

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT AND LANDSCAPE PLAN
3	SEDIMENT & EROSION CONTROL NOTES & DETAILS

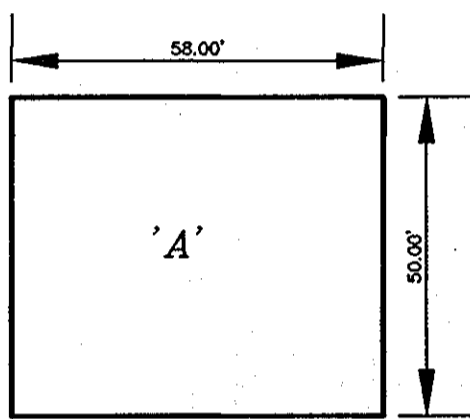
PERMIT INFORMATION BLOCK

SUBDIVISION NAME MOORES' II ESTATE		SECTION/AREA PARCEL: 237 & P/O 103 LOTS 1 THRU 4 AND OPEN SPACE LOT 5	
PLAT NO. 19113-19114	BLOCK(S) 24	ZONING R-12	TAX MAP NO. 42
ELECTION DISTRICT 6TH		CENSUS TRACT 606901	
WATER CODE W-E14		SEWER CODE 4400900	

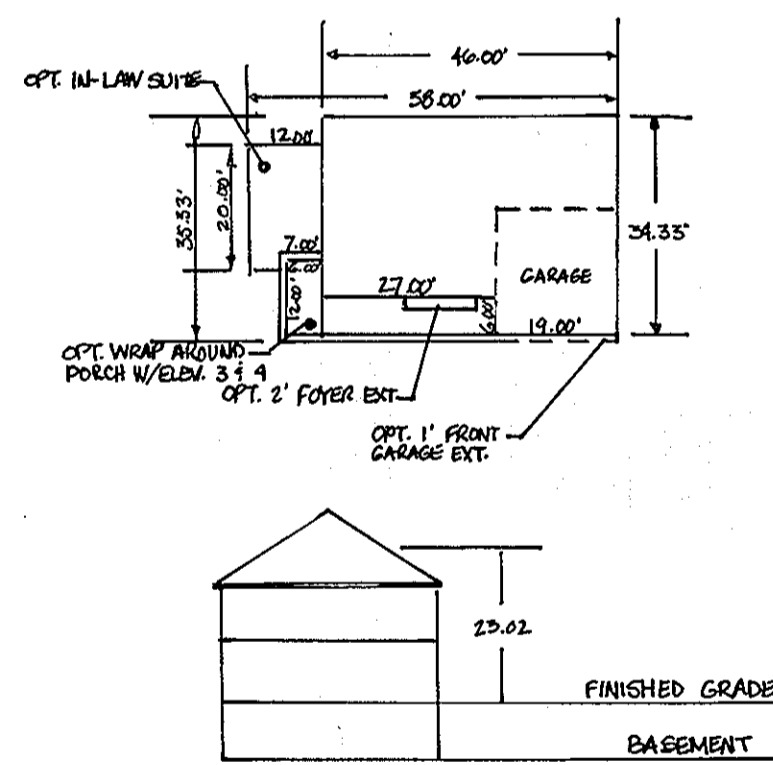
SITE DEVELOPMENT PLAN MOORES' II ESTATE LOTS 1 THRU 4 AND OPEN SPACE LOT 5 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ADDRESS CHART

