.
 2. COPIES OF DEED PROVIDED TO THE DEPARTMENT OF PLANNING AND ZONING.
 3. THE DEPARTMENT OF PLANNING AND ZONING REQUIRES BOTH THE PLAT AND THE SUPPLEMENTAL PLAN BE REVISED BASED ON THE RECONFIGURATION OF PARCEL 547.

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/05"
2. TOTAL AREA OF SITE: 2.340 ACRES
3. TOTAL NUMBER OF LOTS SUBMITTED: 4 SFD
4. THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
5. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
6. THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-05-062, W&S CONTR. #14-4288-D, WP-09-078, S-95-18-28-9594 & P.B. CASE NO. 299
7. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2004 BY FISHER, COLLINS & CARTER, INC.
8. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS HOWARD COUNTY MONUMENT 176A N 181650.724 METERS E 41377.7247 METERS HOWARD COUNTY MONUMENT 176B N 180994.8448 METERS E 413227.8979 METERS
9. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
10. 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 WATER AND SEWER PLANS CONTRACT NO. 14-4288-D.
11. CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
12. STORMWATER MANAGEMENT (SWM) FOR THIS PROJECT WAS APPROVED UNDER F-05-062. WATER QUALITY VOLUME (WQV) AND GROUNDWATER RECHARGE VOLUME (GWV) SWM REQUIREMENTS WILL BE MET BY UTILIZING CRITERIA CONTAINED IN CHAPTER 5, SECTION 5.2 "DISCONNECTION OF ROOFTOP RUNOFF CREDIT" AND SECTION 5.3 "DISCONNECTION OF NON ROOFTOP RUNOFF CREDIT" OF THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL. CHANNEL PROTECTION VOLUME (CPV) IS NOT REQUIRED FOR THIS SITE SINCE THE 1-YEAR PEAK DISCHARGE IS LESS THAN 2.0 cfs. R-6-03 & R-5-05.
13. DRIVEWAY ENTRANCE DETAIL REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV DETAILS R-6-03 & R-5-05.
14. SITE DEVELOPMENT PLAN IS FOR SINGLE FAMILY DETACHED UNITS.
15. FOREST CONSERVATION OBLIGATION OF 1.4 ACRES PLANTING TO FULFILL THE REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT IS PROVIDED BY OFF-SITE PLANTING ON ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCEL "B" FRIENDSHIP FARMS - IT NOS. 15594 IDENTIFIED ON TAX MAP IS, GRID 17, TAX PARCEL NO. 272. A FOREST CONSERVATION SURETY IN THE AMOUNT OF \$30,492.00 HAS BEEN POSTED WITH THE DFW'S DEVELOPER'S AGREEMENT AT THE TIME OF SUBMISSION UNDER F-05-062.
16. IN ACCORDANCE WITH SECTION 128 (A)(4) 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 SETBACKS.
17. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM, OR OTHER BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
18. NO CEMETERIES EXISTS ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
19. 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 1-1/2" MIN.
 - C) GEOMETRY MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS @25-LOADING
 - E) DRAINAGE ELEMENTS CAPABLE OF SAFETY 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.
20. FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED OCTOBER 4, 2004. WETLAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER 4, 2003. NO WETLANDS EXIST WITHIN THE SUBMISSION LIMITS.
21. LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 161204 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$18,900.00 WAS POSTED ON NOVEMBER 8, 2006, AT THE TIME OF EXECUTION OF THE DFW WATER AND SEWER DEVELOPER'S NO. 14-4288-D.
22. NOISE STUDY WAS PREPARED BY MARS GROUP, DATED MAY 4, 2004.
23. GRAVITY SEWER SERVICE, FIRST FLOOR ONLY FOR LOT 4. BASEMENT SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
24. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING PERMIT.
25. A FEE IN LIEU OF PROVIDING OPEN SPACE HAS BEEN PAID IN THE AMOUNT OF \$4,500.00 UNDER F-05-062.
26. THE WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING.
27. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY AT 2 FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS AND CARTER, INC. DATED JULY OF 2004.
28. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT (410) 313-5752 FOR DETAILS AND COST ESTIMATES.
29. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
30. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPE STEM AND THE RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
31. --- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	30,071 SQ.FT.+	3,554 SQ.FT.+	26,517 SQ.FT.+
3	22,009 SQ.FT.+	1,692 SQ.FT.+	20,317 SQ.FT.+
4	28,704 SQ.FT.+	3,372 SQ.FT.+	25,332 SQ.FT.+



