GENERAL NOTES HAWES PROPERTY 3.) THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION 410-313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK. 4.) THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" @ 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK 5.) ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED. 6.) THE BOUNDARY SHOWN IS BASED ON A MONUMENTED FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED MARCH, 2003... SUBDIVISION (RE-SUBDIVISION OF LOT 2) 9.) EXISTING UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND RECORD DRAWINGS. LOTS 3 THRU 8, OPEN SPACE LOT 12.) FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY, 2003 AND APPROVED UNDER S-03-017 13.) NO WETLANDS OR 100—YEAR FLOODPLAIN EXIST WITHIN THE LIMITS OF PROJECT AS PER A CERTIFICATION LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED APRIL, 2003 AND APPROVED UNDER S-03-017. 14.) NOISE LINE SHOWN ON PLANS FOR THIS PROJECT BASED ON DATA PROVIDED BY THE MSHA AS PER CONTRACT NO.HO6625170 AND APPROVED UNDER S-03-017. AND NON-BUILDABLE BULK PARCEL BENCH MARKS - NAD '83 REFORESTATION INTO AN OFF-SITE HO. CO. #24FB EL=423.279 N-582652.103 E-1,364,255.930 STAMPED DISC ON CONC. MONUMENT 42' NW FROM PK SET ALONG N. EDGE OF 17.) THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, DATED NOVEMBER 30, 2005 APPROVED UNDER P-06-008. EASEMENT ON THE MAPLEWOOD FARMS. FOREST MITIGATION BANK UNDER F-13-060 (PUSTS ZZUGG-ZZUGGT). THE FOREST CONSORVATION EASEMENT CHAPT HAS BEEN SHOWN ON MANAHAN ROAD: 128' FROM EX. TWNHSE. LECTION DISTRICT 19.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE. WITHIN TRANSMISSION LINE R/W SDP-13-040-FL. NO SURETY IS REQUIRED WITH THE DEVELOPER'S AGREEMENT FOR 20.) UNLESS NOTED AS "PRIVATE". ALL EASEMENTS ARE PUBLIC. 21.) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. N-580,648.904 E-1,364,974.471 STAMPED DISC ON CONC. MONUMENT 159' THE FINAL PLANS UNDER FORTHU HOWARD COUNTY, MARYLAND NE FROM BGE POLE #501794; 97.3' SE LEGENDFROM EX. 10" CEDAR TREE IN CENTER OF TRANSMISSION LINE R/W SOILS CLASSIFICATION REVISED FINAL ROAD CONSTRUCTION PLANS F-07-110 SOILS DELINEATION **EXISTING CONTOURS** PROPOSED CONTOURS EXISTING WOODS LINE PROPOSED WOODS LINE EXISTING STRUCTURE PROPOSED STRUCTURE PLAN, F-07-110. 31.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE OR PROVIDED TO THE JUNCTION OF THE OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY. 32.