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FINAL ROAD CONSTRUCTION, GRADING AND SEDIMENT CONTROL PLANS

GLYNCHESTER MANOR

BUILDABLE LOTS 1-8 & OPEN SPACE LOT 9

ZONED: R-20

TAX MAP No. 31 PARCEL NOS. 633 & 240 GRID No. 16

APPROVED: DEPARTMENT OF PUBLIC WORKS
William F. Mudd 1-28-05
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Horvath 2/11/05
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

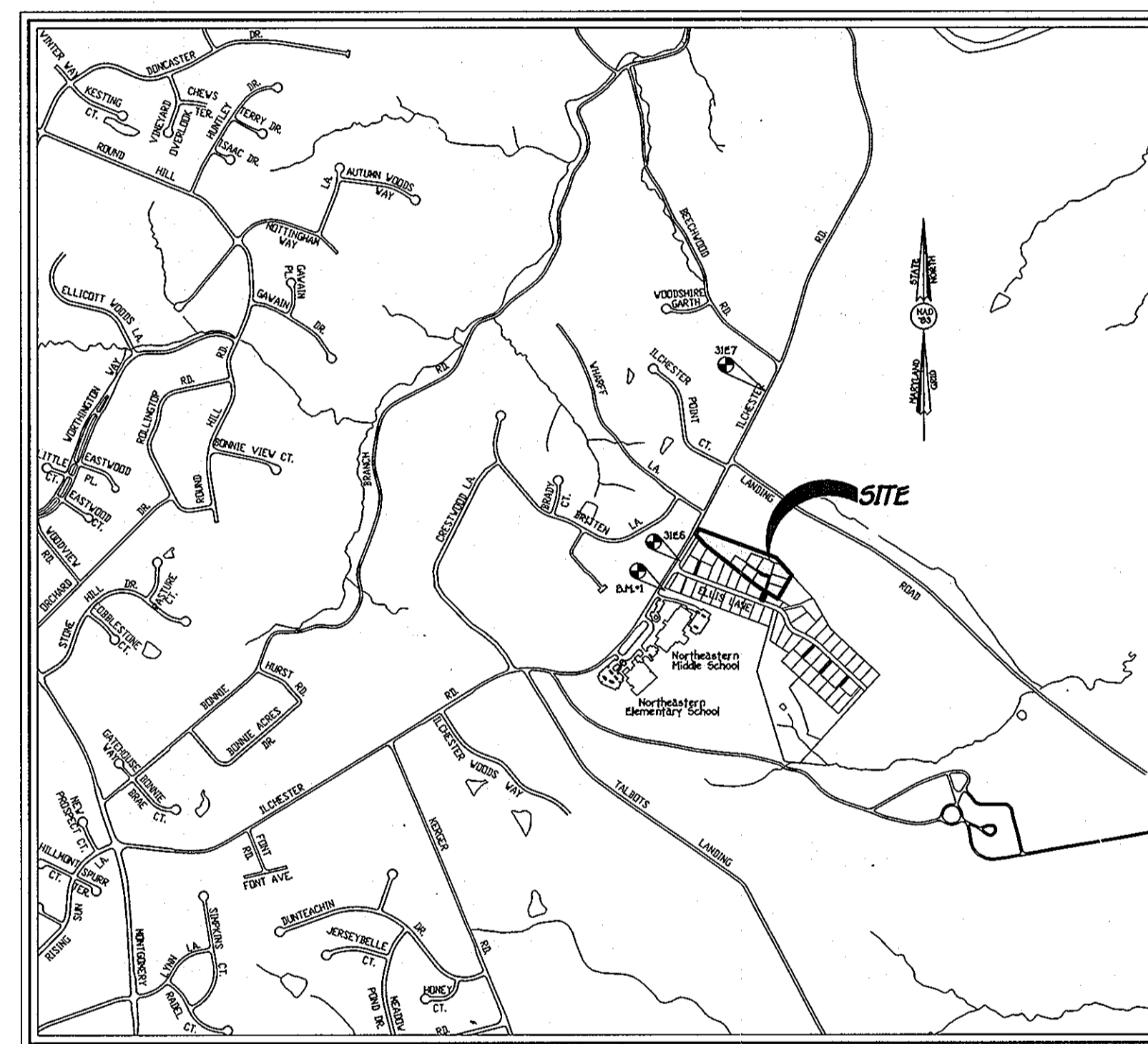
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 2/17/05
 DATE

ROAD CLASSIFICATION CHART		
ROAD	CLASSIFICATION	R/W WIDTH
MINTZ LANE	PRIVATE ACCESS PLACE	30' EASEMENT

STREET LIGHT CHART				
DWG. No.	STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
2	MINTZ LANE	0+26	22' RT.	100 WATT PREMIER HP-S VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE. (PUBLIC)
2	MINTZ LANE	3+50	32' LEFT	100 WATT PREMIER HP-S VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE. (PRIVATE)

THE STREET LIGHTS FOR THIS PROJECT SHOWN PRIVATE TO BE INSTALLED BY OTHERS AND WILL NOT BE THE RESPONSIBILITY OF HOWARD COUNTY.

TRAFFIC CONTROL SIGNS				
STREET NAME	C.L. STATION	OFFSET	POSTED SIGN	SIGN CODE
MINTZ LANE	0+15	15' L	STOP	RI-1



Vicinity Map
Scale: 1" = 1200'

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES (CONTINUED)

29. A LANDSCAPE SURETY FOR 32 SHADE TREES AND 16 EVERGREEN TREES IN THE AMOUNT OF \$12,000.00 IS PROVIDED IN A DEVELOPER'S AGREEMENT.
30. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OF THE PORTION OF THE EXISTING DRIVEWAY (WITHIN THE BOUNDARY OF GLYNCHESTER MANOR ONLY) ALONG LOTS 1, 2, 3 & 8 AND AT THE FRONT OF THE SITE ADJACENT TO THE NEW MAINTENANCE ACCESS SERVING THE PROPOSED SWM POND.
31. SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (2 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-20 Per 4/13/04 COMPREHENSIVE ZONING PLAN.
2. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS ARE APPROVED.
3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION INSPECTION AT 410-313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
5. LOCATION: ILCHESTER ROAD, SOUTH OF LANDING ROAD, TAX MAP NO. 31, PARCEL NOS. 633 & 240, GRID NO. 16.
6. TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON AERIAL TOPOGRAPHY PREPARED BY HANFORD AERIAL SURVEYS DATED MARCH, 1999.
7. PROPERTY IS LOCATED WITHIN METROPOLITAN DISTRICT.
8. EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
 - a. EXISTING WATER CONTRACT NO. 208-W
 - b. EXISTING SEWER CONTRACT NO. 10-1214 AND 10-3696
9. THIS PLAN IS IN COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS PROJECT IS GOVERNED BY THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS BECAUSE THE SKETCH PLAN 5-02-16 WAS IN PROGRESS AND APPROVED ON NOVEMBER 12, 2002, WHICH IS PRIOR TO MAY 22, 2003. THE EFFECTIVE DATE OF THE AMENDED FIFTH EDITION OF THE PLAN IS SUBJECT TO THE 1999 ZONING REGULATIONS AS AMENDED BY CB 50-2001, EFFECTIVE 1-8-02. BECAUSE 5-02-16 WAS TECHNICALLY COMPLETE ON 10-02-02, AFTER THE 1-8-02 EFFECTIVE DATE OF CB 50-2001.
10. THIS HORIZONTAL AND VERTICAL DATUM SHOWN ARE BASED ON THE FOLLOWING NAD '83 HOWARD COUNTY CONTROL STATIONS:

Sta. 3165	N 173996.1596	E 419619.2145 (meter)	ELEV. N/A
Sta. 3167	N 174448.1549	E 419664.0345 (meter)	ELEV. 478.65
B.M. No. 1			ELEV. 480.74
11. AREA TABULATION:

GROSS AREA OF TRACT:	4.30 AC. +/-
AREA OF FLOODPLAIN:	0.00 AC.
NET AREA OF TRACT:	4.30 AC. +/-
AREA OF PUBLIC ROAD R/W:	0.03 AC. +/- (ALONG ILCHESTER ROAD ONLY)
AREA OF BUILDABLE LOTS:	2.52 AC. +/-
AREA OF OPEN SPACE LOTS:	1.76 AC. +/-
12. LOT TABULATION:

TOTAL NO. OF PROPOSED LOTS/PARCELS:	9
NO. OF BUILDABLE LOTS:	8
NO. OF OPEN SPACE LOTS:	1
13. OPEN SPACE TABULATION:

REQUIRED OPEN SPACE:	1.72 AC. +/-
(40% OF GROSS AREA)	
OPEN SPACE PROVIDED:	1.76 AC. +/-
RECREATIONAL OPEN SPACE REQUIRED:	N/A
(LESS THAN 10 LOTS)	
14. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
15. DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (425,000 LBS) LOADING
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
16. WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY, 2002. THERE ARE NO WETLANDS ON-SITE.
17. TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED MARCH, 2002 AND APPROVED UNDER 5-02-16.
18. SOILS INFORMATION TAKEN FROM SOIL MAP NOS. 20 AND 21, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY 1988 ISSUE AND SUPPLEMENTED WITH A GEOTECHNICAL REPORT PREPARED BY HILLS-CARNES DATED AUGUST, 2003.
19. THE EXISTING SWIMMING POOL LOCATED ON THE MINTZ PROPERTY IS TO BE BACKFILLED WITH ADEQUATELY COMPACTED SOIL TO PROVIDE A STABLE SUB-BASE FOR THE PROPOSED PRIVATE ACCESS PLACE.
20. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 1.08 ACRES +/- OF ON-SITE RETENTION. THE REMAINING REQUIREMENT OF 0.36 ACRES +/- OF REFORESTATION WILL BE PROVIDED BY A FEE-IN-LIEU PAYMENT.
21. ILCHESTER ROAD IS A SCENIC ROAD. AS PART OF THE SKETCH PLAN (5-02-16) PROCESS THE IMPACT OF THIS PROPOSED DEVELOPMENT TO ILCHESTER ROAD WAS DETERMINED TO BE ADEQUATE AND THE SCENIC ROAD STUDY WAS APPROVED.
22. THERE IS NO PUBLIC 100 YEAR FLOODPLAIN WITHIN THIS SUBMISSION.
23. STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL, STREET LIGHT PLACEMENT AND TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993). THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN AND STREET LIGHT AND ANY TREE.
24. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY A BIO-RETENTION FACILITY LOCATED ON M.O.A. OPEN SPACE LOT 9. THIS FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE M.O.A. IN ADDITION TO THIS FACILITY, THE REMAINING WQV WILL BE PROVIDED VIA THE DISCONNECTION OF RUN-OFF AND GRASS CHANNEL CREDITS. THE GROUNDWATER RECHARGE REV IS PROVIDED WITHIN GRASS CHANNELS AND CPV IS NOT REQUIRED FOR THIS SITE SINCE THE 1 YEAR PEAK DISCHARGE IS < 2 c.f.s.
25. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS ARE 5-02-16, P-04-08 & F-02-05.
26. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 1.08 AC. OF ON-SITE RETENTION. THE REMAINING REQUIREMENT OF 0.36 AC. OF REFORESTATION WILL BE PROVIDED BY A FEE-IN-LIEU PAYMENT. RETENTION: (1.08 AC. x \$0.20/S.F. = \$216.00) AND FEE-IN-LIEU PAYMENT: (0.36 AC. x \$0.50/S.F. = \$180.00) TOTAL FOREST CONSERVATION SURETY = \$396,000.00.

No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PK.
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2255

OWNER
 ANDREW C. MINTZ & PAUL F. MINTZ
 4975 ILCHESTER ROAD
 ELLICOTT CITY, MARYLAND 21043

DEVELOPER
 ILCHESTER, LLC
 c/o J. THOMAS SCRIVENER, CORP.
 8808 CENTRE PARK DRIVE
 SUITE 209
 COLUMBIA, MARYLAND 21044
 (410) 964-5522