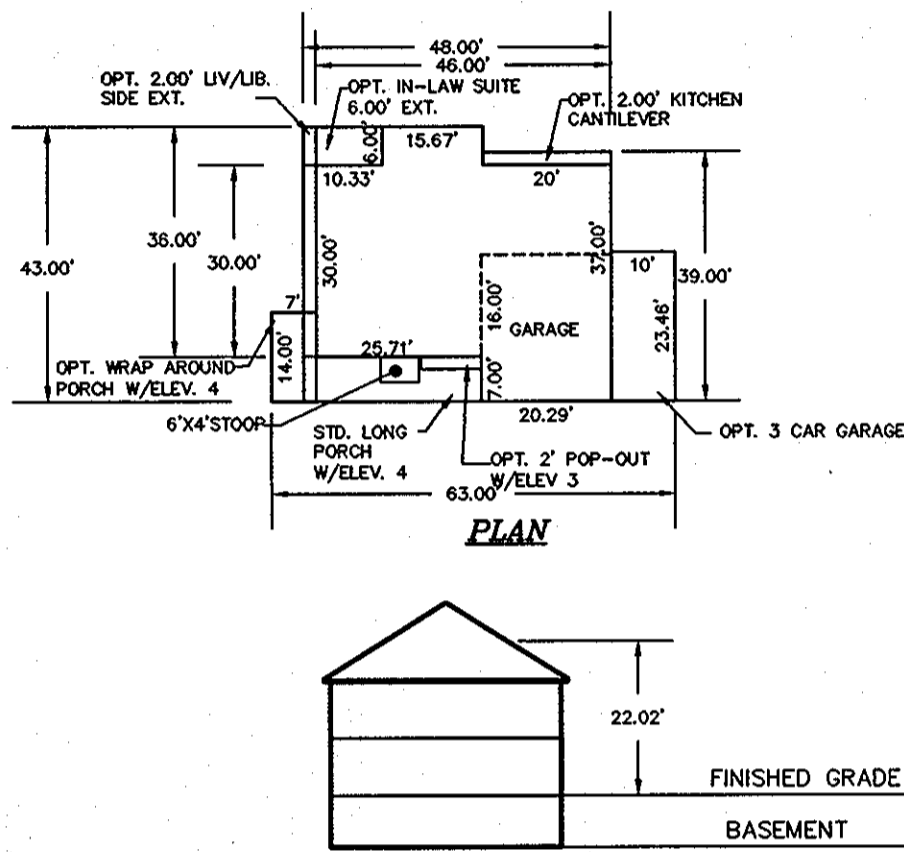
LOT #	ADDRESS
1	8811 OAK TRAIL
2	8815 OAK TRAIL
3	8819 OAK TRAIL
4	8823 OAK TRAIL



