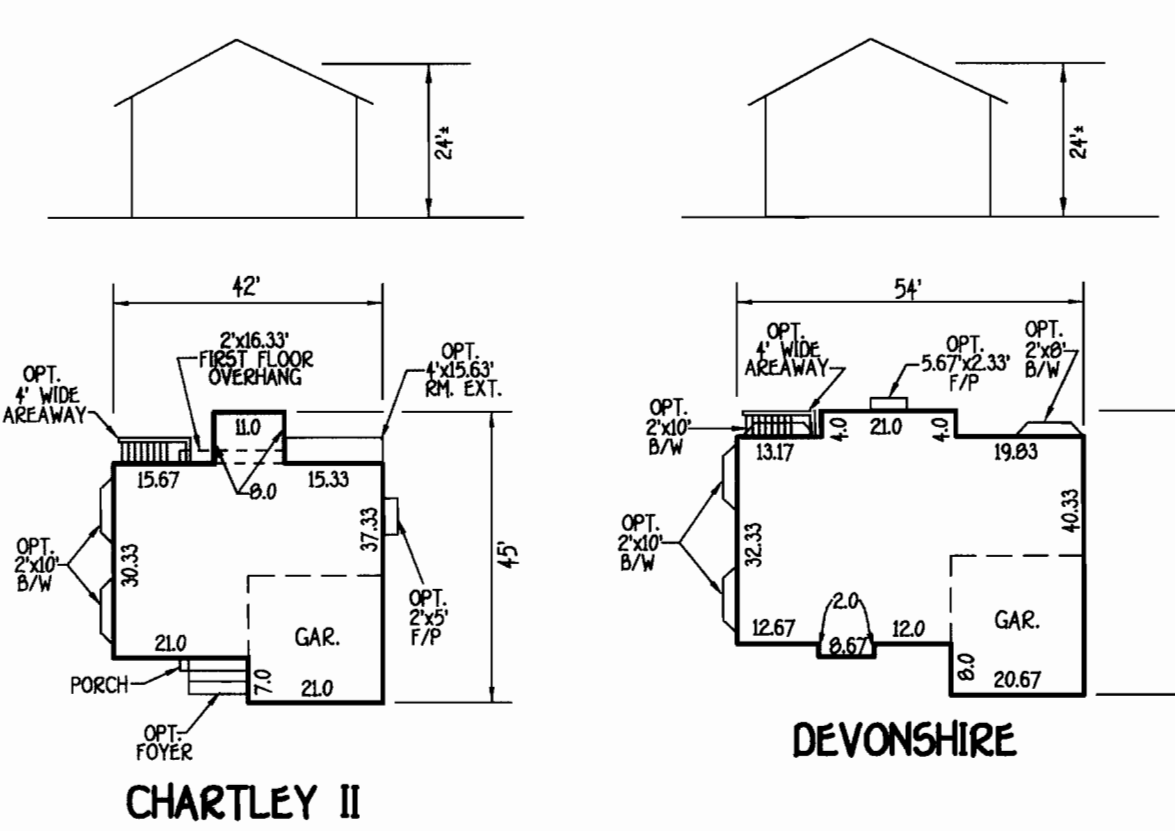


**BENCH MARKS**  
 HO. CO. MON. 0048 ELEV. 348.719  
 N. 557,526.343  
 E. 1,370,561.989  
 LOC. NEAR INTERSECTION OF  
 WATERLOO RD. & MORNING FOREVER  
 HO. CO. MON. 370C ELEV. 331.909  
 N. 555,250.792  
 E. 1,370,946.362  
 LOC. NEAR INTERSECTION OF  
 WATERLOO ROAD &  
 LITTLE PATUXENT PARKWAY