1-14-05
DATE

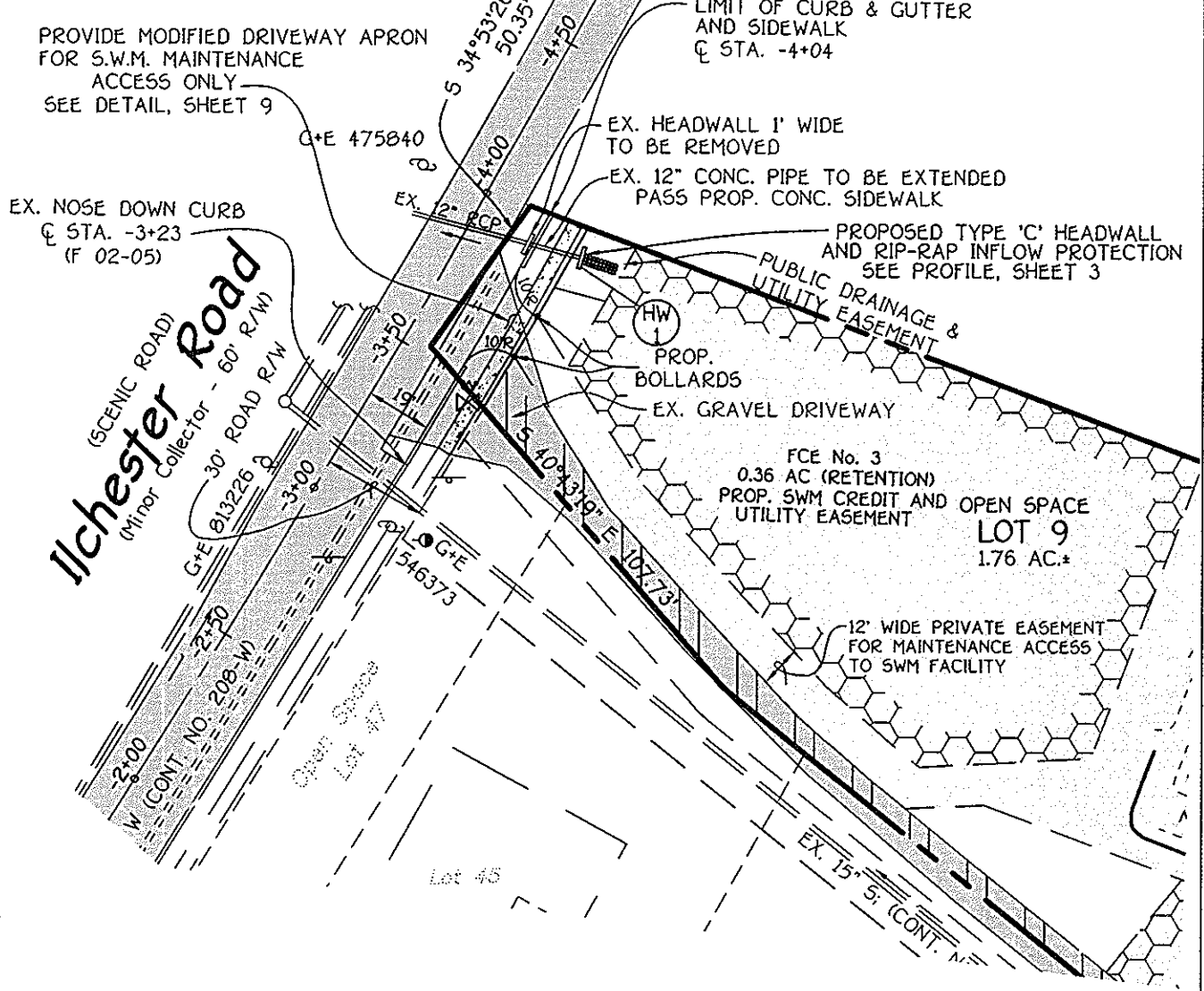
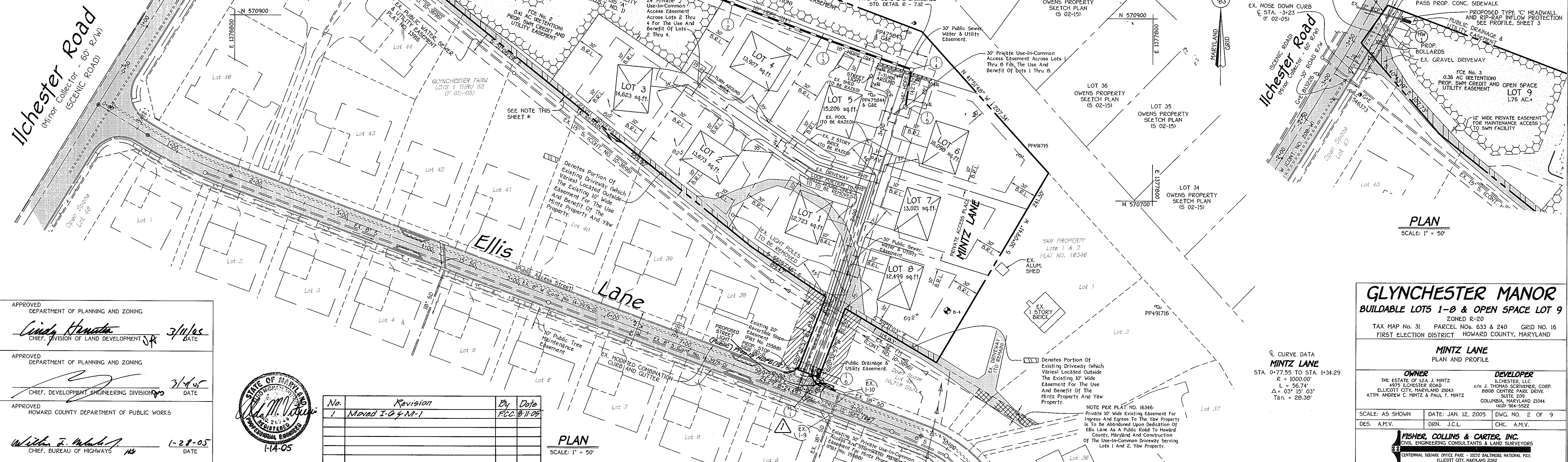
GLYNCHESTER MANOR
 BUILDABLE LOTS 1-8 & OPEN SPACE LOT 9

ZONED R-20
 TAX MAP No. 31 PARCEL NOS. 633 & 240 GRID NO. 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JANUARY 12, 2005

SHEET 1 OF 9

F 05-10

NOTE:
PRIVATE 10' WIDE EASEMENT FOR INGRESS AND EGRESS THROUGH LOTS 38, 39, 40, 41, 42, 44, 45, 47 & 49, PARCEL 'A' AND PARCEL 'B' FOR THE USE AND BENEFIT OF THE MINTZ PROPERTY (PARCELS 633 AND 240) AND YAW PROPERTY (PARCEL 242). THIS EASEMENT AND DRIVEWAY WILL BE ABANDONED TO ILCHESTER ROAD WHEN VERTICAL ACCESS IS PROVIDED ACROSS BOTH NON-BUILDABLE PARCEL 'A' TO THE MINTZ PROPERTY AND NON-BUILDABLE PARCEL 'B' TO THE YAW PROPERTY AND SUCH PARTIES EITHER VOLUNTARILY CONSENT TO ABANDON THE EASEMENT AND DRIVEWAY OR ARE REQUIRED TO DO SO THROUGH THE SUBDIVISION PROCESS.



