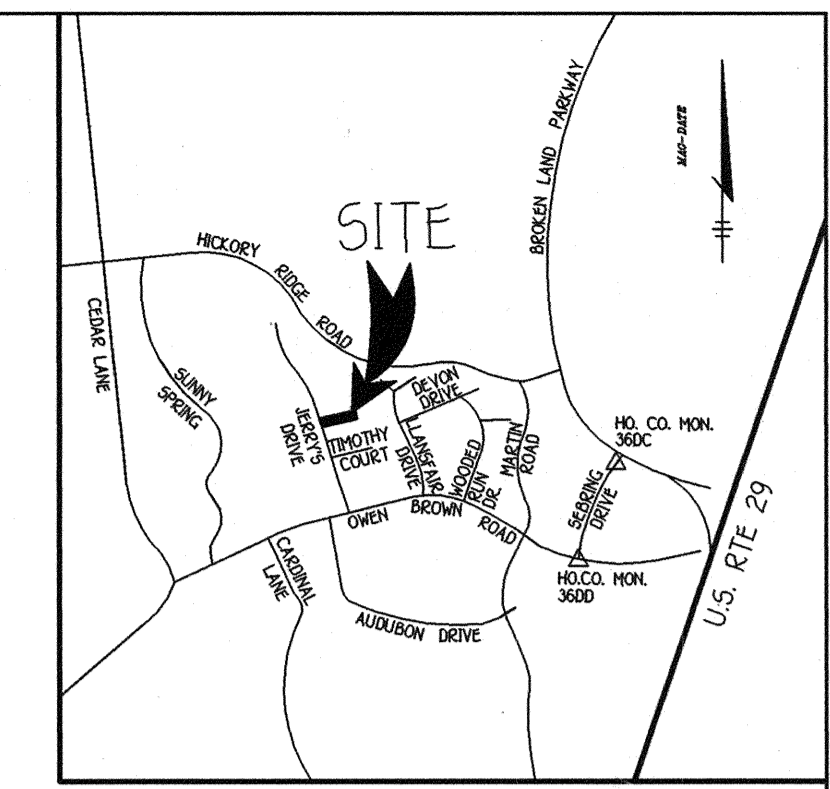
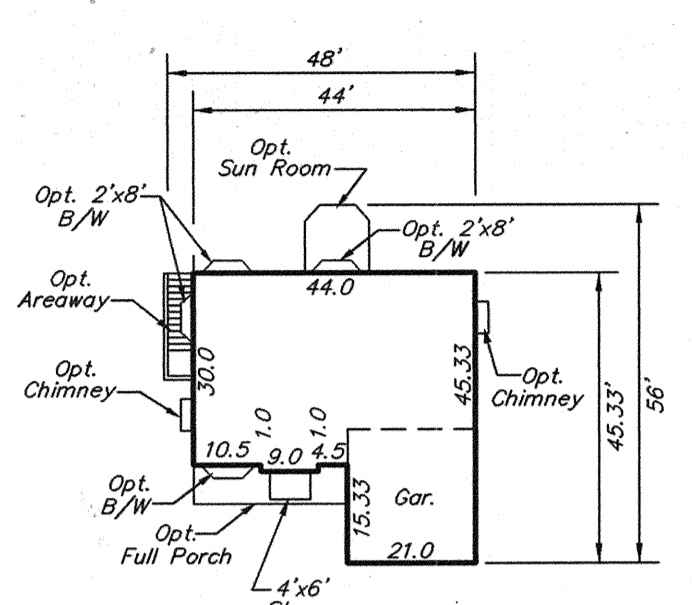


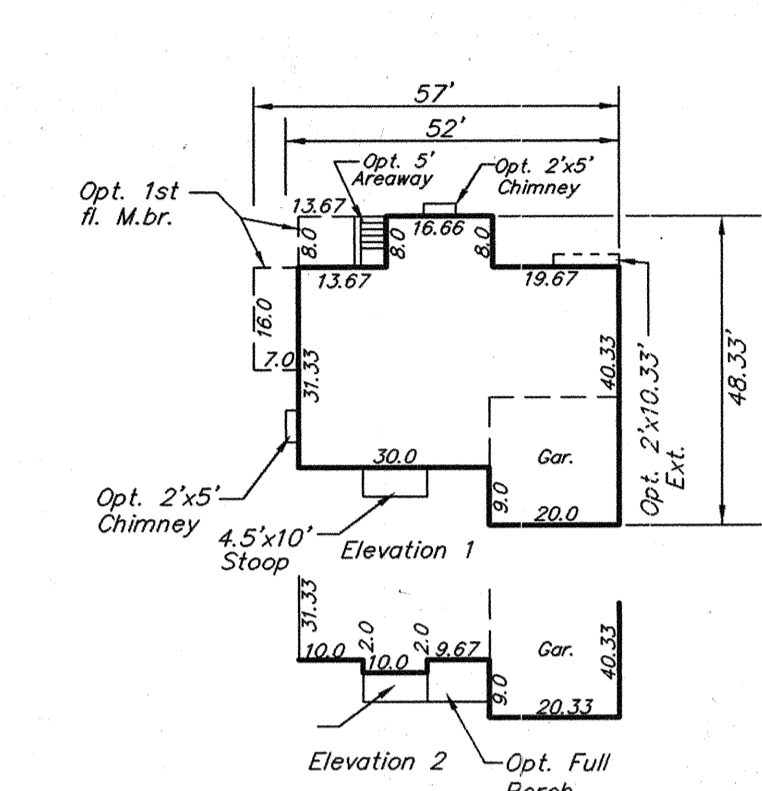
**BENCH MARKS**  
 HO. CO. MON. 360C ELEV 381.09  
 N. 559,590.576  
 E. 1,350,440.591  
 LOC. NEAR THE INTERSECTION  
 OF BROKEN LAND PARKWAY AND  
 SEBRING DRIVE  
 HO. CO. MON. 360D ELEV. 393.162  
 N. 558,056.573  
 E. 1,349,892.314  
 LOC. NEAR THE INTERSECTION  
 OF OWEN BROWN ROAD AND  
 SEBRING DRIVE



