

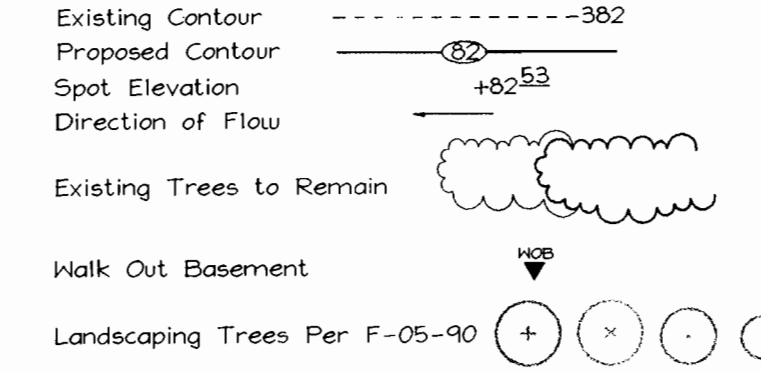
GENERAL NOTES

- Property is within the Metropolitan District.
- Public water and sewer will be used within this site.
- The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:
 - State Highway Administration 410.531.5533
 - BGE(Contractor Services) 410.850.4620
 - BGE(Underground Damage Control) 410.787.9068
 - Miss Utility 1.800.257.7777
 - Colonial Pipeline Company 1.800.755.1310
 - Howard County, Dept. of Public Works, Bureau of Utilities 410.313.4900
 - Howard County Health Department 410.313.2640
 - AT&T 1.800.252.1133
 - Verizon 1.800.743.0033/410.224.9210
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- 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 the start of work.
- The lot shown hereon complies with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers unless waivers have been approved.
- Two foot contours, topography and boundary for Metzlers Garden is based on a field run survey prepared by FSH and Associates, Inc. in March 2004.
- Five foot contours and topography outside of the boundary is based on Howard County 1993 Aerial Topographic Surveys.
- All proposed spot elevations along curb and gutter are to the flowline unless otherwise noted.
- Forest Conservation has been provided for this project under F-05-90.
- Landscaping has been provided for this project under F-05-90.
- All construction shall be in accordance with the latest standards and specifications of Howard County in addition to HSHA standards and specifications if applicable.
- Contractor is responsible to construct all handicap ramps and handicap access in accordance with current ADA requirements.
- Any damage to public right-of-ways, paving or existing utilities will be corrected at the contractor's expense.
- Existing utilities are located by the use of any or all of the following: Road Construction Plans, Field Surveys, Public Water and Sewer Plans and other available record drawings. Approximate location of the 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 incurred due to the contractor's operation shall be repaired immediately at the contractor's expense.
- Stormwater Management has been provided for under F-05-90 in accordance with the 2000 Stormwater Management Manual. Stormwater Management for this site for Gr. 1, 10 and Rev is provided by reduction of impervious area by at least 20% in accordance with the redevelopment guidelines in the Design Manual.
- A.P.F.O. Traffic Study prepared by Street Traffic Studies and approved under S-04-06.
- Wetlands Delineation and report prepared by Exploration Research, Inc. and approved under S-04-06.
- Forest Stand Delineation and report prepared by Exploration Research, Inc. and approved under S-04-06.
- There are no historic structures, cemeteries or burial grounds on-site.
- There are no 100-Year Floodplain, steep slopes or wetlands on the property.
- Previous county file numbers: SDP 85-107, SDP 75-50, SDP 7-14, BA-BI-20, BA-84-22E, BA-86-07E, BA-87-14V, BA-95-11E, BA-96-39E, S-04-06, P-04-15, F-05-90, Contract # 24-4251-D, Contract # 24-3087-D, Contract # 44-1524-D, Plat # 17598 & 17599.
- 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 soil test, prior to construction.
- All traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- Estimates of Earthwork quantities are provided solely for the purpose of calculating fees.
- The coordinates shown hereon are based on the Howard County Geodetic Control, which is based upon the Maryland State Plane Coordinate System. Howard County monument numbers 36DC and 36DD were used for this project.
- This subdivision is subject to the Amended Fifth Edition of the Howard County Subdivision and Land Development Regulations. Development or construction on these lots/parcels must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building/grading permit application.
- In accordance with section 126 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.
- The subject property is zoned R-20 per the 2/2/04 comprehensive zoning plan. (General Notes Continued - See This Sheet.)

SITE DEVELOPMENT PLAN METZLERS GARDEN

LOTS 1-6, 8-10, 12 and 13 HOWARD COUNTY, MARYLAND

LEGEND



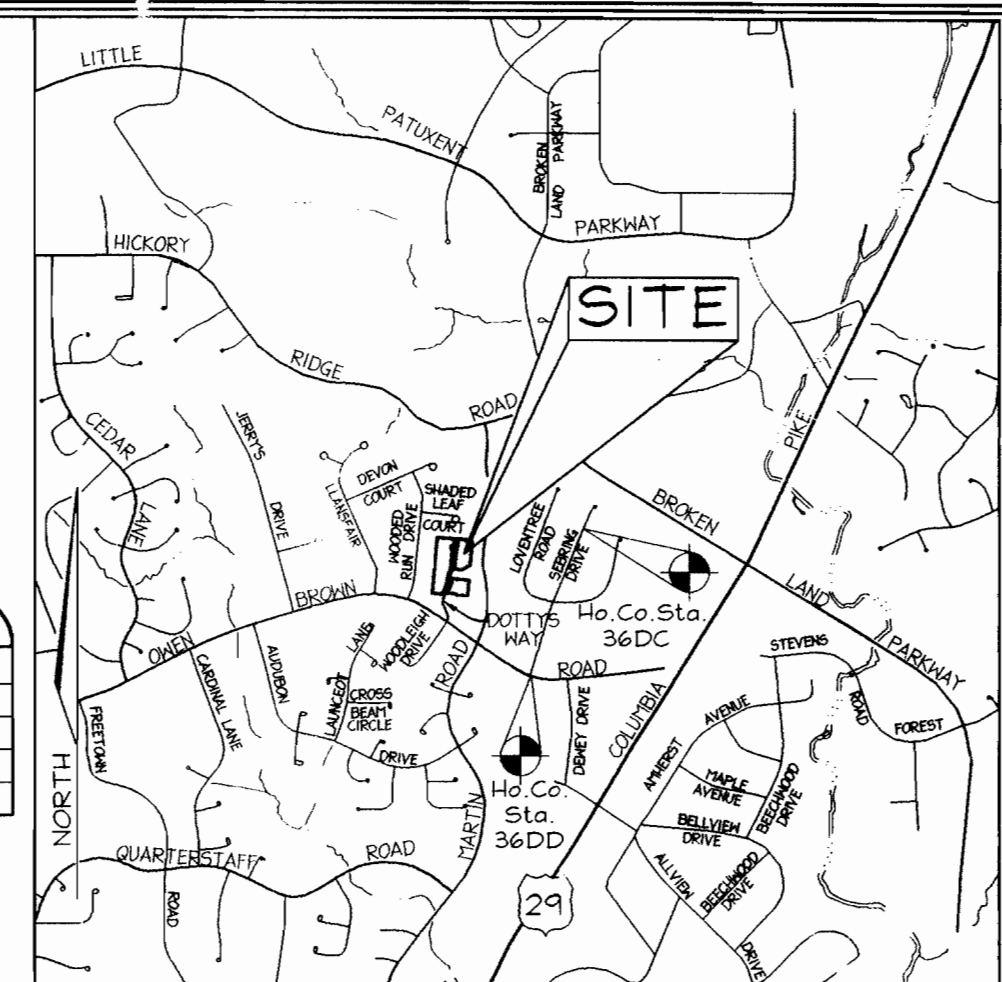
SHEET INDEX

DESCRIPTION	SHEET No.
Cover Sheet	1 of 4
Site Development and Grading Plan	2 of 4
Sediment and Erosion Control Plan	3 of 4
Sediment and Erosion Control Details	4 of 4

ADDRESS CHART

LOTS	STREET
1	10215 Dottys Way
2	10214 Dottys Way
3	10223 Dottys Way
4	10227 Dottys Way
5	10231 Dottys Way
6	10235 Dottys Way
8	10234 Dottys Way
9	10230 Dottys Way
10	10226 Dottys Way
12	10218 Dottys Way
13	10214 Dottys Way

