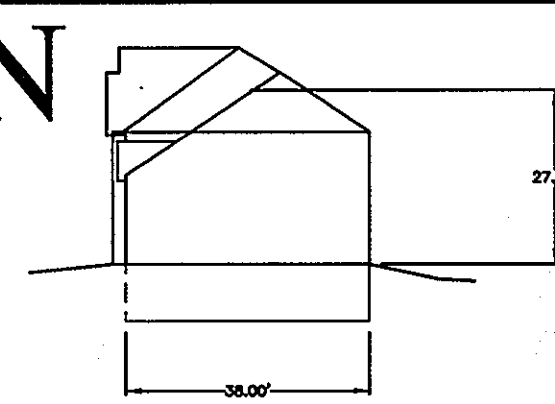


GENERAL NOTES

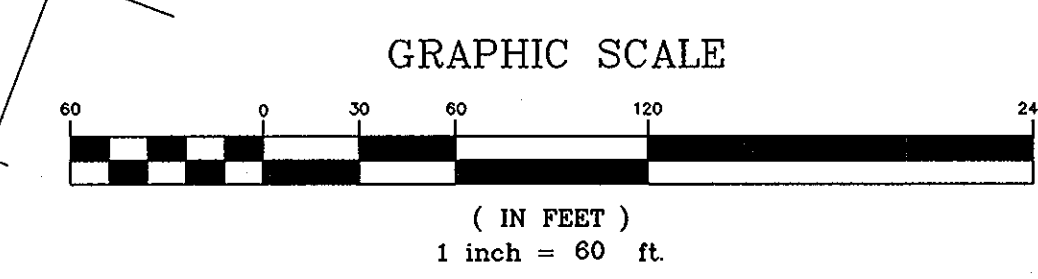
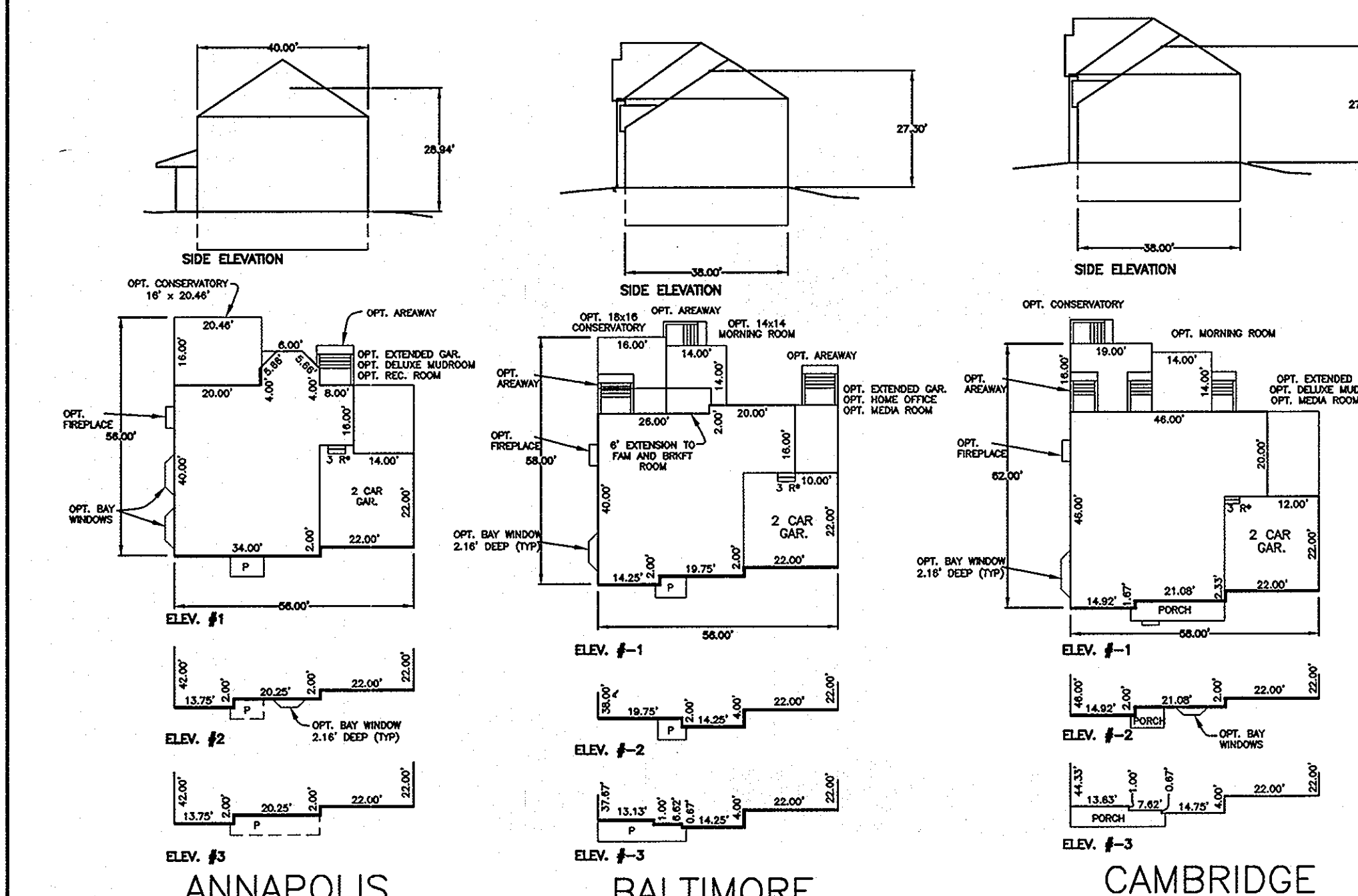
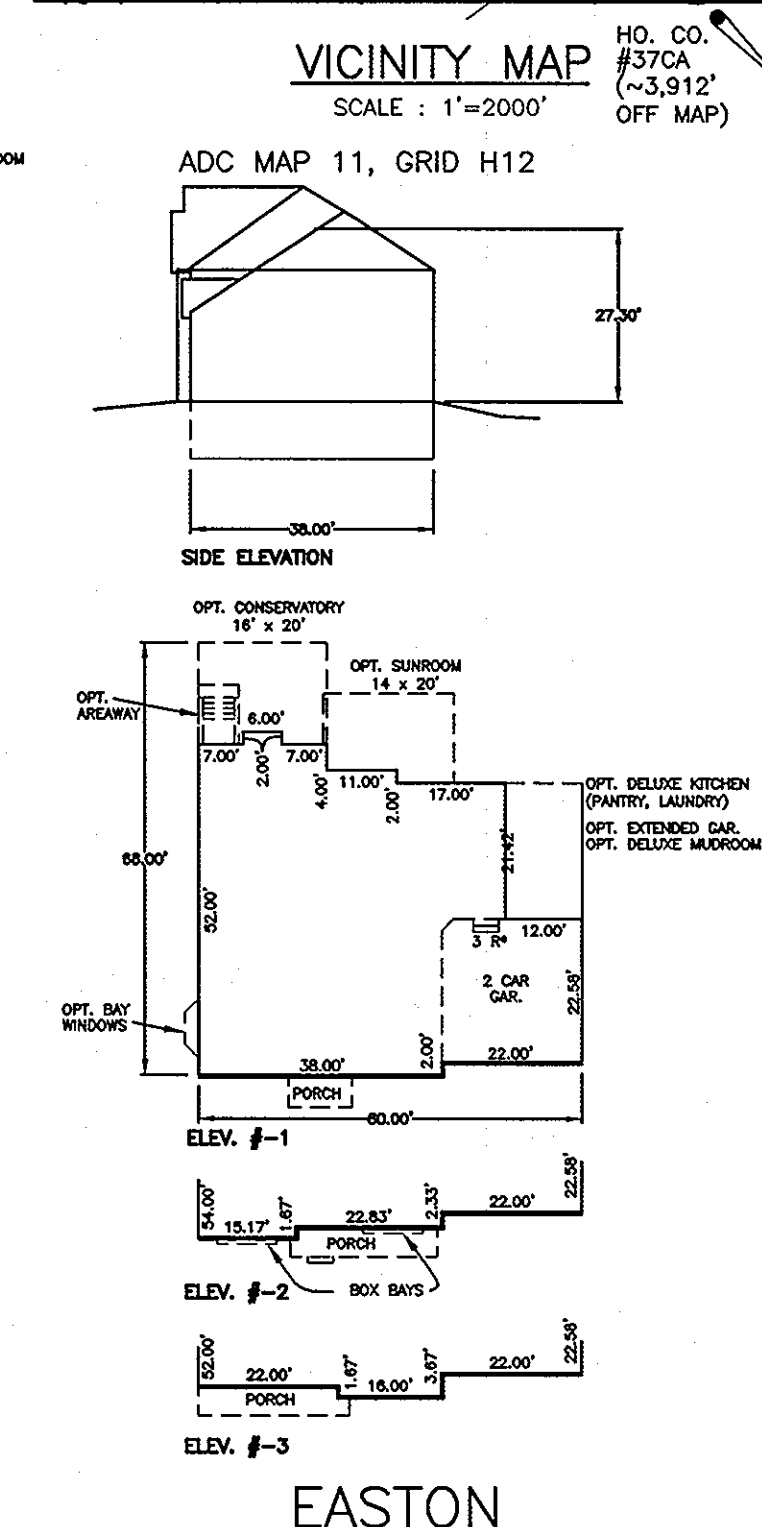
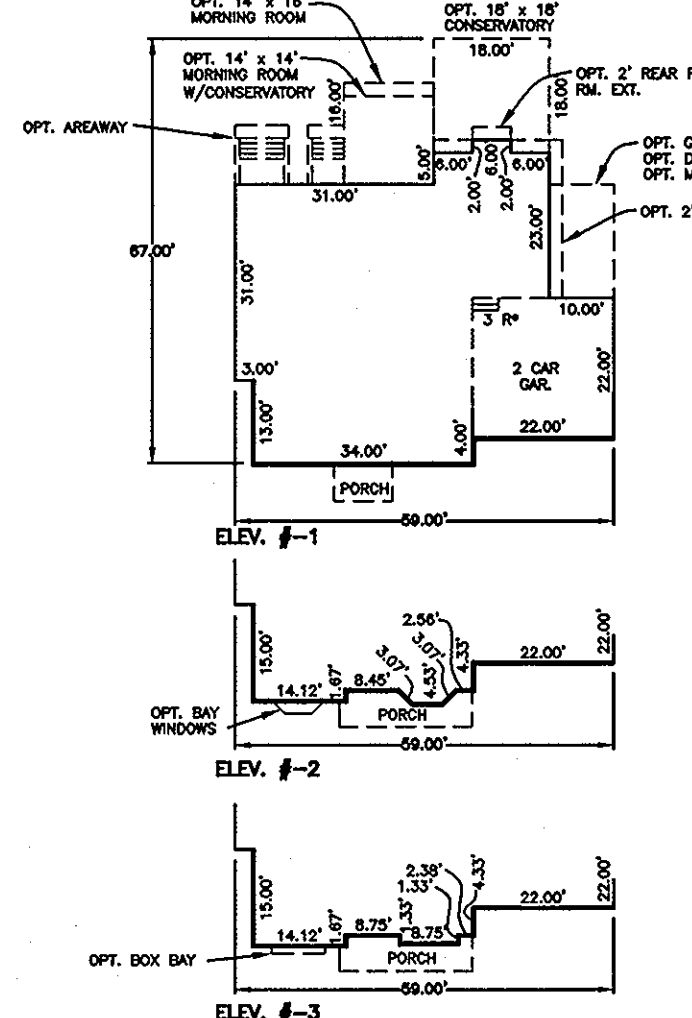
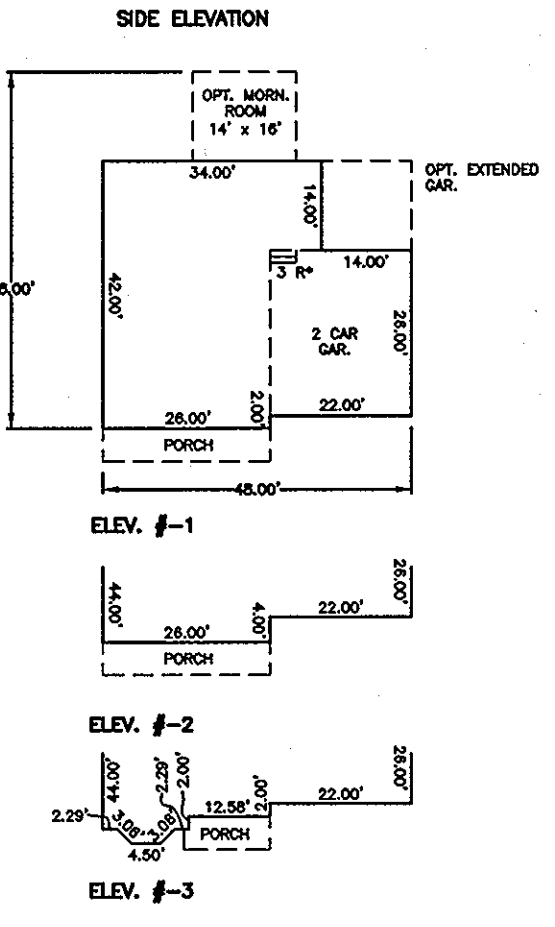
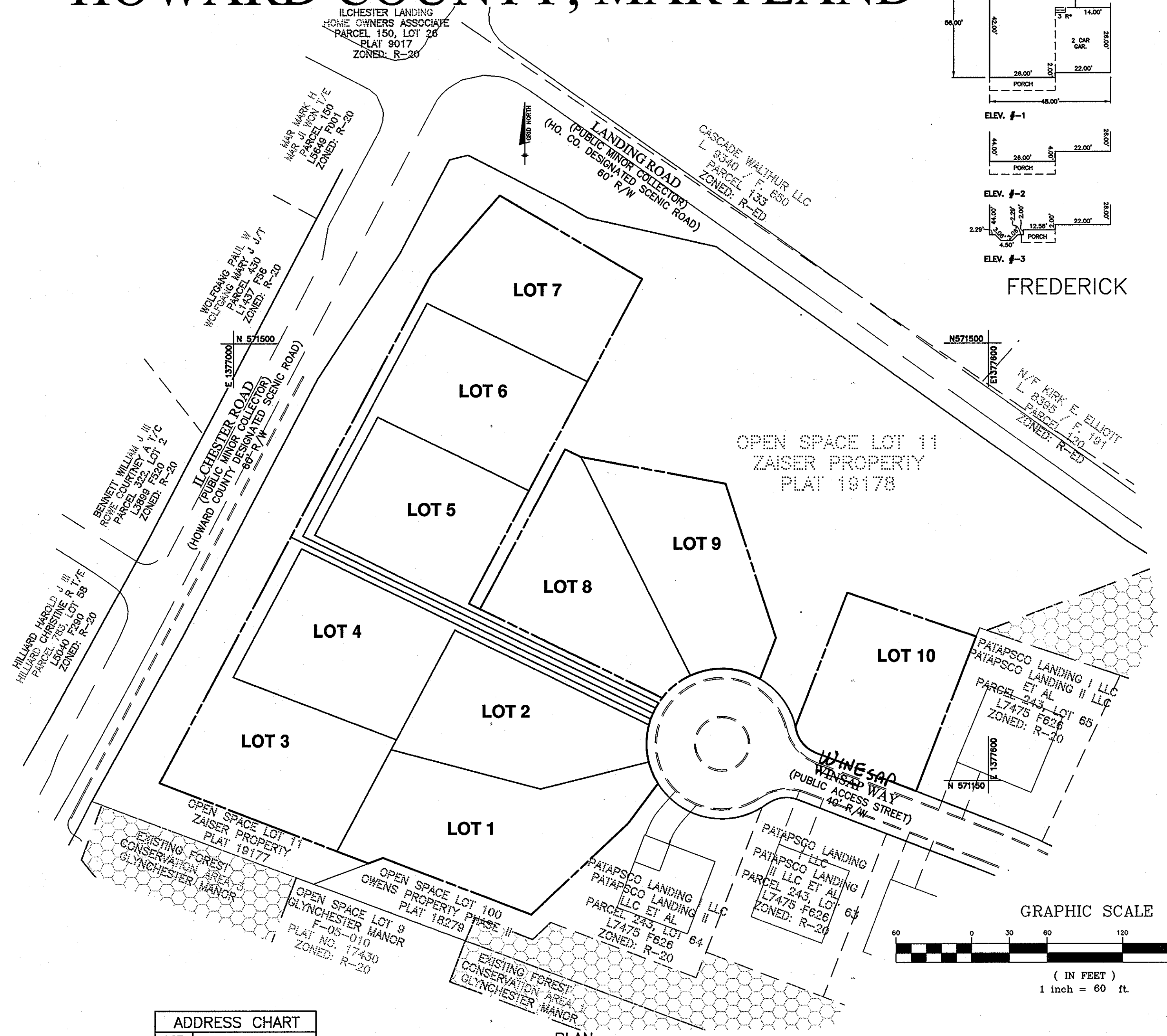
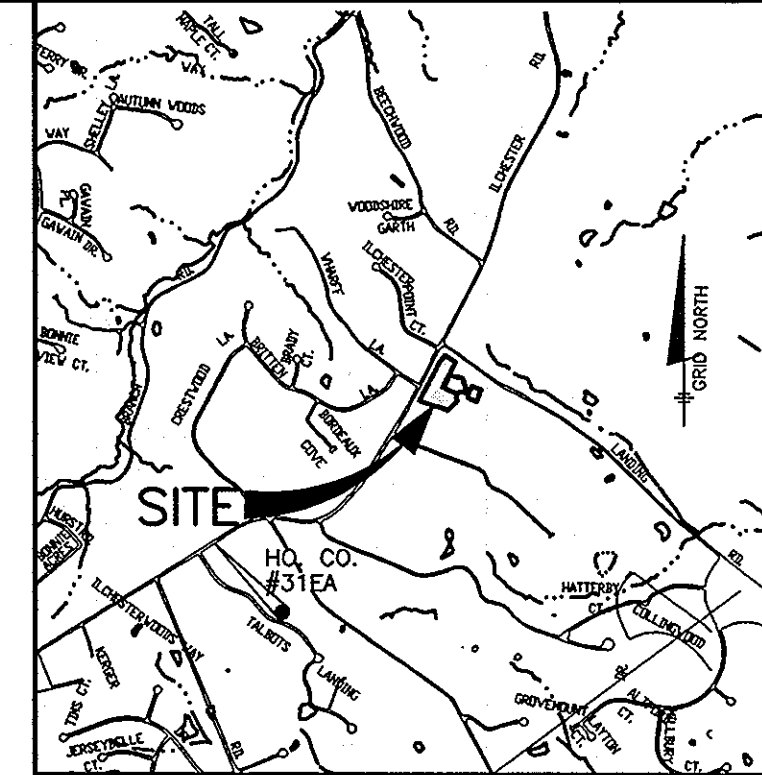
- SUBJECT PROPERTY ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM ROAD CONSTRUCTION PLANS F-06-116. ALL VERTICAL CONTROLS ARE BASED ON NAVD83. BOUNDARY IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY DART-MCCUNE-WALKER, INC. ON OR ABOUT SEPTEMBER, 2002.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 31EA AND 37CA WERE USED FOR THIS PROJECT.