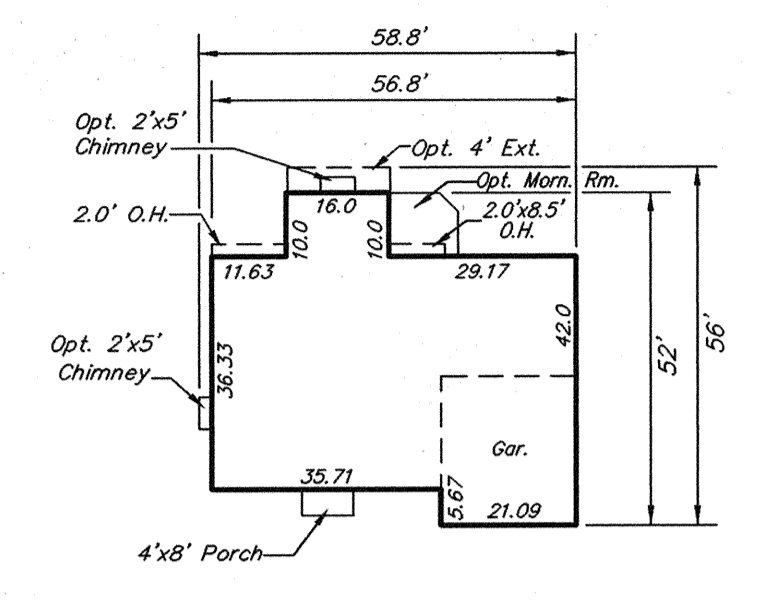
**VICINITY MAP**  
 SCALE: 1" = 2000'



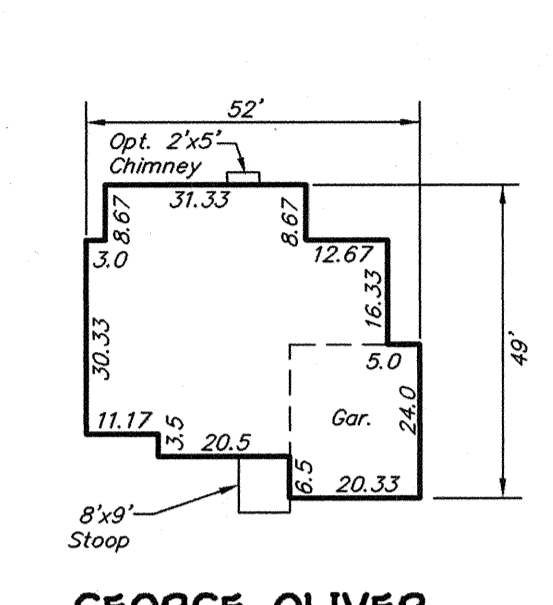
**ABRAHAM CLARK**



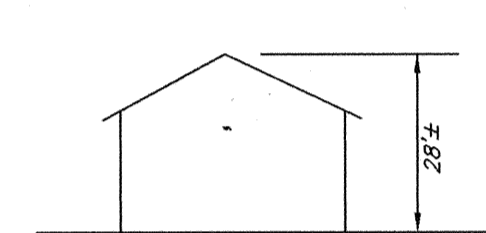
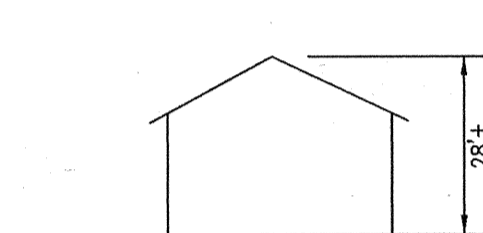
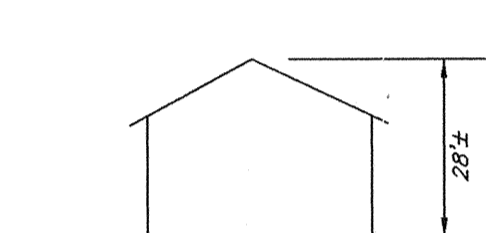
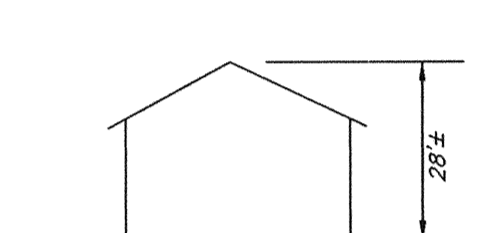
**CALVERT**