ADDRESS CHART

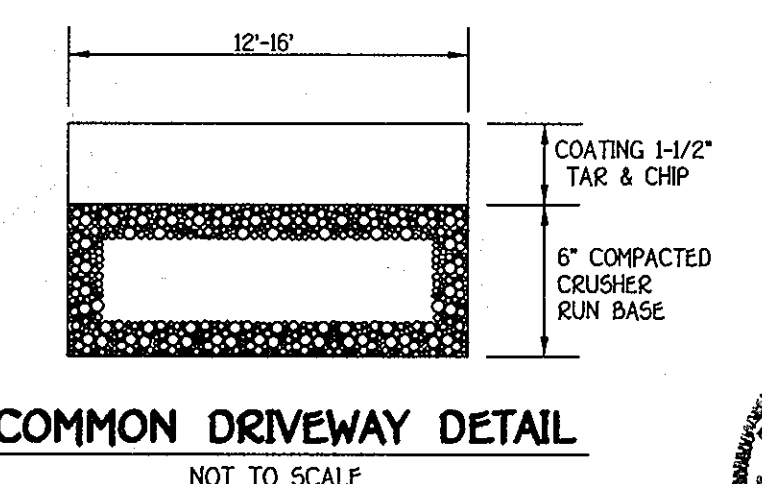
LOT NUMBER	STREET ADDRESS
1	8723 OLD FREDERICK ROAD
2	8719 OLD FREDERICK ROAD
3	8715 OLD FREDERICK ROAD
4	8711 OLD FREDERICK ROAD

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, GENERAL NOTES, HOUSE TEMPLATES, HOUSE TYPES AND DETAILS
SHEET 2	SITE DEVELOPMENT, STORMWATER MANAGEMENT PLAN
SHEET 3	SEDIMENT/EROSION CONTROL PLAN
SHEET 4	SEDIMENT/EROSION CONTROL, STORMWATER MANAGEMENT NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
•	SPOT ELEVATION
---	SUPER SILT FENCE
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	NON ROOFTOP DISCONNECT
---	PERIMETER LANDSCAPING TAKEN FROM F-05-062
---	10' STRUCTURE SETBACK
---	PUBLIC SEWER, WATER & UTILITY EASEMENT
---	PRIVATE USE-IN-COMMON ACCESS EASEMENT



SITE ANALYSIS DATA CHART

- A. TOTAL PROJECT AREA: 2.340 ACRES OR 101,941 SQUARE FEET.
- B. AREA OF SUBMISSION: 2.340 ACRES OR 101,941 SQUARE FEET.
- C. LIMITS OF DISTURBANCE: 2.340 ACRES OR 101,941 SQUARE FEET.
- D. PRESENT ZONING DESIGNATION: R-20.
- E. PROPOSED USES FOR SITE: RESIDENTIAL.
- F. PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS: S-95-18, ZB 9594, P.B. CASE NO.299, WP 09-078, F-05-062 AND W&S CONTR #14-4288-D.

PROFESSIONAL CERTIFICATION

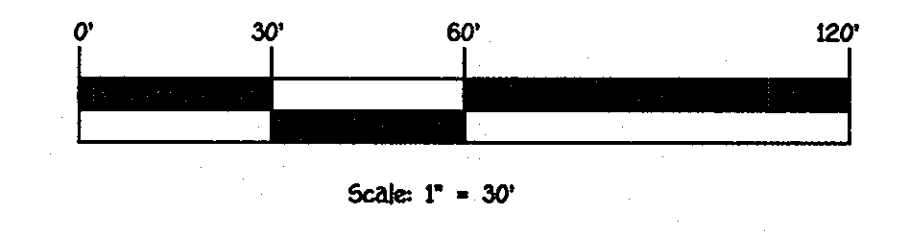
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13204, EXPIRATION DATE: 11/03/10.

Charles A. Crovo
CHARLES A. CROVO
5/14/10
DATE

BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN SECTION 161204 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.

Buddy Post
BUDDY POST
5/12/10
DATE



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.

Charles A. Crovo
Signature of Engineer
CHARLES A. CROVO
5/14/10
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."