- WATER AND SEWER ARE PUBLIC AND EXISTING UTILITIES ARE BASED ON CONTRACT 14-4304-D.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH F-06-116. DRY EXTENDED DETENTION.
- EXISTING UTILITIES SHOWN WERE TAKEN FROM RECORD DRAWINGS PER F-06-116. IF NECESSARY, CONTRACTOR SHALL ADJUST STRUCTURE TOPS TO MEET SOD GRADES.
- THERE ARE NO FLOODPLAINS OR STEEP SLOPES ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE PER THE APPROVED ROAD PLAN, F-06-116.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP AND WAS APPROVED UNDER F-06-116.
- 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 WAS POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$20,850.00 FOR 53 SHADE TREES AND 33 EVERGREENS, PER F-06-116.
- THIS PROJECT COMPLIED WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING EXISTING OFF-SITE FOREST ON THE MYRTLE PROPERTY (F-06-104) WITH F-06-116.
- UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- BRL INDICATES ZONING BUILDING RESTRICTION LINE, OTHER RESTRICTIONS MAY APPLY.
- 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 SETBACK.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT PER F-06-116.
- 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 ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- 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:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425' LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- ALL WATER METERS SHALL BE SET INSIDE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
- SHC ELEVATIONS SHOWN ARE AT THE PROPERTY LINE OR EASEMENT LINE.
- THE PRIVATE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 3-7 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10732 AT FOLIO 317.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 1993 ZONING REGULATIONS AMENDED BY CB 50-2001. THE BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL LOTS AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN FIVE YEARS OF SIGNATURE APPROVAL OF THIS PLAN.
- OPEN SPACE FOR THIS PROPERTY WAS PROVIDED UNDER OWENS PROPERTY, PHASE II, F-05-121. THE OPEN SPACE HAS BEEN DEDICATED TO A PROPERTY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION WITH INCORPORATION NUMBER D06439459, DATED 8-31-04, UNDER F-06-116 (PLAT 19177-19178).
- THERE ARE NO CEMETARIES ON THIS PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
- 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.