**DORCHESTER II**

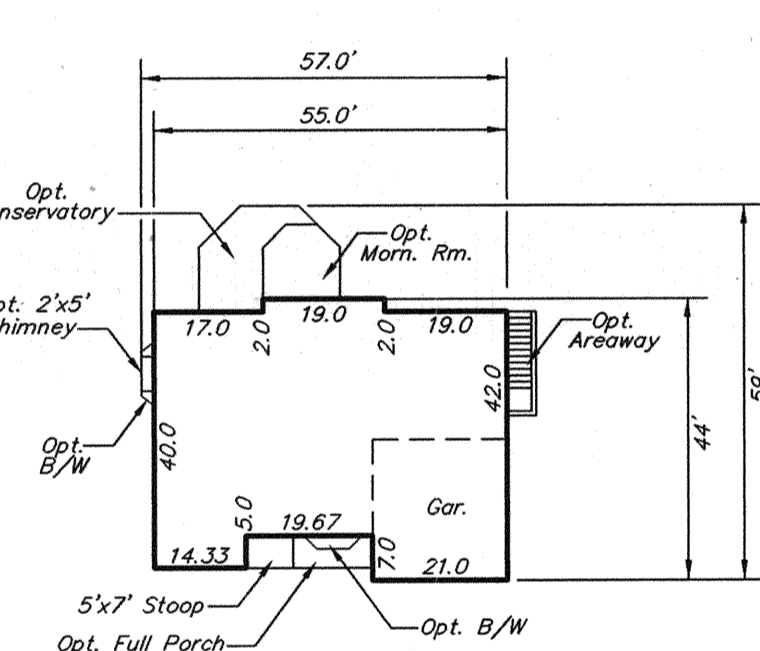


**GEORGE OLIVER**

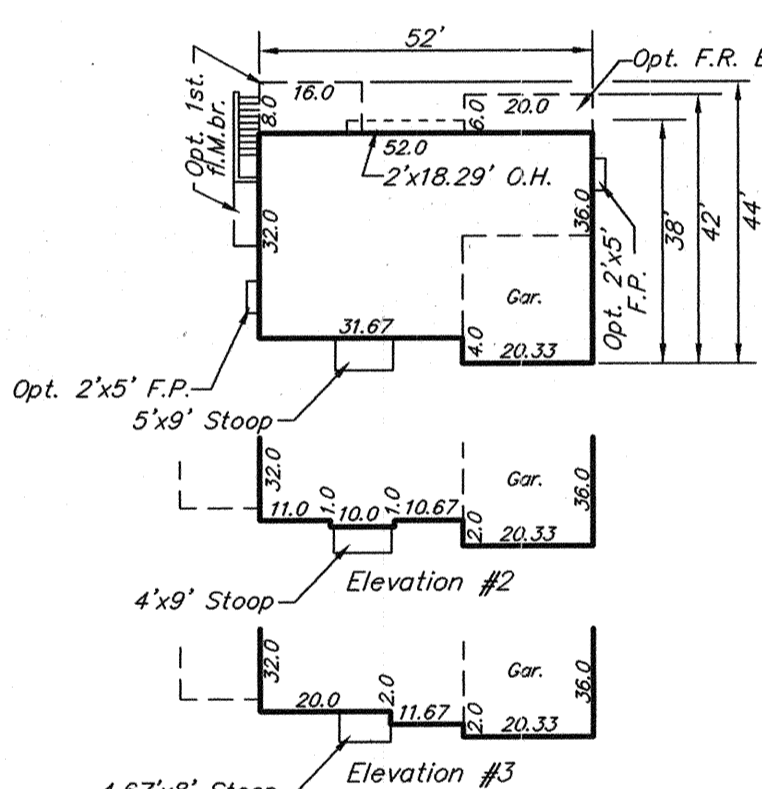


**GENERAL NOTES**

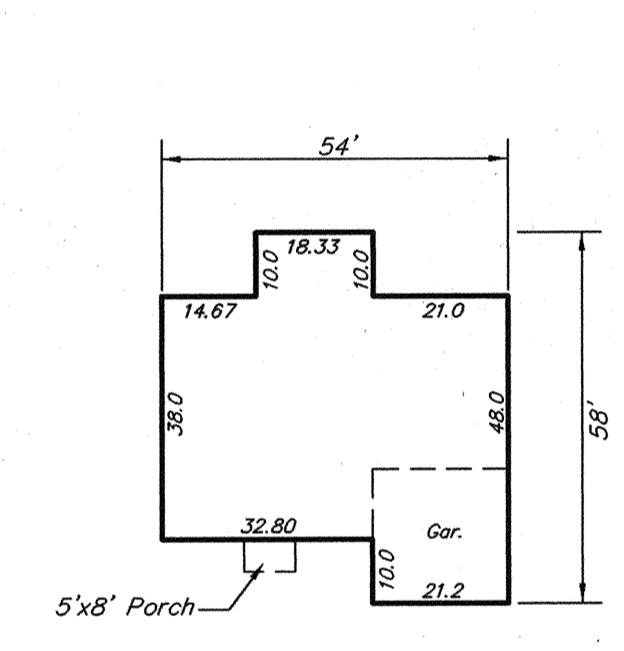
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE: 0.909 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 2
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1080 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-01-03, WP-01-30, W CONT. \*44-3102, S CONT. \*20-3363.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 1999 BY MARKS AND ASSOCIATES.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.  
 HOWARD COUNTY MONUMENT 360C N 559590.576 E 1350440.591  
 HOWARD COUNTY MONUMENT 360D N 558056.573 E 1349892.314
- 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.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- FEE-IN-LIEU OF STORMWATER MANAGEMENT FEE-IN-LIEU PAYMENT OF NOV. 20, 2001 IN THE AMOUNT OF \$6,000.00.
- LANDSCAPING FOR LOTS 2 & 3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE. PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LOT 1 IS EXEMPT FROM LANDSCAPING REQUIREMENTS BECAUSE IT CONTAINS AN EXISTING DWELLING FINANCIAL SURETY IN THE AMOUNT OF \$2,100 FOR LOT 2 AND LOT 3 IS PROVIDED AS PART OF THE BUILDERS GRADING PERMIT (\$1,500 FOR LOT 2 AND \$600.00 FOR LOT 3).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
 A) WIDTH-12' (14' SERVING MORE THAN ONE RESIDENCE)  
 B) SURFACE-SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)  
 C) GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.  
 D) STRUCTURES (BRIDGES/CULVERTS)-CAPABLE OF SUPPORTING 25 GROSS TONS (425-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
- WATER AND SEWER TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122(B) OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- FOR DRIVE WAY ENTRANCE DETAILS REFER TO HO. CO. MAN. VOL. IV DETAIL R-6.03.
- SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS, FOR BUILDABLE LOTS 2 & 3.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, THE STREAM OR THEIR REQUIRED BUFFERS OR THE FOREST CONSERVATION EASEMENT AREAS.
- WAVIVER PETITION WP-01-30, DATED NOVEMBER 7, 2000 WAS APPROVED TO WAIVE THE FOLLOWING SECTIONS:  
 SECTION 16.121(E)(6) PROVIDE 40' FRONTAGE ON A PUBLIC ROAD FOR AN OPEN SPACE LOT  
 SECTION 16.132(A)(2)(iii) DEVELOPER TO PROVIDE ROAD FRONTAGE IMPROVEMENTS  
 SECTION 16.134(B)(iii) PROVIDE SIDEWALKS ON ONE SIDE OF LOCAL STREETS OF A SINGLE FAMILY SUBDIVISION.  
 SECTION 16.135(A) PROVIDE STREET LIGHTING AND  
 SECTION 16.136 PROVIDE STREET TREES.