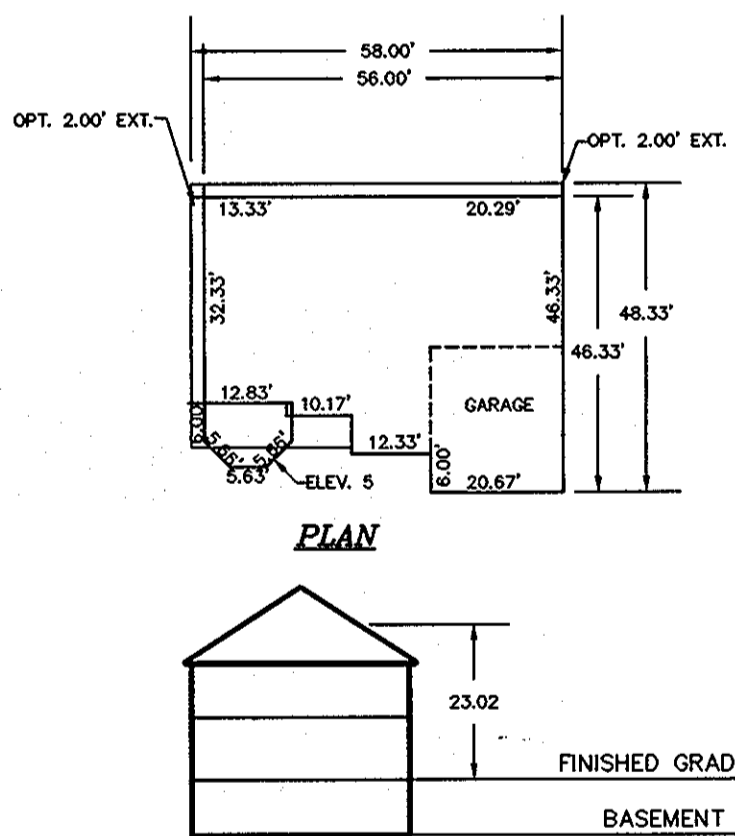
GENERIC BOX



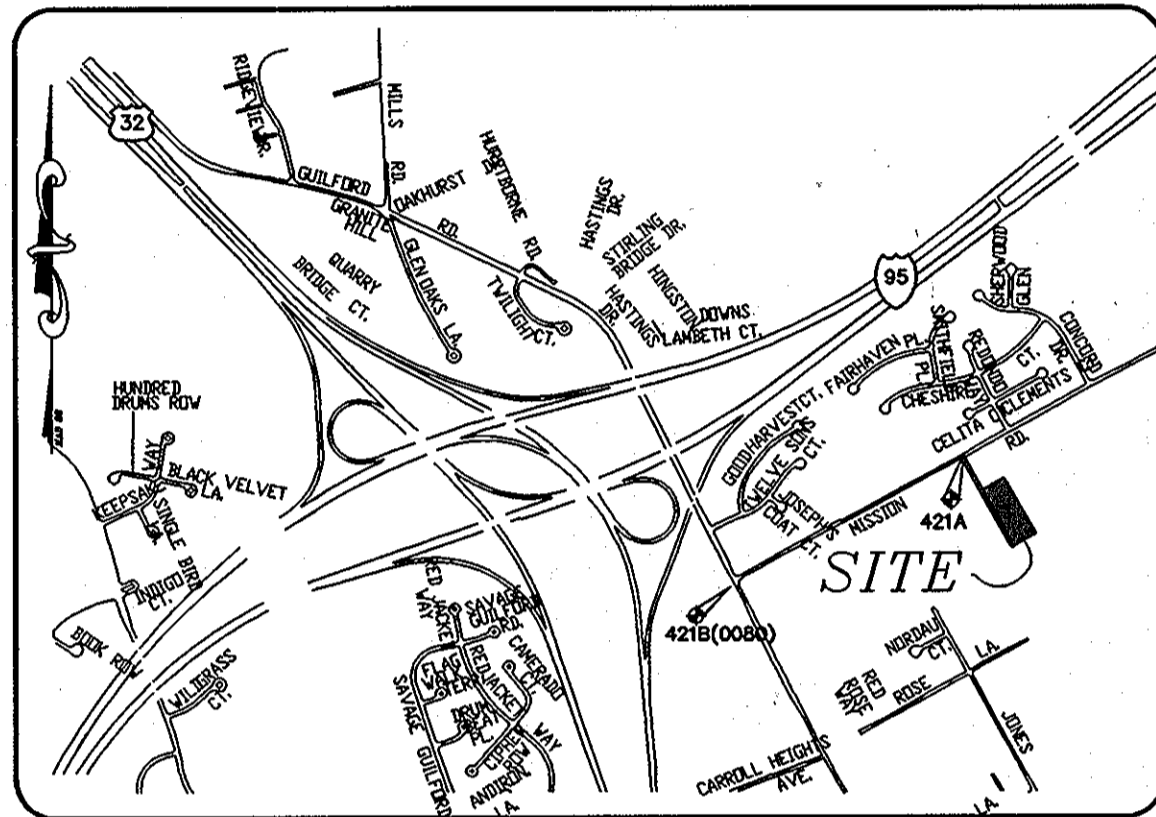
**PROFILE
GILMORE II**



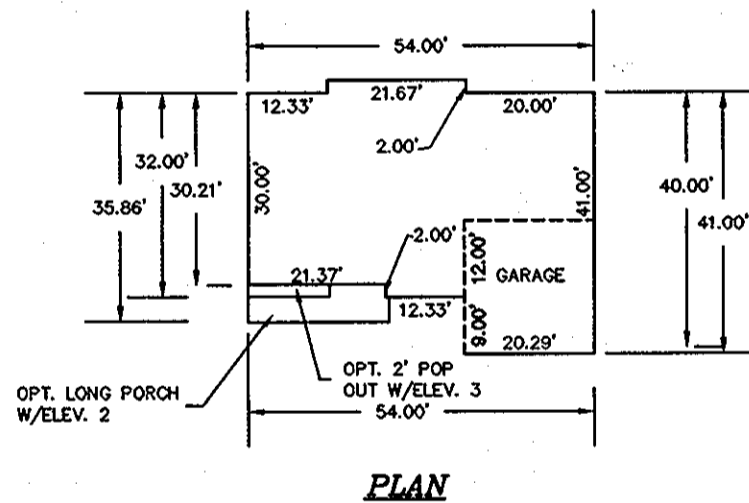
**PROFILE
SHERMAN**



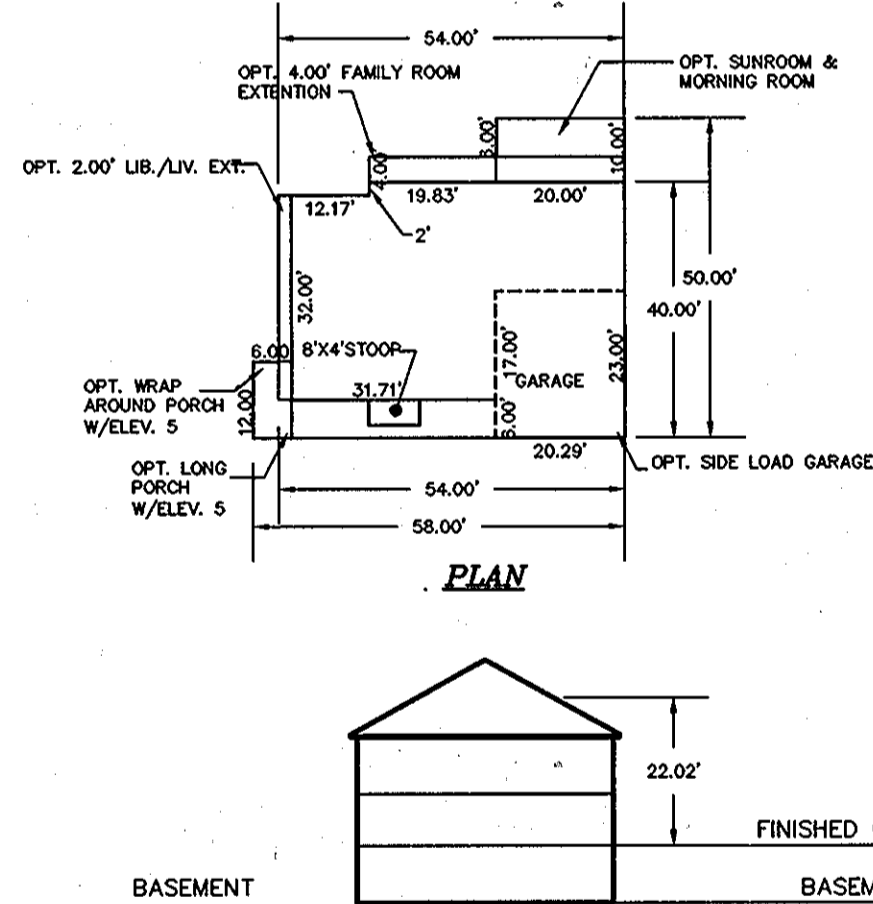
**PROFILE
JAMES LONGSTREET II**