**VICINITY MAP**  
 SCALE: 1" = 200'

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-12 PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
  - TOTAL AREA OF SITE: 2.0235 ACRES
  - TOTAL NUMBER OF LOTS SUBMITTED: 9 SFD
  - THE PROPOSED SITE IS FOR SINGLE FAMILY DETACHED.
  - THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410033-1800 24-HOURS PRIOR TO THE COMMENCEMENT 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: SP 04-006.F 05-086.WAS CONT. NO. 14-149-D. F05-B6
  - THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED ON OR ABOUT DECEMBER, 2002 BY PATTON, HARRIS, RUST & 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 0048 N 557,526.343 E 1,370,561.989 HOWARD COUNTY MONUMENT 370C N 555,250.792 E 1,370,946.362
  - 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-05-086 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-149-D.
  - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
  - THE PUBLIC STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY A POCKET POND WITH ROUTINE MAINTENANCE BY THE HOMEOWNERS ASSOCIATION AND WITH NON-ROUTINE MAINTENANCE BY HOWARD COUNTY AND THE DISCONNECTION OF NON-ROOFTOP RUNOFF CREDIT TO THE GROUNDWATER RECHARGE (RED) HAS BEEN REVISED TO THE PERCENT AREA METHOD UNDER THIS SITE PLAN.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
  - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND AMENDED ZONING REGULATIONS, 2-2-04.
  - 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 SETBACKS.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12' 0" IF SERVING MORE THAN ONE RESIDENCE
    - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1/2" MIN) TURNING RADII.
    - C) GEOMETRY MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADII.
    - D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (PES-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.
  - THE FOREST CONSERVATION OBLIGATION OF 0.83 ACRES FOR THE PROPOSED DEVELOPMENT HAS BEEN MET, UNDER F-05-086, BY A PAYMENT OF A FEE-IN-LIEU OF \$18,077.40.
  - THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY THE WAKES GROUP, DATED JUNE 2003.
  - THE LANDSCAPE SURVEY IN THE AMOUNT OF 413,200.00 IS POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-05-086.



**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
■ ■ ■	65 dBA MITIGATED NOISE LINE
SF-SF	SILT FENCE
SGF-SGF	SUPER SILT FENCE
● ● ●	EROSION CONTROL MATTING
○ ○ ○	LIMIT OF DISTURBANCE
○ ○ ○	EXISTING STREET, PERIMETER & LANDSCAPE TREES TAKEN FROM F-05-086

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
1	8202 ARBOR MEADOWS LANE
2	8206 ARBOR MEADOWS LANE
3	8210 ARBOR MEADOWS LANE
4	8214 ARBOR MEADOWS LANE
5	8218 ARBOR MEADOWS LANE
6	8222 ARBOR MEADOWS LANE
7	8226 ARBOR MEADOWS LANE
8	8230 ARBOR MEADOWS LANE
9	8209 ARBOR MEADOWS LANE

**INDEX CHART**

SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES, NOTES & SITE DEVELOPMENT PLAN LOTS 1 THRU 9
SHEET 2	SEDIMENT/EROSION CONTROL PLAN LOTS 1 THRU 9
SHEET 3	SEDIMENT/EROSION CONTROL NOTES & DETAILS

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 30272 BALTIMORE NATIONAL PIKE  
 ELLETT CITY, MARYLAND 22042  
 (410) 461-2299

**STATE OF MARYLAND**  
 PROFESSIONAL ENGINEER  
 EARL D. COLLINS  
 No. 9755

**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: 7/14/06

**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: *Brann Boy* Date: 7/14/06

Reviewed for HOWARD SCD and meets Technical Requirements.  
 Signature: *John K. Rhoton* Date: 7/24/06  
 Signature: *John K. Rhoton* Date: 7/24/06  
 Signature: *John K. Rhoton* Date: 7/24/06

**OWNER/BUILDER/DEVELOPER**  
 CORNERSTONE HOMES  
 9695 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Signature: *Cindy Hamann* Date: 8/2/06  
 Signature: *John A. ...* Date: 8/2/06  
 Signature: *John A. ...* Date: 8/19/06

PROJECT	SECTION	LOT NO.
ARBOR MEADOWS	N/A	1 THRU 9

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17797	14	R-12	37	SIXTH	6069.02

WATER CODE	SEWER CODE
D-05	7640000

**TITLE SHEET & SITE DEVELOPMENT PLAN**  
 SINGLE FAMILY DETACHED  
**ARBOR MEADOWS**  
 LOTS 1 THRU 9  
 TAX MAP NO.: 37 PARCEL NO'S.: 253 & 426 GRID NO.: 14  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: AUGUST, 2005  
 SHEET 1 OF 3

**SDP 06-045**

I:\05081\dwg\05081-6001\_Sdp\_Lots 1 thru 9.dwg, 7/12/2006 9:04:27 AM, 1:30