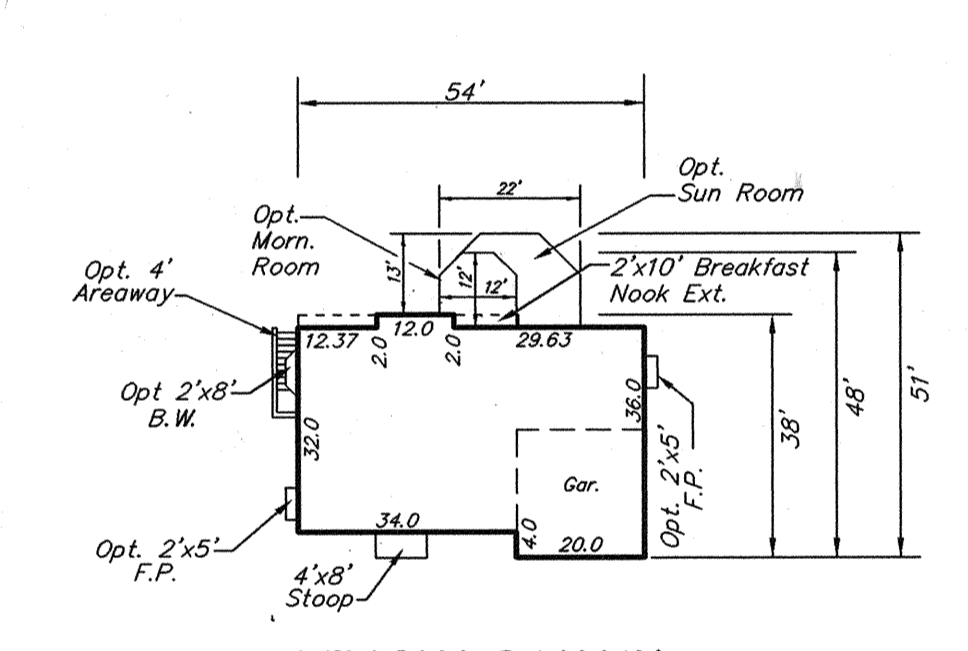
**JAMES RANDOLPH**



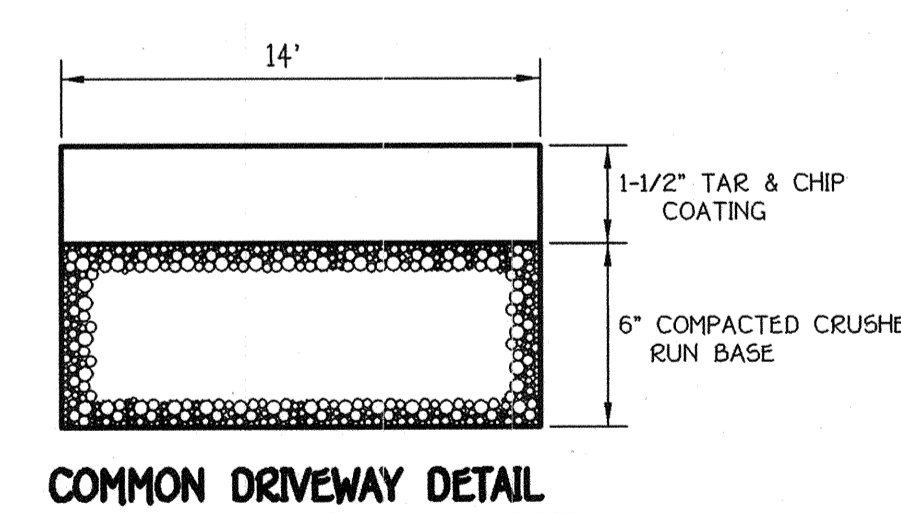
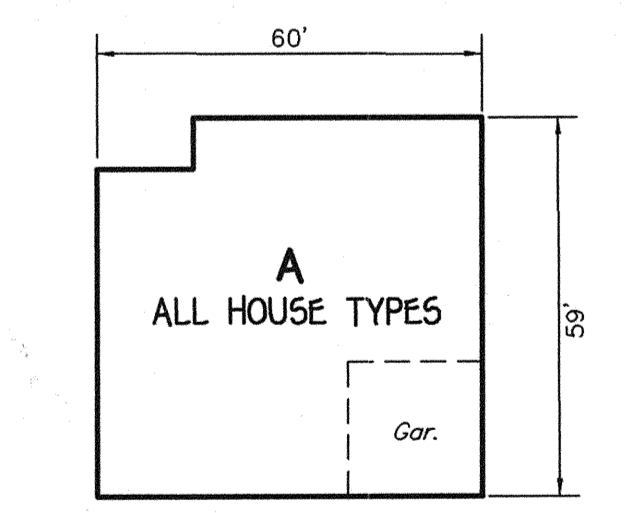
**SARAH DUNMORE**



**THOMAS GOODWIN**



**WILLIAM DEAVEN**



**COMMON DRIVEWAY DETAIL**  
 NOT TO SCALE

MINIMUM LOT AREA TABLE				
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA	MANDATORY OPEN SPACE
2	18,217 SQ.FT.	2,180 SQ.FT.	16,037 SQ.FT.	20 PERCENT
3	21,363 SQ.FT.	3,081 SQ.FT.	17,502 SQ.FT.	20 PERCENT

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
2	6095 JERRY'S DRIVE
3	6091 JERRY'S DRIVE

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.5	SPOT ELEVATION