GENERIC SITE DEVELOPMENT PLAN ZAISER PROPERTY 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND



BENCH MARKS--(NAD'83)

HO. CO. #31EA	EL. 468.90
N 569,641.123'	E 1,374,815.935'
STANDARD DISC ON CONC. MONUMENT	
HO. CO. #37CA	EL. 256.985'
N 564,321.656'	E 1,382,742.880'
STANDARD DISC ON CONC. MONUMENT	



LEGEND

DISTING CONTOUR	EX. UTILITY POLE
PROPOSED CONTOUR	DISTING STREET TREE PER F-06-116
DISTING WOODS LINE	DISTING PERMITS AND SCREENING TREES & SHRUBS PER F-06-116
DISTING STRUCTURE	DISTING PUBLIC EASEMENT USAGE AS LABELED
PROPOSED STRUCTURE	DISTING PRIVATE USE OR COMMON ACCESS EASEMENT
BUILDING RESTRICTION LINE	DISTING PRIVATE DRAINAGE AND UTILITY EASEMENT
FIRST FLOOR ELEVATION	FF=350.9
BASEMENT FLOOR ELEVATION	LL=341.9
MINOR CELLER ELEVATION	MCE=340.0

ADDRESS CHART

LOT	STREET ADDRESS
1	5055 WINESAP WAY
2	5059 WINESAP WAY
3	5067 WINESAP WAY
4	5063 WINESAP WAY
5	5062 WINESAP WAY
6	5066 WINESAP WAY
7	5070 WINESAP WAY
8	5058 WINESAP WAY
9	5054 WINESAP WAY
10	5046 WINESAP WAY

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	18,050 S.F.	2,933 S.F.	15,117 S.F.
4	16,020 S.F.	824 S.F.	15,196 S.F.
5	15,139 S.F.	821 S.F.	14,318 S.F.
6	16,420 S.F.	2,355 S.F.	14,065 S.F.
7	17,248 S.F.	3,224 S.F.	14,024 S.F.

