

GENERAL NOTES:

- SITE DATA:
TAX MAP 38, PARCEL 228 L 337 F 32
DEED REFERENCE: 0.59 ACRES ±
GROSS AREA: 0.59 ACRES ±
ZONE: R-SC
AREA OF STEEP SLOPES: 0.04 ACRES ±
AREA OF WETLANDS: 0 ACRES
AREA IN ROW AND ROAD: 0 ACRES
NET AREA OF SITE: .59 ACRES ±
- TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL TOPOGRAPHY BY WINGS AERIAL MAPPING CO., INC., FLOWN IN 1993. FINAL PLANS FOR WILLIAMS KNOLL, SECTION 1, F-97-110, WAS USED FOR EXISTING GRADING.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 1998 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 26.
- PUBLIC WATER AND PUBLIC SEWERAGE CONNECTIONS PROVIDED UNDER CONTRACT NO. 14-3620-D (REVISED 7-23-98).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME 4, RESIDENTIAL DRIVEWAYS, CLOSED SECTION ROADWAY WITHOUT CONCRETE SIDEWALK: R 6.05
A) WIDTH - 14 FEET (18 FEET IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- APPLICABLE DPZ FILE REFERENCES: F99-74, F97-110
- BENCH MARKS AVAILABLE ARE HOWARD COUNTY STATION NO.'S: 3805 & 38A9
- WATER AND SEWER CONTRACT NO.: 14-3620-D
- FEE-IN-LEIU OF OPEN SPACE PREVIOUSLY PAID UNDER F-97-110
- STORMWATER MANAGEMENT HAS BEEN PROVIDED BY BIO-RETENTION UNDER WILLIAMS KNOLL, SECTION 1 (F-97-110). WATER QUALITY WILL BE PROVIDED BY INDIVIDUAL DRY WELLS FOR LOTS 2 AND 3. CONSTRUCTION DETAILS ARE PROVIDED ON THE PLAN.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$1,200.00 FOR LOT 2 AND \$1,200.00 FOR LOT 3 WILL BE REQUIRED AT THE TIME OF ISSUANCE OF THE GRADING PERMITS.

ELEVATION CHART	
ZACHARY	BIRCHWOOD
MINIMUM SEWER EL. 176.52	177.61
BASEMENT ELEV. 177.00	178.00
GARAGE ELEV. 185.00	185.00
FIRST FLOOR ELEV. 186.00	187.00

- DRAINAGE EASEMENT AREA
- EXISTING SLOPE OF 15% - 24.9%
- SILT FENCE
- STANDARD CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- ROOF LEADER
-

OWNER:
IRENE L. ROBERTS
6357 OLD WASHINGTON ROAD
ELKRIDGE, MARYLAND 21227

ENGINEER:
JOHN L. SCHNEIDER, P.E.
100 N. ROLLING ROAD
CATONSVILLE, MD 21228
(410) 744-1945

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	A
LINEAR FEET OF PERIMETER	233.75 LF	434.89 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

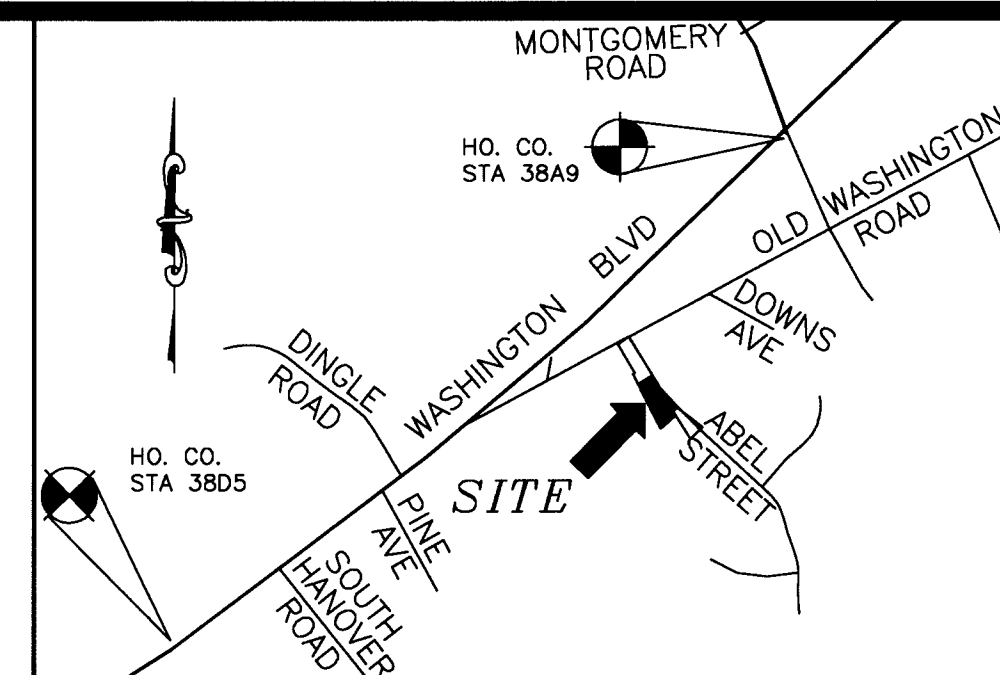
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	1 1/2" - 2 1/2" CAL.
TOTAL 8 TREES				