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE). B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS. D) STRUCTURES(CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD) E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEW/F) STRUCTURE CLEARANCES - MINIMUM 12 FEET. STEEP SLOPES 15% TO 24.9% BULK STEEP SLOPES 25% OR GREATER LIMIT OF DISTURBANCE 33.) WAIVER PETITION WP-04-72 WAS REQUESTED AND APPROVED ON DECEMBER 28, 2003 TO WAIVE SECTION 16.121(a)(2) PER THE FOLL CONDITIONS; THE PROPOSED OPEN SPACE LOT 9 SHALL BE DEDICATED TO THE H.O.A FOR SWMF PURPOSES; MINIMUM RESIDENTIAL LO MIST BE 20,000 S.F. OR GREATER; AND ACCESS TO THESE OPEN SPACE LOTS SHALL BE DIRECTLY FROM THE PROPOSED PUBLIC RIGHT-OF-WAY EXTENSION OF VIEW TOP ROAD. STABILIZED CONSTRUCTION SILT DIVERSION FENCE SUPER SILT FENCE INLET PROTECTION 36.) APPLICABLE HOWARD COUNTY DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE: F-03-190, WP-03-137, WP-04-72, S-03-017, CONTR. #14-4481-D, P-06-008) 37.) A DESIGN MANUAL WAIVER WAS SUBMITTED TO THE DEVELOPMENT ENGINEERING DIVISION AND APPROVED BY LETTER DATED JUNE 22, 2006 FOR DMV III, CHAPTER 2, SECTION 24.1. TO ALLOW FOR GRADING DEWATIONS FROM THE TYICAL ROADWAY SECTION FOR A PUBLIC ACCESS PLACE (FIGURE 2.09 IN CONJUNCTION WITH TABLE 2.01) IN ORDER TO MEET EXISTING CONDITIONS FOR THE PROPOSED PUBLIC RIGHT-OF-WAY EXTENSION OF VIEW TOP ROAD. HOWARD COUNTY WILL NOT BE LIABLE FOR ANY DAMAGES TO THE PUBLIC R/W INCURRED DURING NECESSARY MAINTENANCE OF THE EXISTING RETAINING WALL LOCATED ON LOT 1. EARTH DIKE RIP-RAP 38.) A DESIGN MANUAL WAIVER WAS SUBMITTED TO THE DEVELOPMENT ENGINEERING DIVISION AND APPROVED BY LETTER DATED JULY 26, 2003, FOR DMY III, CHAPTER 2, SECTION 2.3.2.D.3 TO ALLOW FOR THE MINIMUM LENGTH OF A HORIZONTAL CURVE IN A PUBLIC ROADWAY TO BE LESS THAN 100° FOR A CUL-DE-SAC OR LOCAL ROAD IN ORDER TO MEET EXISTING CONDITIONS FOR THE PROPOSED PUBLIC RIGHT-OF-WAEXTENSION OF VIEW TOP ROAD. (ot 6) PIPE SLOPE DRAIN MINIMUM LOT SIZE CHART 39.) FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL SHALL BE PROVIDED BY PLACEMEN GROSS PIPESTEM MIN. LOT AREA (SF) AREA (SF) | SIZE (SF) 23,021 1,235 21,786 31,711 1,539 30,172 41.) SHA APPROVAL IS REQUIRED FOR THE PROPOSED OUTFALL AND STORM DRAIN SYSTEM WITHIN THE SHA RIGHT-OF-WAY. V RIGHT-OF-WAY CURVE DATA 44.) THE CURRENT OWNERS (VIVENCIO R. & JEANNE C. REYES) OF THE ADJOINING PARCEL (P.755, LOT 9) TO THE NORTH OF THIS PROPERTY HAVE SIGNED A LETTER OF ACKNOWLEDGEMENT STATING THEY ARE AWARE THAT; AN EXISTING DRAINAGE SWALE IS LOCATED AT THE REAR OF THEIR PROPERTY; THAT THIS SWALE CURRENTLY, AND WILL AFTER DEVELOPMENT OF THIS PROJECT, CONVEY RUNOFF FROM THIS SITE; THAT ANY NEW HOMES TO BE BUILDT ON THEIR PROPERTY SHOULD NOT BE LOCATED IN THIS AREA UNLESS PROVISIONS ARE MADE TO RE-ROUTE THE WATER FLOW; AND THAT THIS SITUATION WILL NOT BE ELIMINATED BY THIS PROJECT. A COPY OF THIS LETTER IS ON FILE WITH THE DEVELOPER AND WITH PERTINENT HOWARD COUNTY REVIEW AGENCIES. RADIUS ARC DELTA TANGENT Ot 8 30,172 SF 0.69 Ac 164.87' 8.27' 02'52'26" 4.14' N26'24'42"E 8.27' 101.00' 83.76' 47'30'57" 44.46 N04'05'29"E 81.38' 