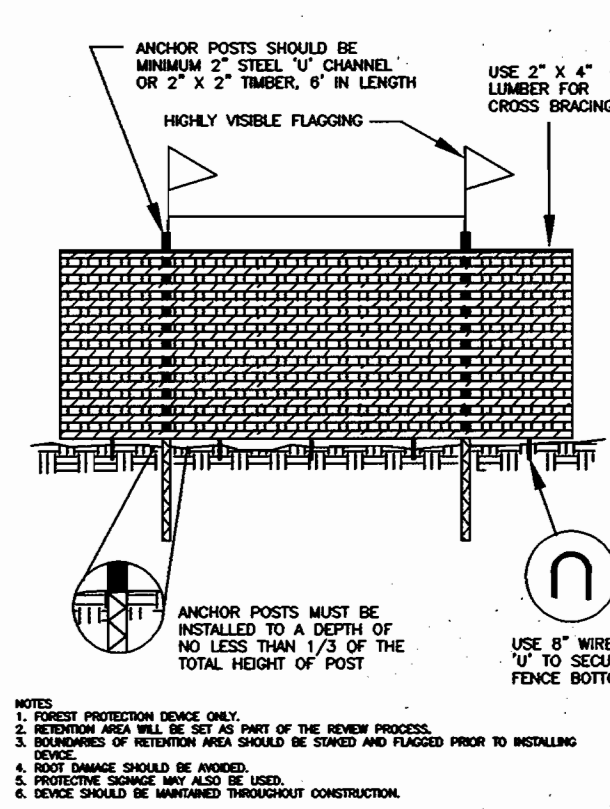
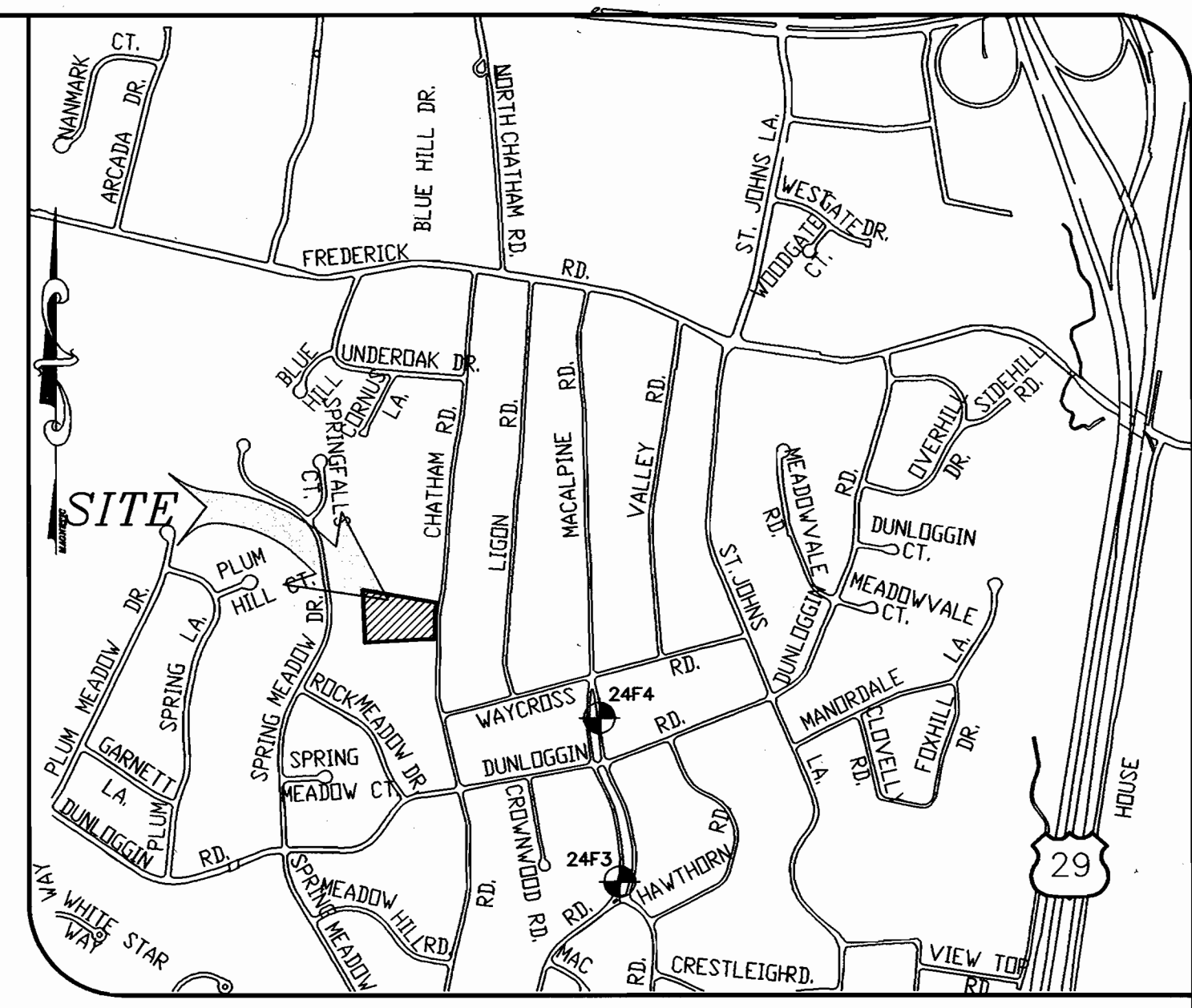
