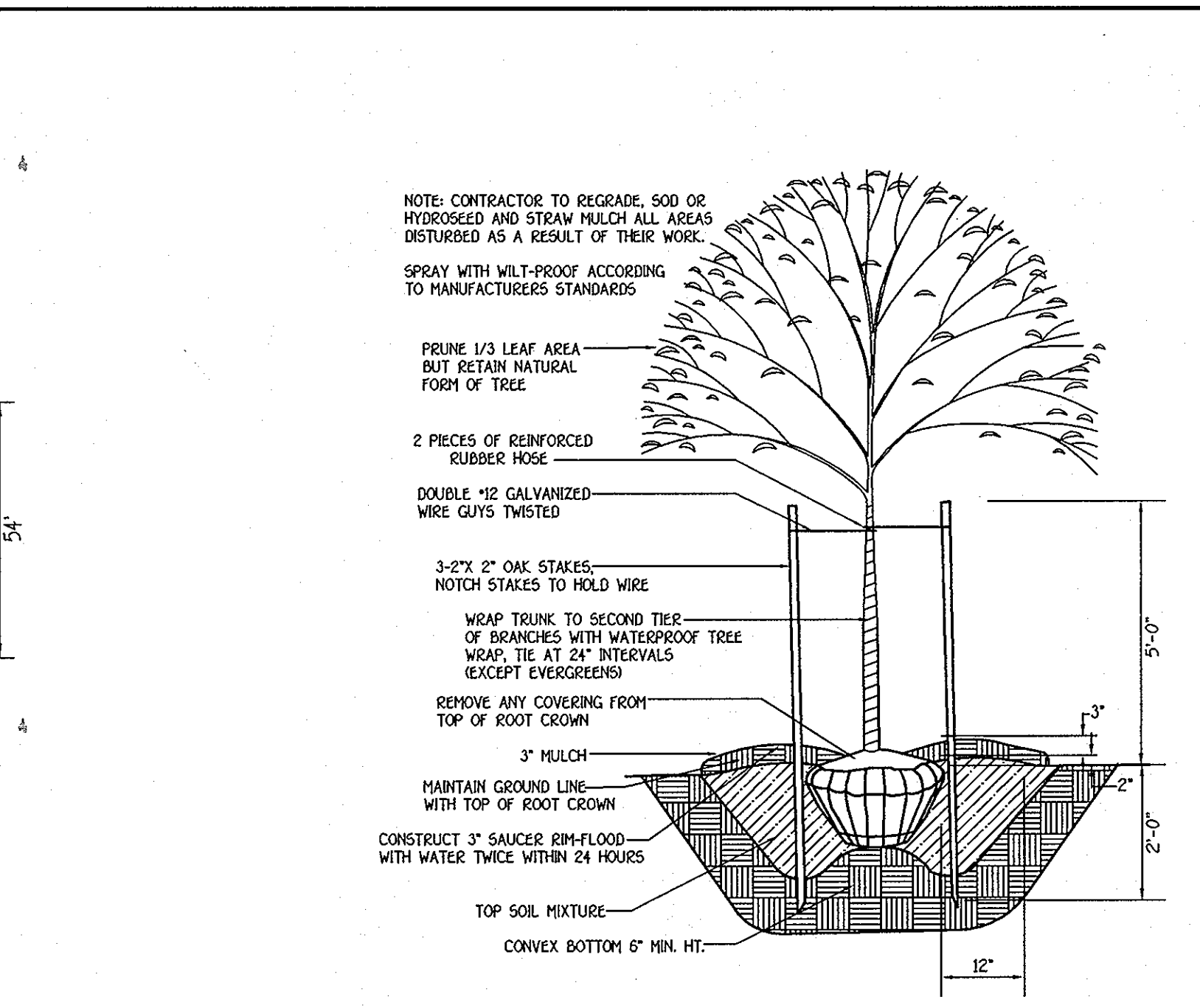


NO.	REVISION	DATE
1	Add opt. M.R. Chim & porch to Westchester II, A-G-05	4-6-05



TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
2		ACER SACCHARIN GREEN MOUNTAIN GREEN MOUNTAIN/SUGAR MAPLE	2 1/2" - 3" CALIPER FULL CROWN B/B
3		PINUS STROBUS EASTERN WHITE PINE	6' - 8' HGT.

THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIS FENCES AND WALLS (AS REQUIRED UNDER F-00-073). 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.

DEVELOPER'S/BUILDER'S CERTIFICATE

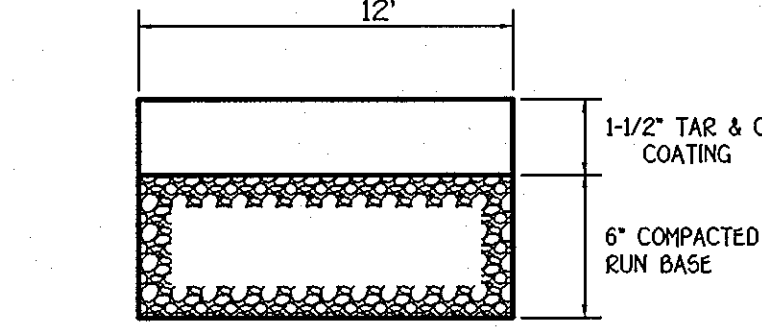
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED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

Dana D Borg
DANA BORG
10/7/04
DATE

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAYS (SIDE)
LANDSCAPE TYPE	TYPE 'B'
ADJACENT TO PERIMETER	100'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A
CREDIT FOR WALL FENCE OR BEAM (YES, NO, LINEAR FEET)	N/A
NUMBER OF PLANTS REQUIRED	
SHADE TREES	2
EVERGREEN TREES	3
NUMBER OF PLANTS PROVIDED	
SHADE TREES	2
EVERGREEN TREES	3

* THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.



COMMON DRIVEWAY DETAIL
NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
	STREET LIGHT PROVIDED FOR UNDER F-00-073
	BOLLARDS PROVIDED FOR UNDER F-00-073
+362.5	SPOT ELEVATION
-SF	SILT FENCE
-SFF	SUPER SILT FENCE
	PROPOSED WALKOUT
	EROSION CONTROL MATTING
	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
	LANDSCAPE TREES PROVIDED FOR UNDER 50P-04-142
	EXISTING STREET TREES PROVIDED FOR UNDER F-00-73

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
29	6704 WALTER SCOTT WAY
30	6708 WALTER SCOTT WAY
31	6712 WALTER SCOTT WAY
32	6716 WALTER SCOTT WAY
33	6720 WALTER SCOTT WAY
34	6724 WALTER SCOTT WAY
35	6728 WALTER SCOTT WAY

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES, LANDSCAPE NOTES & DETAILS
SHEET 2	SITE DEVELOPMENT & LANDSCAPE PLAN LOTS 29-35 PLAN
SHEET 3	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN LOTS 29-35
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

OWNER/BUILDER/DEVELOPER
DOUGLAS HOMES
P.O. BOX 628
ELLCOTT CITY, MARYLAND 21041
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Condy Hamden
Chief, Division of Land Development
11/2/04
Date