Buddy Post
Signature of Developer
5/17/10
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Walt DeLeon
Chief, Division of Land Development
6/1/10
Date

M. Williams
Chief, Development Engineering Division
5/28/10
Date

Morgan S. Swille
Director - Department of Planning and Zoning
6/1/10
Date

TITLE SHEET

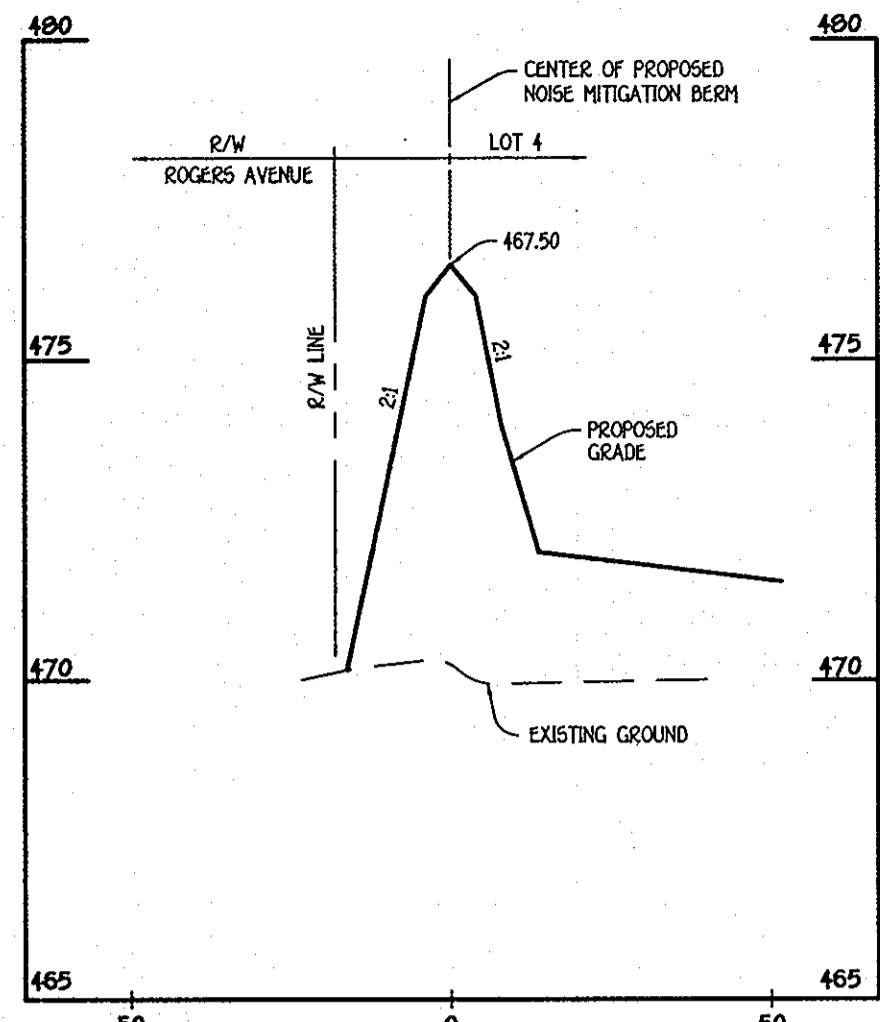
SINGLE FAMILY DETACHED
OAK GLEN
LOTS 1 THRU 4
PREV. FILE NUMBERS: S-95-18, ZB-965M, F-05-062, P.B. CASE #299, WP-09-078 AND W&S CONTR #14-4288-D
ZONED: R-20
TAX MAP NO: 17 PARCEL NO: 547 GRID NO: 12
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL, 2010
SHEET 1 OF 4

PROJECT	SECTION	DATE			
OAK GLEN	N/A	1 THRU 4			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
20701	12	R-20	17	SECOND	6069.02

