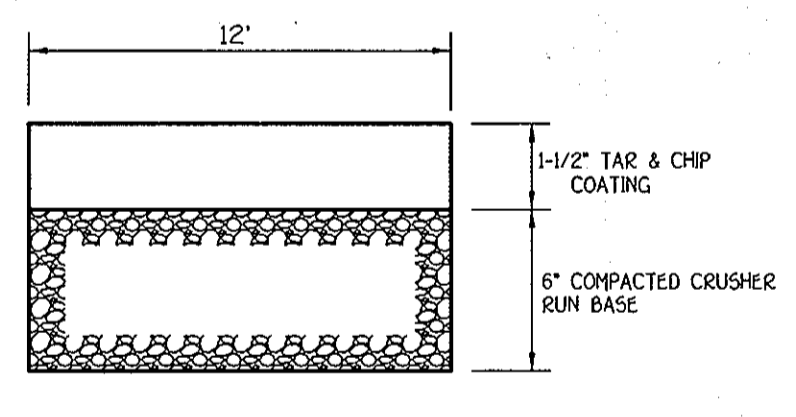


**BENCH MARKS**  
 T.P. 378A ELEV. 394.019  
 N. 563,785.618  
 E. 1378,343.172  
 LOC. NEAR THE INTERSECTION OF  
 ROCKBURN DR. & MONTGOMERY RD.  
 T.P. 378B ELEV. 373.093  
 N. 563,663.412  
 E. 1378,040.471  
 LOC. NEAR THE INTERSECTION OF  
 ROCKBURN WOODS WAY & MONTGOMERY RD.

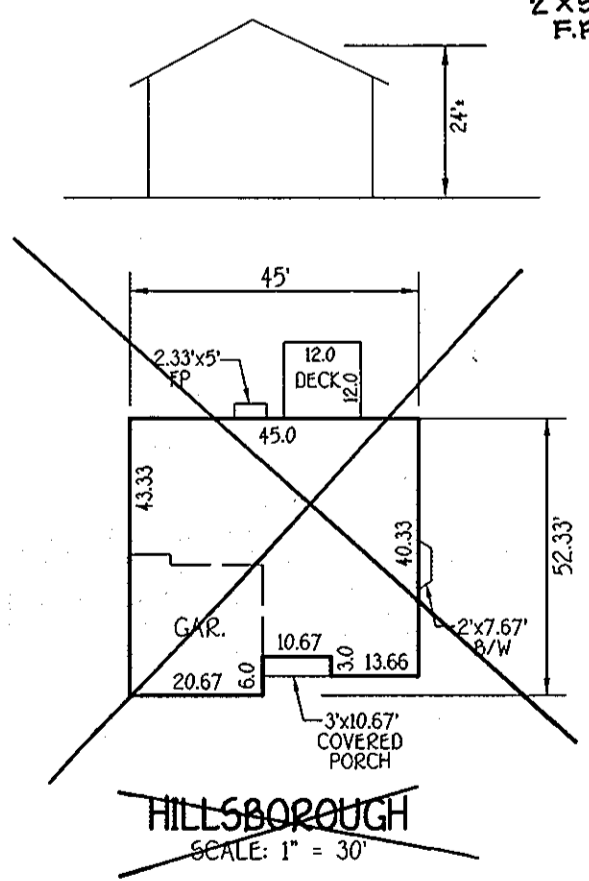
**VICINITY MAP**  
 SCALE: 1" = 1200'