John K. Redman
Chief, Development Engineering Division
10/28/04
Date

David A. Wynn
Director - Department of Planning and Zoning
11/9/04
Date

PROJECT	SECTION	LOTS NO.
SCOTT FARM	N/A	29 THRU 35

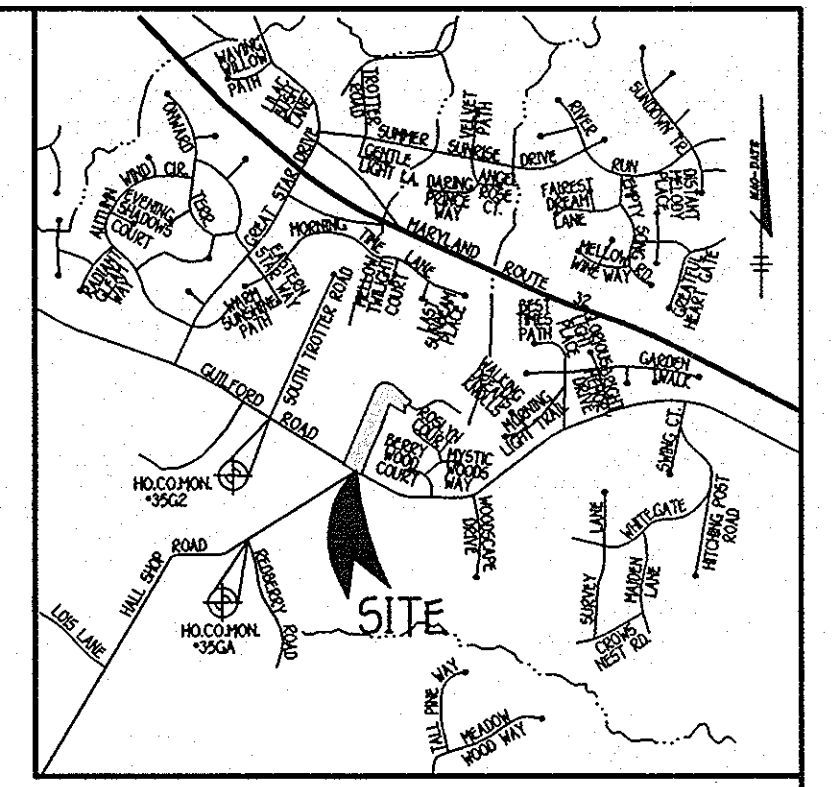
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16709	20	R-20	35	FIFTH	6056.01

WATER CODE	SEWER CODE
I-13	665-2500

TITLE SHEET, LANDSCAPE NOTES & DETAILS

SINGLE FAMILY DETACHED SCOTT FARM LOTS 29 THRU 35

TAX MAP NO.: 35 PARCEL NO.: 354 GRID NO.: 20
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2004
SHEET 1 OF 4



VICINITY MAP
SCALE: 1" = 200'

BENCH MARKS

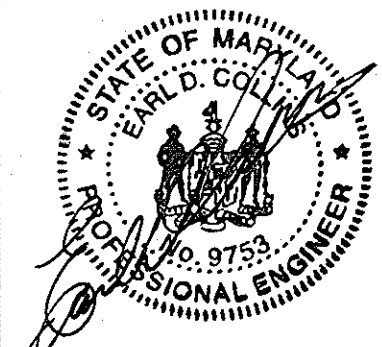
T.P. 35G2 ELEV 477.63
N. 554,965.5860
E. 1,332,934.9408
CONC. MON. LOC. NEAR THE INTERSECTION OF GUILFORD ROAD & TROTTER ROAD

T.P. 35GA ELEV. 482.11
N. 553,249.6341
E. 1,332,627.3180
CONC. MON. LOC. NORTH SIDE OF HALL SHOP ROAD PAST REDBERRY ROAD

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER 2/2/2004 COMPREHENSIVE ZONING REGULATIONS.
- TOTAL AREA OF SITE: 3.3582 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 7 5FD
- 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 76-104, F 04-144, F 07-162, F 04-61, S 97-23, BA-91-24E, S 95-10, WP 90-29, P 96-13, SP 49-04, F 00-73, F 01-173 & W & S CONTRACT NO. 34-3793-D.
- THIS PLAN IS BASED ON BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2004 BY FISHER, COLLINS & CARTER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS HOWARD COUNTY MONUMENT 35G2 N 554,965.5860 E 1,332,934.9408 HOWARD COUNTY MONUMENT 35GA N 553,249.6341 E 1,332,627.3182
- 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 FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-00-73 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 34-3793-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 37B SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY BEST MANAGEMENT PRACTICES PER F-00-73.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED TYPE-B LANDSCAPE BUFFER FOR LOT 34 MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$1,050,000 FOR 2 SHADE TREES AND 3 EVERGREEN TREES. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT NO. F-00-73 IN THE AMOUNT OF \$513,500.00.
- THE FOREST CONSERVATION PROGRAM REQUIREMENTS WILL BE MET VIA 0.8 ACRES ON-SITE = \$10,464.40 - \$2,640.00 = \$7,824.40 AFFORESTATION (PLANTING) AND PAYMENT OF FEE-IN-LIEU FOR THE REMAINING 1.7 ACRES OF THE TOTAL 2.5 ACRES REQUIREMENT, \$22,215.60 SURETY FOR 0.8 ACRE AFFORESTATION (\$7,815.00) WAS PAID UNDER F-00-73. THE FEE-IN-LIEU FOR 1.7 ACRES (\$22,215.60) IS PART OF F-04-61.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- SITE DEVELOPMENT PLAN IS FOR SINGLE FAMILY DETACHED UNITS.
- IN ACCORDANCE WITH SECTION 129 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR NEW DWELLING AND TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH 12' (14' IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE (P-D) STANDARD PAVING
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY-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.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SITE DEVELOPMENT PLAN, VARIATION PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- OPEN SPACE LOT 10 SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE STORMWATER MANAGEMENT POND ON OPEN SPACE LOT 10 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, PER F-00-73.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELLCOTT CITY, MARYLAND 21041
410-461-2000



