

LEGEND

SOILS CLASSIFICATION: G1C3

SOILS DELINEATION: [Symbol]

EXISTING CONTOURS: [Symbol]

PROPOSED CONTOURS: [Symbol]

EXISTING WOODS LINE: [Symbol]

PROPOSED WOODS LINE: [Symbol]

INDICATES A WALK-OUT BASEMENT: [Symbol]

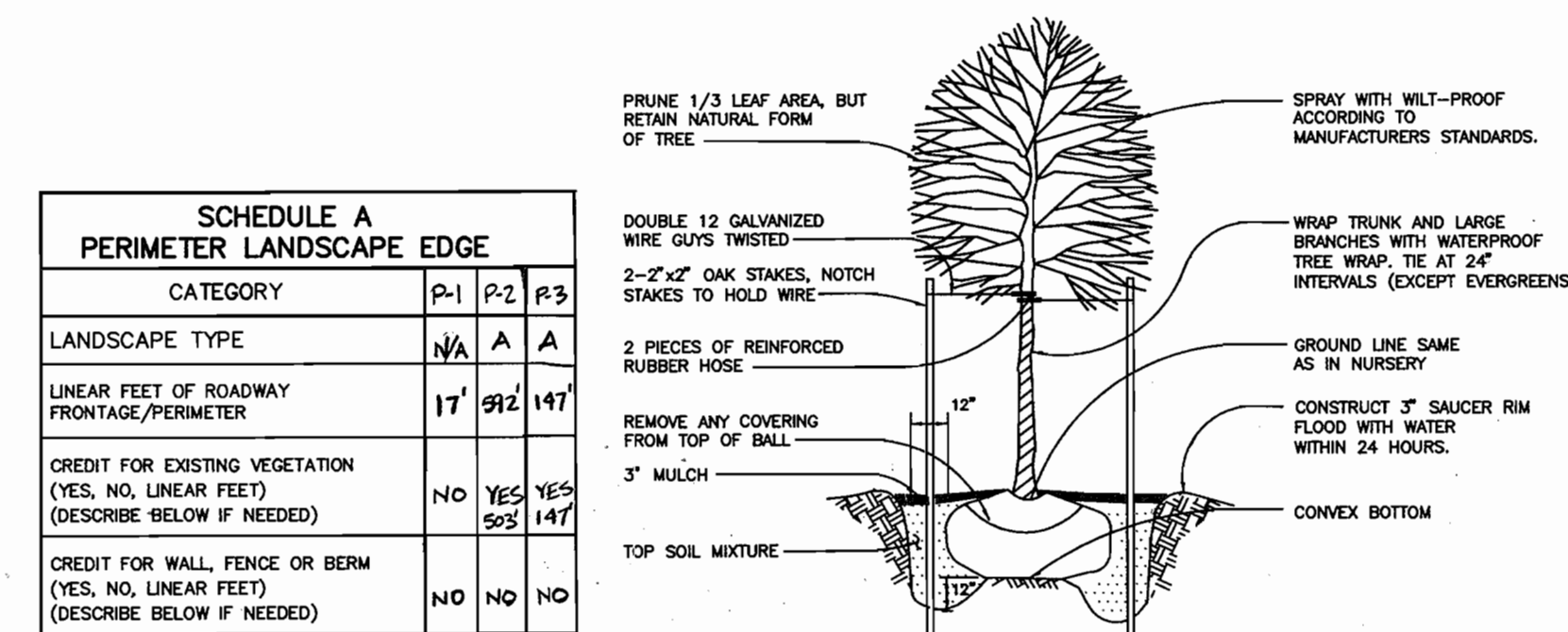
EXISTING TREE: [Symbol]

PROPOSED PERIMETER LANDSCAPE TREE: [Symbol]