140.00' 45.46' 18'36'25" 22.93' N10'21'43"W 45.27' 141.00' 116.97' 47'31'51" 62.08' \$04'05'58"W 113.64' 107.30' 125.70' 67'07'07" 71.18' \$05'29'43"E 118.63' 188.00' 14.32' 04'21'54" 7.16' \$39'59'37"E 14.32' 45.) FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL SHALL BE PROVIDED BY PLACEMENT OF 2.51 ACRES OF REQUIRED AFFORESTATION INTO AN OFF-SITE EASEMENT ON PROPERTY IDENTIFIED AS THE ROSEBAR PROPERTY, PRESERVATION PARCEL A, LOCATED ON TAX MAP NO. 14 AND IDENTIFIED AS PARCEL 221, SITUATED ON THE WEST SIDE HOBBS ROAD. THE ROSEBAR FOREST CONSERVATION EASEMENT HAS BEEN SHOWN ON SHEET 18 OF SDP-97-115/NEW COLONY VILLAGE. DPZ HAS DETERMINED THAT A REDUINE REVISION SHALL BE MADE TO SDP-97-115 TO SHOW 2.51 ACRES OF AFFORESTATION DEDUCTED FROM THE TOTAL FC EASEMENT LOCATED ON ROSEBAR. SURETY IN THE AMOUNT OF \$54,667.80 FOR 2.51 ACRES OF REQUIRED AFFORESTATION SHALL BE POSTED WITH THE DEVELOPERS STINTO THE HOA) 46.) WAIVER PETITION WP-12-61, REQUESTED TO WAIVE SECTION 16.144(p) and (q) REGARDING PAYMENT OF FEES, POSTING OF ALL MONEYS AND FILING OF APPROPRIATE SURETY AND SUBMITTAL OF THE ORIGINAL PLAT MYLAR FOR PROCESSING. WP-12-061 WAS APPROVED ON NOVEMBER 3, 2011 AND EXTENDED THE DEADLINE FOR PAYMENT OF FEES AND POSTING OF SURETY TO OCTOBER 30, 2012 AND SUBMITTAL OF THE FINAL PLAT MYLAR TO DECEMBER 30, 2012. SITE DATA TABULATION U.S. ROUTE 29 1) GENERAL SITE DATA (PRINCIPAL ARTERIAL - R/W VARIES) a. PRESENT ZONING: R-20 b. LOCATION: TAX MAP 24 - GRID 17 - PARCEL 253 c. APPLICABLE DPZ FILE REFERENCES: S-03-017, F-03-190. ·VEHICULAR INGRESS AND EGRESS IS RESTRICTED: WP-03-137, WP-04-072, P-06-008, CONTR. #14-4481-D OWNER/DEVELOPER SOUTHBOUND LANES d. DEED REFERENCE: L.7868 / F.646 (PLAT REFERENCE: 16323) 3804 VIEW TOP, LLC 1055 WEST JOPPA ROAD e. PROPOSED USE OF SITE: 7 SFD HOMES (INLUDES 1 EXIST. SFD ON LOT 1) f. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC APT. 330 TOWSON, MARYLAND 21204 ATTN: RUSSELL HAWES 2) AREA TABULATION NORTHBOUND LANES a. TOTAL AREA OF SITE.....5.61 Ac.± (INCL. LOT 1) b. AREA OF 100 YEAR FLOODPLAIN (APPROX.)......N/A RIGHT-OF-WAY BEARINGS SSOC. BOUNDARY COORDINATE LOCATION PLAN d. NET AREA OF SITE..... e. AREA OF THIS PLAN SUBMISSION5.61 Ac.± TABLE (NAD '83) SCALE: 1"=100' AND DISTANCES5.02 Ac.± f. LIMIT OF DISTURBANCE (APPROX.)..... THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND NO. NORTHING | EASTING 161 582,233.9625 1,363,040.6109 162 582,539.4354 1,362,967.9745 BEARING DIST. h. AREA OF OPEN SPACE LOTS BY THE OWNER / DEVELOPER: SHEET INDEX i. AREA OF PROPOSED PUBLIC ROAD..... RW1 N19'39'56"W 211.22' "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 RW2 N01°03'31"W 15.72" I AREA OF PROPOSED PUBLIC R/W DEDICATION 163 582,568.6933 1,363,024.9128 164 582,663.8030 1,363,373.1586 165 582,574.7231 1,363,394.3404 N46'03'31"W 7.07' NO. DESCRPTION OWARD SOIL CONSERVATION DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE COVER SHEET S88'56'29"W 7.00' CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO 2 ROAD CONSTRUCTION PLAN, NOTES AND DETAILS 3 ROADWAY PROFILE, NOTES, AND DETAILS 166 582,545.8458 1,363,377.8090 RW5 N01'03'31"E 29.00' a. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION..... AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD CONSERVATION APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS 167 582,399.1802 1,363,344.8060 168 582,196.1755 1,363,348.5575 ...7 (INCL. 1 EXIST. ON LOT 1) N88°56'29"E 64.00' 4 GRADING PLAN 5 SEDIMENT & EROSION CONTROL PLAN, NOTES, AND DETAILS 6 EROSION AND SEDIMENT CONTROL PLAN RW7 S01°03'31"E 29.00' b. TOTAL NUMBER OF OPEN SPACE LOTS 169 581,949.9344 1,363,305.0797 170 581,722.0094 1,363,257.7577 171 581,771.5999 1,363,208.1806 PROPOSED ON THIS SUBMSSION RW8 \$19*39'56"E 75.40' 4) OPEN SPACE DATA 7 (SHEET ELIMINATED) a. MINIMUM RESIDENTIAL LOT SIZE SELECTED..... 3/1/12 172 581,773.9120 1,363,193.2587 173 581,853.8017 1,363,190.7589 THE PURPOSE OF THESE PLANS IS 8 STORMWATER MANAGEMENT PROFILES, NOTES AND DETAILS b. OPEN SPACE REQUIRED FOR TOTAL 9 STORM DRAIN AREA AND SOILS MAP CHIEF, BUREAU OF HIGHWAYS TO PROVIDE A REVISED LOT LAYOU? AREA OF SITE (6% OF 5.61 Ac.).... 174 581,923.6813 1,363,206.1755 175 581,956.7245 1,362,992.9202 OWNER DEVELOPER - OWNER'S AGENT STORM DRAIN PROFILES c. TOTAL AREA OF PROPOSED OPEN SPACE AND TO REVISE THE STORMWATER LANDSCAPE PLAN, NOTES AND DETAILS BY THE ENGINEER: MANAGEMENT DESIGN. APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONIN 12 (SHEET ELIMINATED) 1) OPEN SPACE AREAS LESS THAN 35' IN WIDTH (NON-CREDITED)...... MISCELLANEOUS SITE PLAN PROFILES, NOTES AND DETAILS CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A 14 RETAINING WALL CONSTRUCTION DETAILS 15 OFF-SITE FOREST CONSERVATION PLAN, NOTES AND DETAILS 16 MICRO-BIORETENTION FACILITY SECTIONS AND DETAILS 2) TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS (CREDITED)................0.43 Ac.± PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE PROFESSIONAL CERTIFICATION d. AREA OF RECREATIONAL OPEN SPACE REQUIRED..........N/A REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. 1) TOTAL AREA OF RECREATIONAL I hereby certify that these documents BOUNDARY CURVE DATA were prepared or approved by me, and that I am a duly licensed professional CURVE RADIUS ARC DELTA TANGENT CHORD C1 164.87' 72.13' 25°04'05" 36.65' \$12°26'28"W 71.56' C2 100.00' 32.47' 18°36'24" 16.38' \$10°21'44"E 32.33' engineer under the laws of the State of Maryland, License No. 40091 Expiration Date 2-13-2013

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