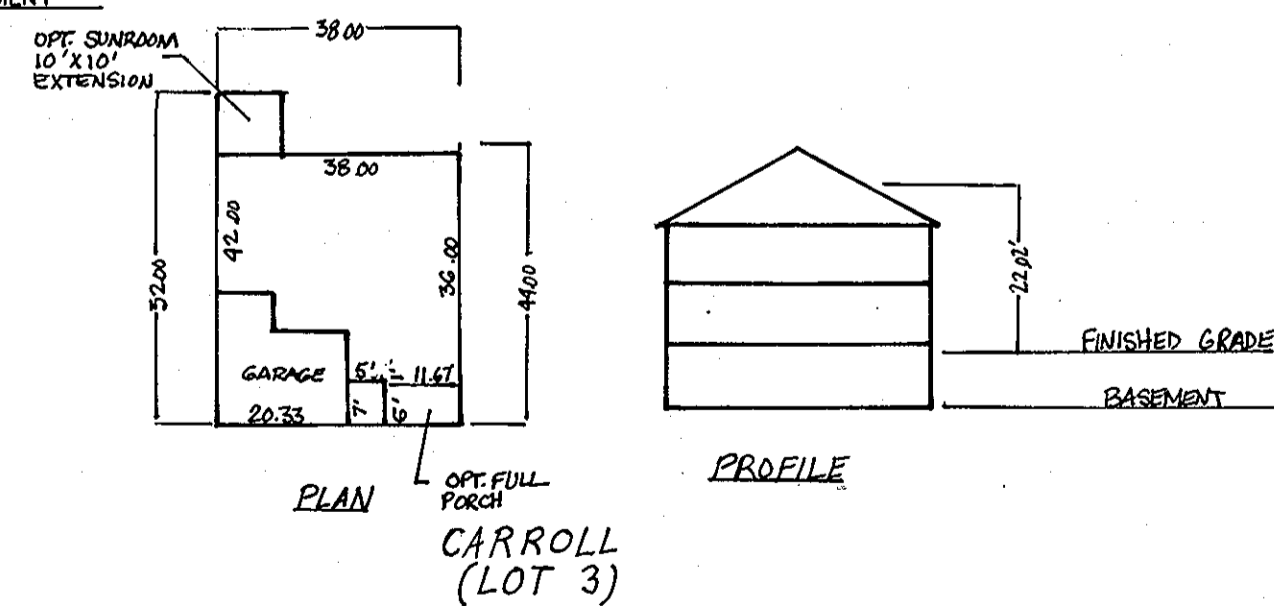
VICINITY MAP
SCALE 1"=150'
ADC MAP COORDINATE: 20-D3



**PROFILE
AUSTIN WESLEY**



**PROFILE
ARMISTEAD II**



**PROFILE
CHAMBERLAIN II**

BUILDER/ DEVELOPER

DORSEY FAMILY HOMES
10717-B BIRMINGHAM WAY
WOODSTOCK, MD 21163
410-465-5739

GENERIC TYPE	JAMES LONGSTREET II	AUSTIN WESLEY	SHERMAN	ARMISTEAD II	CHAMBERLAIN II
A	ALL OPTIONS	NEITHER 3 CAR SIDE GARAGE OR WRAP AROUND PORCH	EITHER 3 CAR SIDE GARAGE OR WRAP AROUND PORCH	ALL OPTIONS	ALL OPTIONS