-SSP-SSP-	SUPER SILT FENCE
-TP - TP -	TREE PROTECTION FENCE
W	PROPOSED WALKOUT
L.O.D.	LIMIT OF DISTURBANCE
○	EXISTING STREET TREE TAKEN FROM F-01-

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

K:\SDP\02-132\Garbart Property\dwg\02-132.dwg, 06/27/2002, 11:14:13 AM

NO.	REVISION	DATE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 410-461-2355



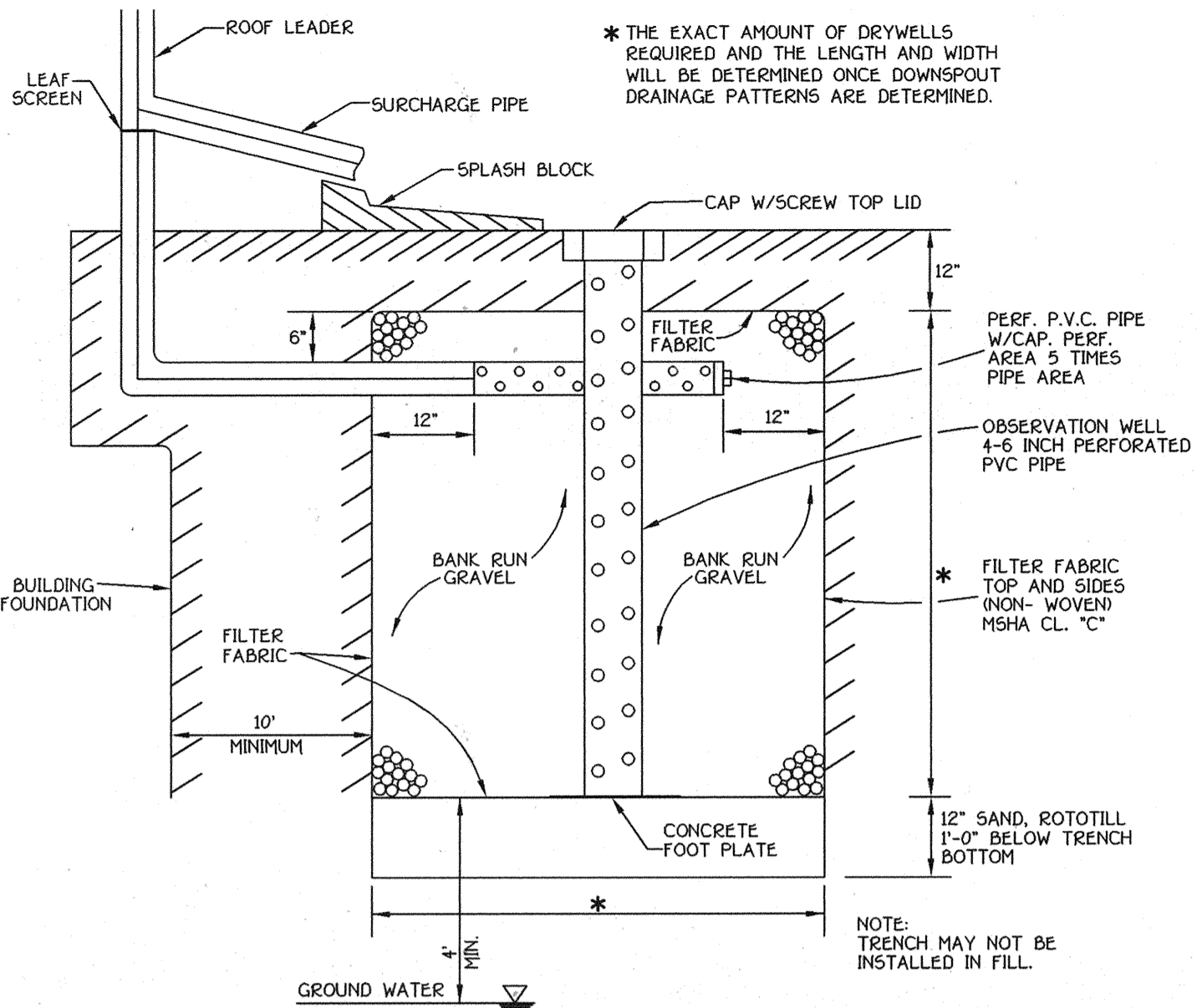
**ENGINEER'S CERTIFICATE**  
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."  
 Signature of Engineer: *Charles J. Crovo, Sr.* Date: 6/20/02  
**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: *Robert Corbett* Date: 6-20-02