APPROVED
DEPARTMENT OF PLANNING AND ZONING
Cindy Henrich
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 3/11/05

APPROVED
DEPARTMENT OF PLANNING AND ZONING
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3/14/05

APPROVED
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
William F. Mahler
CHIEF, BUREAU OF HIGHWAYS
DATE: 1-29-05



No.	Revision	By	Date
1	Moved I-G & M-1	F.C.C.	6/11/05

PLAN
SCALE: 1" = 50'

GLYNCHESTER MANOR
BUILDABLE LOTS 1-B & OPEN SPACE LOT 9
ZONED R-20
TAX MAP NO. 31 PARCEL NOS. 633 & 240 GRID NO. 16
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MINTZ LANE
PLAN AND PROFILE

OWNER: THE ESTATE OF LEA J. MINTZ
4375 GLENCHURCH ROAD
ELICOTT CITY, MARYLAND 21043
ATTN: ANDREW C. MINTZ & PAUL F. MINTZ
SUITE 205
COLUMBIA, MARYLAND 21044
410.964.5522

DEVELOPER: ILCHESTER, LLC
c/o J. THOMAS SCORNER, CORP.
8808 CENTRE PARK DRIVE
SUITE 205
COLUMBIA, MARYLAND 21044
410.964.5522

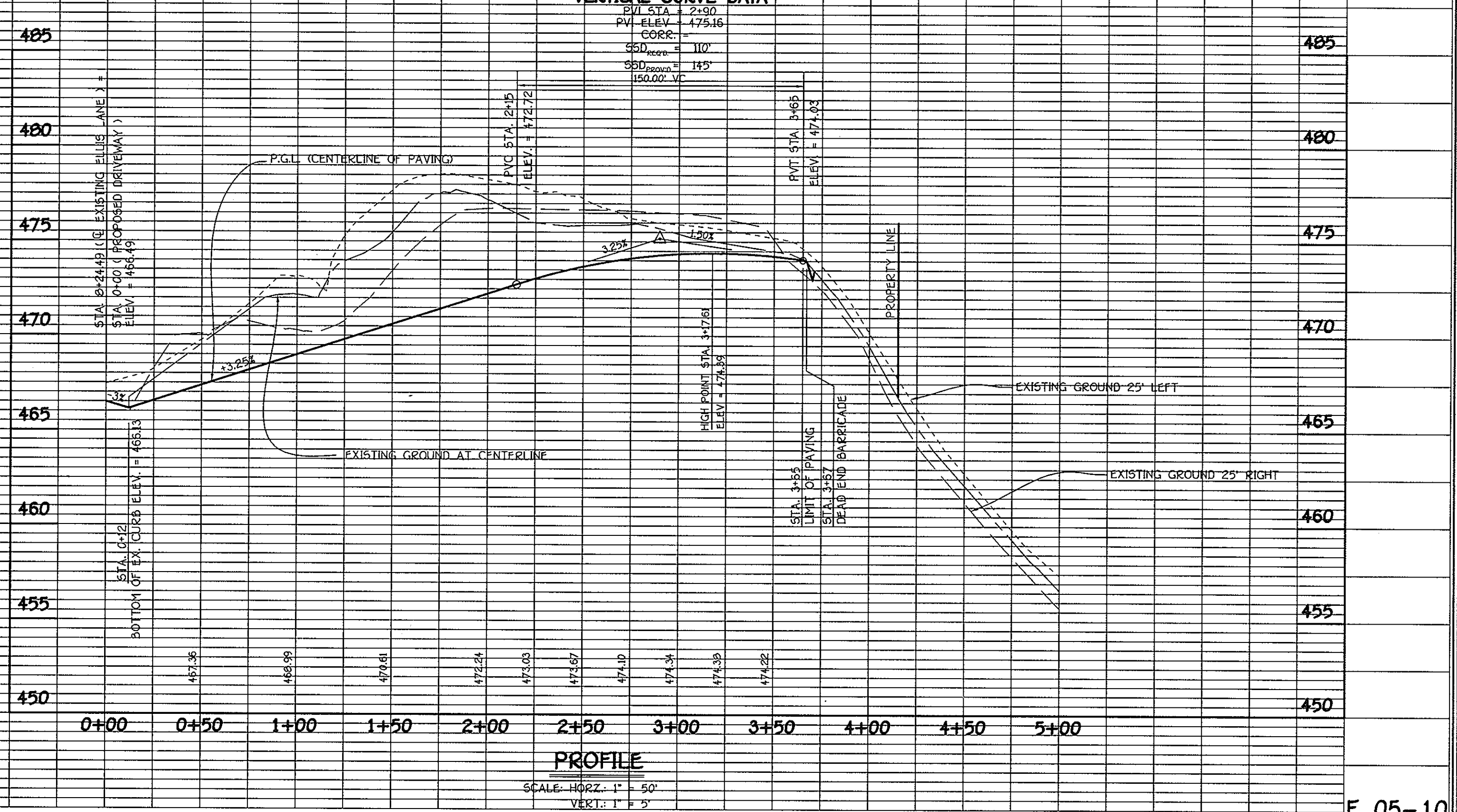
SCALE: AS SHOWN DATE: JAN. 12, 2005 DWG. NO. 2 OF 9
DES. A.M.V. DRN. J.C.L. CHK. A.M.V.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10775 BALTIMORE NATIONAL PEE
ELICOTT CITY, MARYLAND 21042
410.493.2855

MINTZ LANE
PRIVATE ACCESS ROAD
DESIGN SPEED = 15 MPH

VERTICAL CURVE DATA

BVI STA	2+90
PVI ELEV	475.16
CGRC	110'
SSU	15'
SSU	150.00'



PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

No.	Revision	By	Date
1	Moved I.G. & M-1	FCC	01/10/05

By The Developer:
 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 Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion. I Also Authorize Periodic On-Site Inspections By The Howard Soil Conservation District.

Signature Of Developer: *[Signature]* Date: 1/14/05

Printed Name Of Developer: *[Name]*

By The Engineer:
 I Certify That These Plans For Pond Construction, Erosion And Sediment Control Represents A Practical And Feasible Design Based On My Personal Knowledge Of The Site Conditions. This Plan Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District. I Have Had The Plans Reviewed By A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion.

Signature: *[Signature]* Date: 1-14-05

Printed Name: *[Name]*

These Plans Have Been Reviewed For The Howard Soil Conservation District And Meet The Technical Requirements For Small Pond Construction, Soil Erosion And Sediment Control.

John Murray 2/24/05
 Environmental Resources Corporation
 1000 Natural Resources Center Drive
 Frederick, MD 21704
 These Plans For Small Pond Construction, Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.