SITE ANALYSIS DATA CHART

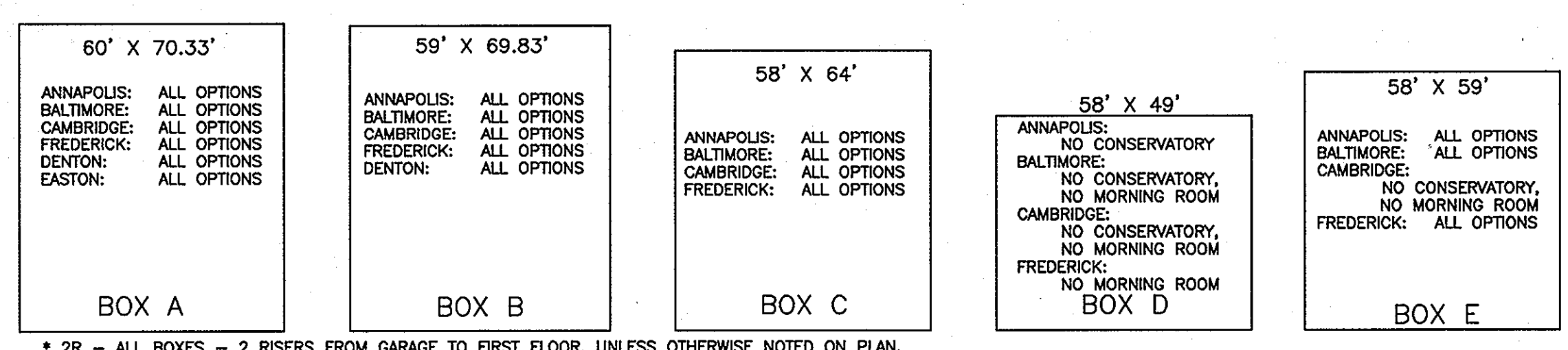
A) TOTAL PROJECT AREA	3.69 AC.
B) AREA OF THIS PLAN SUBMISSION	3.69 AC.
C) APPROXIMATE LIMIT OF DISTURBANCE	3.69 AC.
D) PRESENT ZONING:	R-20 RESIDENTIAL SINGLE FAMILY DETACHED UNITS
E) PROPOSED USE OF SITE:	
F) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	10
G) TOTAL NUMBER OF UNITS PROPOSED	10
H) APPLICABLE DPZ FILE REFERENCES:	P-03-08, S-0215, F-04-29, P-05-08 F-06-116, CONTRACT # 14-4304-D, PLAT 19177
I) PROPOSED WATER AND SEWER SYSTEMS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Kat Standaert 3/29/10
CHIEF, DIVISION OF LAND DEVELOPMENT

William E. Scattle 3/30/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

William E. Scattle 3/30/10
DIRECTOR



SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	GENERIC SITE DEVELOPMENT AND GRADING PLAN
3	SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT#
ZAISER PROPERTY	N/A	LOTS 1 - 10
PLAT No.	GRID No.	ZONE
19177-78	10	R-20
TAX MAP	ELECTION DISTRICT	CENSUS TRACT
31	1st	6011.01

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844
E-MAIL: be@be-civilengineering.com

3/9/2010
Professional Engineer License No. 28566 Expiration Date: 7/26/2011

OWNER/DEVELOPER:
ILCHESTER FARM LLC
P.O. BOX 280
STEVENSON, MARYLAND 21153
410-252-8600

PROJECT:
**ZAISER PROPERTY
LOTS 1 THROUGH 10**

LOCATION:
TAX MAP 31, GRID 10
PARCEL 157
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