Reviewed for HOWARD COUNTY and meets Technical Requirements.  
*John Meyer* 7/16/02 Date  
 Director, Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD COUNTY SOIL CONSERVATION DISTRICT.  
*John K. Roberts* 7/16/02 Date  
 Director, Soil Conservation District  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Cindy Hamilton* 7/16/02 Date  
 Chief, Planning and Land Development  
*John S. Smith* 7/16/02 Date  
 Chief, Development Engineering Division  
 Director, Department of Planning and Zoning

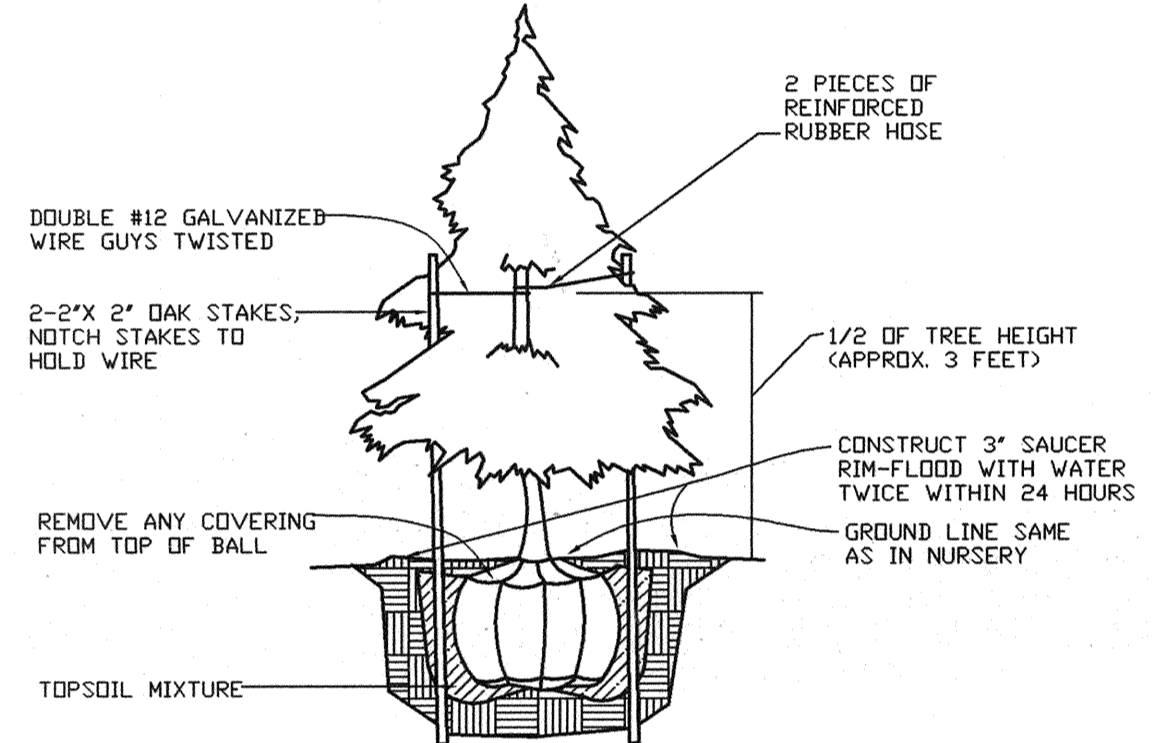
PROJECT	SECTION	LOTS NO.			
GARBART PROPERTY		2 & 3			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15324	12	R-20	35	FIFTH	6052.02
WATER CODE	SEWER CODE				
E-20	5375500				

**SITE DEVELOPMENT PLAN**  
**TITLE SHEET**  
**SINGLE FAMILY DETACHED**  
**GARBART PROPERTY**  
**LOTS 2 & 3**  
 TAX MAP NO: 35 PARCEL: 179 BLOCK: 12  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: MAY, 2002  
 SHEET 1 OF 3