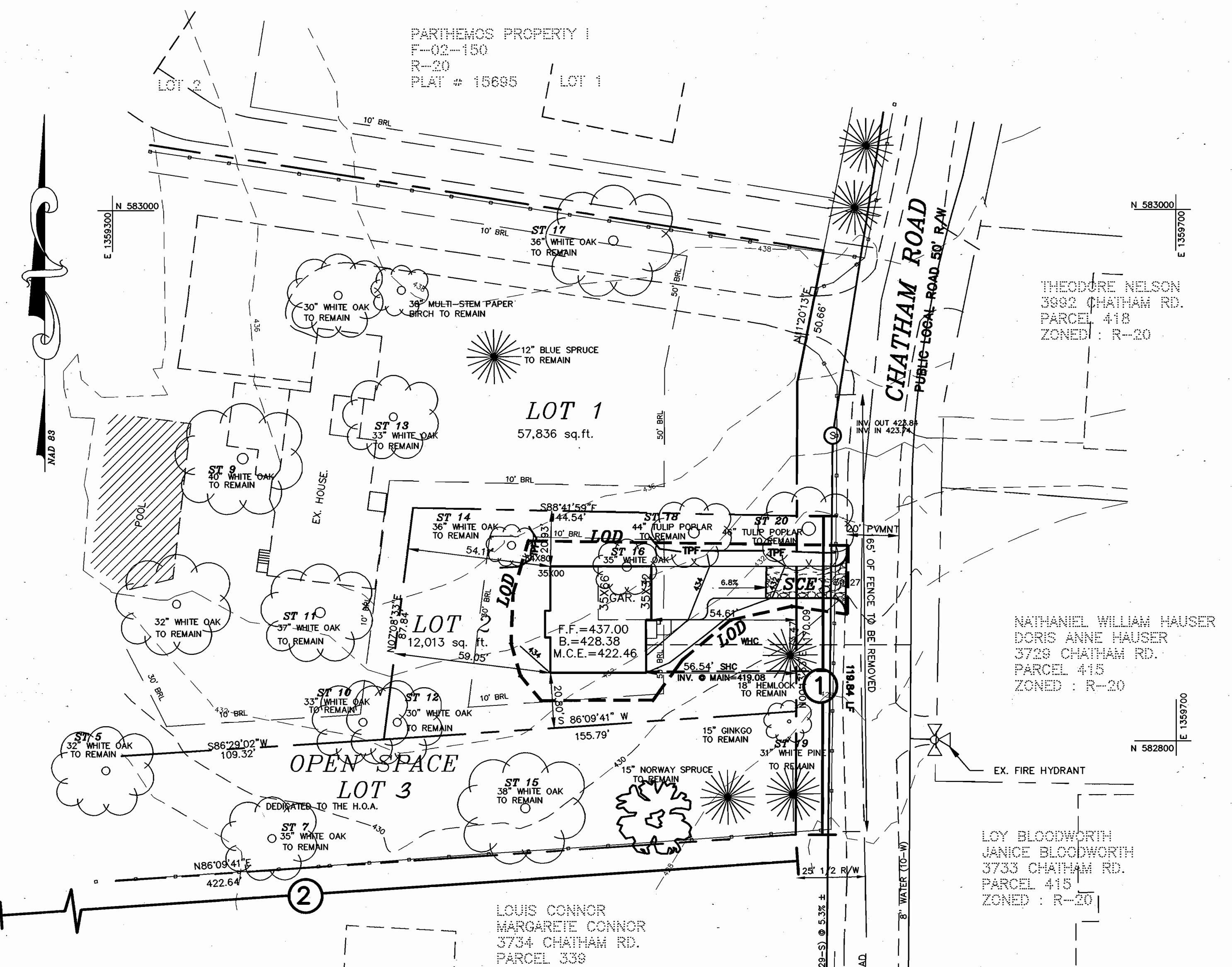


