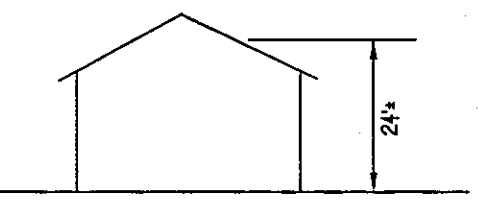


**COMMON DRIVEWAY DETAIL**  
NOT TO SCALE



**ZACHARY**  
SCALE: 1" = 30'

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
2	7503 SERENA DYLAN WAY

**INDEX CHART**

SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN, HOUSE TYPE, NOTES, SEDIMENT/EROSION CONTROL AND LANDSCAPE PLAN
SHEET 2	SEDIMENT/EROSION CONTROL NOTES & DETAILS LANDSCAPE NOTES AND DETAILS

**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
---	WALKOUT BASEMENT
5F-5F	SILT FENCE
55F-55F	SUPER SILT FENCE
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	STREET LIGHT PER F-09-194
---	STREET TREES PER F-09-194
---	LANDSCAPE TREES PER SDP-09-030

**SOILS LEGEND**

SOIL	NAME	CLASS
LAC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C
SAB	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES	B
SAC	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES	B

**LANDSCAPING PLANT LIST**

QTY.	KEY	NAME	SIZE
1	4	OCTOBER GLORY RED MAPLE	2 1/2" - 3" CALIPER FULL CROWN B/B
7	5	PINUS STROBUS EASTERN WHITE PINE	6" - 8" HGT.

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

PERIMETER CATEGORY	P-1 UNIT FRONT ADJACENT TO ROADWAY	P-2 UNIT FRONT ADJACENT TO ROADWAY	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO INTERNAL LOT	TOTALS
LANDSCAPE TYPE	B	B	N/A	N/A	-
LINEAR FEET OF PERIMETER	86.78	196.65	91.40	198.15	-
CREDIT FOR EXISTING VEGETATION (NO. YES)	YES, 2 EX. SHADE TREES	YES, 4 EX. SHADE TREES	N/A	N/A	6 EX. SHADE TREES
CREDIT FOR WALL FENCE OR BERM (NO. YES AND 2)	NO	NO	NO	NO	-
NUMBER OF TREES (REQUIRED)	86.78' x 50' (1.74)	196.65' x 50' (3.93)	N/A	N/A	6
SHADE TREES	86.78' x 40' (2.17)	196.65' x 40' (4.92)	0	0	7
EVERGREENS	0	0	0	0	0
NUMBER OF TREES (TO BE PROVIDED)	0	0	0	0	0
SHADE TREES	0	0	0	0	0
EVERGREENS	0	0	0	0	0