John R. Plunkett 2/24/05
 Howard Soil Conservation District

Approved Department Of Public Works
William F. Adams 1-29-05
 Chief, Bureau of Highways

Approved Department Of Planning And Zoning
Cindy Kammer 3/11/05
 Chief, Division of Land Development

Approved Department Of Engineering
[Signature] 3/14/05
 Chief, Development Engineering Division

TEMPORARY S.O.S.T. No 1
 INITIAL D.A. = 1.23 AC
 FINAL D.A. = 1.77 AC
 STORAGE REQUIRED
 WET = 1800 x 1.77 = 3186 CUF.
 DRY = 1800 x 1.77 = 3186 CUF.
 STORAGE PROVIDED
 WET = 3200 CUF. @ ELEV. 466.50
 DRY = 3291 CUF. @ ELEV. 467.25
 BOTTOM ELEV. = 464.00'
 STORAGE DEPTH = 4.0'
 TOP OF EMBANKMENT = 468.75
 WEIR CREST ELEV. = 467.25
 WEIR LENGTH = 10'
 NOTE: TEMP. SWM FOR 1-YR STORM NOT REQUIRED

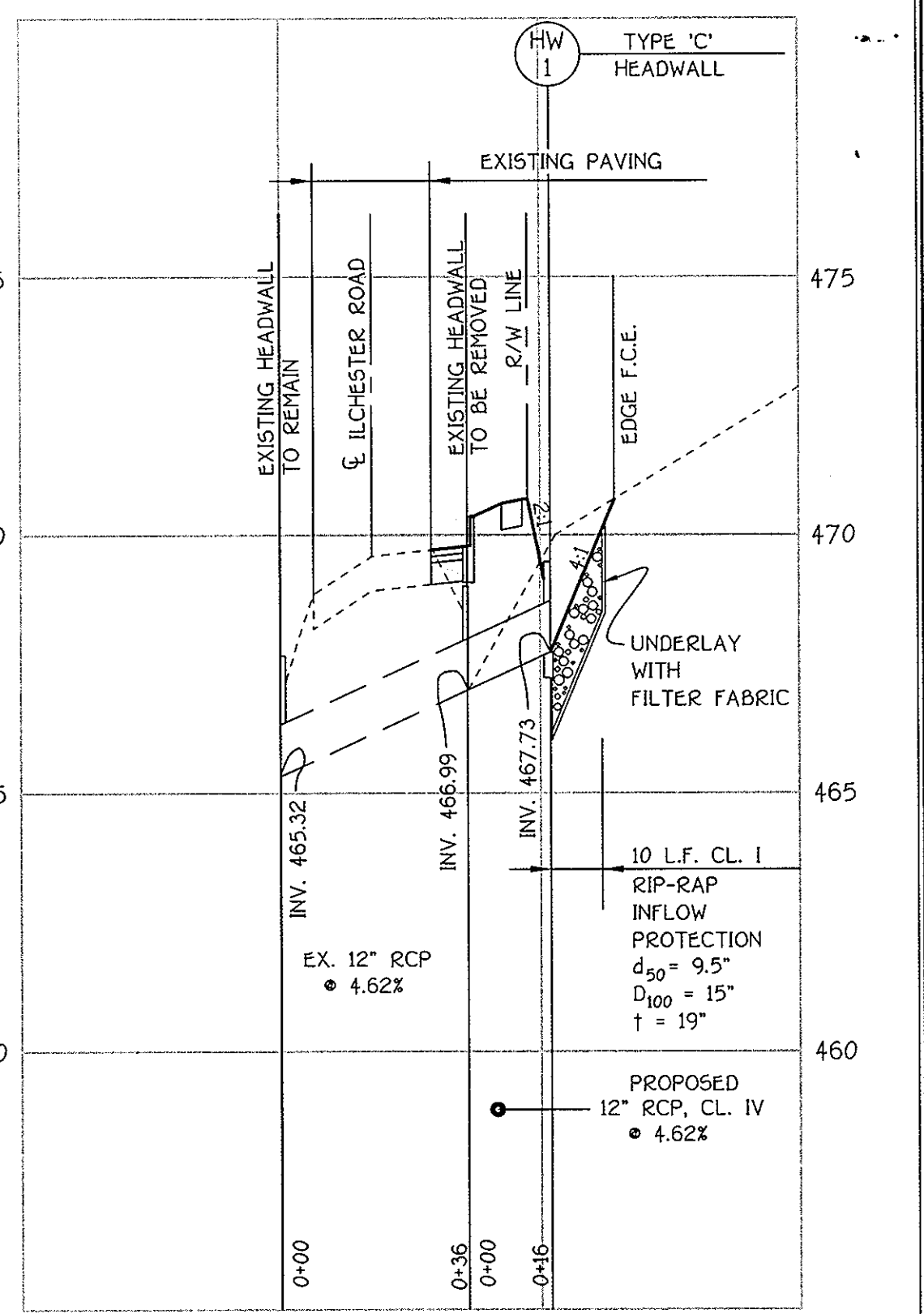
LEGEND

- SFF—SFF—SFF— SUPER-SILT FENCE
- SF—SF—SF— SILT FENCE
- TP—TP—TP— TREE PROTECTION FENCE
- S.C.E.— STABILIZED CONSTRUCTION ENTRANCE
- — — LIMIT OF DISTURBANCE
- I.P.

AS-BUILT CERTIFICATION
 I Herby Certify That The Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Plans And Specifications.

Signature: _____ P.E. No. _____
 Date: _____

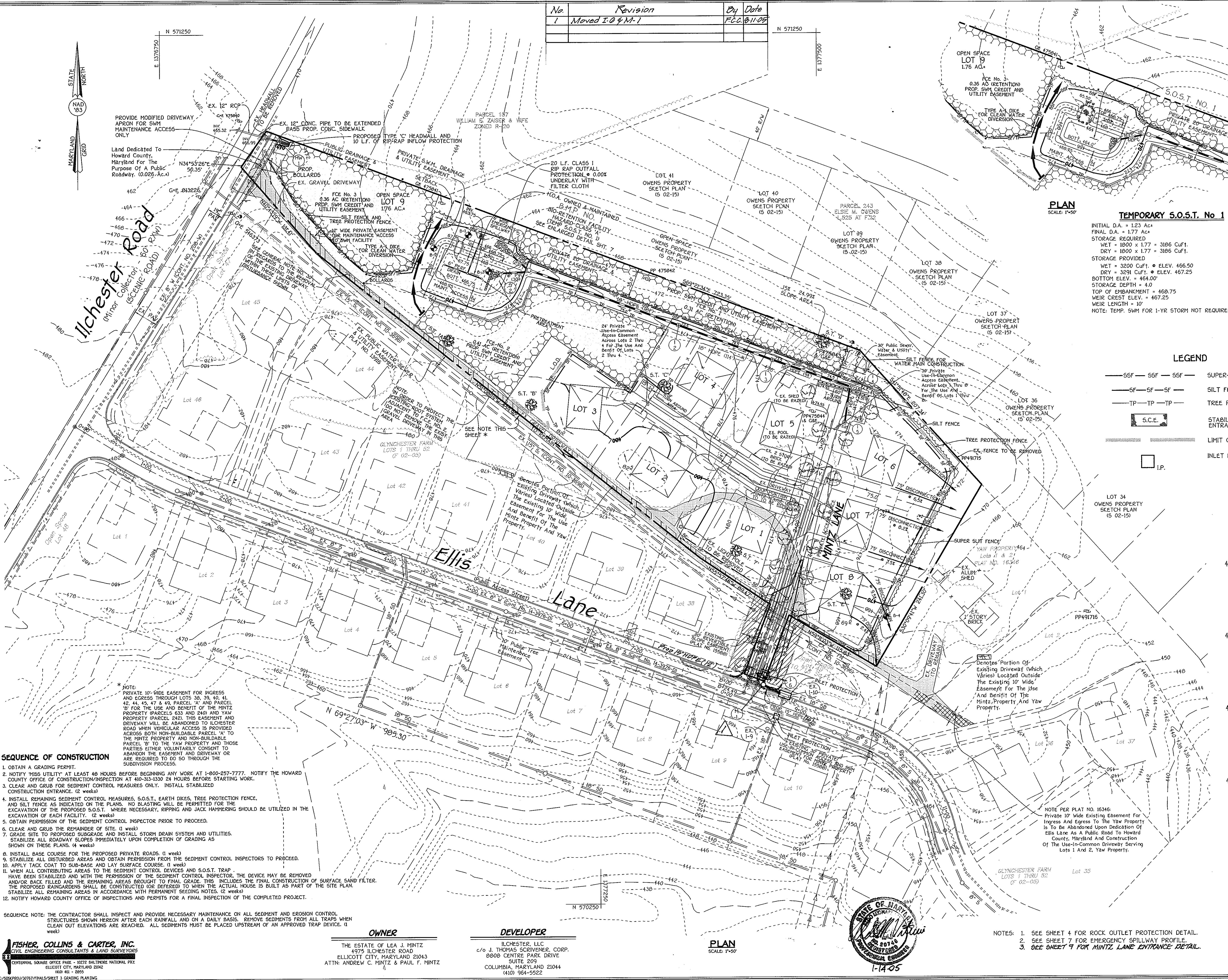
Define: To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Does An Engineer's Certification Relieve Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.



