

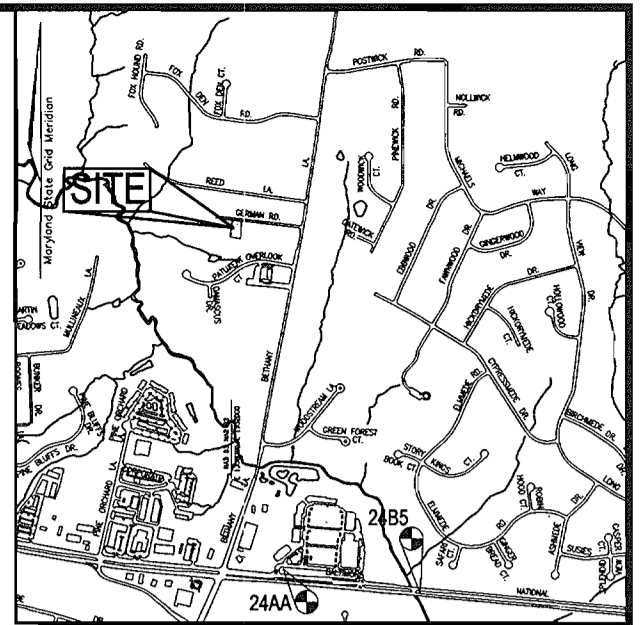
**GENERAL NOTES**

- 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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
 MISS UTILITY 1-800-257-7777  
 BELL ATLANTIC TELEPHONE CO. 725-9976  
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366  
 AT&T CABLE LOCATION DIVISION: 393-3553  
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620  
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620  
 STATE HIGHWAY ADMINISTRATION: 531-5533
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS:  
 AREA OF SITE: 0.3754 AC  
 AREA OF PLAN SUBMISSION: 0.3754 SF  
 TOTAL NUMBER OF BUILDABLE LOTS: 1  
 TOTAL NUMBER OF CREDITED OPEN SPACE LOTS: 0  
 TOTAL NUMBER OF NON-CREDITED OPEN SPACE LOTS: 0  
 PRESENT ZONING: R-20  
 LIMIT OF DISTURBANCE: 8,056 SF  
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING  
 TOTAL UNITS ALLOWED: 1  
 TOTAL UNITS PROPOSED: 1
- PROJECT BACKGROUND:  
 LOCATION: TAX MAP: 17 PARCEL: 281 BLOCK: 20  
 ZONING: R-20  
 GERMAN ROAD  
 DEED REFERENCE: LIBER 6800 FOLIO 372, LIBER 306 FOLIO 522
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 24AA AND 24B5.
- EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THE PROPERTY OUTLINE IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO WETLANDS EXIST ON SITE PER FREDERICK WARD ASSOCIATES, JULY 2003.
- THERE IS NO 100-YR FLOODPLAIN ON SITE.
- IN ACCORDANCE WITH SECTION 128 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 SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (14 FEET 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 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS  
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- ALL DRIVEWAY APRONS TO BE PER HOWARD COUNTY STANDARD DETAIL NO.'S R-6.05 & R-6.01 UNLESS OTHERWISE NOTED.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$2,700 FOR 9 SHADE TREES.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION BECAUSE THE LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRED.
- STORMWATER MANAGEMENT FOR THIS LOT IS BY GRASS SWALES TO PROVIDE THE REQUIRED Rev AND A DRY SWALE FOR THE REQUIRED WQV. Cpv IS NOT REQUIRED SINCE THE 1 YR RUNOFF IS LESS THAN 2 CFS.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- WATER METER TO BE INSIDE.
- REFERENCE DESIGN MANUAL VOLUME III SECTION 2.62 APPROVED 6/3/03 TO REDUCE THE REQUIRED 24" WIDE USE-IN-COMMON ACCESS EASEMENT TO 22" FROM THE FRONT 50' BUILDING RESTRICTION LINE TO THE REAR PROPERTY LINE, F-03-182.
- NO BASEMENT GRAVITY SEWER SERVICE. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- FOR ACCEPTABLE GRASSES IN SWALES SEE MDE TABLE A.7 OF THE 2000 STORMWATER DESIGN MANUAL, VOLUMES 1 AND 2.