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED: R-20 PER 7/26/06 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE: 1.094 AC. OR 47,658 SQUARE FEET.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 378A AND NO. 378B.
- STA. 378A N563785.618 E1378343.172 ELEV. 394.019 STA. 378B N563663.412 E1378040.471 ELEV. 373.093
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2004, BY FISHER, COLLINS & CARTER, INC.
- TOTAL NUMBER OF LOTS SUBMITTED: 1 SFD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410-313-1850 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING & CONSTRUCTION INSPECTION DIVISION AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- WETLANDS DELINEATED BY ECO-SCIENCE PROFESSIONALS, JANUARY 6, 2005. NO NON-TIDAL WETLANDS EXIST WITHIN PLAN SUBMISSION LIMITS.
- NO 100 YEAR FLOODPLAIN EXISTS ON THIS PROPERTY.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS FOR THIS PROPERTY ARE F-05-116, WATER CONTRACT NO. 34-W & SEWER CONTRACT NO. 547-5-A.
- NO CEMETERIES EXIST ON THIS SITE BASED ON A SIGHT VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY INVENTORY MAP.
- FOREST CONSERVATION FOR THIS SITE WAS DESIGNED WITH THE CORRESPONDING FINAL F-05-116.
- IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME 1, SECTION 512.2.2 AND THE SUPPLEMENTAL PLAN ON FILE WITH THIS SUBDIVISION, THIS PROJECT IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT, AS THE TOTAL AREA OF DISTURBANCE IS LESS THAN 5,000 SQUARE FEET.
- THIS PLAN 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 OF 12 SHADE TREES IN THE AMOUNT OF \$3,600.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOT 2.
- 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 FEET US FEET SERVING MORE THAN ONE RESIDENCE;  
 B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS;  
 D) STRUCTURES - (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125-LOADING);  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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.
- THE CONTRACTOR WILL CHECK THE SEWER HOUSE CONNECTION ELEVATION AT THE PROPERTY LINE PRIOR TO THE START OF CONSTRUCTION.
- FOR DRIVEWAY ENTRANCE DETAIL, REFER TO HOWARD COUNTY CODE MANUAL VOLUME IV DETAIL R.6.05.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTINGS UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.



**COMMON DRIVEWAY DETAIL**  
 NOT TO SCALE



**THE ABBEY (REVERSED)**  
 Scale 1" = 30'

**LEGEND**

| SYMBOL        | DESCRIPTION                  |
|---------------|------------------------------|
| ---           | EXISTING CONTOUR 2' INTERVAL |
| - - - -       | PROPOSED CONTOUR 2' INTERVAL |
| +362.5        | SPOT ELEVATION               |
| -55F-55F      | SUPER SILT FENCE             |
| -TPF-TPF      | TREE PROTECTION FENCE        |
| LOD           | LIMITS OF DISTURBANCE        |
| (Tree symbol) | EXISTING TREES FROM F-05-116 |

**PROFESSIONAL CERTIFICATE**  
 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. 9753, EXPIRATION DATE 2/28/08.  
 EARL D. COLLINS 11-20-07 DATE

**ADDRESS CHART**

| LOT NUMBER | STREET ADDRESS       |
|------------|----------------------|
| 2          | 5835 MONTGOMERY ROAD |

**SHEET INDEX**

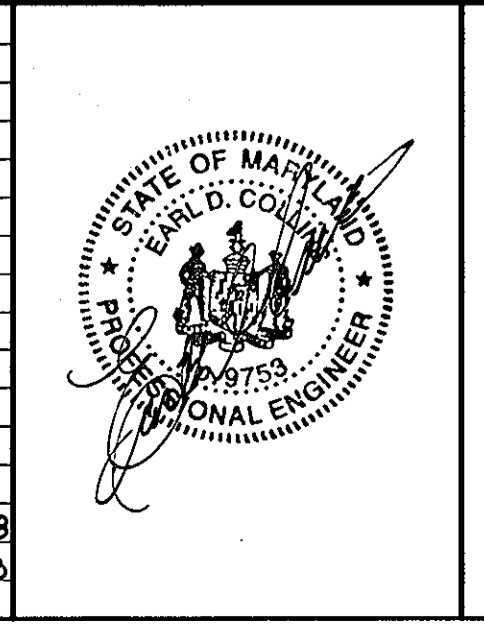
| SHEET   | DESCRIPTION  |
|---------|--|
| SHEET 1 | TITLE SHEET, SIDE DEVELOPMENT, SEDIMENT/EROSION CONTROL PLAN           |
| SHEET 2 | SEDIMENT/EROSION CONTROL NOTES & DETAILS AND LANDSCAPE NOTES & DETAILS |