PERIMETER	EDGE TYPE
PERIMETER 1 SFD FRONT TO ROAD - 233.75 LF	N/A
PERIMETER 2 SFD TO SFD - 281.24 LF 1 SHADE TREE / 60 LF	A
PERIMETER 3 SFD TO SFD - 153.65 LF 1 SHADE TREE / 60 LF	A
TOTAL PLANTING OBLIGATION	
SHADE TREES	8
EVERGREEN TREES	0
SHRUBS	0

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA-----	.59 ACRES
AREA OF PLAN SUBMISSION-----	.59 ACRES
LIMIT OF DISTURBED AREA-----	10,252 SQ.FT.
PRESENT ZONING-----	R-SC
PROPOSED USES FOR SITE AND STRUCTURES-----	S.F.D.
TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT--	3
TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION-----	2
OPEN SPACE ON SITE-----	0 ACRES
OPEN SPACE ON SITE-----	0 %OF GROSS AREA.
AREA OF RECREATION OPEN SPACE REQUIRED-----	0 ACRES
AREA OF RECREATION OPEN SPACE PROVIDED-----	0 ACRES
BLDG.COVERAGE OF SITE: .068 ACRES AND 11.5% OF GROSS AREA.	
APPLICABLE DPZ FILE REFERENCES-----	F99-74