BUILDER:
JAMES KEELY & COMPANY, INC.
1925 OLD VALLEY ROAD
STEVENSON, MARYLAND 21153
410-252-8600

TITLE:
TITLE SHEET
P-03-08, S-0215, F-04-29, P-05-08
F-06-116, CONTRACT # 14-4304-D, PLAT 19177-78

DATE:
OCTOBER, 2009
JANUARY, 2010

PROJECT NO. 2295

SCALE: AS SHOWN

DRAWING 1 OF 3

DES: AAM DRAFT: AAM CHECK: BFC

LEGEND

EXISTING CONTOUR	390 389
PROPOSED CONTOUR	412
PROPOSED STRUCTURE	[Symbol]
BUILDING RESTRICTION LINE	30' BRL
FIRST FLOOR ELEVATION	FF=350.9
BASEMENT FLOOR ELEVATION	LL=341.9
MINIMUM CELLAR ELEVATION	MCE=340.0
WALK OUT BASEMENT	[Symbol]
EX. UTILITY POLE	[Symbol]
EXISTING STREET TREE	[Symbol]
PER F-06-116	[Symbol]
EXISTING PERIMETER AND SCREENING TREES & SHRUBS	[Symbol]
PER F-06-116	[Symbol]
EXISTING PUBLIC EASEMENT	[Symbol]
USAGE AS LABELED	[Symbol]
EXISTING PRIVATE USE IN COMMON ACCESS EASEMENT	[Symbol]

PERIMETER LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
[Symbol]	10	JUNIPERUS CHINENSIS (Patriana Compacta) Compact Pfitzer Juniper	2'-2.5' hgt.	NEEDLE EVERGREEN SHRUB PLANTED AROUND REFUSE PAD TO BE PROVIDED BY THE DEVELOPER.

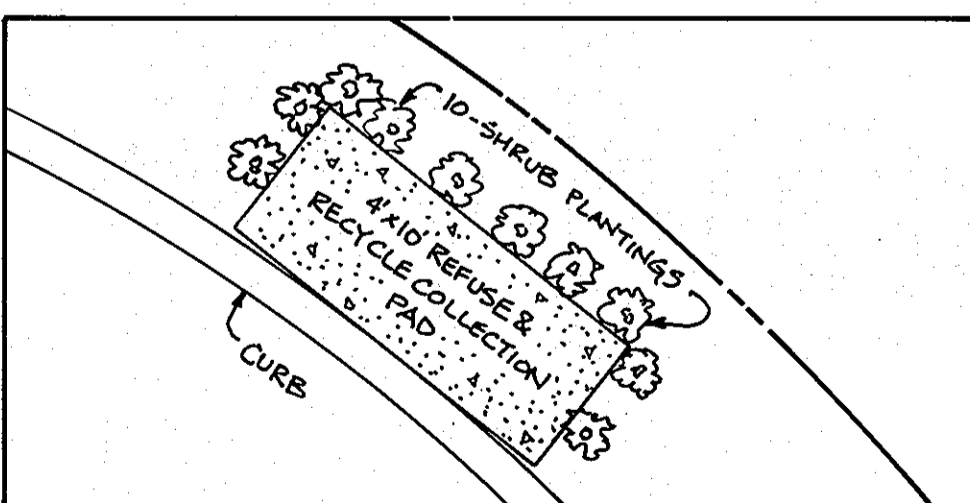
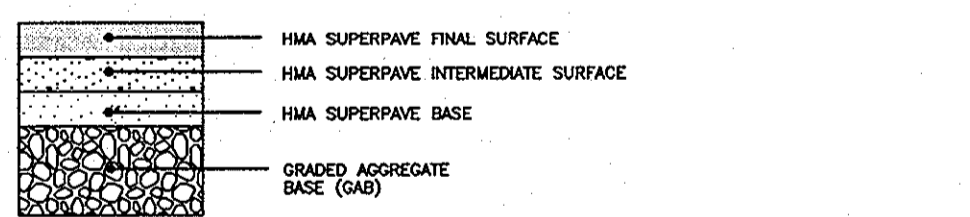
SEWER HOUSE CONNECTION CHART

LOT	INV. @ LINE	MCE
1	442.11	446.0
2	441.72	446.0
3	445.00	449.0
4	454.00	461.0
5	450.70	457.5
6	448.20	455.5
7	440.98	455.5
8	440.10	446.0
9	439.00	444.0
10	436.38	440.3

CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

SECTION NUMBER	CALIFORNIA BEARING RATIO (CBR)	3 TO <5 TO <7	27	3 TO <5 TO <7	27
P-1	PAVEMENT MATERIAL (INCHES)	1.5	1.5	1.5	1.5
	HMA SUPERPAVE FINAL SURFACE	N/A	N/A	N/A	N/A
	HMA SUPERPAVE INTERMEDIATE SURFACE	N/A	N/A	N/A	N/A
	HMA SUPERPAVE BASE	2.0	2.0	3.5	3.0
	GRADED AGGREGATE BASE (GAB)	8.5	7.0	5.0	4.0

P-1 PAVING DETAIL



REFUSE PAD DETAIL
SCALE: 1" = 5'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/26/10
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 3/26/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 3/30/10
DIRECTOR