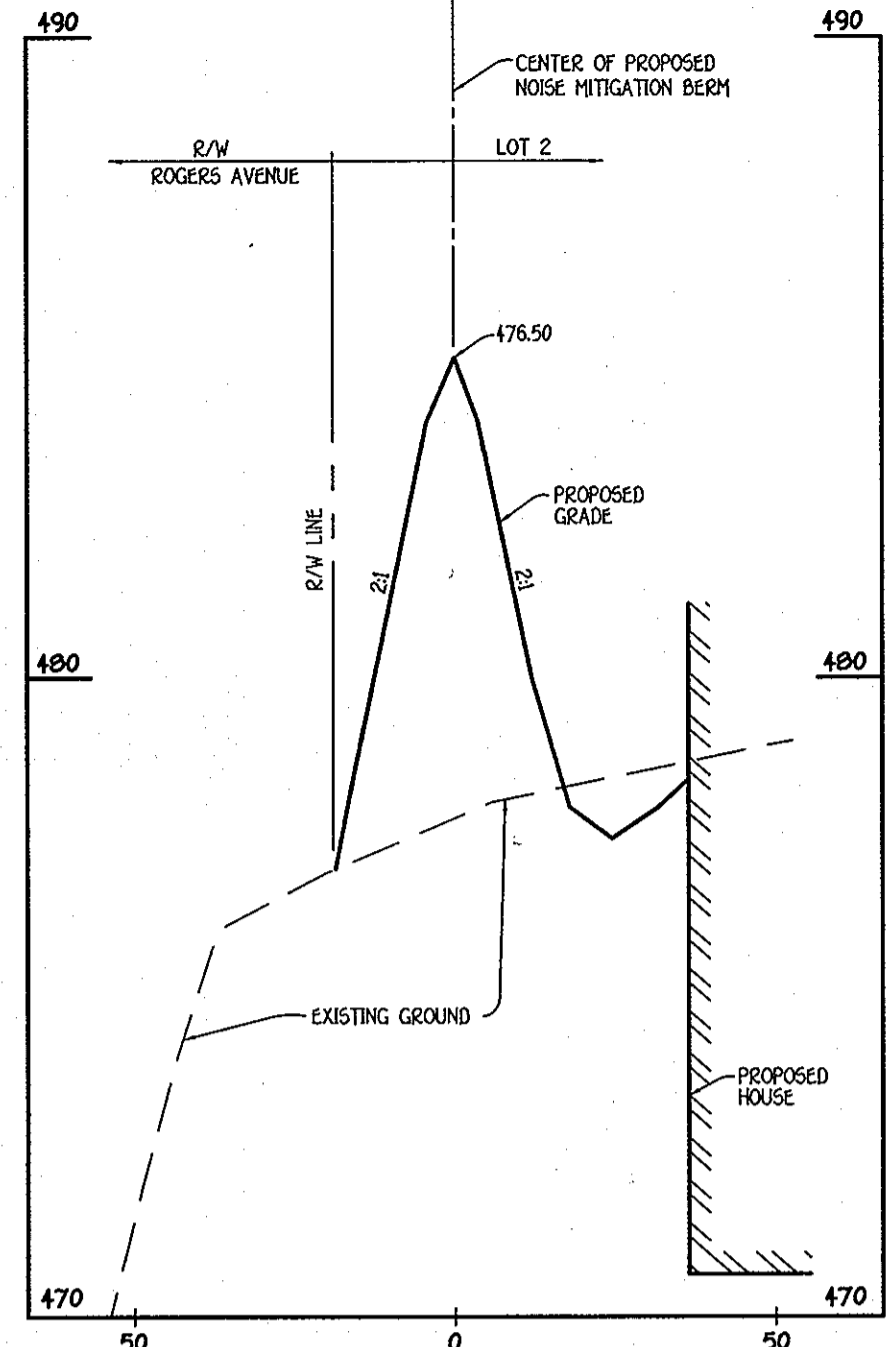
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-461-2955