RICHARD E. BOSWELL
L. 681 F. 25

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 1993 COMPREHENSIVE ZONING PLAN.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - TOPOGRAPHY SHOWN HEREON HAS BEEN TAKEN FROM SUPPLEMENTAL PLANS ON FILE AT HOWARD COUNTY FILE NO. F-01-150.
 - HORIZONTAL DATUM FOR THIS PLAN IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 17EA AND 17EB.
 - PUBLIC WATER AND PRIVATE SEWER SYSTEMS ARE PROVIDED FOR THIS DEVELOPMENT.
 - STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SUBDIVISION WAS ADDRESSED UNDER F-01-150, AND WAS INDICATED TO BE MET THROUGH USE OF SHEET FLOW TO BUFFER CREDIT AND A SURFACE SAND FILTER.
 - THERE ARE NO WETLANDS, STREAMS, BUFFERS OR STEEP SLOPES 25% OR GREATER ON-SITE.
 - EXISTING UTILITIES SHOWN WERE LOCATED FROM RECORD DRAWINGS.
 - THIS SUBDIVISION IS LOCATED IN THE METROPOLITAN DISTRICT.
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
 - SECTION 12B OF THE ZONING REGULATIONS ALLOWS PORCHES OR DECKS, OPEN OR ENCLOSED, TO PROJECT NOT MORE THAN 10' FEET INTO THE REQUIRED FRONT OR REAR YARD SETBACKS; BAY WINDOWS, BALCONIES, CHIMNEYS AND EXTERIOR STAIRWAYS, NOT MORE THAN 16' FEET IN WIDTH, MAY PROJECT NOT MORE THAN 4' FEET INTO ANY REQUIRED SETBACK.
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - FOR LOT AREAS, EASEMENTS, OBLIGATIONS AND OTHER RELATED INFORMATION REFER TO PLAT NO. 15088 AND ANY REVISION OR RESUBDIVISION PLATS OF THESE LOTS.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: F-01-150 AND SDP-02-108.
 - FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION WERE MET AS PART OF F-01-150, BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$10,454.40 TO THE FOREST CONSERVATION FUND FOR .80 OF AN ACRE OF REQUIRED REFORESTATION.
 - USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A.) WIDTH - 12 FEET (14 FT. SERVING MORE THAN ONE RESIDENCE)
B.) SURFACE - 6 INCHES COMPACTED CRUSHER RUN BASE W/FAR & CHIP COATING
C.) GEOMETRY - 15% GRADE MAX.; 10% MAX. GRADE CHANGE; 45 FOOT MIN. TURNING RADIUS
D.) STRUCTURES/BRIDGES/CULVERTS - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F.) STRUCTURE CLEARANCE - MINIMUM 12 FEET
G.) MAINTENANCE - SUFFICIENT TO ENSURE ALL-WEATHER USE
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING BY THE BUILDER MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$400.00.
 - THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION.
 - INGRESS, EGRESS AND MAINTENANCE OF THE PRIVATE ACCESS PLACE IS PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD AS LIBER 5788 /FOLIO 564.
 - DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.60.
 - PUMP IS REQUIRED IN ORDER TO SERVICE THE BASEMENT WITH SEWER.

- LANDSCAPING NOTES**
- TREES MUST BE A MINIMUM OF FOUR(4) FEET FROM THE CURB OR SIDEWALK AND MUST BE A MINIMUM OF FIVE(5) FEET FROM ANY STORM DRAIN.
 - TREE MUST BE PLANTED A MINIMUM OF FIVE(5) FEET FROM AN OPEN SPACE ACCESS STRIP AND TEN(10) FEET FROM A DRIVEWAY.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING BY THE BUILDER MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$400.00.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING BY THE DEVELOPER WAS POSTED AS PART OF THE F-01-150 DEVELOPER'S AGREEMENT.



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	P-1	P-2	P-3
LANDSCAPE TYPE	NA	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	17'	912'	147'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES 503'	YES 147'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED	NA	0	0
SHADE TREES	0	0	0
EVERGREEN TREES	0	0	0
OTHER TREES (2-1 SUBSTITUTE)	0	0	0
SHRUBS	0	0	0
NUMBER OF PLANTS PROVIDED	0	2	0
SHADE TREES	0	2	0
EVERGREEN TREES	0	0	0
OTHER TREES (2-1 SUBSTITUTE)	0	0	0
SHRUBS (10:1 SUBSTITUTE)	0	0	0

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
[Symbol]	2	AGE EVERGREEN 'RED SUNSET' (Red Sunset Red Maple)	2 1/2" - 3" CAL.

SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

ADDRESS CHART

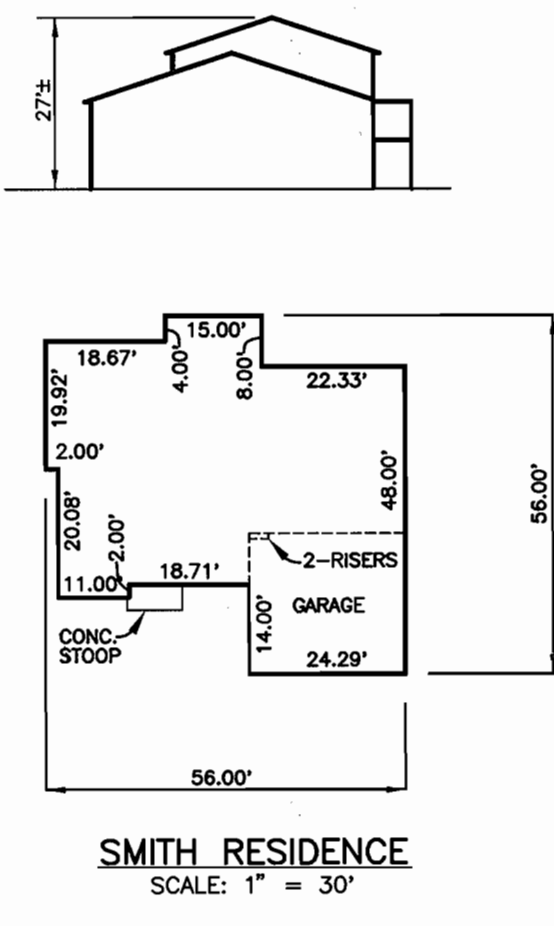
LOT No.	STREET ADDRESS
2	8409 OLD FREDERICK ROAD

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	36,855 S.F.	5,332 S.F.	31,523 S.F.

SOILS LEGEND

SOIL	DESCRIPTION
EnB2	ELLSBORO LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GLB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GLC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MLD3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED



SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA: 0.84 AC. (36,855 S.F.)

B.) AREA OF THIS PLAN SUBMISSION: SAME AS ABOVE

C.) APPROXIMATE LIMIT OF DISTURBANCE: 0.38 AC.

D.) PRESENT ZONING: R-20 RESIDENTIAL SINGLE FAMILY DETACHED UNITS

E.) PROPOSED USE OF SITE: RESIDENTIAL SINGLE FAMILY DETACHED UNITS

F.) FLOOR SPACE PER LOT: N/A

G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLATS: 1

H.) TOTAL NUMBER OF UNITS PROPOSED: 1

I.) MAXIMUM NUMBER OF EMPLOYEES PER USE: N/A

J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGULATIONS: N/A

K.) NUMBER OF PARKING SPACES PROVIDED: N/A

L.) OPEN SPACE ON-SITE PERCENTAGE OF GROSS AREA: 0.00 AC. 0%

M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED: 0.00 AC. AREA OF RECREATIONAL OPEN SPACE PROVIDED: 0.00 AC.

N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA: N/A 0%

O.) APPLICABLE DPZ FILE REFERENCES: F-01-150, SDP-02-108 PLAT #15088, CONT. #14-3799-D

P.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC PRIVATE

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #
THE WOODS AT PATAPSCO RIM	N/A	LOT 2 PARCEL 349
PLAT No. 15088	GRID No. 7	ZONE R-20
TAX MAP 18	ELECTION DISTRICT 2nd	CENSUS TRACT 6021.00
WATER CODE	SEWER CODE	

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-665-6105 FAX: 410-665-6644

Donald M. Mason

8/13/02

OWNER/BUILDER: JOSEPH SMITH
5504 BARRINGTON COURT
COLUMBIA, MARYLAND 21045

PROJECT: THE WOODS AT PATAPSCO RIM LOT 2

LOCATION: TAX MAP: 18, GRID: 7
PARCEL: 349
22nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
S-01-150 F-01-150 SDP-02-108

DATE: AUGUST, 2002 PROJECT NO. 1578

SCALE: AS SHOWN SHEET 1 OF 2

DES: DBT/DAM DRAFT: JTC/DBT CHECK: DAM

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/9/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 9/12/02
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 9/12/02
DIRECTOR

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THIS PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF CERTIFICATION OF LANDSCAPE INSTALLATION WE WILL SUBMIT AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 8-13-02
JOSEPH SMITH DATE