VICINITY MAP

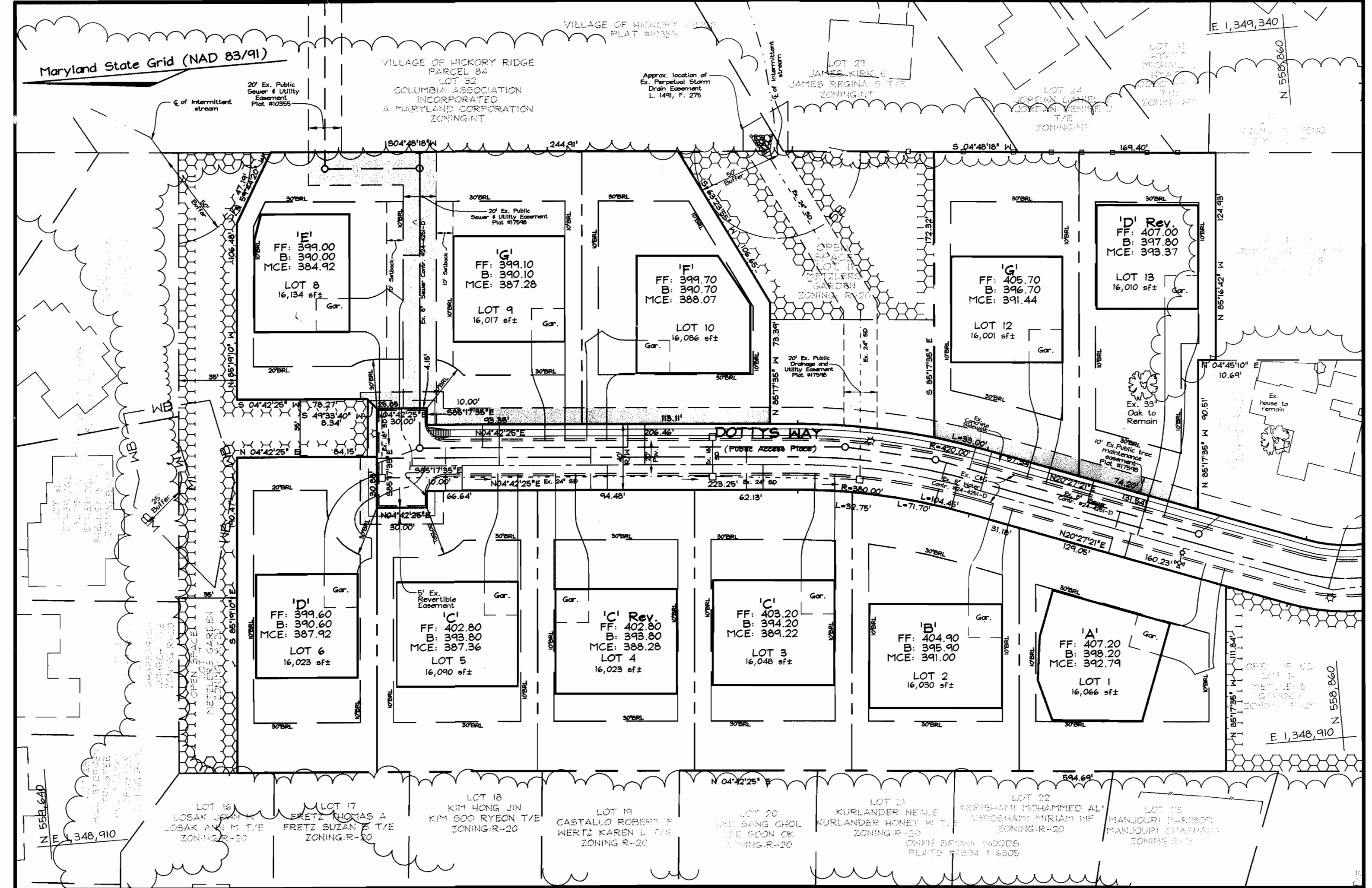


BENCHMARKS

Howard County Monuments:
Sta. 36DC N 170,563.5470 E 411,615.1201 E1: 116.1913 (meters)
N 559,590.570 E 1,350,440.606 E1: 381.007 (feet)
(Concrete Monument on the west side of Sebring Drive 2' from the western edge of Sebring Drive, 10' south of existing driveway, 42' from a fire hydrant on the east side of Sebring Drive.)
Sta. 36DD N 170,095.9837 E 411,448.0004 E1: 119.8332 (meters)
N 558,056.573 E 1,349,892.314 E1: 393.153 (feet)
(Concrete Monument 2' from edge of eastbound lane of Queen Brown Road, 47.5' from a fire hydrant, 63' from G&E pole# 243772.)

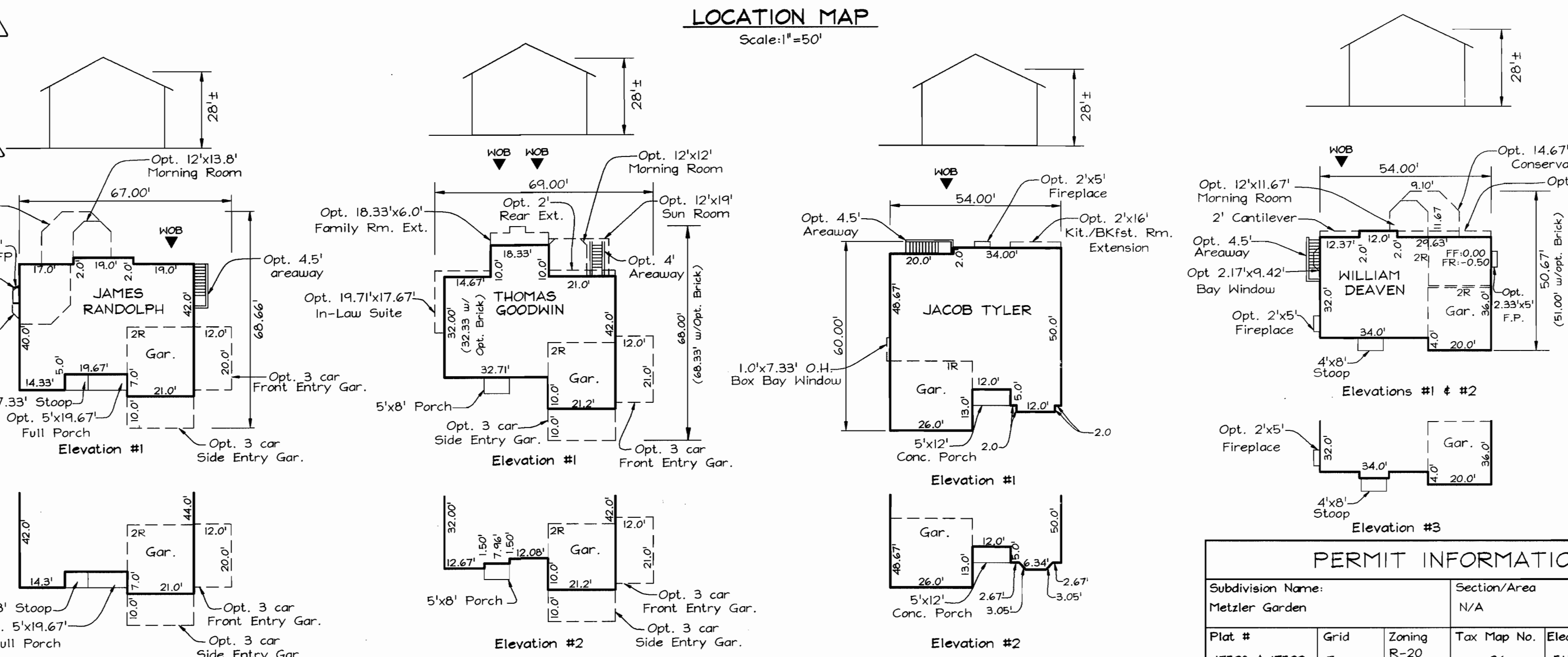
SITE ANALYSIS DATA CHART

- Total project area 4.05 Acres
 - Area of plan submission: 4.08 Acres
 - Limit of disturbed area: 3.99 Acres
 - Present zoning: "R-20" per 02/04 Comprehensive Zoning Plan, see plan for limits.
 - Proposed uses for site # structures: Single Family Detached
 - Floor space on each level of building(s) per use: See house templates sheets.
 - Building coverage of site: 1.11 Acres and 27% of Gross Area.
 - DPZ file references: Contract # 24-4251-D, Contract # 24-3087-D, Contract # 44-1524-D, F-05-90, Plat # 17598 & 17599.
- (General Notes Continued)
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwelling to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
 - Width-12 feet (14' serving more than one residence).
 - Surface-6 inches of compacted crusher run base with 1/2" min. tar and chip coating.
 - Geometry-max. 14% grade, max. 10% grade change, and 45' foot turning radius.
 - Structures (bridges/culverts)-capable of supporting 25 gross tons (H25-loading).
 - Drainage elements-capable of safely passing 100 year flood with no more than one foot depth over driveway surface.
 - Structure clearance-minimum 12 feet.
 - Maintenance-sufficient to insure all weather use.
 - Driveway aprons are to be constructed per Howard County Standard details as follows:
 - Lots 1-6 & 8: Howard County Standard detail 6-05.
 - Lots 9, 10, 12 & 13: Howard County Standard detail 6-04.
 - See Sheet #4 for Sewer Connection Chart.



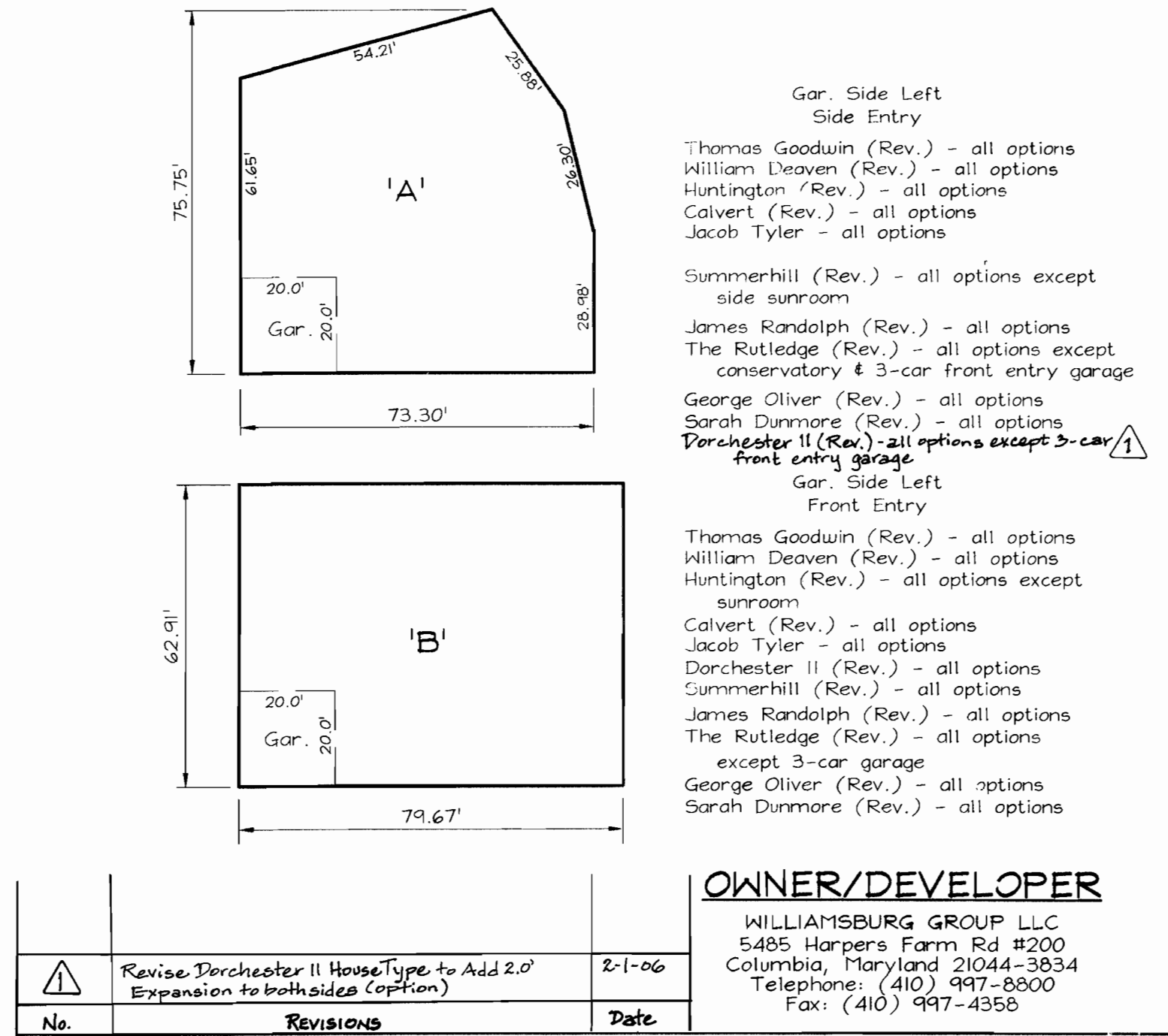
LOCATION MAP

Scale: 1"=50'