PROTECTIVE FENCE DETAIL
BLAZE ORANGE PLASTIC MESH



NOTES:
1. PROTECTIVE FENCE SHALL BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST.
2. ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST.
3. ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST.
4. ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST.
5. ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST.
6. ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST.

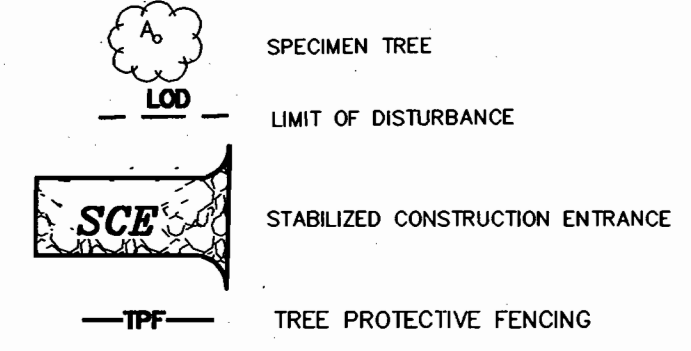


VICINITY MAP
SCALE 1"=1000'

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:
TAX MAP # 24 PARCEL: 133 (FIRST), GRID 10.
ELECTION DISTRICT: SECOND
ZONING: R-20
DEED REFERENCE: L. 519 / F. 182
LOT AREA: 12,013
OPT FILE # F-02-150
- 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.
- ON SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JAN. 2002.
- OFF SITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 5' TOPO.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JAN. 2002.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATION NO. 24F3 & 24F4.
STATION 24F3 STATION 24F4
NORTHING 581299.869 NORTHING 582288.634
EASTING 1360713.731 EASTING 1360570.987
ELEVATION 366.100 ELEVATION 386.878
- PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 129-S & 10-W.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- THE DWELLING UNIT KNOWN AS 3730 CHATHAM ROAD ON LOT 1 IS TO REMAIN. ALL OTHER STRUCTURES TO BE REMOVED.
- STEEP SLOPES OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON-SITE.
- 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 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING GROSS TONS (HEAVY LOADINGS) - CAPABLE OF SUPPORTING 100 TONS.
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 ENSURE ALL WEATHER USE.
- NO WETLANDS EXIST ON SITE, PER FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL IN JANUARY 2002.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 0.52 ACRES (22,951.2 SQ. FT.) AND REFORESTATION OF 0.03 ACRES (1,306.8 SQ. FT.) FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED AND ARE CONTAINED WITHIN OPEN SPACE LOT 3 ON RECORD PLAT F-02-150. FINANCIAL SURETY FOR THE ON-SITE RETENTION (\$4,530.24) AND REFORESTATION (\$653.40) HAS BEEN POSTED AS PART OF DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,183.64 UNDER F-02-150.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (1 SHADE TREE) WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 2 IN THE AMOUNT OF \$300.00.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 2 1/2 TO 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- RESIDENTIAL DRIVEWAY ENTRANCE HO.CO.STD. R-6.06 TO BE USED UNLESS OTHERWISE NOTED.
- OPEN SPACE REQUIREMENTS FOR THIS LOT HAS BEEN PROVIDED UNDER F-02-150 IN ACCORDANCE WITH SECTION 16.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001.
- IN ACCORDANCE WITH SECTION 128 HOWARD COUNTY REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

LEGEND



DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Christopher L. Bann
NAME: Christopher L. Bann DATE: 12-19-02

SPECIMEN TREES

KEY	SPECIES
ST5	32" WHITE OAK
ST7	35" WHITE OAK
ST8	32" WHITE OAK
ST9	40" WHITE OAK
ST10	33" WHITE OAK
ST11	37" WHITE OAK
ST12	30" WHITE OAK
ST13	33" WHITE OAK
ST14	36" WHITE OAK
ST15	38" WHITE OAK
ST16	35" WHITE OAK
ST17	36" WHITE OAK
ST18	44" TULIP POPLAR
ST19	31" WHITE PINE
ST20	46" TULIP POPLAR