ENGINEER'S CERTIFICATE

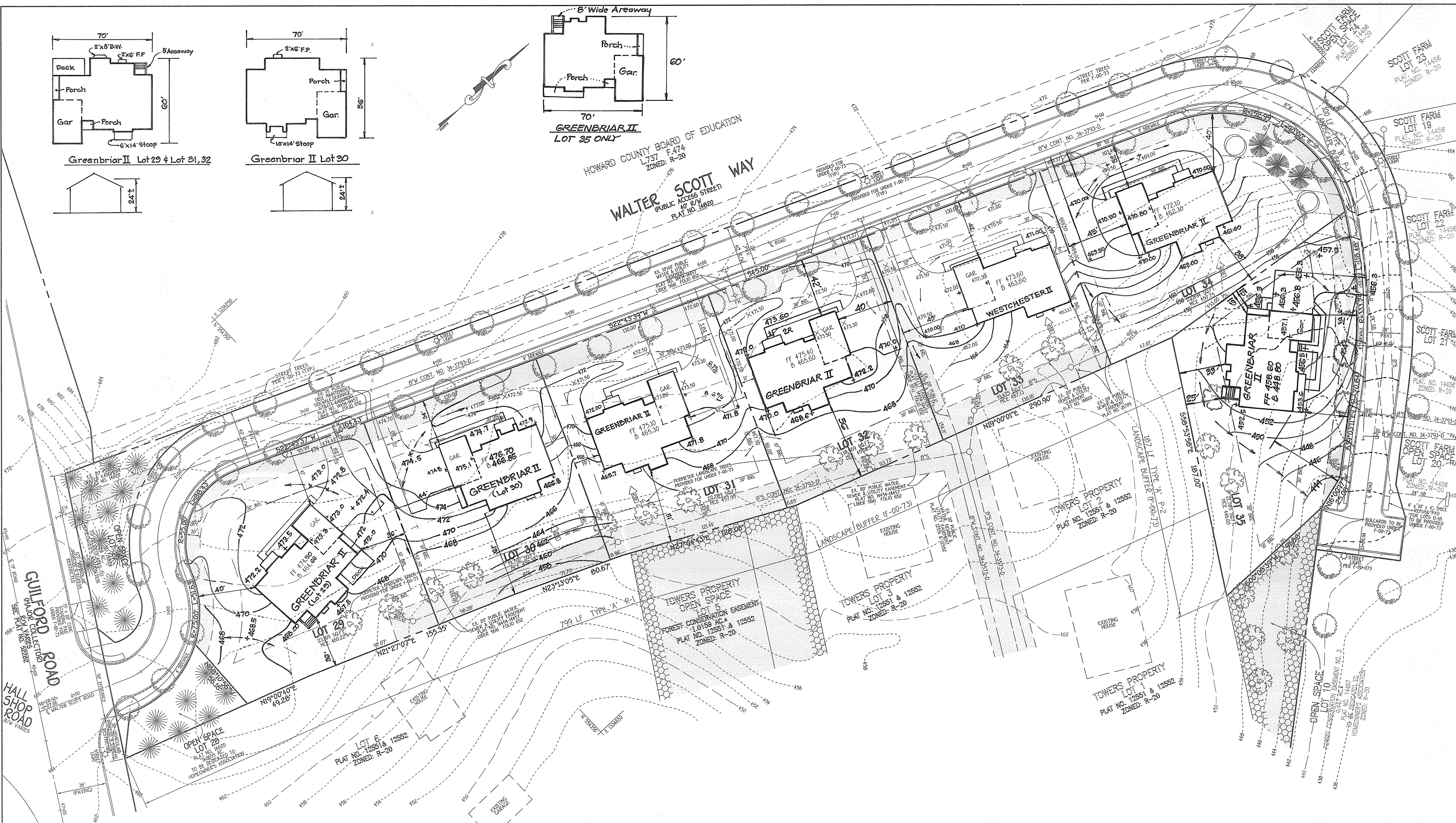
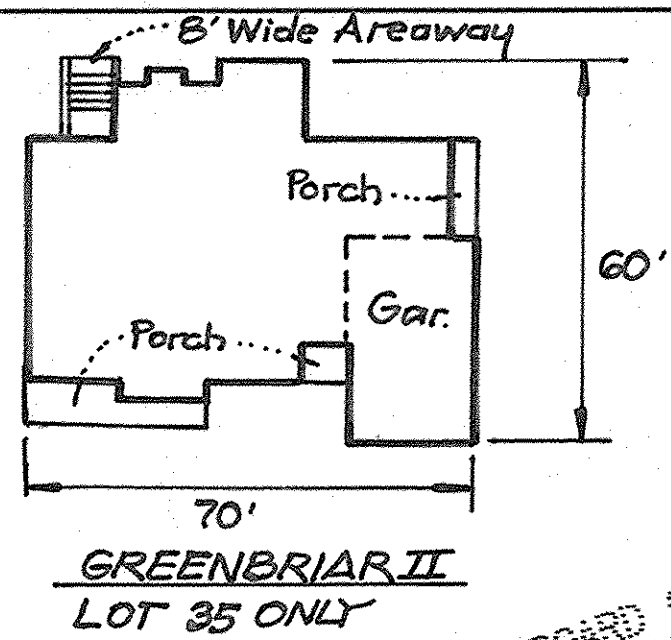
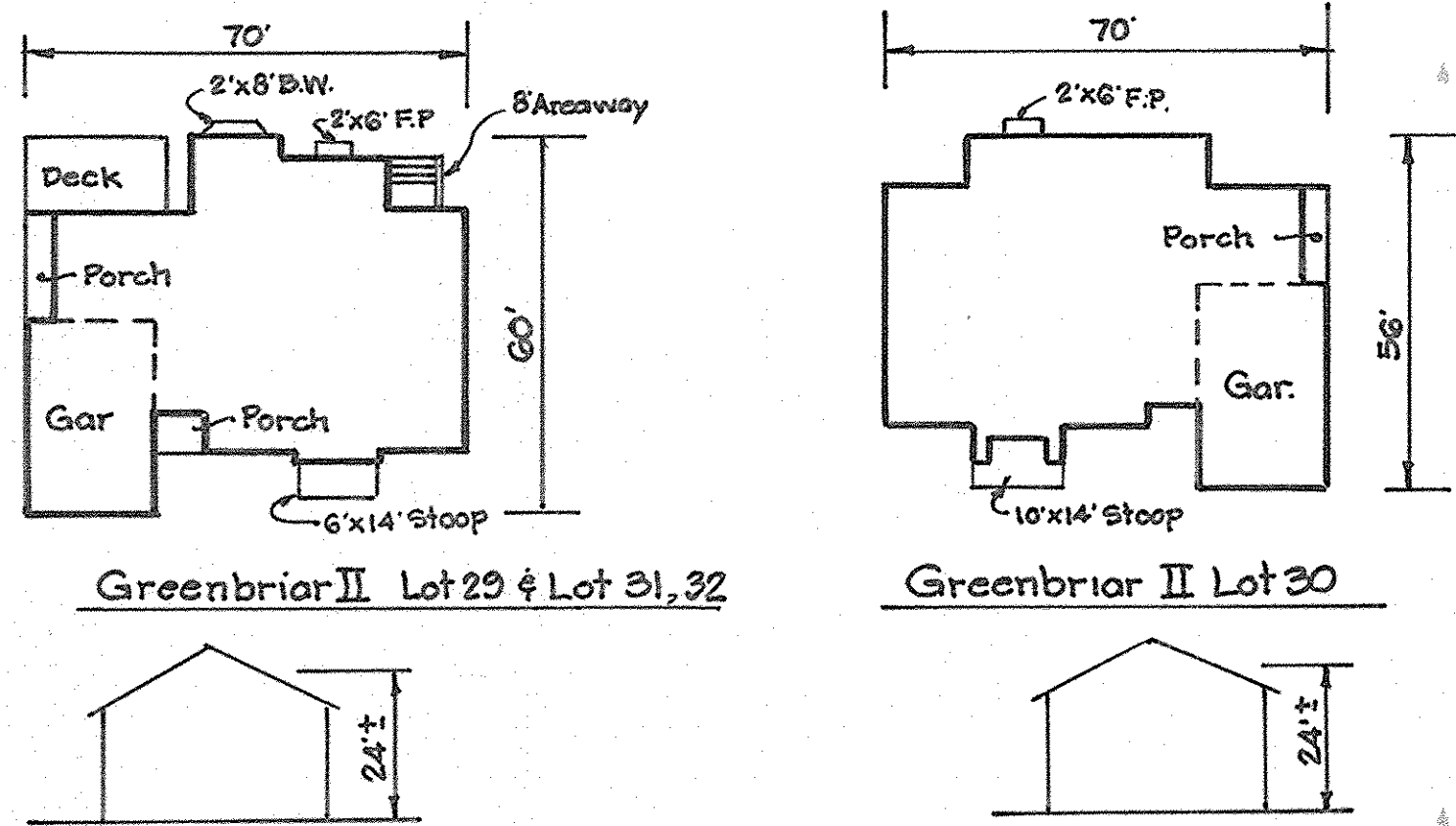
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Earl D. Collins
Signature of Engineer EARL D. COLLINS Date 10/7/04