HOUSE TEMPLATES

Scale: 1"=30'



OWNER/DEVELOPER

WILLIAMSBURG GROUP LLC
5485 Harpers Farm Rd #200
Columbia, Maryland 21044-3834
Telephone: (410) 997-8800
Fax: (410) 997-4358

COVER SHEET

METZLERS GARDEN
LOTS 1-6, 8-10, 12 and 13

TAX MAP 36 GRID 7
5TH ELECTION DISTRICT

PARCEL 152
HOWARD COUNTY, MARYLAND

PERMIT INFORMATION CHART

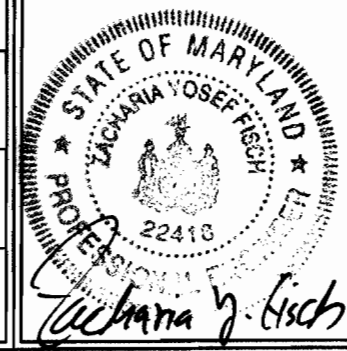
Subdivision Name: Metzler Garden	Section/Area N/A	Lot/Parcel No. 1-6, 8-10, 12 & 13
Plat # 17598 & 17599	Grid 7	Zoning R-20
Water Code E-30	Sewer Code 5521000	Tax Map No. 36
		Elect. District 5th
		Census Tract 6054.02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/16/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 9/15/05
DIRECTOR DATE

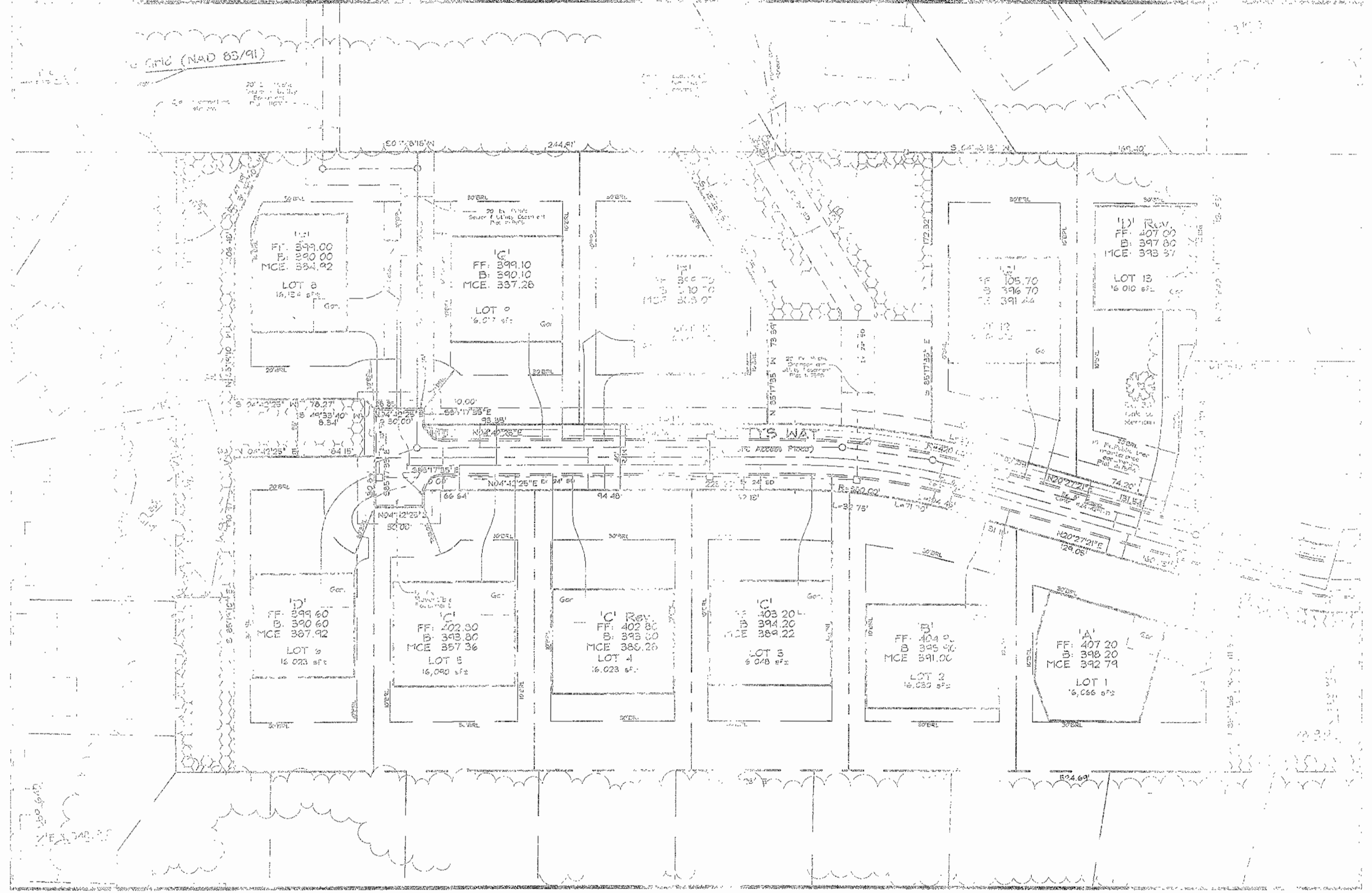


FSH Associates
Engineers Planners Surveyors
8818 Forest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

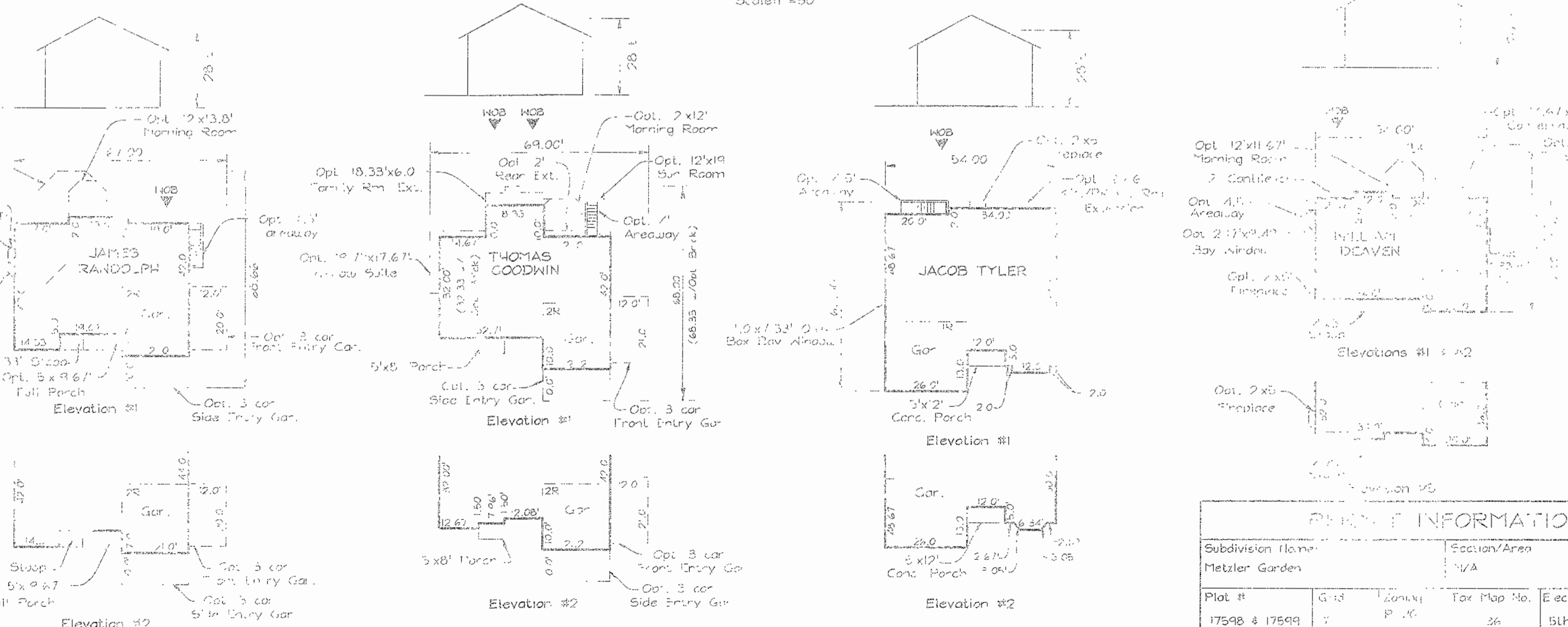
DESIGN BY: PS
DRAWN BY: BE
CHECKED BY: ZYF
SCALE: As Shown
DATE: Aug 29, 2005
W.O. No.: 3214
SHEET No. 1 OF 4

DEVELOPMENT PLAN METZLERS GARDEN LOTS -6, 8-11, 12 and 13 HOWARD COUNTY MARYLAND

Case No.	DESP-2011
Site Plan No.	17548 & 17549
Section/Area	2A
Sheet No.	1 of 2



LOCATION MAP
Scale: 1"=50'



HOUSE TEMPLATES
Scale: 1"=30'

PROPERTY INFORMATION CHART			
Subdivision Name	Metzler Garden	Section/Area	2A
Plot #	17548 & 17549	Tax Map No.	2A
Water Code	E-80	Elect. Dist.	5th

FAX MAP 86 GRIP 7
5TH ELECTION 2011 MCE

**DEVELOPMENT PLAN
METZLERS GARDEN
LOTS -6, 8-11, 12 and 13**

[Faded text, likely project notes or specifications]

PLANNING AND ZONING

[Signatures and dates]

DATE: 1/10/11

DATE: 1/10/11

DATE: 1/10/11

[Faded text, likely project notes or specifications]

PROPOSED LOTS

[Faded text]