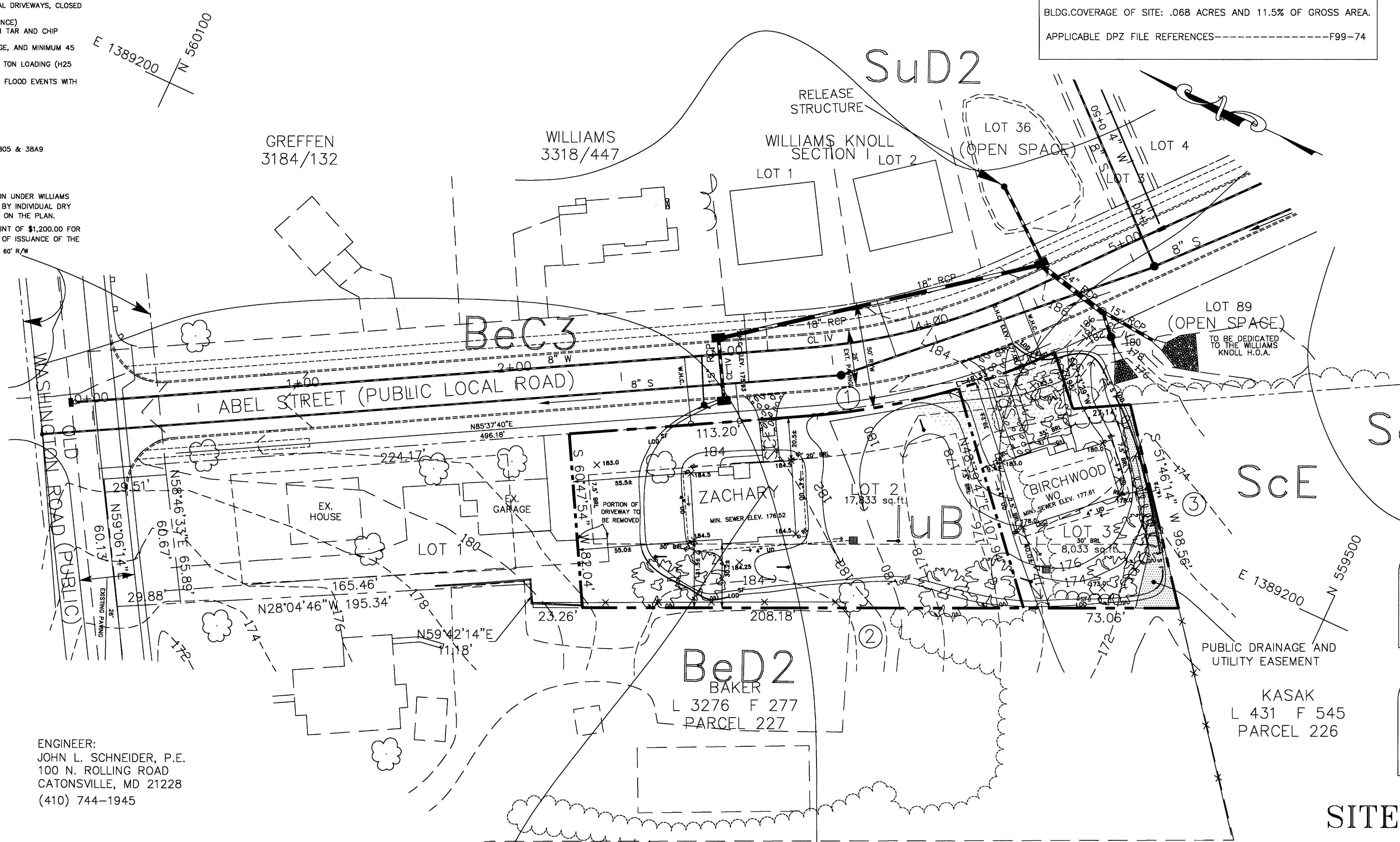


VICINITY MAP
SCALE 1"=1000'

SEQUENCE OF CONSTRUCTION

- Obtain Grading Permit. (1 Day)
- Construct Stabilized Construction Entrance. Stabilize with Erosion Control Matting. (1 Day)
- Install Super Silt Fence. (2 Days)
- Clear and Grub site to Subgrade. (3 Days)
- Begin excavation for house foundations and begin house construction. (60 Days)
- The contractor shall inspect and provide necessary maintenance on the sediment control devices shown on this plan and after each rainfall and on a daily basis.
- Remove sediment from Abel Street and dress stabilized construction entrances as required. (Daily maintenance)
- Fine grade site and stabilize with permanent seeding mixture and straw mulch.
- Install driveways and house walks. (10 Days)
- Remove super silt fence and stabilize disturbed area with permanent seeding mixture and straw mulch. (2 Days)

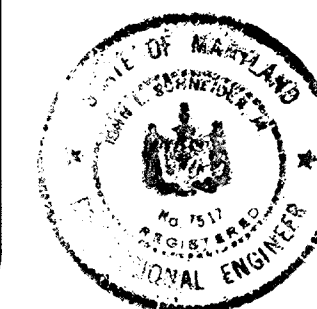
Total Time: 80 Days



PERMIT INFORMATION CHART				
ROBERTS PROPERTY		N/A	LOTS 2 & 3	
PLAT# 13664	N/A	ZONING R-SC	TAX MAP 38 1st ELEC. DIST.	CENSUS TRACT 6012
WATER CODE: A01		SEWER CODE: 2150529		

SHEET INDEX	
NO.	
1	SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN
2	SUPPLEMENTAL INFORMATION AND DETAIL PAGE

SITE DEVELOPMENT PLAN
ROBERTS PROPERTY
LOTS 2 & 3
NEW SINGLE FAMILY UNITS
TAX MAP 38, GRID 8, PARCEL 228
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



FEBRUARY, 1999
Scale: 1" = 30'
SHEET 1 OF 2

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cheryl Hamilton 9/24/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cinda Hamilton 9/23/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John L. Schneider 9/24/99
DIRECTOR DATE

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

Cheryl Simmon 9/16/99
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Platon 9/16/99
HOWARD SOIL CONSERVATION DISTRICT DATE

ENGINEER'S CERTIFICATE

"I HEREBY 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 REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

John L. Schneider 9-10-99
SIGNATURE OF ENGINEER DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

Neuman Eng. Corp. 9-10-99
SIGNATURE OF DEVELOPER DATE

REVISIONS

No.	Date	Description
1	MAY 1999	REVISIONS PER COMMENTS

ADDRESS CHART

Lot No.	Street Address
2	6410 Abel Street
3	6420 Abel Street