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.

Dana D Borg
Signature of Developer DANA BORG Date 10/7/04



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2895

NO.	REVISION	DATE
8	Rev. hse & grd. lot 35 to show Ex. Cond.	8-29-05
7	Rev. grd. lot 31 to show Ex. Conditions	11-18-05
6	Rev. grd. lot 30 to show Ex. Cond.	11-1-05
5	Rev. grd. lot 29 to show Ex. Cond.	5-13-05
4	Rev. hse & grd. Lot 32	7-19-05
3	Rev. hse & grd. Lot 34	4-25-05
2	Rev. hse & grd. Lots 31 & 33	4-6-05
1	Rev. hse & grd. Lots 29 & 30	2-5-05

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: *Earl D. Collins* DATE: 10/1/04
 EARL D. COLLINS

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: *Dana Borg* DATE: 10/1/04
 DANA BORG

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* DATE: *[Date]*

HOWARD SCD

OWNER/BUILDER/DEVELOPER
 DOUGLAS HOMES
 P.O. BOX 628
 ELLICOTT CITY, MARYLAND 21114
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Andy Hannah* DATE: 11/2/04
 Chief, Division of Land Development

Signature: *[Signature]* DATE: 11/2/04
 Chief, Development Engineering Division

Signature: *[Signature]* DATE: 11/2/04
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
SCOTT FARM	N/A	29 THRU 35

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16709	20	R-20	35	FIFTH	6056.01