PROPOSED HOUSES

[Faded text]

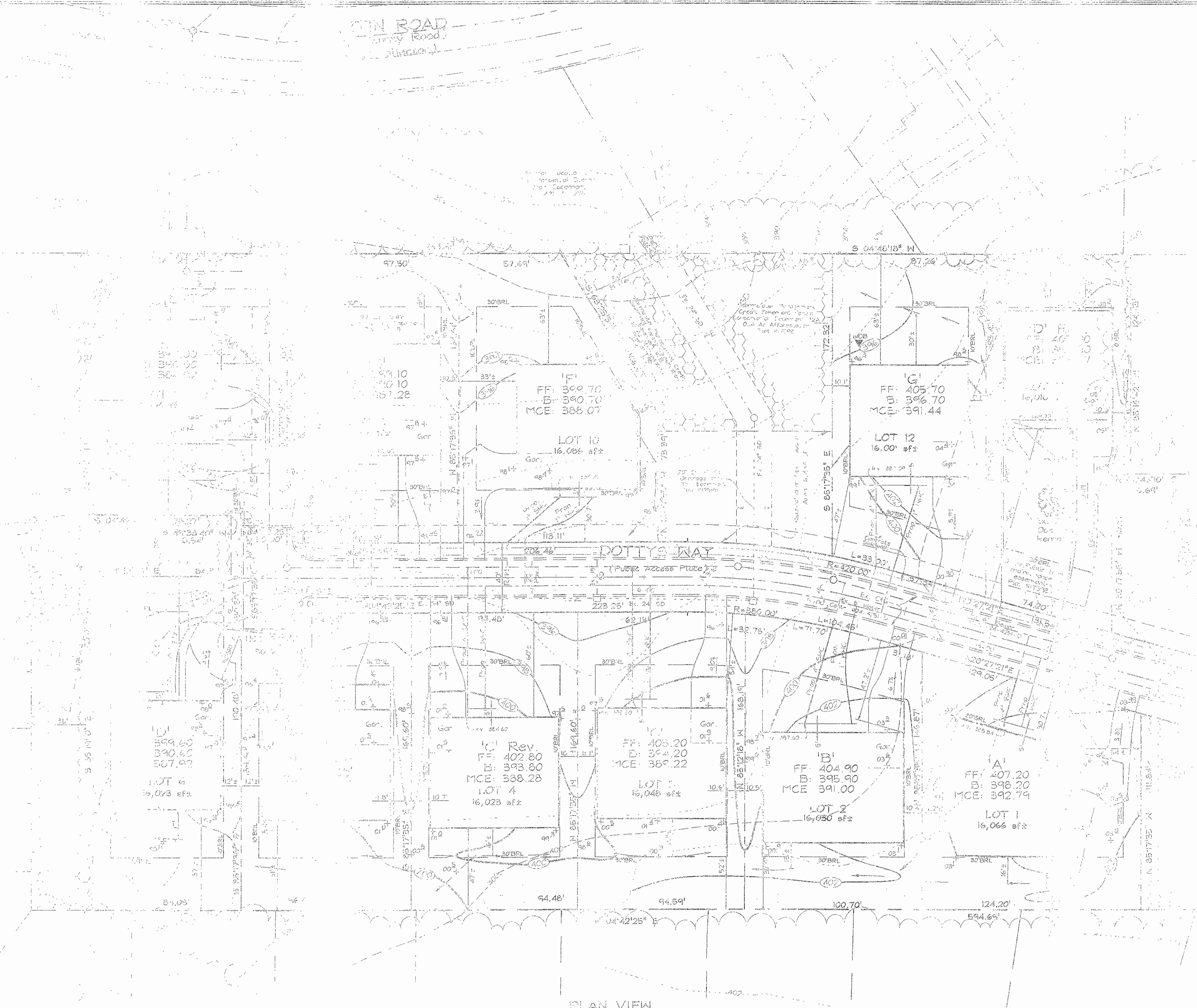
PROPOSED DRIVEWAYS

[Faded text]

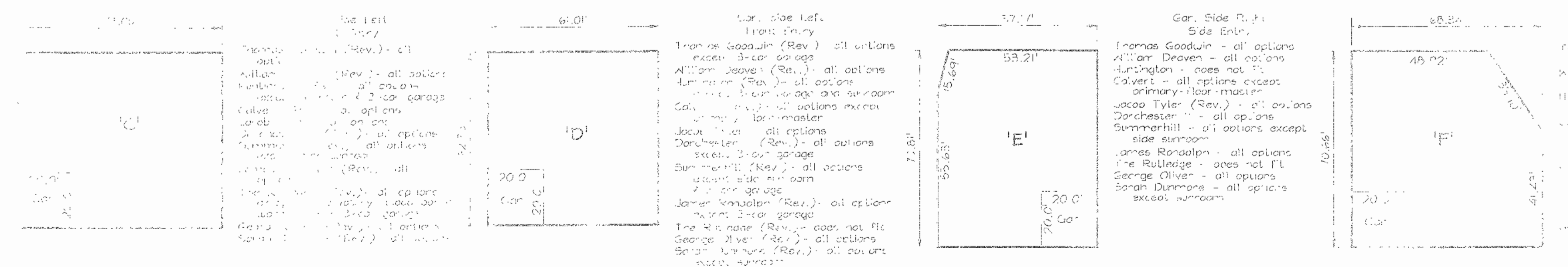
PROPOSED UTILITIES

[Faded text]

WIN ROAD
 (Army Road)
 (Municipal)



PLAN VIEW
 SCALE 1"=50'



SITE BY: [Name]