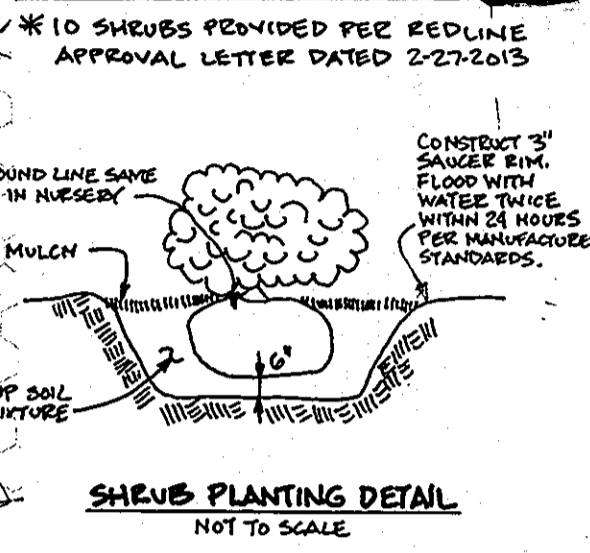
CASCADE WALTHUR LLC
L. 8340 / F. 650
PARCEL F-33
ZONED: R-ED

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	159.64'	60.00'	162°25'48"	244.71'	S44°03'36"W 116.55'
C2	25.32'	25.00'	68°02'04"	13.87'	S99°53'42"E 24.25'

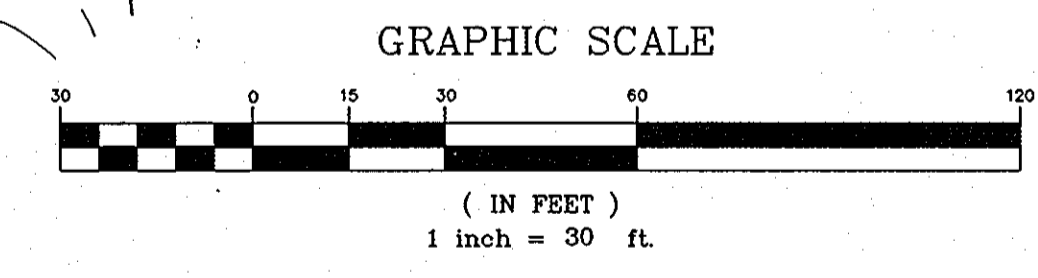
SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TRASH PAD
LANDSCAPE TYPE	B
LINEAR FEET OF ROADWAY PERIMETER	28 LF
CREDIT FOR EXISTING VEGETATION	NO
CREDIT FOR WALL, FENCE, BERM	NO
PLANTS REQUIRED SHAPE TREES EVERGREEN TREES OTHER TREES SHRUBS	28 LF 1 1 1
PLANTS PROVIDED SHAPE TREES EVERGREEN TREES OTHER TREES SHRUBS	0 0 0 0

*10 SHRUBS PROVIDED PER REDLINE APPROVAL LETTER DATED 2-27-2013



SHRUBS PLANTING DETAIL
NOT TO SCALE



NO.	DATE	REVISION
4	5-17-2013	REVISE GRADES & SHOW HOUSE ON LOT 10 PER AS-BUILT CONDITIONS.
3	3-7-2013	SHOW CAMBERIDGE W/ NORTH ROOM & MEDIA ROOM ON LOT 4 ADJUST GRADES. ADD TRASH PAD, CHART & DETAILS.
2	7-20-12	ADD BALTIMORE TO LOT 3 & REVISE GRADES
1	4-18-11	ADD ANNAPOLIS TO LOT 1, REVISE HOUSE TO LEFT HAND GARAGE, RAISE HOUSE 0.5', REVISE GRADES

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844
E-MAIL: bel@benchmark-engineering.com

STATE OF MARYLAND
BRIAN F. CLEARY
PROFESSIONAL ENGINEER
3/9/2010

OWNER/DEVELOPER: ILCHESTER FARM LLC P.O. BOX 280 STEVENSON, MARYLAND 21153 410-252-8600	PROJECT: ZAISER PROPERTY LOTS 1 THROUGH 10
BUILDER: JAMES KEELY & COMPANY, INC. 1925 OLD VALLEY RD, STEVENSON, MARYLAND 21153 410-252-8600	LOCATION: TAX MAP 31, GRID 10 PARCEL 157 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DES: AAM DRAFT: AAM CHECK: BFC	TITLE: SITE DEVELOPMENT AND GRADING PLAN
DATE: OCTOBER, 2009 JANUARY, 2009	PROJECT NO. 2295
SCALE: AS SHOWN	DRAWING 2 OF 3

PLAN
SCALE: 1" = 30'