**SITE ANALYSIS DATA CHART**

- TOTAL PROJECT AREA: 1.094 ACRES OR 47,658 SQUARE FEET.
- AREA OF SUBMISSION: 1.094 ACRES OR 47,658 SQUARE FEET.
- LIMITS OF DISTURBANCE: 0.114 ACRES OR 4,950 SQUARE FEET.
- PRESENT ZONING DESIGNATION: R-20
- PROPOSED USE FOR SITE OR STRUCTURE: RESIDENTIAL/SFD
- SPZ FILE REFERENCES: F-05-116, WATER CONT. NO. 34-W, SEWER CONT. NO. 547-5-A

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE  
 ELICOTT CITY, MARYLAND 21114  
 (410) 481-2000

|     |  |         |
|-----|--|---------|
| NO. | REVISION                                     | DATE    |
| 2   | Rev. grad. lot 2 to show As-Built Conditions | 11-7-08 |
| 1   | Rev. hcc.type & grad., Lot 2                 | 2/10/08 |



**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 11-20-07 Date

**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: STEPHEN FORNEY 11-26-07 Date

Approved for Howard Soil Conservation District 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: John F. Robinson 12/19/07 Date

**OWNER/BUILDER/DEVELOPER**  
 STEPHEN FORNEY  
 3368 BRANTLY COURT  
 GLENWOOD, MARYLAND 21738  
 410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: Cindy Hamms 11/2/08 Date

Chief, Development Engineering Division: [Signature] 12-21-7 Date

Director - Department of Planning and Zoning: [Signature] 11/3/08 Date

|                |            |         |          |             |            |
|----------------|------------|---------|----------|-------------|------------|
| PROJECT        | SECTION    | LOT NO. |          |             |            |
| COYNE PROPERTY | N/A        | 2       |          |             |            |
| PLAT           | BLOCK NO.  | ZONE    | TAX/ZONE | ELEC. DIST. | CENSUS TR. |
| 19577          | 3          | R-20    | 37       | 1           | 6011.01    |
| WATER CODE     | SEWER CODE |         |          |             |            |
| 004            | 2721500    |         |          |             |            |

TITLE SHEET, SITE DEVELOPMENT, SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED  
**COYNE PROPERTY**  
 LOT 2  
 ZONED R-20 PLAT NO. 19577  
 TAX MAP NO.: 37 GRID NO.: 3 PARCEL NO.: 34  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JUNE, 2007