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- 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 THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MISS UTILITY 1-800-257-7777
 - VERIZON TELEPHONE COMPANY (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
 - AT&T CABLE LOCATION DIVISION (410) 393-3533
 - BALTIMORE GAS & ELECTRIC (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- SITE ANALYSIS DATA CHART:
 - LOCATION: TAX MAP 42, PARCEL 237 & P/O 103 LOTS 1 THRU 4 & OPEN SPACE LOT 5
 - ZONING: R-12
 - ELECTION DISTRICT: 6TH
 - TOTAL AREA: 2.234 AC ±
 - LIMIT OF DISTURBED AREA: 1.32±
 - AREA OF PLAN SUBMISSION: 2.234 AC ±
 - OPEN SPACE PROVIDED: 0.824 AC ± (37%)
 - MINIMUM LOT SIZE: 14,882 SQ.FT.
 - PROPOSED USE FOR SITE: RESIDENTIAL - SINGLE FAMILY DETACHED
 - TOTAL NUMBER OF UNITS ALLOWED: 4
 - TOTAL NUMBER OF UNITS PROVIDED: 4
 - TYPE OF PROPOSED UNIT: SFD
 - DPZ FILES: F-03-017, WP-03-079, F-03-060, PLAT NO. 19113, WP-07-121
 - DEED REFERENCE: 6983/123
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT AUGUST, 2002. VERTICAL DATUM IS NAD 83.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 421A & 421B (ALL UNITS ARE IN FEET). HOWARD COUNTY CONTROL STATIONS CONSIST OF A STANDARD STAMPED DISC SET ON TOP OF CONCRETE COLUMN. STA. NO. 421A N 54.330.358 ELEV. 312.667
E 1,364,912.655
- STA. NO. 421B(0080) N 542,366.879 ELEV. 283.120
E 1,363,076.003
- WETLANDS EXIST ON SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER AND ASSOCIATES ON AUGUST 2002.
- NO CEMETERIES EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE, THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- TRAFFIC STUDY BY MARS GROUP, DATED AUG. 2002.
- STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO NOT EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R-6.06 UNLESS OTHERWISE NOTED.
- 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 (1-1/2" MIN.).
 - C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 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 ENSURE ALL WEATHER USE.
- PER SECTION 128 OF THE 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (7 SHADE TREES, SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$2,100 UNDER THIS SDP.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-03-060.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NOT.45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERMS, FENCES AND WALLS (AS REQUIRED UNDER THIS SDP) ALL PLANTS 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.
- STORM WATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA GRASS SWALE CREDIT PREVIOUSLY APPROVED UNDER F-03-060. SHAPE AND SLOPE OF SWALES AT REAR OF LOTS SHALL BE MAINTAINED AS SHOWN.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- NO CLEARING OF VEGETATION OR TREES, PAVING AND NEW STRUCTURES, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, 100 YEAR FLOODPLAIN EASEMENT AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18' MINIMUM CLEARANCE).
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN WILL BE DENIED OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIAL ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY FOR THE SHARED DRIVEWAY SERVING LOTS 1-4, LIBER 10677 FOLIO 215.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL HOUSES SHALL HAVE TWO CAR GARAGES AND AT LEAST A 20-FOOT PARKING PAD IN FRONT OF THE GARAGES WHICH ALLOWS FOR ADEQUATE PARKING.



I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17942, Exp Date 9/3/08

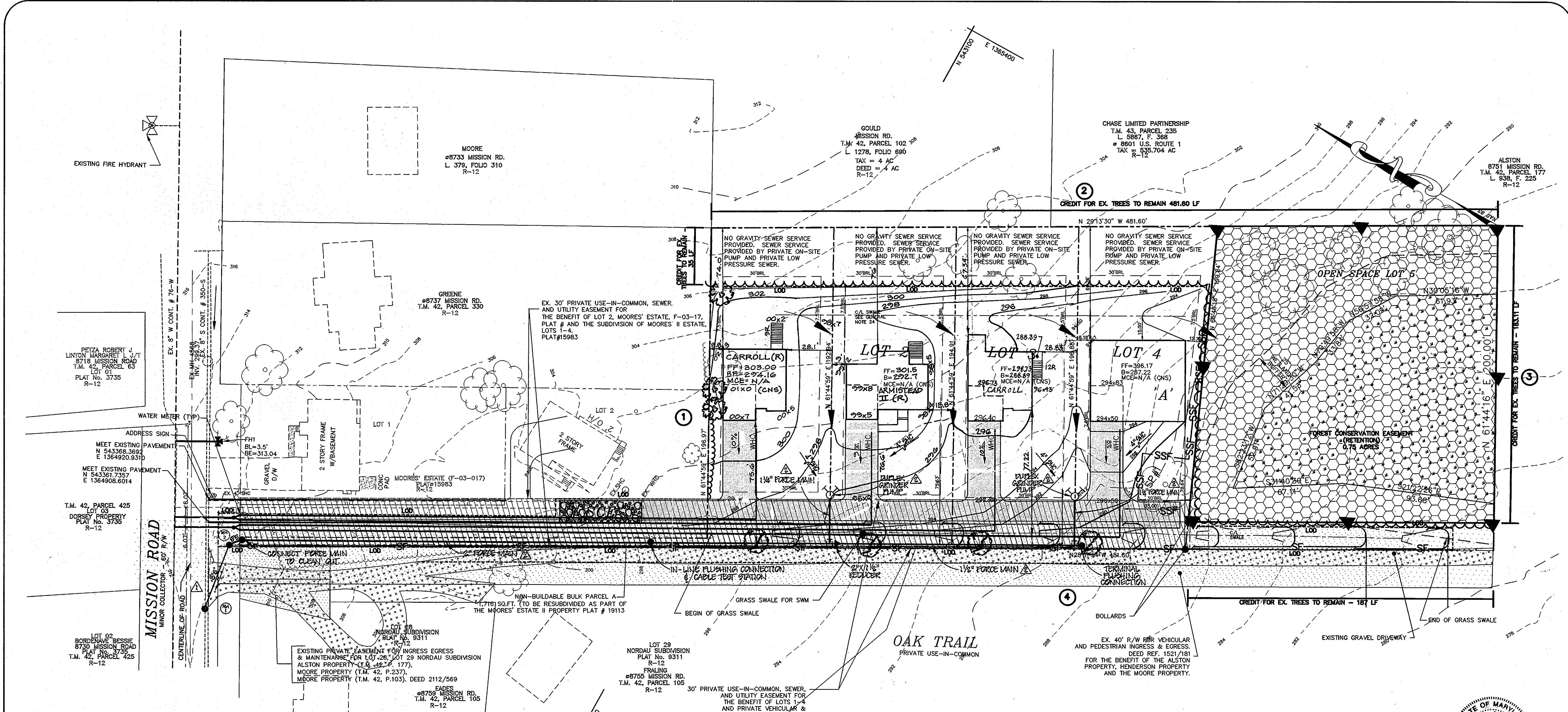
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/4/08
 CHIEF, DEPARTMENT ENGINEERING DIVISION DATE
 [Signature] 3/5/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 3/6/08
 DIRECTOR DATE