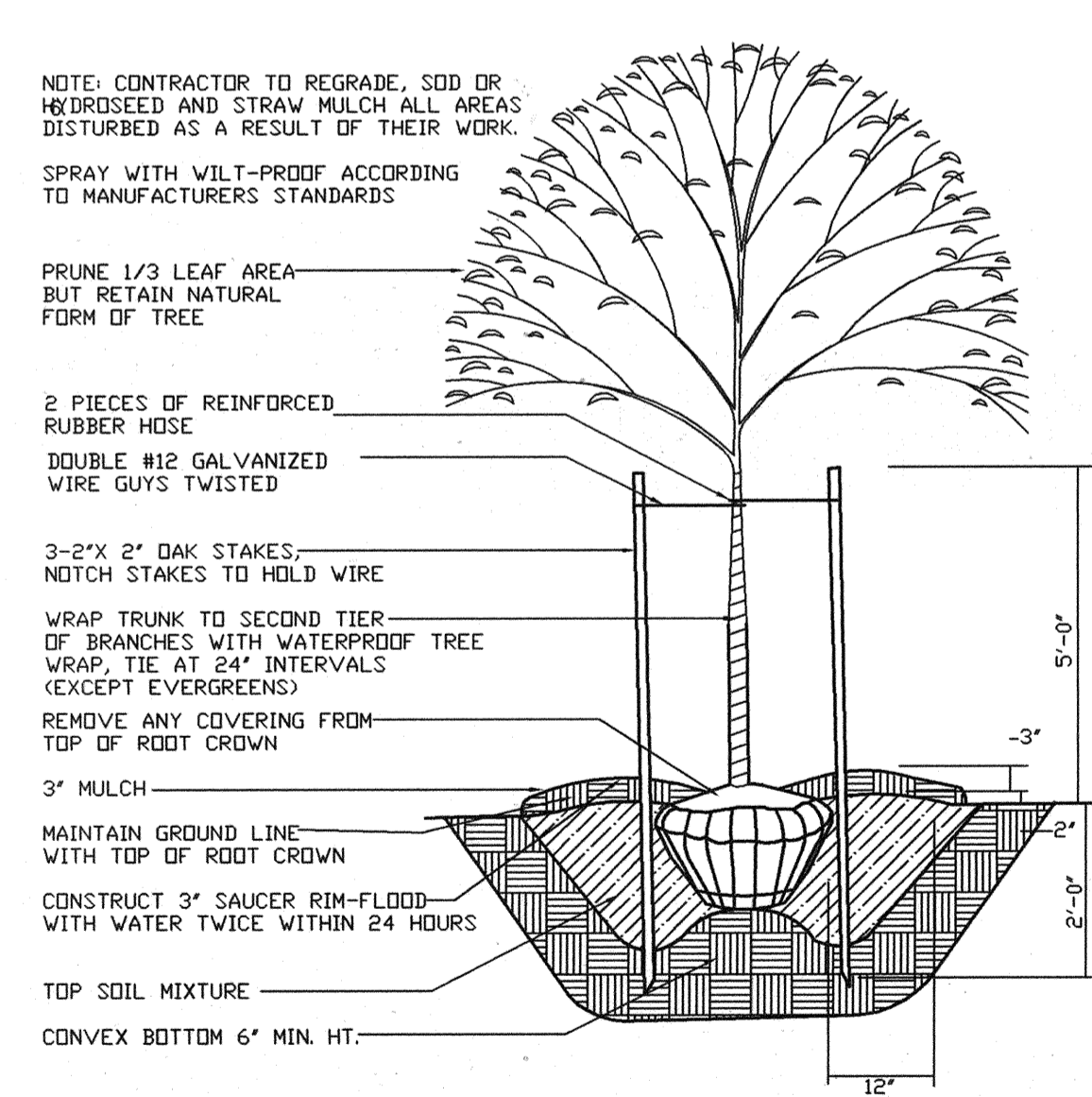
**SDP 02-132**



**DRY WELL DETAIL**  
NOT TO SCALE



**EVERGREEN PLANTING DETAIL**  
NOT TO SCALE

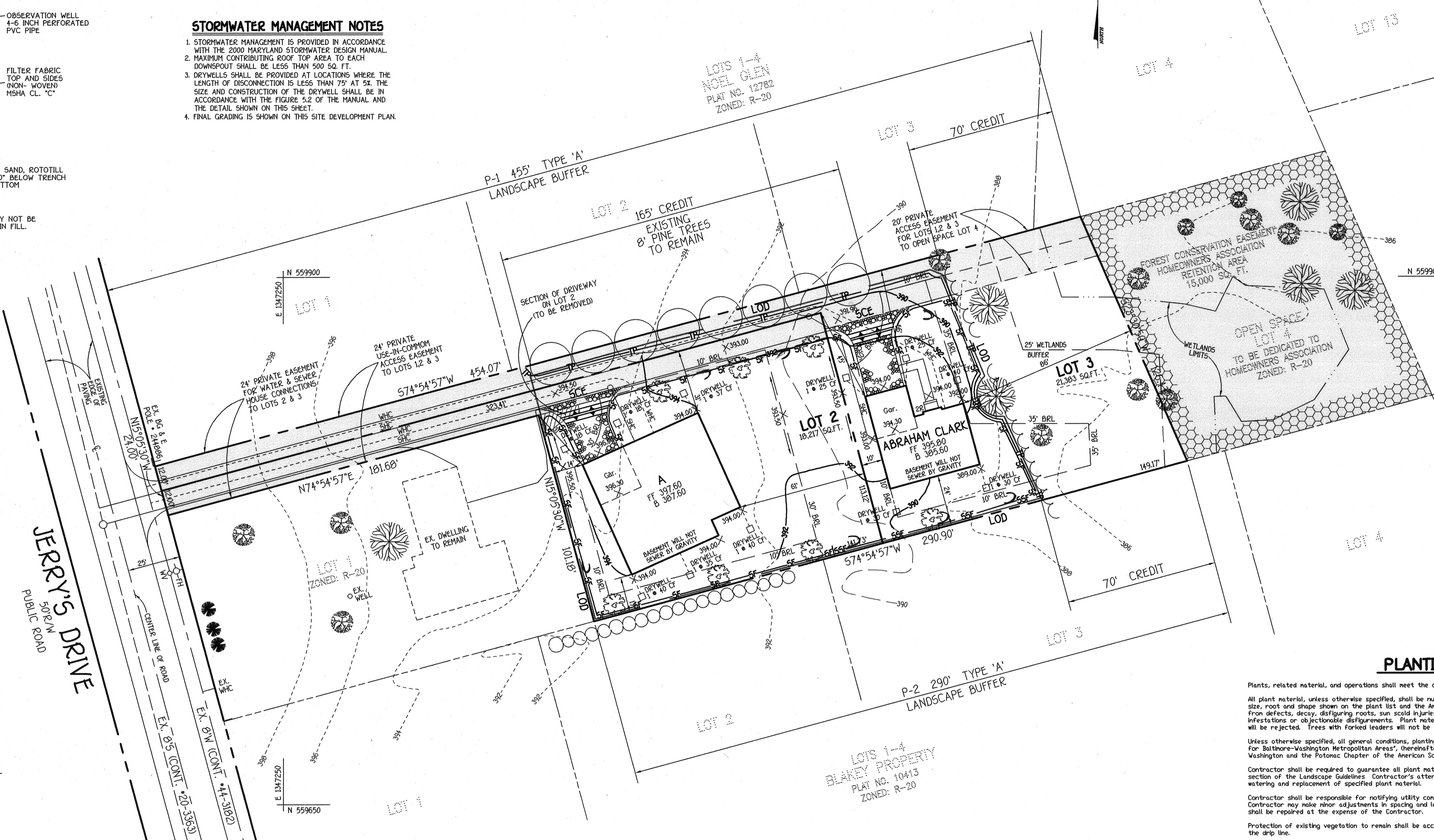


**TREE PLANTING DETAIL**  
NOT TO SCALE

LOT NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	REQUIRED DRYWELL SIZE
LOT 2	220 SQ.FT.	18 CF	100X	0X	2	2' x 3' x 3'
	435 SQ.FT.	35 CF	100X	0X	1	3' x 3.5' x 3.5'
	460 SQ.FT.	37 CF	100X	0X	1	3' x 3.5' x 3.5'
LOT 3	315 SQ.FT.	25 CF	100X	0X	2	2.5' x 3.5' x 3'
	380 SQ.FT.	30 CF	100X	0X	2	3' x 3' x 3.5'
	500 SQ.FT.	40 CF	100X	0X	1	3' x 4' x 3.5'

**STORMWATER MANAGEMENT NOTES**

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE LESS THAN 500 SQ. FT.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% SLOPE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE FIGURE 5.2 OF THE MANUAL AND THE DETAIL SHOWN ON THIS SHEET.
4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



**BUILDER/DEVELOPER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THIS PLAN SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF CERTIFICATION OF LANDSCAPING INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIAL WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: ROBERT CORBETT DATE: 6-20-02

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

**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 (AANR) Standards. Plant material shall be healthy, vigorous, free from defects, decay, distorting roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. 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 heated-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's", 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 appendices.

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 replacement 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 drip 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 (acidic) 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.