NETZLER ENGINEERS

LOTS 1-6

TAX MAP 36 OF 17
 5TH ELECTION DISTRICT

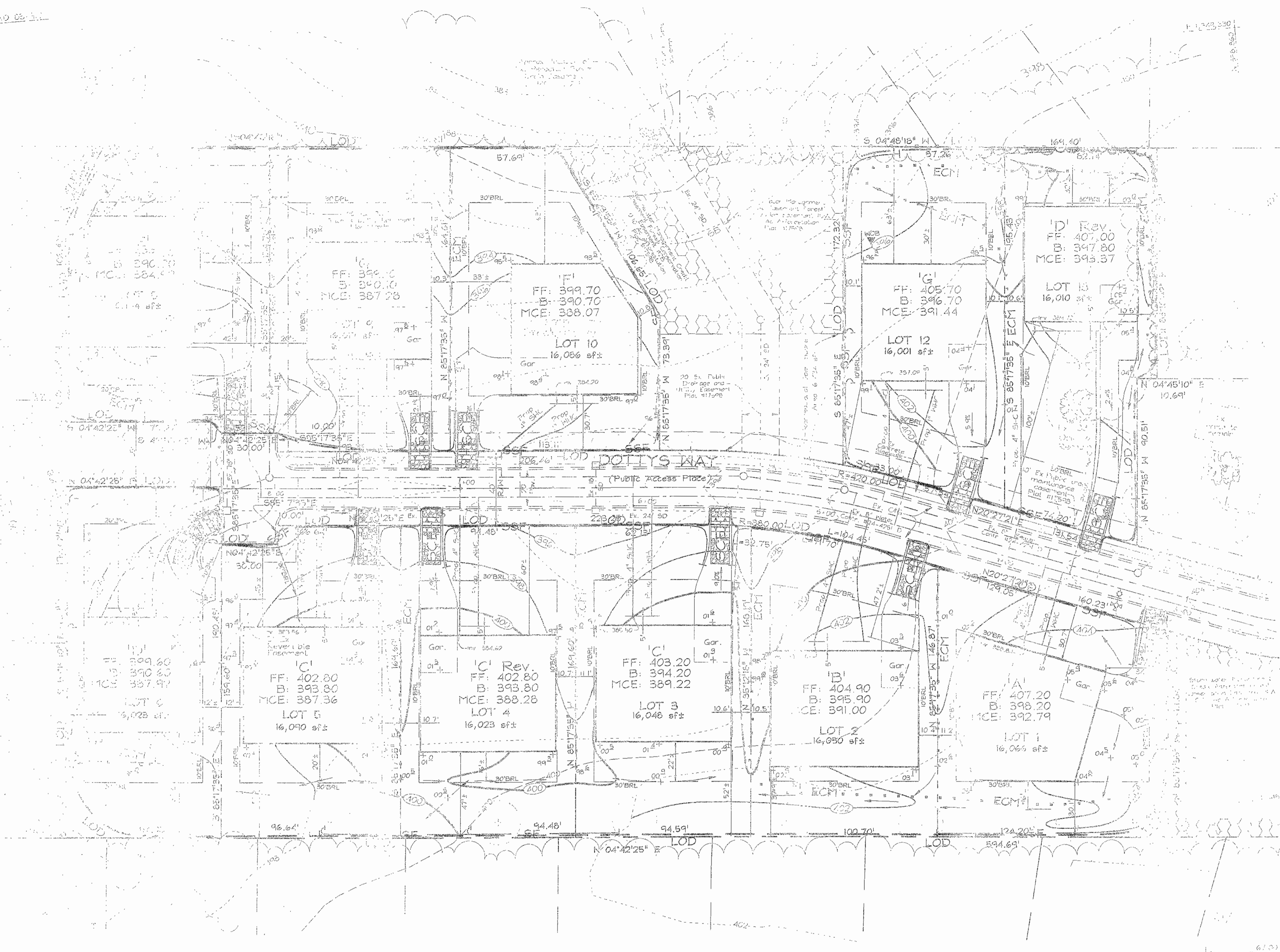
FINAL

Richard D. Fish

DATE: 5/14/17

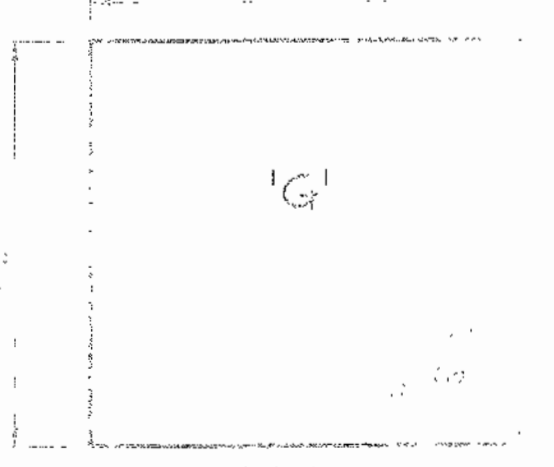
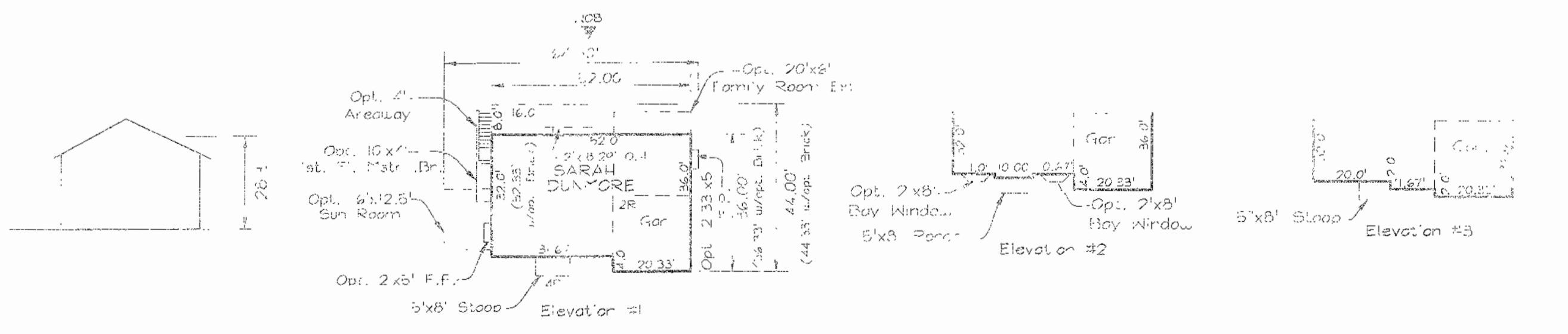
DATE: 5/14/17

DATE: 5/14/17



SOILS LEGEND

SYMBOL	DESCRIPTION	SOIL CATEGORY
(Symbol)	100% SAND	B
(Symbol)	SANDY SILT	C
(Symbol)	CLAYEY SAND	D
(Symbol)	SANDY CLAY	E
(Symbol)	CLAYEY SILT	F
(Symbol)	CLAY	G



SEDIMENTATION

MINIMUM EROSION CONTROL REQUIREMENTS

Car Side and Front Entry
 1. Erosion Control: All erosion control measures shall be installed prior to the start of construction and maintained throughout the project.
 2. Sedimentation: Sediment traps shall be installed at all construction entrances and exits.
 3. Erosion Control: Erosion control measures shall be installed and maintained at all construction sites.
 4. Sedimentation: Sediment traps shall be installed at all construction entrances and exits.
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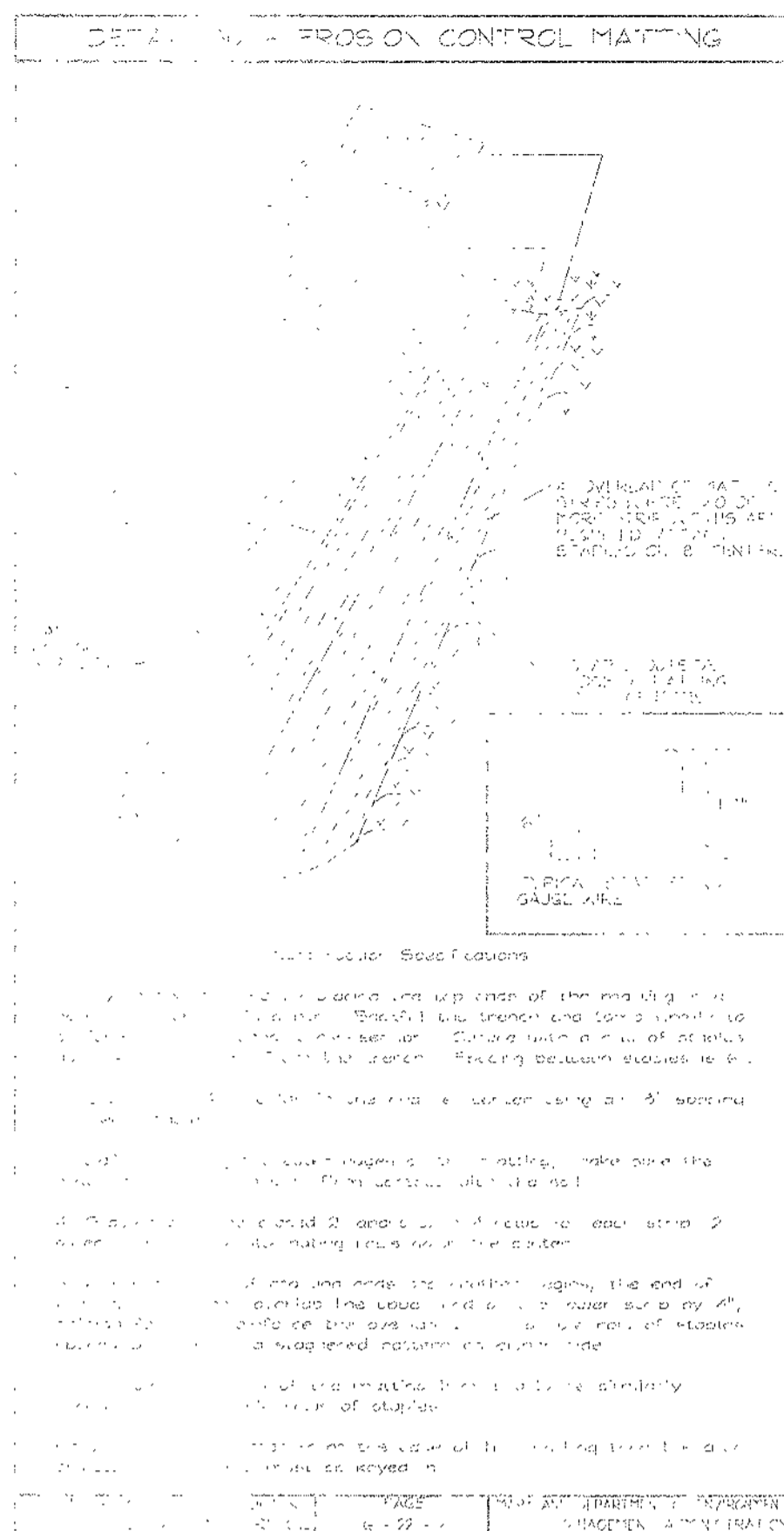
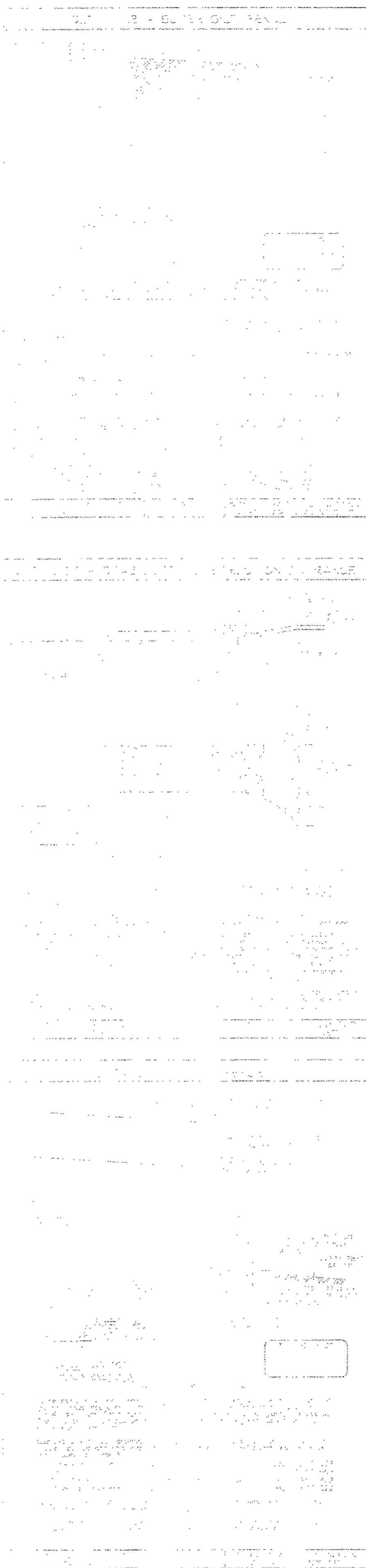
DATE: 8/13/05
 DATE: 8/13/05
 DATE: 8/13/05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 USA-NATURAL RESOURCE CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 DATE: 8/13/05

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
 Signature of Engineer: Zacharia Y. Fisch
 DATE: 8/13/05

DEVELOPER'S CERTIFICATE
 I HAVE 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.
 Signature of Developer: [Blank]
 DATE: [Blank]

Zacharia Y. Fisch



Notes:

1. The matting shall be installed on the entire area of the site that is to be disturbed by the proposed structures.
2. The matting shall be installed prior to the start of construction.
3. The matting shall be maintained throughout the construction process.
4. The matting shall be removed after the construction is complete.

SOIL STANDARDS AND SPECIFICATIONS FOR TOPSOIL

1. The topsoil shall be of a high quality and shall be free from stones, roots, and other debris.

2. The topsoil shall be applied to the site in a uniform layer of the specified depth.

3. The topsoil shall be watered after application to ensure proper settling and compaction.

4. The topsoil shall be stored on-site in a protected area until it is ready to be applied.

5. The topsoil shall be tested for pH and nutrient content before application.

6. The topsoil shall be applied to the site within a specified time frame.

7. The topsoil shall be applied to the site in a manner that minimizes erosion.

8. The topsoil shall be applied to the site in a manner that maximizes its beneficial use.

9. The topsoil shall be applied to the site in a manner that is consistent with the site plan.

10. The topsoil shall be applied to the site in a manner that is consistent with the local regulations.

SEQUENCE OF CONSTRUCTION

1. Obtain necessary permits from the local government.
2. Clear the site of any existing structures and vegetation.
3. Install erosion control matting on the site.
4. Excavate and install the sewer line.
5. Construct the foundation for the proposed structures.
6. Construct the walls and roofs of the proposed structures.
7. Complete the interior finishing of the proposed structures.
8. Remove the erosion control matting from the site.
9. Replenish the topsoil on the site.
10. Final site inspection and approval by the local government.