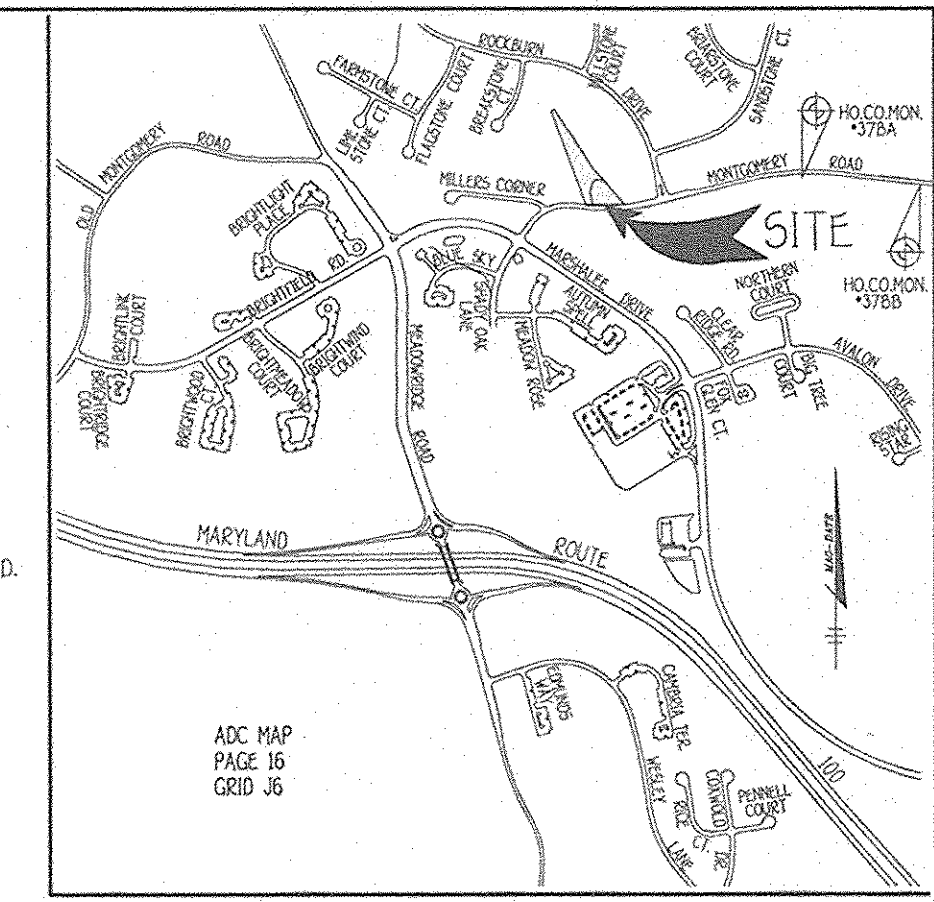
SHEET 1 OF 2

**SDP 08-002**







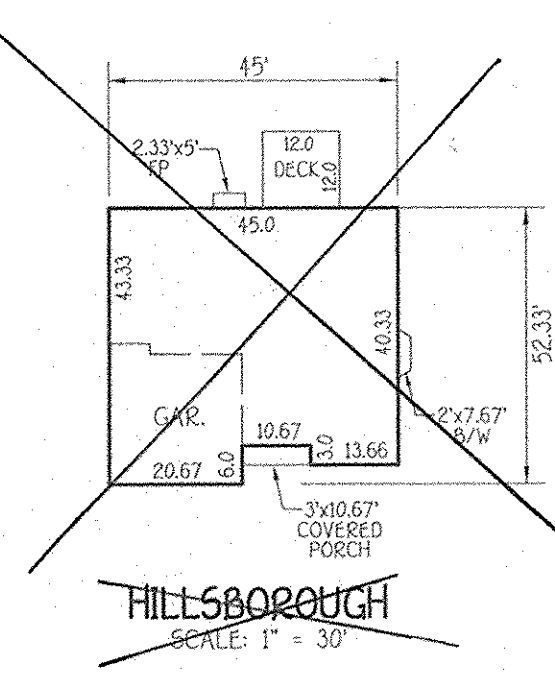