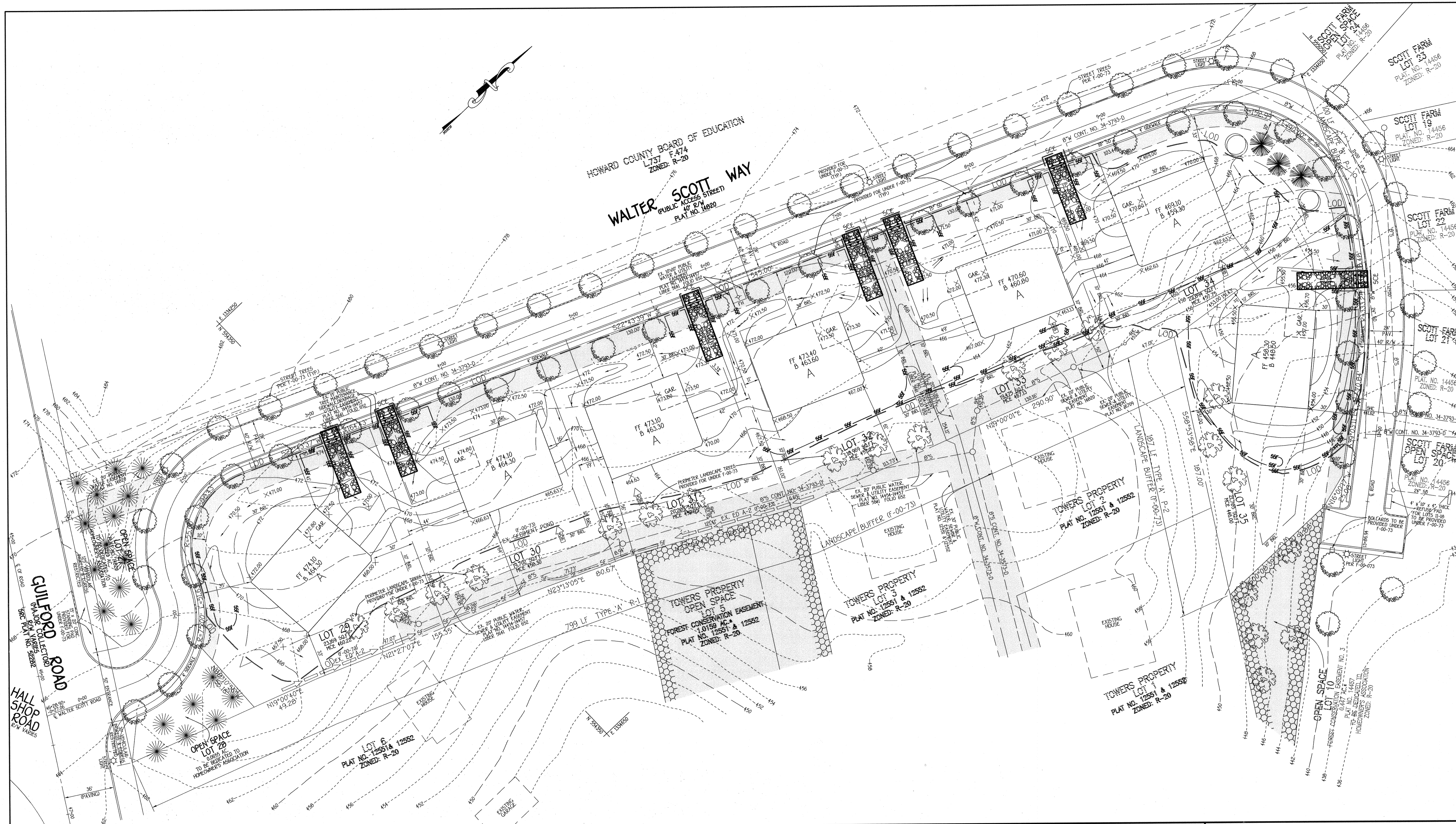
WATER CODE	SEWER CODE
I-13	665-2500

SITE DEVELOPMENT & LANDSCAPE PLAN

SINGLE FAMILY DETACHED
SCOTT FARM
 LOTS 29 THRU 35

TAX MAP NO.: 35 PARCEL NO.: 354 GRID NO.: 20
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH, 2004
 SHEET 2 OF 4

SDP 04-142



<p>FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21042 4100 481 - 2295</p>	NO.	REVISION	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.

Signature of Engineer: *Earl D. Collins* Date: 10/2/04
Earl D. COLLINS

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: *Dana Borg* Date: 10/2/04
DANA BORG

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *John Meyer* Date: 10/25/04
John Meyer
U.S. Army - Natural Resource Conservation Service

Signature: *John R. Roberts* Date: 10/25/04
John R. Roberts
Howard SCD

OWNER/BUILDER/DEVELOPER
DOUGLAS HOMES
P.O. BOX 629
ELLCOTT CITY, MARYLAND 21041
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Cindy Hamilton* Date: 11/2/04
Cindy Hamilton
Chief, Division of Land Development

Signature: *Mark J. Taylor* Date: 11/2/04
Mark J. Taylor
Chief, Development Engineering Division
Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
SCOTT FARM	N/A	29 THRU 35

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16709	20	R-20	35	FIFTH	6056.01

WATER CODE	SEWER CODE
I-13	665-2500

SEDIMENT/EROSION CONTROL PLAN

**SINGLE FAMILY DETACHED
SCOTT FARM
LOTS 29 THRU 35**

TAX MAP NO: 35 PARCEL NO: 354 GRID NO: 20
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MARCH, 2004

SHEET 3 OF 4

SDP 04-142