EX. 12" RCP CULVERT PROFILE
 SCALE: HORIZ. 1" = 30'
 VERT. 1" = 3'

GRADING & SEDIMENT CONTROL PLAN
GLYNCHESTER MANOR
 BUILDABLE LOTS 1-8 & OPEN SPACE LOT 9

ZONED R-20
 TAX MAP NO. 31 PARCEL NOS. 633 & 240 GRID NO. 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JANUARY 12, 2005
 SHEET 3 OF 9



SEQUENCE OF CONSTRUCTION

- OBTAIN A GRADING PERMIT.
- NOTIFY MISS UTILITY AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION INSPECTION AT 410-313-1330 24 HOURS BEFORE STARTING WORK.
- CLEAR AND GROUT FOR SEDIMENT CONTROL MEASURES ONLY. INSTALL STABILIZED CONSTRUCTION ENTRANCE. (2 weeks)
- INSTALL REMAINING SEDIMENT CONTROL MEASURES, S.O.S.T., EARTH DIKES, TREE PROTECTION FENCE, AND SILT FENCE AS INDICATED ON THE PLANS. NO BLASTING WILL BE PERMITTED FOR THE EXCAVATION OF THE PROPOSED S.O.S.T., WHERE NECESSARY, RIP-RAP AND JACK HAMMERING SHOULD BE UTILIZED IN THE EXCAVATION OF EACH FACILITY. (2 weeks)
- OBTAIN PERMISSION OF THE SEDIMENT CONTROL INSPECTOR PRIOR TO PROCEED.
- CLEAR AND GROUT THE REMAINDER OF SITE. (1 week)
- GRADE SITE TO PROPOSED SUBGRADE AND INSTALL STORM DRAIN SYSTEM AND UTILITIES. STABILIZE ALL ROADWAY SLOPES IMMEDIATELY UPON COMPLETION OF GRADING AS SHOWN ON THESE PLANS. (4 weeks)
- INSTALL BASE COURSE FOR THE PROPOSED PRIVATE ROADS. (1 week)
- STABILIZE ALL DISTURBED AREAS AND OBTAIN PERMISSION FROM THE SEDIMENT CONTROL INSPECTORS TO PROCEED.
- APPLY TACK COAT TO SUB-BASE AND LAY SURFACE COURSE. (1 week)
- WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES AND S.O.S.T. TRAP HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE DEVICE MAY BE REMOVED AND/OR BACK FILLED AND THE REMAINING AREAS BROUGHT TO FINAL GRADE. THIS INCLUDES THE FINAL CONSTRUCTION OF SURFACE SAND FILTER. THE PROPOSED RAINGARDENS SHALL BE CONSTRUCTED (OR DEFERRED TO WHEN THE ACTUAL HOUSE IS BUILT AS PART OF THE SITE PLAN. STABILIZE ALL REMAINING AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (2 weeks)
- STABILIZE ALL REMAINING AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (2 weeks)
- NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED PROJECT.

SEQUENCE NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. REMOVE SEDIMENTS FROM ALL TRAPS WHEN CLEAN OUT ELEVATIONS ARE REACHED. ALL SEDIMENTS MUST BE PLACED UPSTREAM OF AN APPROVED TRAP DEVICE. (1 week)

OWNER
 THE ESTATE OF LEA J. MINTZ
 1975 ILCHESTER ROAD
 ELLICOTT CITY, MARYLAND 21043
 ATTN: ANDREW C. MINTZ & PAUL F. MINTZ

DEVELOPER
 ILCHESTER, LLC
 c/o J. THOMAS SCRIVENER, CORP.
 8808 CENTRE PARK DRIVE
 SUITE 209
 COLUMBIA, MARYLAND 21044
 (410) 964-5522

PLAN
 SCALE: 1"=50'

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
 1-14-05

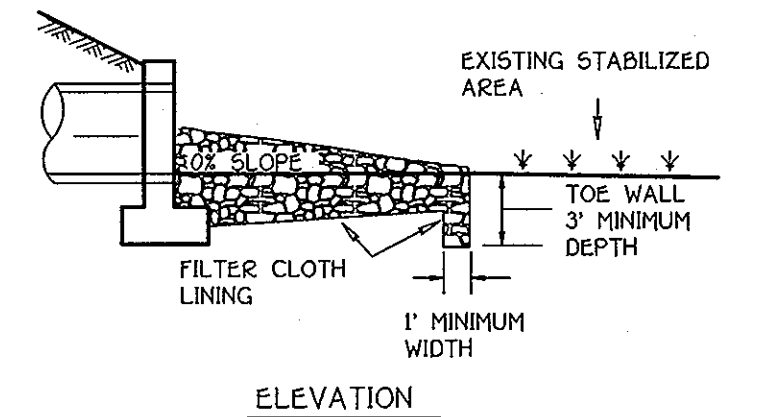
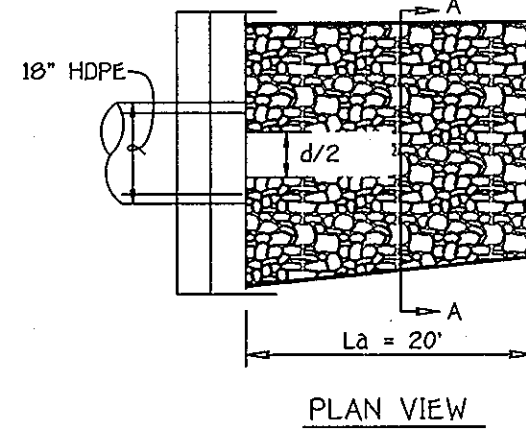
K:\SDS\PROJ\03767\FINALS\SHEET 3 GRADING PLAN.dwg, 1/13/2005 9:04:11 AM

STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	W	REMARKS
I-1	470.75	467.75	467.75, 467.00	N 570978.50 E 1377170.88	-----	-----	'D' INLET *	2'-7"	S.D. - 4.39
I-2	473.50	469.03	468.93	N 570914.78 E 1377341.37	-----	-----	'D' INLET *	2'-7"	S.D. - 4.39
I-3	473.50	469.70	469.60	N 570874.10 E 1377446.34	-----	-----	'D' INLET *	2'-7"	S.D. - 4.39
I-4	473.60	470.27	470.17	N 570843.02 E 1377537.55	-----	-----	'D' INLET *	2'-7"	S.D. - 4.39
I-5	473.10	-----	470.40	MINTZ LANE	3+30	13' R	'D' INLET *	2'-7"	S.D. - 4.39
I-6	465.50	-----	458.00	MINTZ LANE	0+27	14' R	'D' INLET *	2'-7"	S.D. - 4.39
EX. I-10	465.75	458.24	457.90	ELLIS LANE	0+60.82	**12.43' R	A-5	2'-6"	S.D. - 4.40
M-1	466.00	458.77	458.92	MINTZ LANE	0+16	18' R	STD. MANHOLE	---	G - 5.11
S-1	467.00	465.50	-----	N 570994.25 E 1377153.38	-----	-----	HDPE END SECTION	---	A.D.S. FLARED END SECTION
S-2	467.25	466.75	-----	N 570974.75 E 1377139.54	-----	-----	MITERED PIPE END	---	---
HV-1	469.50	-----	467.73	N 571127.07 E 1376888.13	-----	-----	TYPE 'C' HEADWALL	---	S.D. - 5.21

** - DENOTES DISTANCE FROM 1/4 OF ROAD TO FACE OF INLET
* ALL 'D' INLETS TO BE OPEN ON TWO (2) SIDES

A.D.S. - ADVANCED DRAINAGE SYSTEMS
LONDON, OHIO
1-800-733-9554



ROCK OUTLET PROTECTION III

RIP-RAP CHANNEL DESIGN DATA

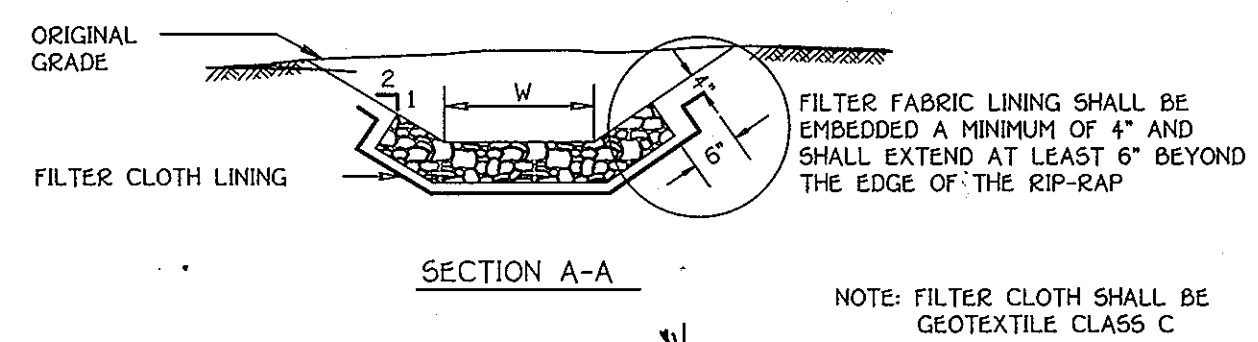
STRUCTURE	AREA	WETTED PERIMETER	R	R 2/3	S	S 1/2	W	d	N	V	Q	RIP-RAP SIZE D ₅₀ D _{MAX}	BLANKET THICKNESS
S-1	2.00	5.24	0.3817	0.5260	0.005	0.0707	3.0	0.50	0.04	1.38	2.77	9.5" 15.0"	19.0"