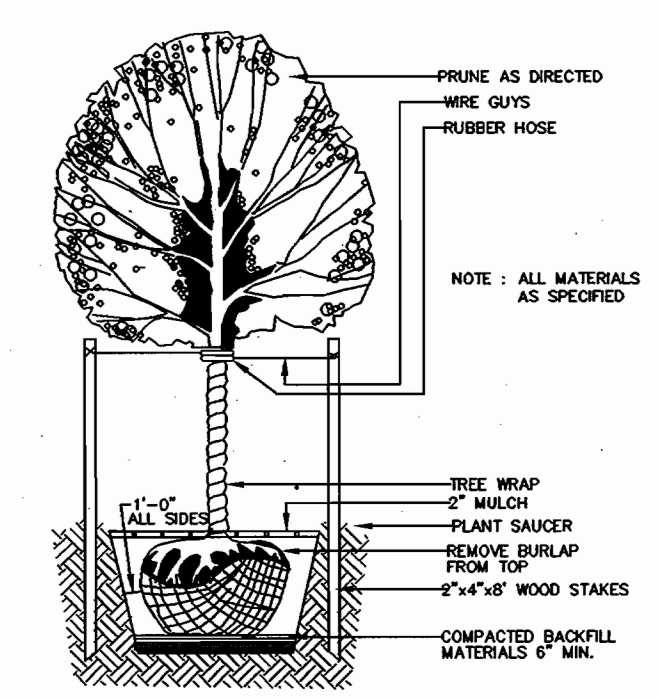
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
1 SHADE TREE				

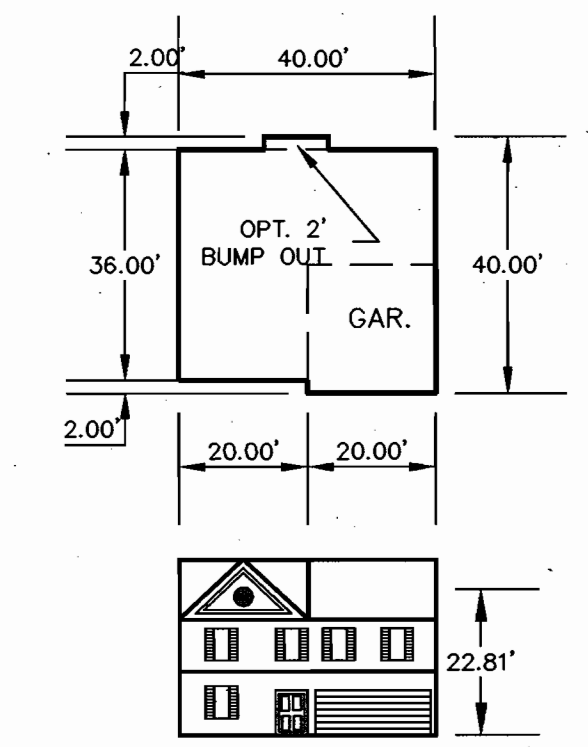
SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	N/A (PERIMETER 1)	A (PERIMETER 2) *	
LINEAR FEET OF PERIMETER	119.84 LF	422.64 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	YES, 74.42 LF OF EX. TREES TO REAR OF OPEN SPACE LOT 3 TO REMAIN (348.22 LF REMAINING)	
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	N/A	4 SHADE TREES 2 EVERGREEN TREES	4 SHADE TREES 2 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

* PERIMETER 2 CREDIT FOR EXISTING TREES: ONE (1) 36" OAK, ONE (1) 35" OAK, ONE (1) 38" OAK, ONE (1) 31" WHITE PINE, AND ONE (1) 15" NORWAY SPRUCE.



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



THE ROCKBURNE 40

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 2	3732 CHATHAM ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	OWNER
PARTHEMOS PROPERTY I	N/A	PARCEL 133 - LOTS 1 THRU 3	JAMES AND SUSAN PARTHEMOS 3730 CHATHAM RD. ELLCOTT CITY, MARYLAND 21042
FLAT # OR L/T/ BLOCK #	TAX MAP	ELEC. DIST.	CENSUS TRACT
PLAT # 115744	10	R-20	6023.06
WATER CODE	SEWER CODE		
F08	5752100		
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING AND SEDIMENT CONTROL			

DEVELOPER
HARMONY BUILDERS
4228 COLUMBIA RD.
COLUMBIA, MARYLAND 21042

DEVELOPER'S CERTIFICATE
I 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 NATURAL RESOURCE CONSERVATION SERVICE.

Christopher L. Bann
NAME: Christopher L. Bann DATE: 12-19-02

ENGINEER'S CERTIFICATE
I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND I CERTIFY THAT THIS PLAN IS BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE NATURAL RESOURCE CONSERVATION SERVICE.

Jim Meyer
DATE: 12/30/02

John P. Duto
DATE: 12/30/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John P. Duto
DATE: 1/3/03

John P. Duto
DATE: 1/30/03

John P. Duto
DATE: 1/30/02

date	project	scale	description	revisions
OCT. 2002	01069	SAA	engineering	
		SAA	approval	

no.	date

PARTHEMOS PROPERTY II
LOT 2
TAX MAP 24, PARCEL 133 (THE FIRST)
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
SITE DEVELOPMENT PLAN

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0296 Fax (301) 621-5621 Wash. (410) 987-0298 Fax