Project	07-012	date	MAR 2008
Illustration	HSP	engineering	HSP
scale	1"=30'	approval	HSP

DATE	1/16/11	BY	ADD CARROLL TO PLAN
REVISIONS	4/12/07	BY	ADD CARROLL TO PLAN
REVISIONS		BY	ADD CARROLL TO PLAN

MOORES' II ESTATE
 LOTS 1 THRU 4 AND OPEN SPACE LOT 5 - SINGLE FAMILY DETACHED LOTS
 TAX MAP 42, GRID 24, PARCEL 237 & P/O PARCEL 103
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0286 Balt. (801) 821-5521 Wash. (410) 987-0288 Fax



DEVELOPERS CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION AND SEDIMENT 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 EROSION AND SEDIMENT BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Robert S. Skyles 2-18-08
 SIGNATURE OF DEVELOPER DATE
 PRINTED NAME OF DEVELOPER

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.

R. Jacob Hikmat 2/11/08
 SIGNATURE OF ENGINEER DATE
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Earl D. Collins 2/28/08
 SIGNATURE OF ENGINEER DATE
 PRINTED NAME OF ENGINEER

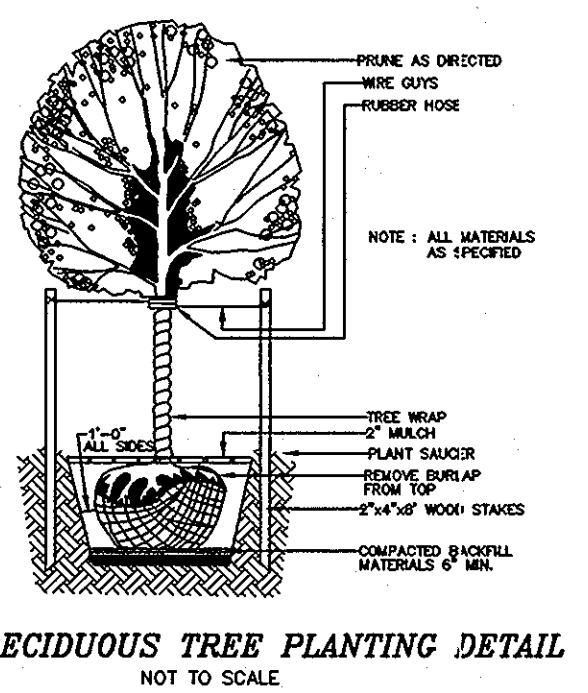
USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Earl D. Collins 2/28/08
 SIGNATURE OF ENGINEER DATE
 PRINTED NAME OF ENGINEER