Sta.	Inv. @ PVI	Inv. @ PVI	Inv. @ PVI	Inv. @ PVI
1	327.24	328.33	329.42	330.51
2	327.00	328.10	329.20	330.30
3	326.01	327.11	328.21	329.31
4	325.11	326.21	327.31	328.41
5	324.25	325.35	326.45	327.55
6	323.00	324.10	325.20	326.30
7	321.81	322.91	324.01	325.11
8	320.46	321.56	322.66	323.76
9	319.33	320.43	321.53	322.63
10	318.35	319.45	320.55	321.65
11	317.63	318.73	319.83	320.93

Inverts from water @ Sewer Pump connection to manhole

APPROVED FOR THE BOARD OF SUPERVISORS
 DATE: 9/8/05

DESIGNED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 DATE: 9-8-05

ENGINEER'S CERTIFICATE
 I HEREBY 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 HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature: Zacharia Y. Fisch
 Date: 8/30/05

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 Signature: [Signature]
 Date: 8/30/05

PERMIT TO EXCAVATE

NO. 12345

ISSUED TO: [Name]

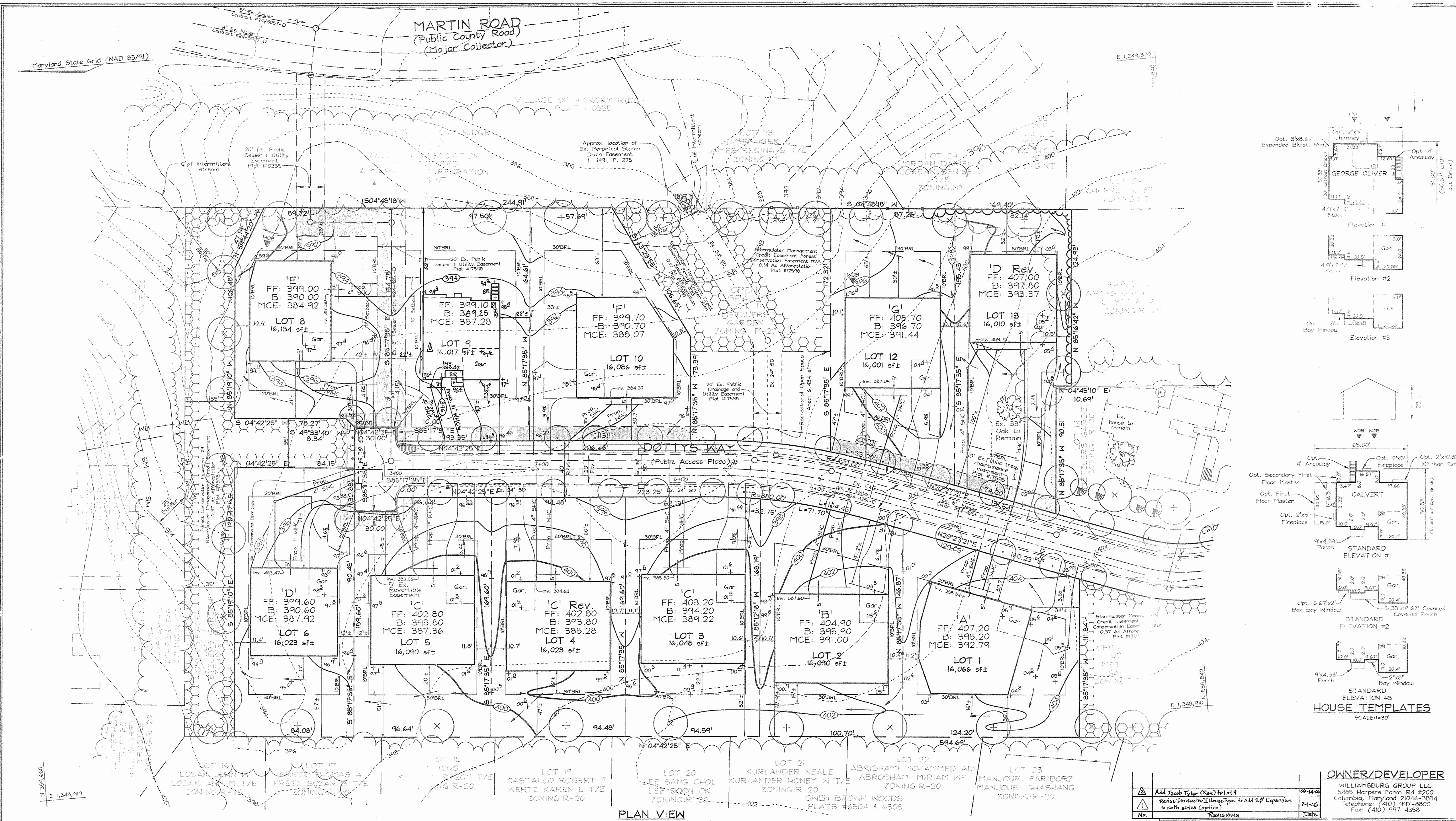
DATE: 9/8/05

LOCATION: [Address]

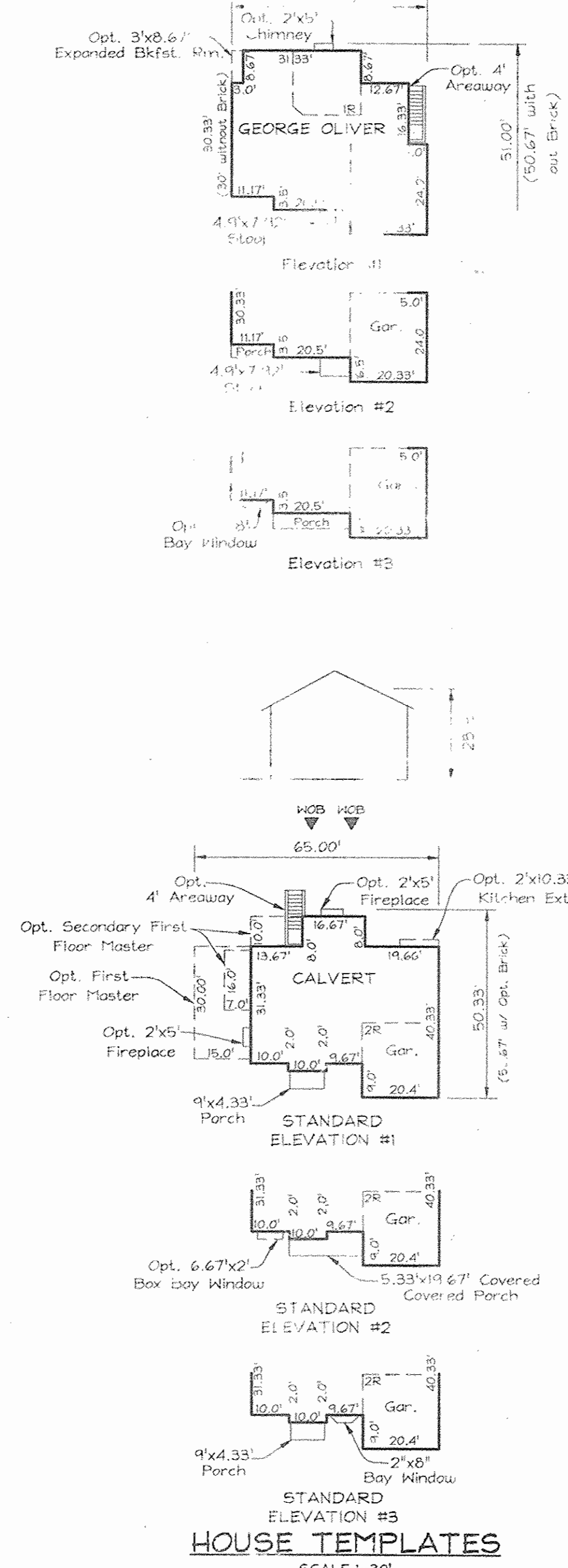
EXPIRES: 9/15/05

APPROVED BY: [Signature]

DATE: 9/8/05



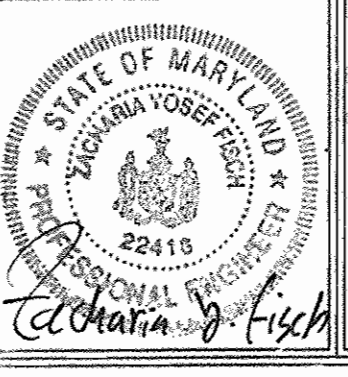
PLAN VIEW
SCALE: 1"=30'



REVISIONS	
No.	Date
1	9/15/05
2	9/15/05

OWNER/DEVELOPER
 WILLIAMSBURG GROUP LLC
 5485 Harpers Farm Rd #200
 Columbia, Maryland 21044-3834
 Telephone: (410) 997-8800
 Fax: (410) 997-4358

SITE DEVELOPMENT AND GRADING PLAN
METZLERS GARDEN
 LOTS 1-6, 8-10, 12 and 13
 TAX MAP 36 GRID 7
 5TH ELECTION DISTRICT
 PARCEL 152
 HOWARD COUNTY, MARYLAND



FSH Associates
 Engineers Planners
 8318 Forest Street, Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7100
 E-mail: info@fsha.biz

DESIGN BY: PS
 DRAWN BY: BZF
 CHECKED BY: YFP
 SCALE: 1"=30'
 DATE: Aug. 29, 2005
 H.O. No.: 3214
 SHEET No.: 2 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR
 DATE: 9/15/05

Gar. Side Left Front Entry	Gar. Side Left Side Entry	Gar. Side Right Side Entry	Gar. Side Left Side Entry
Thomas Goodwin (Rev.) - all options William Deaven (Rev.) - all options Huntington (Rev.) - all options except sunroom & 3-car garage Calvert (Rev.) - all options Jacob Tyler - all options Dorchester II (Rev.) - all options Summerhill (Rev.) - all options except side sunroom James Randolph (Rev.) - all options The Rutledge (Rev.) - all options except conservatory, wood porch wood porch & 3-car garage George Oliver (Rev.) - all options Sarah Dunmore (Rev.) - all options	Thomas Goodwin (Rev.) - all options William Deaven (Rev.) - all options Huntington (Rev.) - all options except 3-car garage and sunroom Calvert (Rev.) - all options except primary-floor-master Summerhill (Rev.) - all options except side sunroom James Randolph (Rev.) - all options except 3-car garage The Rutledge (Rev.) - does not fit George Oliver (Rev.) - all options Sarah Dunmore (Rev.) - all options except sunroom	Thomas Goodwin - all options William Deaven - does not fit Calvert - all options except primary-floor-master Jacob Tyler (Rev.) - all options Summerhill - all options except side sunroom James Randolph - all options The Rutledge - does not fit George Oliver - all options Sarah Dunmore - all options except sunroom Dorchester II - all options except 2.0 side expansions back side and front and 3-car garage.	Thomas Goodwin (Rev.) - all options William Deaven (Rev.) - all options Huntington (Rev.) - all options except 3-car & sunroom Calvert (Rev.) - all options Jacob Tyler - all options Dorchester II (Rev.) - all options Summerhill (Rev.) - all options except 3-car & sunroom James Randolph (Rev.) - all options The Rutledge (Rev.) - does not fit George Oliver (Rev.) - all options Sarah Dunmore (Rev.) - all options