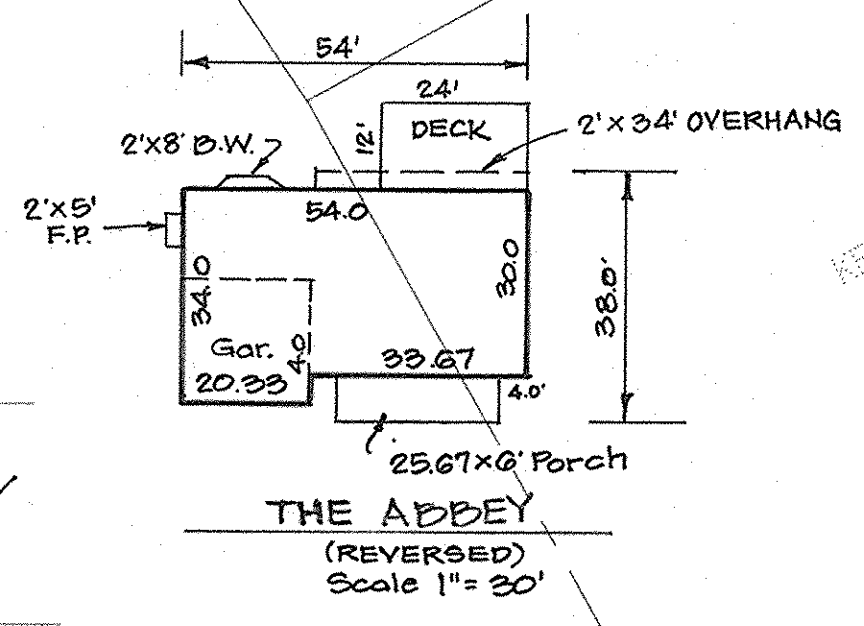
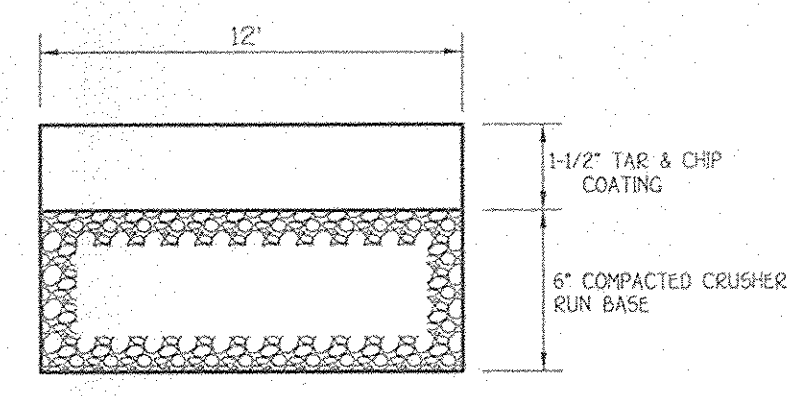
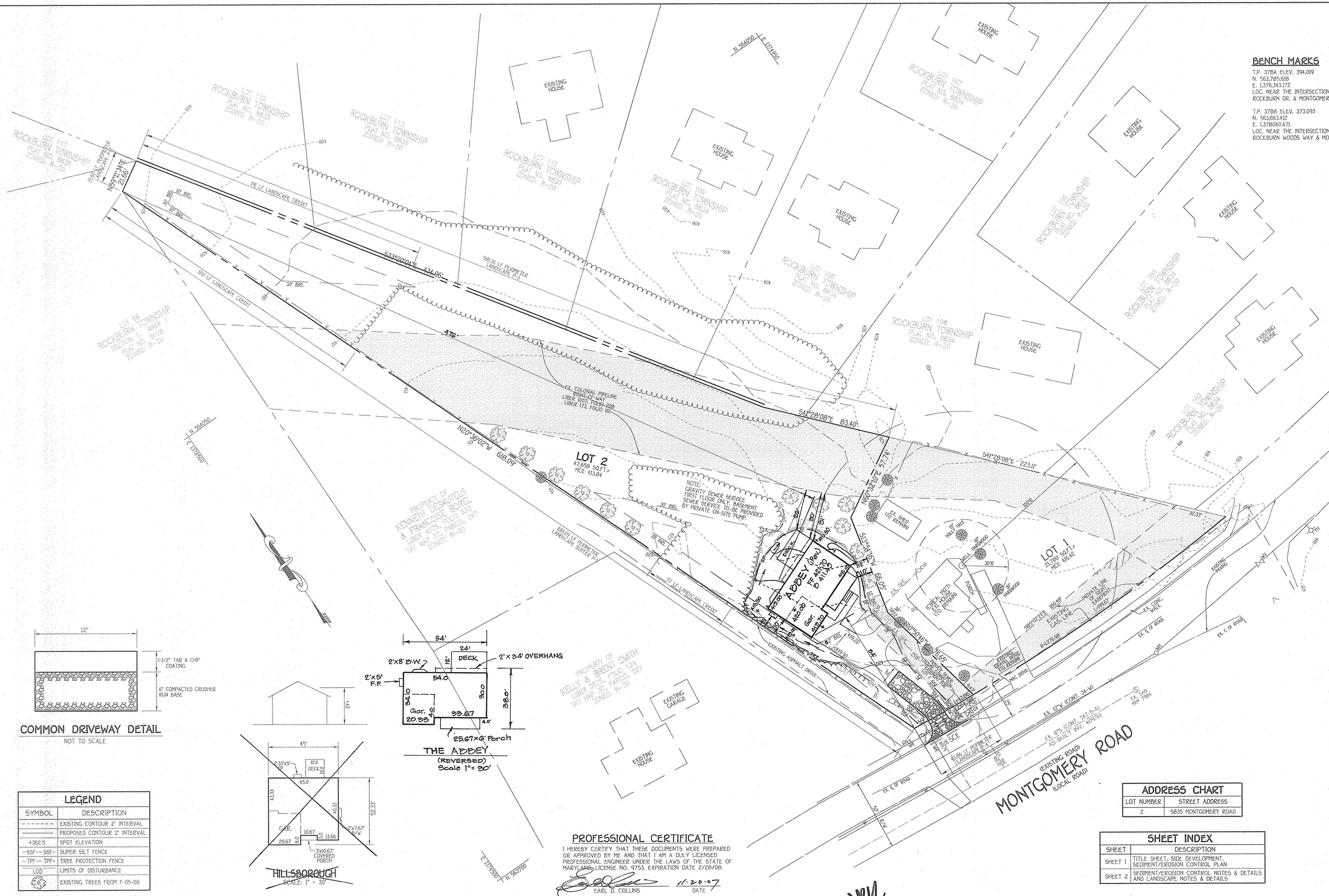