SCHEDULE A PERIMETER LANDSCAPE EDGE									
LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET PERIMETER	LINEAR FEET CREDIT	EX. EVERGREEN CREDIT	NO. TREES REQUIRED	EVERGREEN SHADE	TOTAL TREES
2 & 3	P-1	ADJACENT TO PROPERTIES	A	455	70	8	7	3	3
2 & 3	P-2	ADJACENT TO PROPERTIES	A	290	70	—	4	4	4

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
410-461-2395

**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 J. Crovo, Sr.*  
Signature of Engineer: Charles J. Crovo, Sr. Date: 6/20/02

**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/we authorize periodic on-site inspection by the Howard Soil Conservation District."

*Robert Corbett*  
Signature of Developer: Robert Corbett Date: 6-20-02

Reviewed for HOWARD and meets Technical Requirements.  
*John Myrow* 7/10/02 Date  
*John R. Roberts* 7/10/02 Date  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Cindy Hammett* 7/16/02 Date  
Chief, Division of Land Development  
*John W. [unclear]* 7/16/02 Date  
Chief, Development Engineering Division  
*John S. [unclear]* 7/16/02 Date  
Director, Department of Planning and Zoning

**OWNER/BUILDER/DEVELOPER**  
WILLIAMSBURG GROUP, LLC  
5485 HARPERS FARM ROAD  
COLUMBIA, MARYLAND 21044  
410-997-0800

**SITE DEVELOPMENT, SEDIMENT/EROSION CONTROL, & LANDSCAPE PLAN**  
**SINGLE FAMILY DETACHED**  
**GARBART PROPERTY**  
LOTS 2 & 3  
TAX MAP No: 35 PARCEL: 179 BLOCK NO.: 12  
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: MAY, 2002  
SHEET 2 OF 3

PROJECT: GARBART PROPERTY SECTION/AREA: 2 & 3  
PLAT: 15324 BLOCK NO.: 12 ZONE: R-20 TAX/ZONE: 35 ELEC. DIST.: FIFTH CENSUS TR.: 6052.02  
WATER CODE: E-28 SEWER CODE: 5375500