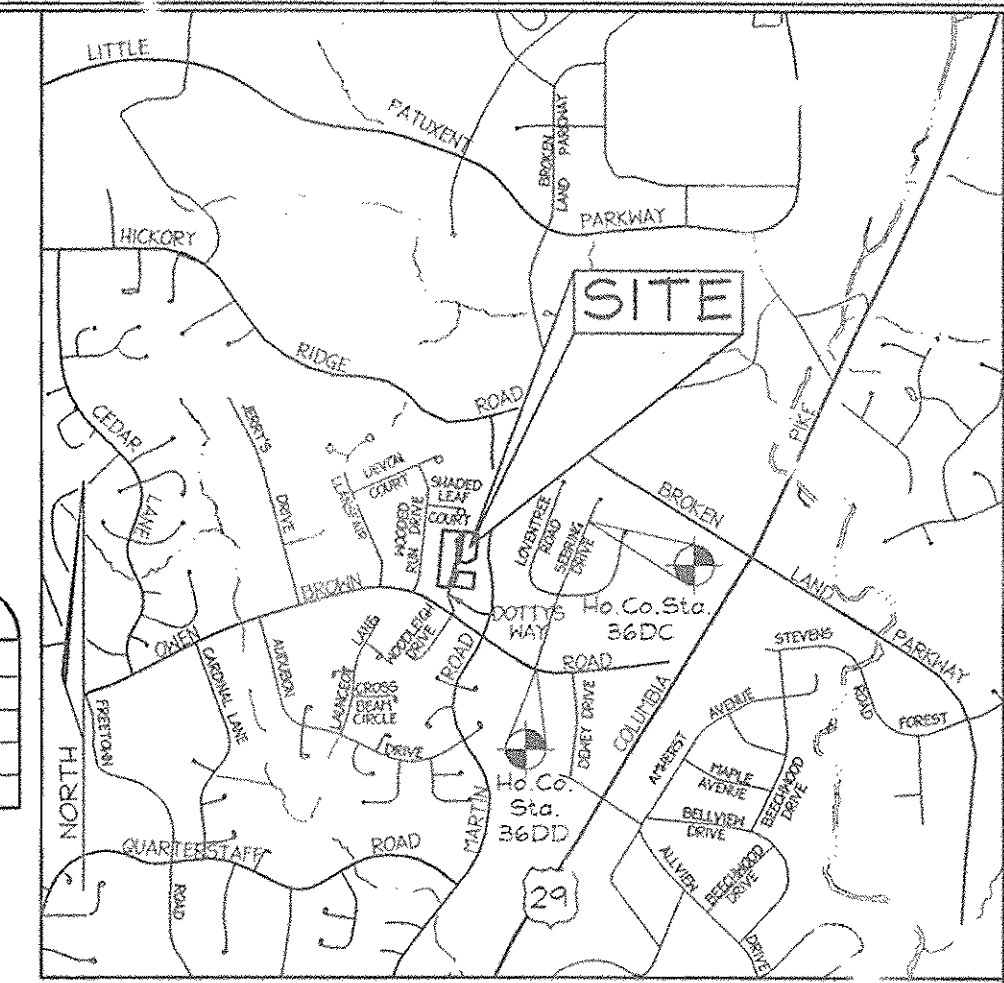
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- Wetlands Delineation and report prepared by Exploration research, Inc. and approved under S-04-06.
- Forest Stand Delineation and report prepared by Exploration Research, Inc. and approved under S-04-06.
- There are no historic structures, cemeteries or burial grounds on-site.
- There are no 100-Year Floodplain, steep slopes or wetlands on the property.
- Previous county file numbers: SDP 82-19, SDP 85-04, SDP 87-14, BA-81-20, BA-84-22E, BA-86-07E, BA-87-14V, BA-95-11E, BA-96-34E, S-04-06, P-04-15, F-05-90, Contract # 24-4251-D, Contract # 24-3067-D, Contract # 44-1524-D, Plot # 17548 & 17549.
- 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 soil test, prior to construction.
- All traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- Estimates of Earthwork quantities are derived solely for the purpose of calculating fees.
- The coordinates shown hereon are based on the Howard County Geodetic Control, which is based upon the Maryland State Plane Coordinate System. Howard County monument numbers 36DC and 36DD were used for this project.
- This subdivision is subject to the Amended Fifth Edition of the Howard County Subdivision and Land Development Regulations. Development or construction on these lots/parcels must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building/grading permit application.
- In accordance with section 120 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.
- The subject property is zoned R-20 per the 2/2/04 comprehensive zoning plan. (General Notes Continued - See This Sheet)

SITE DEVELOPMENT PLAN METZLERS GARDEN LOTS 1-6, 8-10, 12 and 13 HOWARD COUNTY, MARYLAND

LEGEND

- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Walk Out Basement
- Landscaping Trees Per F-05-90



SHEET INDEX

DESCRIPTION	SHEET No.
Cover Sheet	1 of 4
Site Development and Grading Plan	2 of 4
Sediment and Erosion Control Plan	3 of 4
Sediment and Erosion Control Details	4 of 4

ADDRESS CHART

LOTS	STREET
1	10215 Dettys Way
2	10214 Dettys Way
3	10223 Dettys Way
4	10227 Dettys Way
5	10231 Dettys Way
6	10235 Dettys Way
8	10234 Dettys Way
9	10230 Dettys Way
10	10226 Dettys Way
12	10218 Dettys Way
13	10214 Dettys Way

BENCHMARKS

Howard County Monuments:

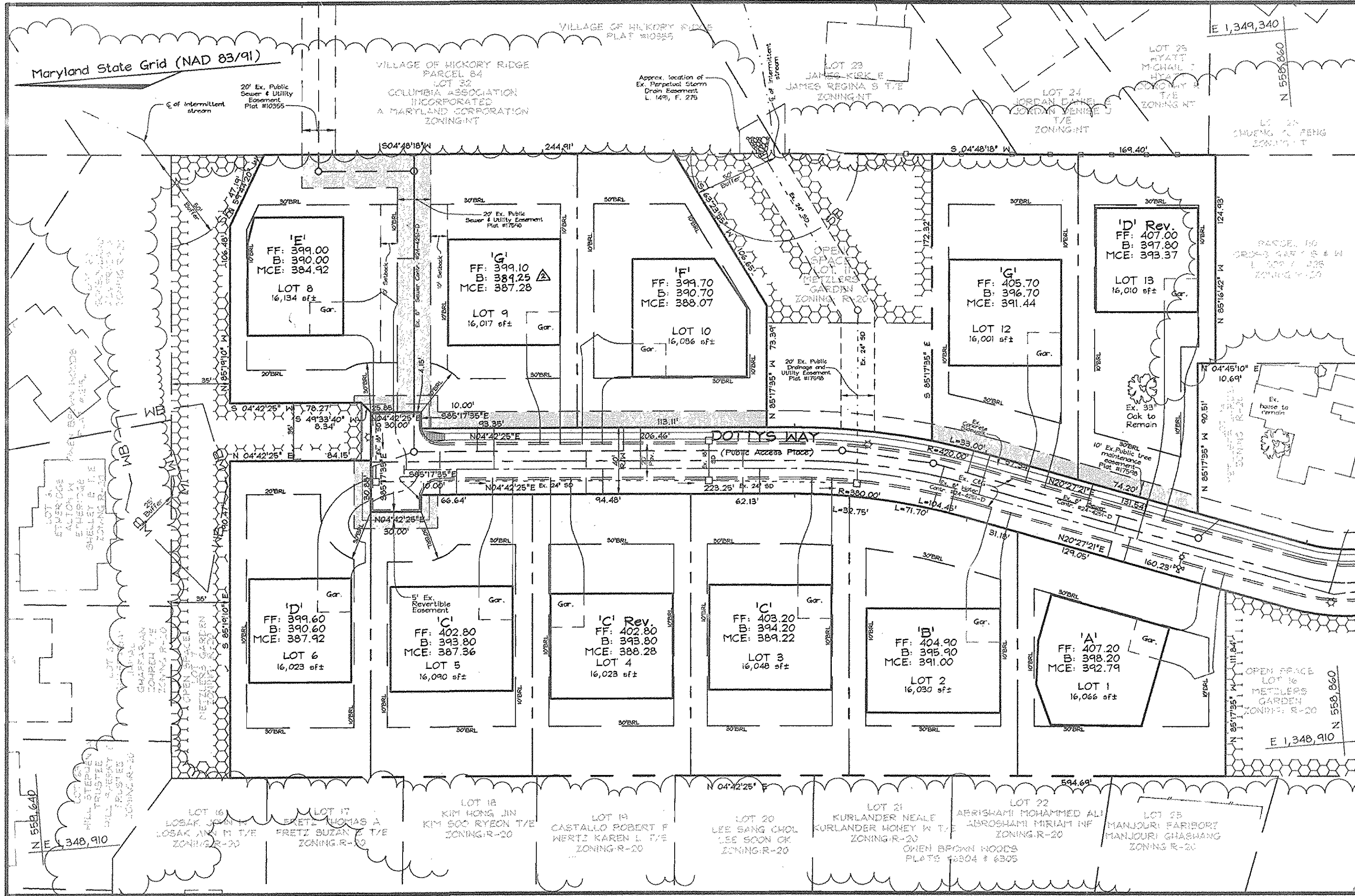
Sta.	5eDC	N 170,563.5470	E 411,615.1201	El: 116.313 (meters)
		N 559,590.570	E 1,350,440.606	El: 391.007 (feet)

(Concrete Monument on the west side of Sebring Drive 2' from the western edge of Sebring Drive, 10' south of existing driveway, 42' from a fire hydrant on the east side of Sebring Drive.)