**BENCH MARKS**  
 T.P. 378A ELEV. 394.019  
 N. 563.795.618  
 E. 1376.343.172  
 LOC. NEAR THE INTERSECTION OF  
 ROCKBURN DR. & MONTGOMERY RD.  
 T.P. 378B ELEV. 373.093  
 N. 563.663.412  
 E. 1376.040.471  
 LOC. NEAR THE INTERSECTION OF  
 ROCKBURN WOODS WAY & MONTGOMERY RD.

**VICINITY MAP**  
 SCALE: 1" = 1200'

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED: R-20 PER 7/28/06 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE: 1.094 AC. OR 47,659 SQUARE FEET.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY.
- GEODETIC CONTROL STATION NOS. 378A AND NO. 378B.  
 STA. 378A N563795.618 E1376343.172 ELEV. 394.019  
 STA. 378B N563663.412 E1378040.471 ELEV. 373.093
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2004, BY FISHER, COLLINS & CARTER, INC.
- TOTAL NUMBER OF LOTS SUBMITTED: 1-510
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING & CONSTRUCTION INSPECTION DIVISION AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- WETLANDS DELINEATED BY ECO-SCIENCE PROFESSIONALS, JANUARY 6, 2005.
- NO NON-TIDAL WETLANDS EXIST WITHIN PLAN SUBMISSION LIMITS.
- NO 100 YEAR FLOODPLAIN EXISTS ON THIS PROPERTY.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS FOR THIS PROPERTY ARE F-05-116, WATER CONTRACT NO. 34-W & SEWER CONTRACT NO. 547-5-A.
- NO CEMETERIES EXIST ON THIS SITE, BASED ON A SIGHT VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY INVENTORY MAP.
- FOREST CONSERVATION FOR THIS SITE WAS ADDRESSED WITH THE CORRESPONDING FINAL (F-05-116).
- IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME I, SECTION 5.12.2.2 AND THE SUPPLEMENTAL PLAN ON FILE WITH THIS SUBDIVISION THIS PROJECT IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT, AS THE TOTAL AREA OF DISTURBANCE IS LESS THAN 5,000 SQUARE FEET.
- THIS PLAN 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 OF 12 SHADE TREES IN THE AMOUNT OF \$3,600.00 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 2.
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 A) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE)  
 B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, 0-1/2" MINIMUM;  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS;  
 D) STRUCTURES - (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25-TONS-LOADING);  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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.
- THE CONTRACTOR WILL CHECK THE SEWER HOUSE CONNECTION ELEVATION AT THE PROPERTY LINE PRIOR TO THE START OF CONSTRUCTION.
- FOR DRIVEWAY ENTRANCE DETAIL, REFER TO HOWARD COUNTY CODE MANUAL VOLUME IV DETAIL 8.6.09.
- IN ACCORDANCE WITH SECTION 12B 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 SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTINGS UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.