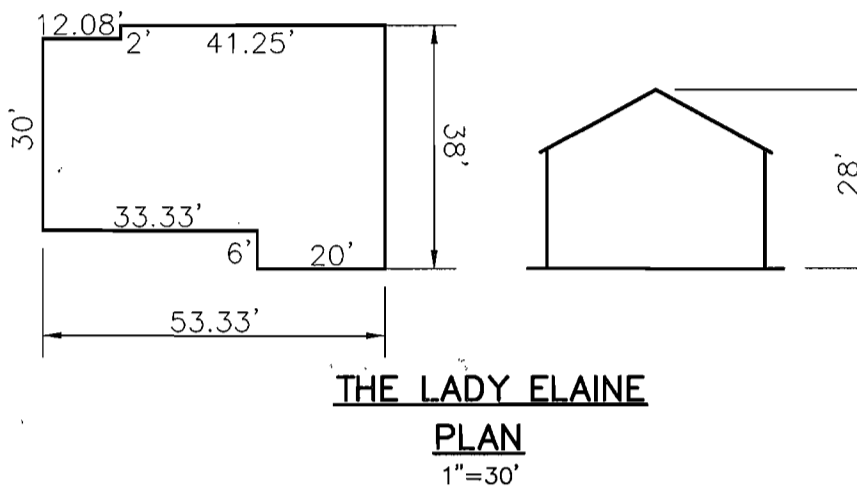
# SITE DEVELOPMENT PLAN GERMAN ROAD LOTS 7 & 7-A HOWARD COUNTY, MARYLAND

**LEGEND**

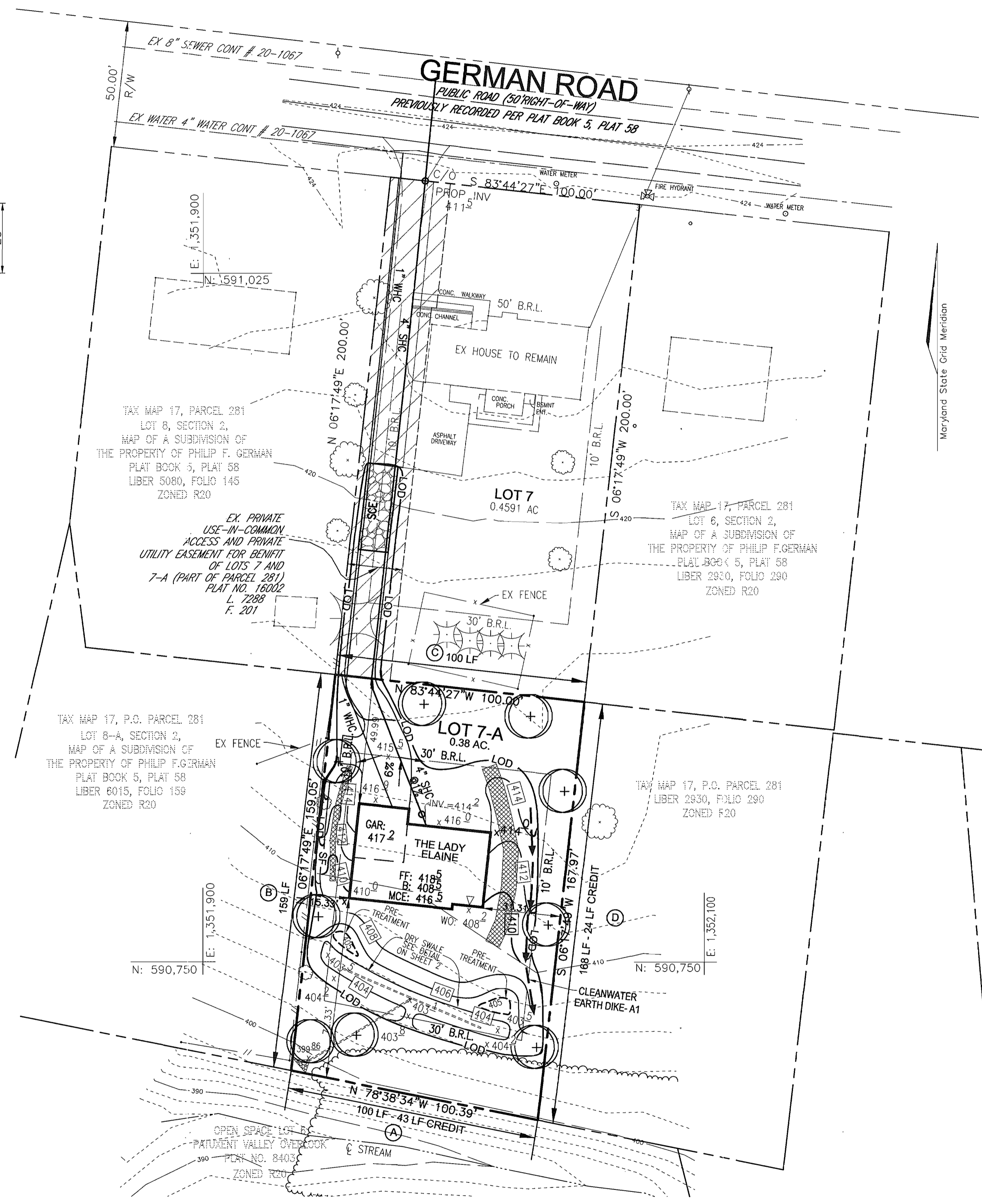
- |                                |                                  |
|--------------------------------|----------------------------------|
| M1C2                           | SOIL TYPE (SEE TABLE THIS SHEET) |
| 410                            | PROPOSED CONTOUR                 |
| 410                            | EXISTING CONTOUR                 |
| (Wavy line)                    | EXISTING TREELINE                |
| (Dashed line)                  | PROPERTY LINE                    |
| (Circle with cross)            | PROPOSED SHADE TREE              |
| (Thick line)                   | LIMIT OF DISTURBANCE             |
| (Thin line)                    | SILT FENCE                       |
| (Dashed line with cross-hatch) | SWALE                            |
| (Cross-hatch)                  | ECM                              |