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Earl D. Collins 3/4/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Earl D. Collins 3/4/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Earl D. Collins 3/4/08
 DIRECTOR DATE

- LEGEND**
- 30' PRIVATE USE-IN-COMMON, SEWER AND UTILITY EASEMENT
 - DENOTES AN EXISTING INGRESS & EGRESS EASEMENT
 - DENOTES AN EXISTING GRAVEL DRIVEWAY
 - DENOTES PROPOSED DRIVEWAYS
 - DENOTES EXISTING TREELINE
 - DENOTES PROPOSED TREELINE
 - DENOTES PERIMETER LANDSCAPED EDGE
 - DENOTES SILT FENCE
 - DENOTES WETLANDS
 - DENOTES FOREST CONSERVATION AND PRIVATE SWM CREDITS EASEMENT
 - PRIVATE SEWER PUMP
 - DENOTES SUPER SILT FENCE
 - DENOTES LIMIT OF DISTURBANCE
 - DENOTES TREE TO REMAIN



BUILDER/ DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 WOODSTOCK, MD 21163
 410-465-5739

NOTE: ANY TREE REMOVED FOR MAINTENANCE OF THE SEWER FORCE MAIN SHALL BE REPLACED IN KIND ONCE THE WORK IS COMPLETED.

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	
LANDSCAPE TYPE	196.98 LF	481.60 LF	200 LF	481.60 LF	
LINEAR FEET OF PERIMETER					
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 35 LF OF EXISTING TREES	YES, 481.60 LF OF EXISTING TREES	YES, 183.11 LF OF EXISTING TREES	YES, 187 LF OF EXISTING TREES	
NUMBER OF PLANTS REQUIRED					
SHADE TREES	3 SHADE TREES	0 SHADE TREES	0 SHADE TREES	5 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING TREES	NO	NO	NO	1 SHADE TREE *	1 SHADE TREE *
NUMBER OF PLANTS PROVIDED					
SHADE TREES	3 SHADE TREES	0 SHADE TREES	0 SHADE TREES	4 SHADE TREES	7 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

* CREDIT TAKEN ALONG PERIMETER 4 (SP#1) FOR ONE (1) EXISTING 33" BEECH.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
4		ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
TOTAL				7 SHADE TREES

STATE OF MARYLAND
 EARL D. COLLINS
 PROFESSIONAL ENGINEER
 #9793

NOTE: SIGNED & SEALED FOR REVISIONS NOS. 2 & 3 ONLY

NOTE: SEALED & SIGNED FOR REVISION NO. 1 ONLY

MILDENBERG & ASSOC., INC.
 Engineers Planners Surveyors
 6072 Dorsey Hall Drive, Suite 202, Beltsville, Maryland 21042
 (410) 997-0296; Fax: (301) 621-5321; Wash. (410) 997-0298 Fax.

MOORES' II ESTATE
 LOTS 1 THRU 4 AND OPEN SPACE LOT 5 - SINGLE FAMILY DETACHED LOTS
 TAX MAP 42, GRID 24, PARCEL 237 & P/O PARCEL 103
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT AND LANDSCAPE PLAN

project	07-012	date	MAR 2008
illustration	HSP	revision	1
scale	1" = 30'	date	3/11/11
description	REV. GRD. LOT 5 TO REFLECT AS-BUILT CONDITIONS	date	2/19/11
description	REV. GRD. HSE LOT 2 TO REFLECT AS-BUILT	date	2/19/11
description	ADD CARROLL MODEL TO LOT 1	date	2/19/11
description	ADD HSE TYPE CHANGE TO LOT 1, REF. PLAN 2	date	2/19/11
description	ADD NOTE REGARDING REPLACEMENT OF TREE	date	2/25/09
description	INDICATE INSTALLATION OF GRASS SWALE IN	date	2/25/09
description	REPAIR PORTION OF SEWER MAIN TO ADD POWER POLE	date	7/17/09

2 OF 3

SDP-07-141