**LEGEND**

| SYMBOL        | DESCRIPTION                  |
|---------------|------------------------------|
| ---           | EXISTING CONTOUR 2' INTERVAL |
| - - - -       | PROPOSED CONTOUR 2' INTERVAL |
| +362.5        | SPOT ELEVATION               |
| -S&S- S&S-    | SUPER SILT FENCE             |
| -TPF- TPF-    | TREE PROTECTION FENCE        |
| LSD           | LIMITS OF DISTURBANCE        |
| (Tree symbol) | EXISTING TREES FROM F-05-116 |

**ADDRESS CHART**

| LOT NUMBER | STREET ADDRESS       |
|------------|----------------------|
| 2          | 5835 MONTGOMERY ROAD |

**SHEET INDEX**

| SHEET   | DESCRIPTION  |
|---------|--|
| SHEET 1 | TITLE SHEET, SIDE DEVELOPMENT, SEDIMENT/EROSION CONTROL PLAN           |
| SHEET 2 | SEDIMENT/EROSION CONTROL NOTES & DETAILS AND LANDSCAPE NOTES & DETAILS |

**SITE ANALYSIS DATA CHART**

- A. TOTAL PROJECT AREA: 1.094 ACRES OR 47,659 SQUARE FEET.
- B. AREA OF SUBMISSION: 1.094 ACRES OR 47,659 SQUARE FEET.
- C. LIMITS OF DISTURBANCE: 0.114 ACRES OR 4,950 SQUARE FEET.
- D. PRESENT ZONING DESIGNATION: R-20
- E. PROPOSED USE FOR SITE OR STRUCTURE: RESIDENTIAL/SFD
- F. DPZ FILE REFERENCES: F-05-116, WATER CONT. NO. 34-W, SEWER CONT. NO. 547-5-A

**PROFESSIONAL CERTIFICATE**  
 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. 9753. EXPIRATION DATE 2/28/08.  
 EARL D. COLLINS 11-20-07 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 11-20-07 Date

**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: STEPHEN FORNEY 11-26-07 Date

Reviewed for HOWARD SOIL CONSERVATION DISTRICT Technical Requirements.  
 U.S.D.A. National Resource Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: [Signature] 12/19/07 Date

**OWNER/BUILDER/DEVELOPER**  
 STEPHEN FORNEY  
 3389 BRANTLY COURT  
 GLENWOOD, MARYLAND 21738  
 410-730-3940

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

|  |    |         |
|--|----|---------|
| Chief, Division of Land Development          | 88 | 12/08   |
| Chief, Development Engineering Division      | 4  | 12-21-7 |
| Director - Department of Planning and Zoning |    | 11/3/08 |

| PROJECT        | SECTION | LOT NO. |
|----------------|---------|---------|
| COYNE PROPERTY | N/A     | 2       |

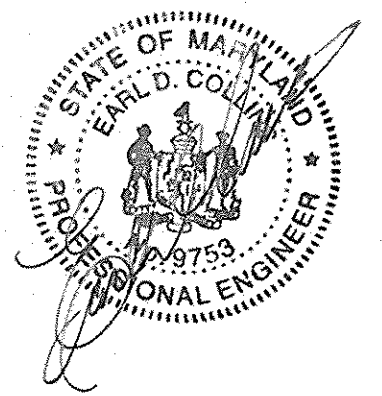
| PLAT  | BLOCK NO. | ZONE | TAX/ZONE | ELEC. DIST. | CENSUS TR. |
|-------|-----------|------|----------|-------------|------------|
| 19577 | 3         | R-20 | 37       | 1           | 6011.01    |

| WATER CODE | SEWER CODE |
|------------|------------|
| D04        | 2721500    |

**TITLE SHEET, SITE DEVELOPMENT, SEDIMENT/EROSION CONTROL PLAN**

**SINGLE FAMILY DETACHED COYNE PROPERTY**  
 LOT 2  
 ZONED R-20 PLAT NO. 19577  
 TAX MAP NO. 37 GRID NO. 3 PARCEL NO. 34  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JUNE, 2007  
 SHEET 1 OF 2

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PEE  
 ELLIOTT CITY, MARYLAND 21042  
 410P 481 - 2095



| NO. | Rev. desc. type & grd. | Lot 2 | DATE    |
|-----|------------------------|-------|---------|
| 1   | Rev. hcc, type & grd.  | Lot 2 | 3/10/08 |

**SDP 08-002**