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



**THE LADY ELAINE  
PLAN  
1"=30'**



**PLAN  
1"=30'**

BENCHMARKS		
NO.	NORTHING	EASTING
24AA	587,380.458	1,352,603.488
24B5	586,956.233	1,356,570.840

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 15

ADDRESS CHART	
LOT #	STREET ADDRESS
7-A	10027 GERMAN ROAD

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	PARCEL NUMBER		
10027 GERMAN ROAD PROPERTY	2	P/O 281		
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.
N/A	20	R-20	17	2ND
WATER CODE: H08		SEWER CODE: 5991000		

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
SEDIMENT AND EROSION CONTROL AND LANDSCAPE DETAILS	2 OF 2

**OWNER/DEVELOPER**

MAN STREET BUILDERS, INC.  
5705 LANDING ROAD  
ELKRIE, MARYLAND 21075

NO.	REVISION	DATE

**10027 GERMAN ROAD PROPERTY  
SECTION 2, LOTS 7 & 7-A  
SITE DEVELOPMENT AND LANDSCAPE PLAN  
SINGLE FAMILY DETACHED**

TAX MAP #17 GRID: 20 SECOND ELECTION DISTRICT  
PARCEL 281 DEED REF: L6800/F.372 HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**  
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS | www.frederickward.com

7125 RIVERWOOD DRIVE  
COLUMBIA, MARYLAND 21046-2354  
410-720-6900  
410-720-6226 fax

REGIONAL OFFICES:  
BEL AIR, MARYLAND AND WARRENTON, VIRGINIA

ROBERT H. VOGEL, PE No. 16193

DESIGN BY: ELC  
DRAWN BY: ELC  
CHECKED BY: RHV  
DATE: JULY, 2003  
SCALE: 1"=30'  
W.O. NO.: 2019019.00

1 SHEET OF 2

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

*Joseph E. Dwyer, Inc.* 11-13-03  
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert H. Vogel* 12/11/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert H. Vogel* 12/11/03  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Merrill D. Laugel* 12/8/03  
DIRECTOR DATE

**ENGINEERS CERTIFICATE**

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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."

*Robert H. Vogel* 11/13/03  
SIGNATURE OF ENGINEER DATE  
ROBERT H. VOGEL

**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 ALL 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."

*Joseph E. Dwyer, Inc.* 11-13-03  
SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*Jim Myers* 11/24/03  
SDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

*John R. Robertson* 11/24/03  
HOWARD SCD DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