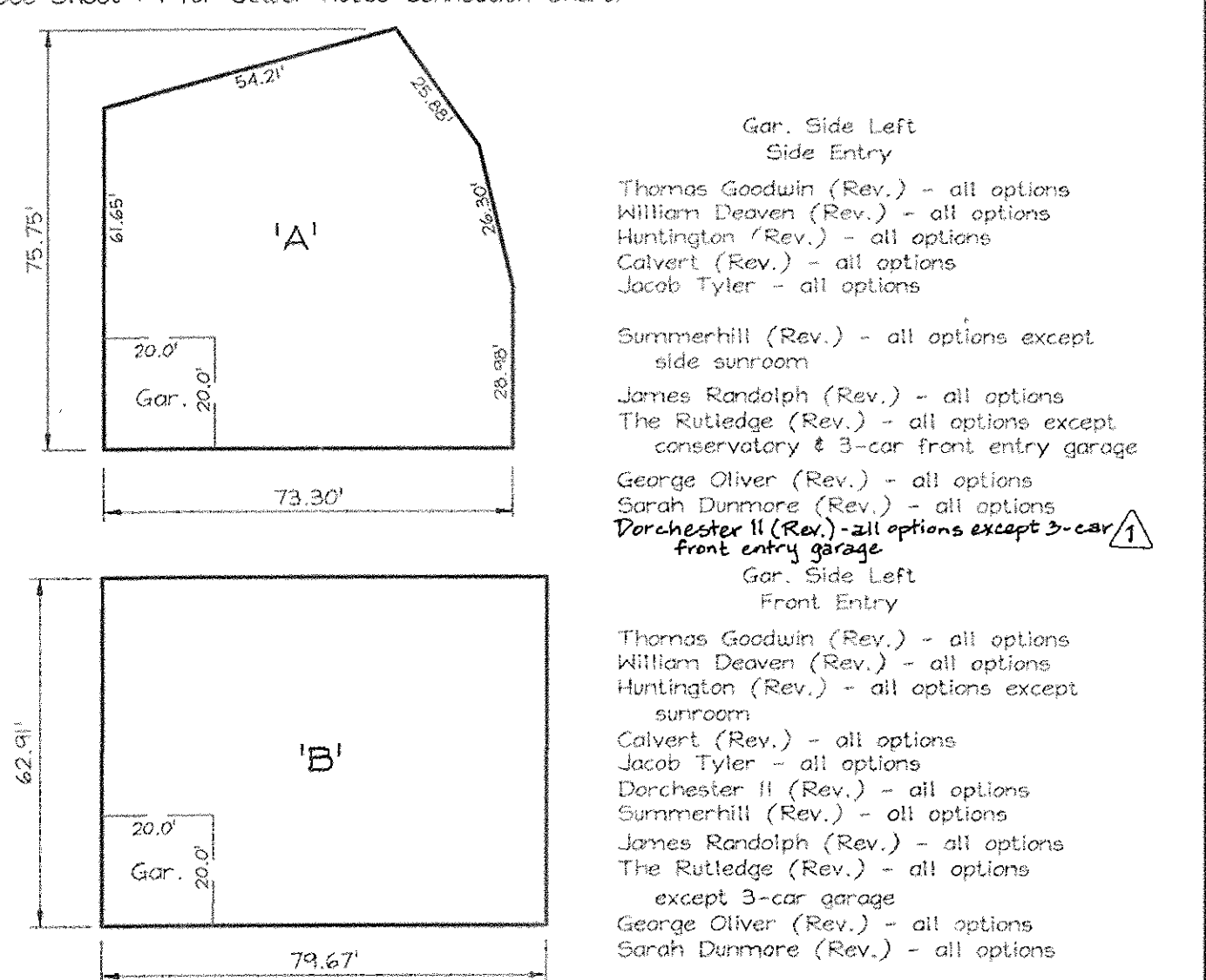
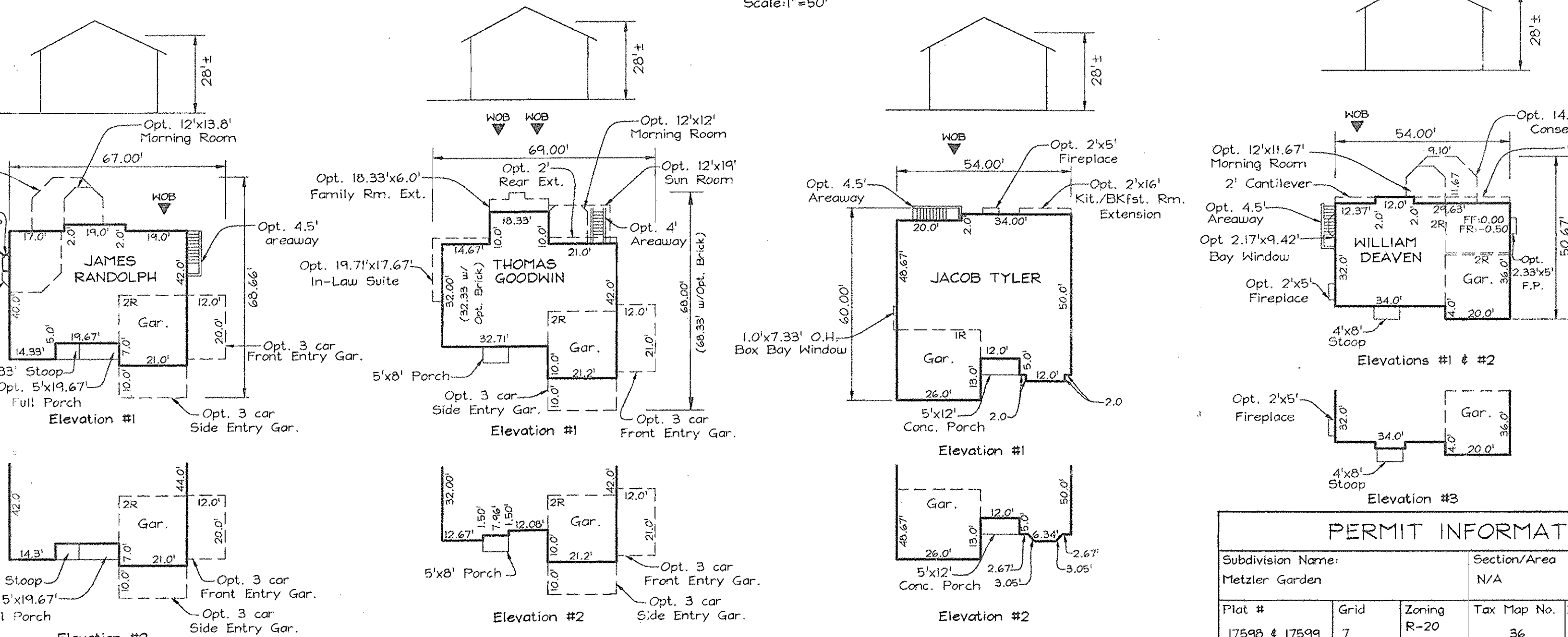
Sta.	3eDD	N 170,095.9837	E 411,448.0004	El: 119.832 (meters)
		N 559,056.573	E 1,349,942.314	El: 393.193 (feet)

(Concrete Monument 2' from edge of southeast lane of Owen Drown Road, 47.5' from a fire hydrant, 53' from GTE pole #23772.)

- SITE ANALYSIS DATA CHART**
- Total project area: 4.05 Acres
 - Area of site submission: 4.08 Acres
 - Limit of disturbed area: 3.99 Acres
 - Present zoning: "R-20" per 02/02/04 Comprehensive Zoning Plan, see plan for limits.
 - Proposed uses for site & structures: Single Family Detached
 - Floor space on each level of building(s) per use: See house templates sheets.
 - Building coverage of site: 1.11 Acres and 27% of Gross Area
 - DPZ file references: Contract # 24-4251-D, Contract # 24-3067-D, Contract # 44-1524-D, F-05-90, Plot # 17548 & 17549.
- (General Notes Continued)
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwelling to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
 - Width-12 feet (14' serving more than one residence).
 - Surface-6 inches of compacted crusher run base with 1 1/2" Min. lar and chip coating.
 - Geometry-max. 14% grade, max. 14% grade change, and 45' foot turning radius.
 - Structures (bridges/culverts)-capable of supporting 25 gross tons (H2E-loading).
 - Drainage elements-capable of safely passing 100 year flood with no more than one foot depth over driveway surface.
 - Structure clearance-minimum 12 feet.
 - Maintenance-sufficient to insure all weather use.
 - Driveway opens are to be constructed per Howard County Standard details as follows:
 - Lots 1-6 & 8: Howard County Standard detail 6-05.
 - Lots 9, 10, 12 & 13: Howard County Standard detail 6-04.
 - See Sheet #4 for Sewer House Connection Chart.



LOCATION MAP
Scale: 1"=50'



OWNER/DEVELOPER

WILLIAMSBURG GROUP LLC
5485 Harpers Farm Rd #200
Columbia, Maryland 21044-3634
Telephone: (410) 947-9300
Fax: (410) 947-4358

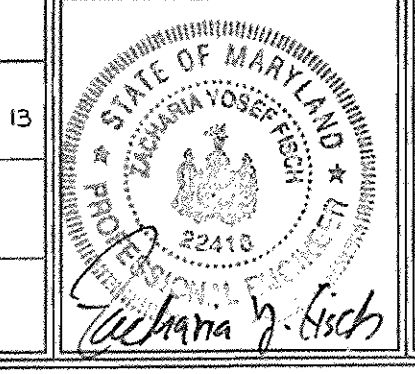
COVER SHEET
METZLERS GARDEN
LOTS 1-6, 8-10, 12 and 13

TAX MAP 36 GRID 7
5TH ELECTION DISTRICT

PARCEL 152
HOWARD COUNTY, MARYLAND

PERMIT INFORMATION CHART

Subdivision Name:	Metzler Garden	Section/Area:	N/A	Lot/Parcel No.:	1-6, 8-10, 12 & 13
Plot #:	17548 & 17549	Grid:	7	Zoning:	R-20
Water Code:	E-30	Tax Map No.:	36	Elect. District:	5th
		Sewer Code:	5521000	Census Tract:	6054.02



FSH Associates
Engineers Planners Surveyors
8318 Forest Street Elkton City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsh.biz

DESIGN BY: PS
DRAIN BY: BE
CHECKED BY: ZTF
SCALE: As Shown
DATE: Aug 29, 2005
N.O. No.: 3214
SHEET No.: 1 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 9/16/05
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

[Signature] 9/16/05
DIRECTOR
DATE