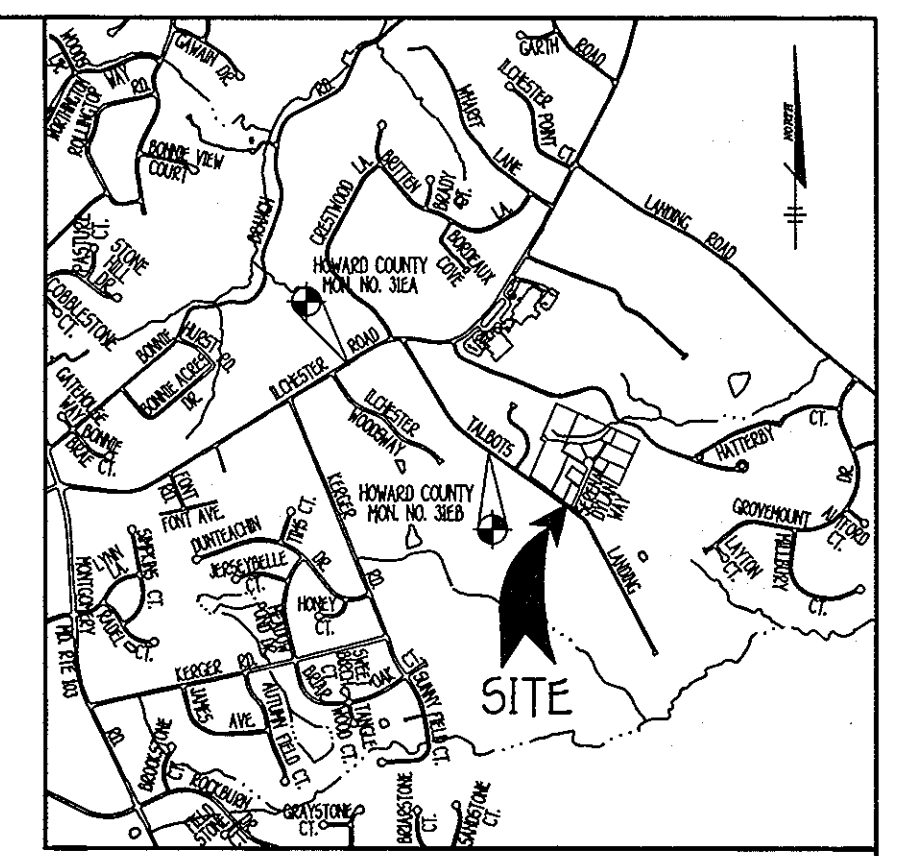
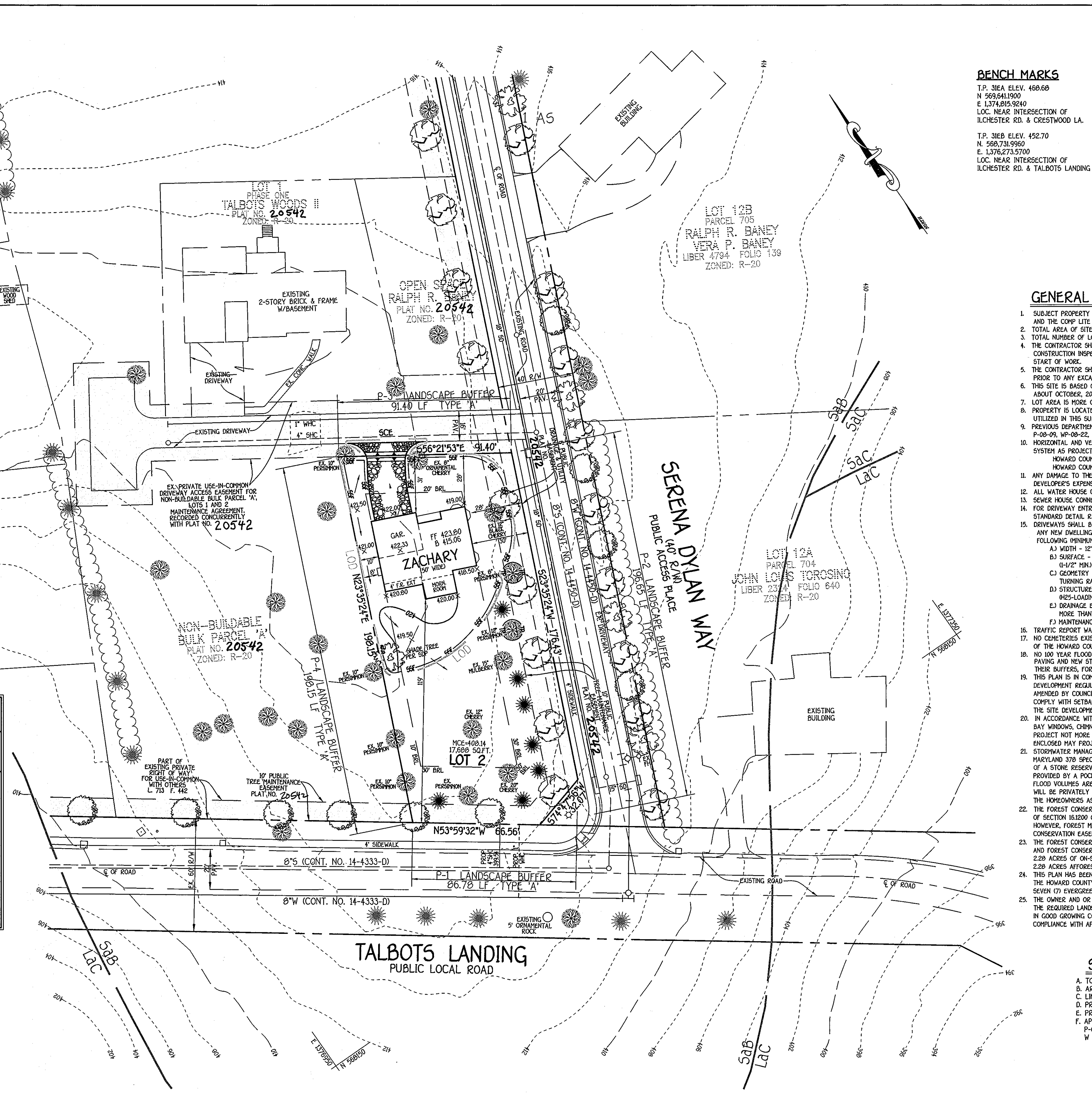
**BUILDER/DEVELOPER'S CERTIFICATE**

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 1512A OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