NO.	REVISION	DATE

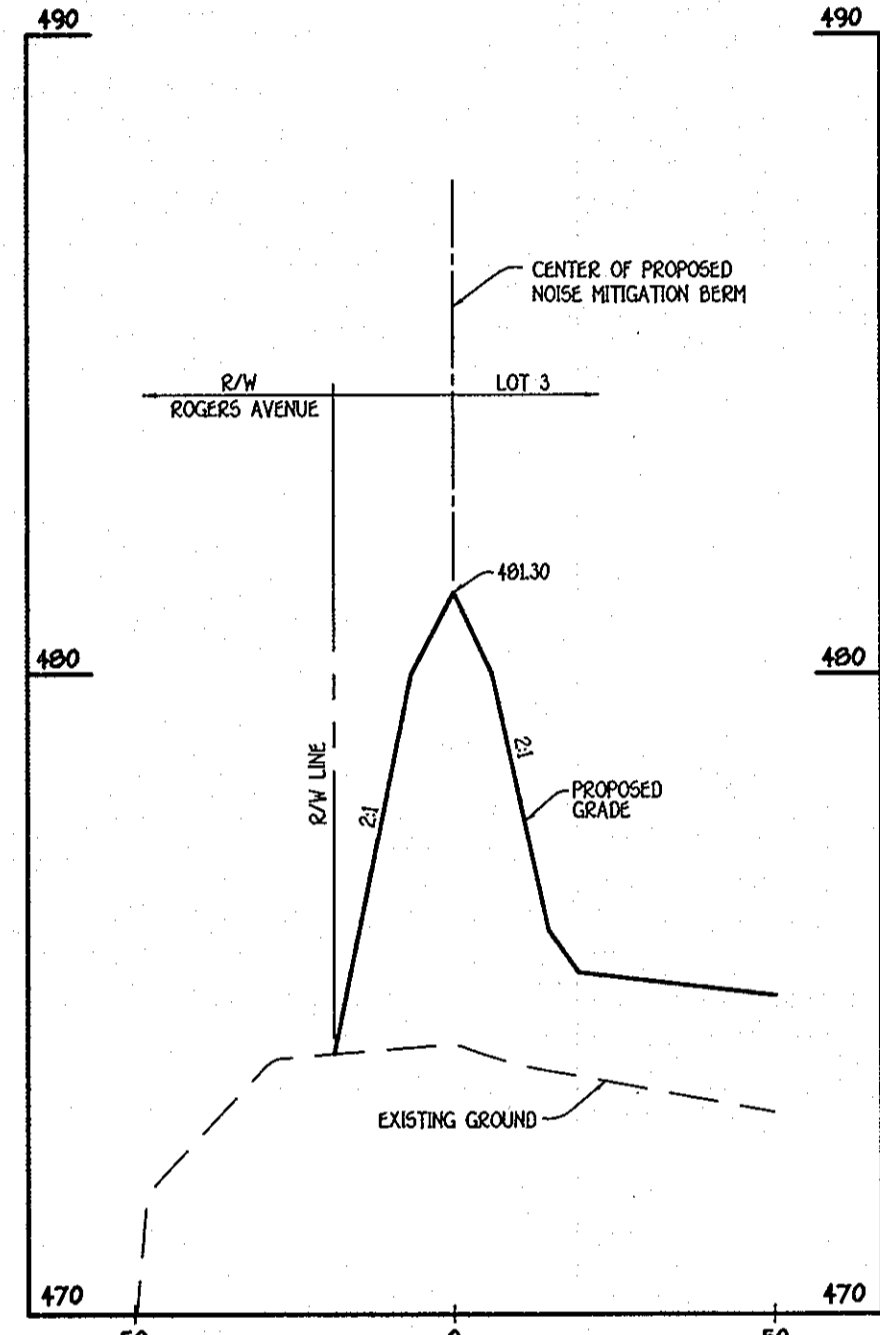
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Section "A" - "A"



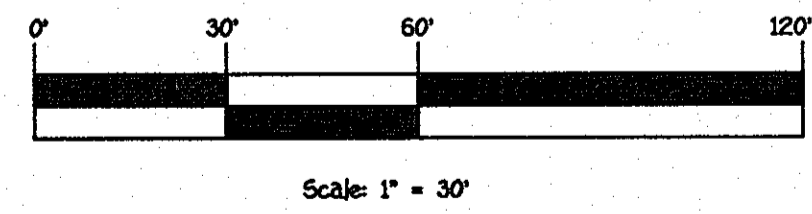
Section "C" - "C"



Section "B" - "B"

Noise Mitigation Berm Cross Sections

SCALES:
HORIZ: 1"=30'
VERT: 1"=3'



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. 19224, EXPIRATION DATE: 11/03/10.

EARL D. COLLINS DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2955

NO.	REVISION	DATE
1	ADDED 8" STONE INFILTRATION TRENCH	10/22/11

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: *Charles A. Crovo* Date: 5/14/10
CHARLES A. CROVO
DATE

BUILDER/DEVELOPER'S CERTIFICATE
"We 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 the project." I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *Buddy Peet* Date: 5/17/10
BUDDY PEET
DATE

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

John R. Horton 5/25/10
Date

BUILDER
NY HOMES
6085 MARSHALEE DRIVE
SUITE 130
ELLICOTT CITY, MARYLAND 21043
410-379-9955

OWNER/DEVELOPER
ETC PARTNERSHIP
10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-461-2955

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John A. DeLeon 6/16/10
Chief, Division of Land Development Date

William Summers 5/26/10
Chief, Development Engineering Division Date

Dorothy S. Pautler 6/1/10
Director - Department of Planning and Zoning Date

SEDIMENT/EROSION CONTROL PLAN

**SINGLE FAMILY DETACHED
OAK GLEN
LOTS 1 THRU 4**

PREV. FILE NUMBERS: 5-95-18, ZB-965M,
F-05-062, PB. CASE #299, WP-09-078 AND W&S CONTR#14-4208-D
ZONED: R-20

TAX MAP NO.: 17 PARCEL NO.: 547 GRID NO.: 12
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL, 2010

SHEET 3 OF 4 **SDP-10-068**