**PROFESSIONAL CERTIFICATION**  
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: 2/28/10.

*Earl D. Collins* 1/7/09 DATE  
Earl D. Collins

*Kevin Bowser* 1/7/08 DATE  
Kevin Bowser



**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED 2/2/04 AND THE COM. LITE ZONING AMENDMENT EFFECTIVE 7/28/06.
- TOTAL AREA OF SITE: 0.4061 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 1 SFD.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-353-1800 AT LEAST FIVE WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS SITE IS BASED ON A FIELD SURVEY MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2006 BY FISHER, COLLINS AND CARTER, INC.
- LOT AREA IS MORE OR LESS +/- OR -1.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER IS UTILIZED IN THIS SUBDIVISION.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-09-194, 5-05-10, P-07-010, P-09-09, W-09-22, W & S CONTRACT NO. 14-4450-D AND W & S CONTRACT NO. 14-4333-D.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 31EA - N 569.641900 E 1.374,815.9240 ELEV. 468.60  
HOWARD COUNTY MONUMENT 31EB - N 568.731990 E 1.376,273.5700 ELEV. 452.70
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR IN-SITE METER SETTING.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-605.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN).  
C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.  
D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (255-LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO MAINTAIN ALL WEATHER USE.
- TRAFFIC REPORT WAS PREPARED BY THE TRAC GROUP AND WAS APPROVED UNDER 5-05-00.
- NO CEMETERIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- NO 100 YEAR FLOOD PLAN EXISTS ON SITE. NO GRADING, REMOVAL OF VEGETATIVE COVERS OR TREES PAINTING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED SETBACKS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY 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. IN ACCORDANCE WITH SECTION 1520 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CORNERS OR EXTERIOR STAIRWAYS NOT MORE THAN 15 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.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY MARYLAND 379 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR, WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A POCKET POND (P-50). OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 151200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED PER F-09-194.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 151200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 2.28 ACRES OF ON-SITE AFFORESTATION UNDER F-09-194. A TOTAL SURVEY OF 449,650.40 BASED ON 2.28 ACRES AFFORESTATION HAS BEEN PROVIDED WITH THE DEVELOPER'S AGREEMENT PER F-09-194.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 15124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED SEVEN (7) EVERGREEN TREES IN THE AMOUNT OF 40,500.00 IS PART OF THE BUILDER'S GRADING PERMIT. THE OWNER AND OR TENANT OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPE AND PLANT MATERIALS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.

**SITE ANALYSIS DATA CHART**

- TOTAL PROJECT AREA: 0.4061 ACRES OR 17,680 SQUARE FEET.
- AREA OF SUBMISSION: 0.4061 ACRES OR 17,680 SQUARE FEET.
- LIMITS OF DISTURBANCE: 0.1707 ACRES OR 7,438 SQUARE FEET.
- PRESENT ZONING DESIGNATION: R-20.
- PROPOSED USES FOR SITE: RESIDENTIAL
- APPLICABLE DPZ FILE REFERENCES: F-09-194, 5-05-10, P-07-010, P-09-09, W-09-22, W & S CONTRACT NO. 14-4450-D & W & S CONTRACT NO. 14-4333-D.

**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* 1/6/09 Date  
Earl D. Collins

**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.

*Kevin Bowser* 1/7/08 Date  
Kevin Bowser

Reviewed for HOWARD SCD and meets Technical Requirements.

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*John K. Robertson* 1/12/09 Date  
John K. Robertson

**OWNER/BUILDER/DEVELOPER**  
RYAN HOMES, INC.  
6085 MARSHALLEE DRIVE  
SUITE 140  
ELKBRIDGE, MARYLAND 21075  
410-796-0980

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Wanda Harant* 5/12/09 Date  
Wanda Harant  
Chief, Division of Land Development

*Thomas E. Sullivan* 5/13/09 Date  
Thomas E. Sullivan  
Director - Department of Planning and Zoning

PROJECT	SECTION	LOT NO.
TALBOTS WOODS II	PHASE ONE	2
PLAT 3 20542-20544	BLOCK NO. 16	ZONE R-20
TAX/ZONE 31	ELEC. DIST. 1	CENSUS TR. 6069.02
WATER CODE C-02	SEWER CODE 7390000	

**SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN**

**SINGLE FAMILY DETACHED**

**TALBOTS WOODS II**

**LOT 2**

TAX MAP NO: 31 PARCEL NO: 713,714,715,716,718 & 720 GRID NO: 16  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: OCTOBER, 2008

SHEET 1 OF 2

**SDP-09-030**

1/20/09 06:03:03 (w)06063 Sdp\_Lot 2.dwg, 1/6/2009 1:52:40 PM, hcmrj