CONSTRUCTION SPECIFICATIONS FOR RIP-RAP OUTFALLS

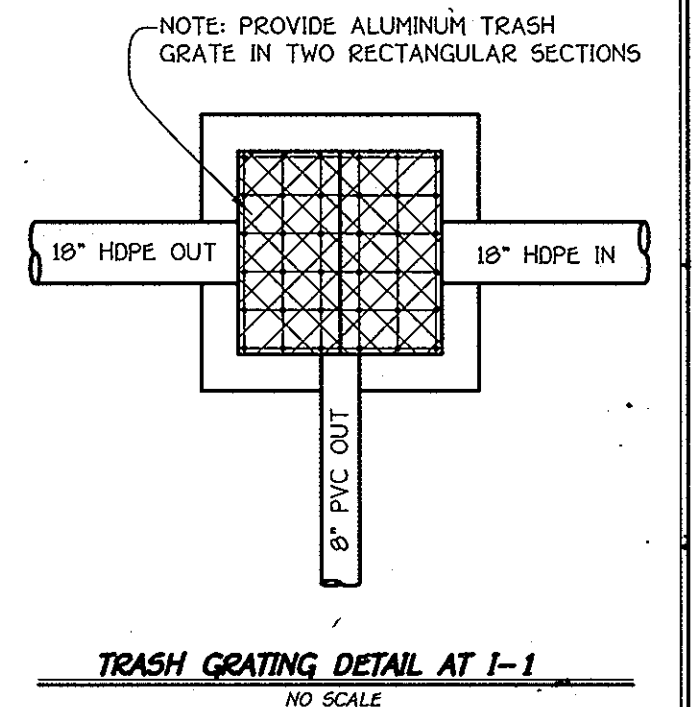
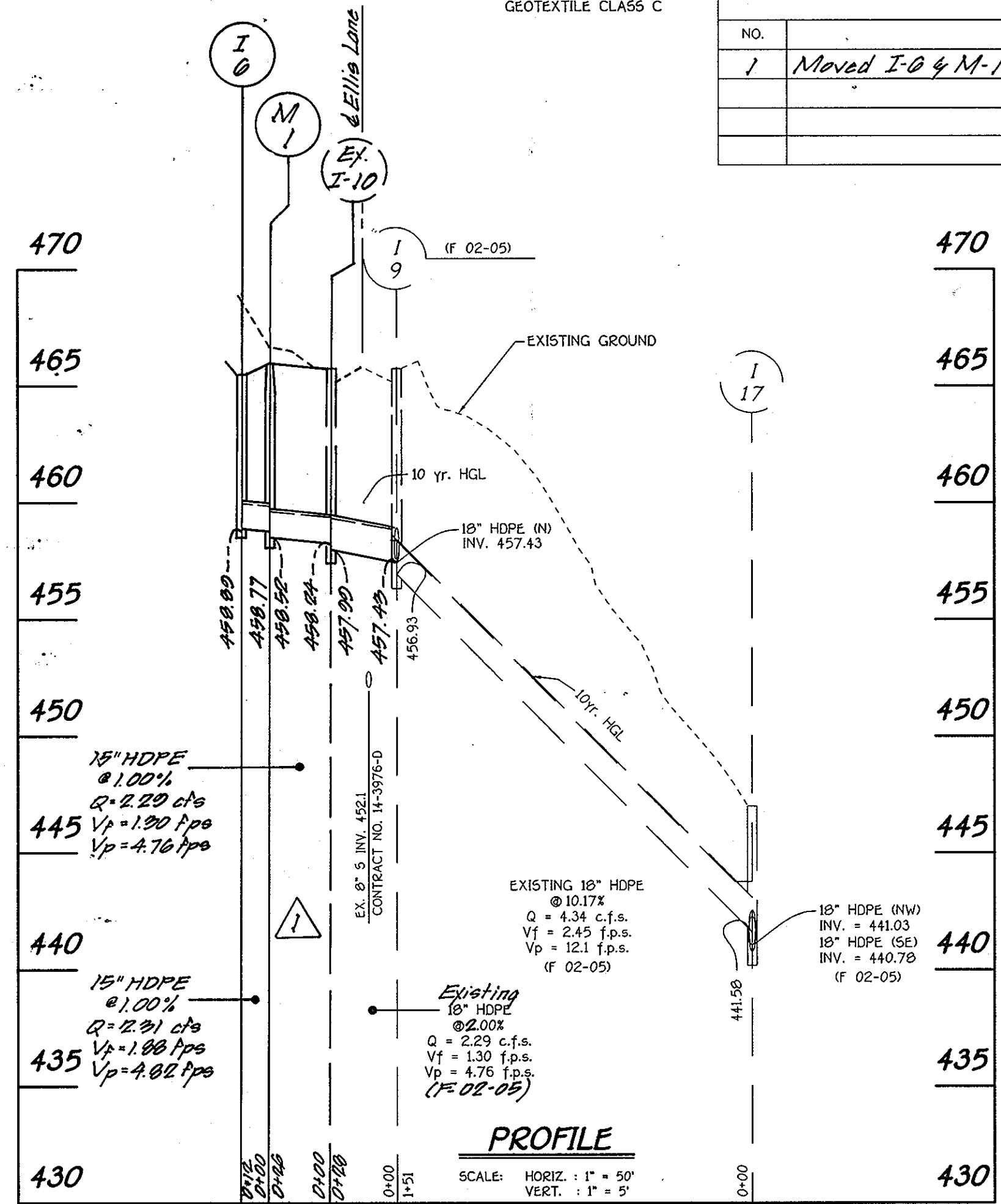
- The subgrade for the filter, riprap or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
- The rock or gravel shall conform to the specified grading limits when installed respectively in the riprap or filter.
- Filter cloth shall be protected from punching, cutting or tearing. Any damage other than an occasional small hole shall be repaired by placing another piece of cloth over the damaged part or by completely replacing the cloth. All overlaps whether for repairs or for joining two pieces of cloth shall be a minimum of one foot.
- Stone for the riprap or gabion outlets may be placed by equipment. Both shall each be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for riprap or gabion outlets shall be delivered and placed in a manner that will insure that it is reasonably homogenous with the smaller stones and spalls filling the voids between the larger stones. Riprap shall be placed in a manner to prevent damage to the filter blanket or filter cloth. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

PIPE SCHEDULE

SIZE	CLASS	LENGTH
15"	HDPE	94 L.F.
18"	HDPE	438 L.F.
12"	RCP, CL. IV	16 L.F.
8"	PVC, SCH. 40	30 L.F.



NOTE: FILTER CLOTH SHALL BE GEOTEXTILE CLASS C



Project Name: Mintz Property SWM
Location: Howard County, Maryland
Boring Number: B-1
Job #: 03366A

Sampler: Hammer WL 140 Lbs., Hole Diameter 30 Inches, Rock Core Dia. 2.0 Inches OD, Boring Method HSA
Foreman: Jerry Hersel
Date Started: 07-10-03

ELEV.	SOIL DESCRIPTION	STRA. DEPTH	DEPTH SCALE	CON	SAMPLE BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
SURFACE	Brown, moist, soft, silt, trace sand (ML)	0.0	0.0	I	1-2-2	1	12"	No groundwater encountered while drilling
2.5	Orange-brown, moist, medium dense sandy silt, trace gravel (ML)	2.5	2.5	I	10-15-13	2	18"	
5.5	Orange-brown and tan, moist, medium dense to loose fine sandy silt, trace to no clay (ML)	5.5	5.5	I	4-6-8	3	18"	Caved in at 6.0' at Completion
10.0	Bottom of Test Hole at 10.0'	10.0	10.0	I	4-4-6	4	18"	
15.0	Backfilled after 24 hours	15.0	15.0					
20.0		20.0	20.0					

Project Name: Mintz Property SWM
Location: Howard County, Maryland
Boring Number: B-2
Job #: 03366A

Sampler: Hammer WL 140 Lbs., Hole Diameter 30 Inches, Rock Core Dia. 2.0 Inches OD, Boring Method HSA
Foreman: Jerry Hersel
Date Started: 07-10-03

ELEV.	SOIL DESCRIPTION	STRA. DEPTH	DEPTH SCALE	CON	SAMPLE BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
SURFACE	Brown, moist, very loose sandy silt, trace roots (ML)	0.0	0.0	D	1-2-2	1	7"	No groundwater encountered while drilling
2.5	Orange-brown, moist, medium dense sandy silt, trace gravel (ML)	2.5	2.5	D	7-13-15	2	12"	
8.0	Orange-brown and tan, moist, medium dense silty sand, trace gravel (SM)	8.0	8.0	I	8-11-15	3	18"	Caved in at 6.5' at Completion
10.0	Bottom of Test Hole at 10.0'	10.0	10.0	D	9-9-10	4	18"	
15.0	Backfilled after 24 hours	15.0	15.0					
20.0		20.0	20.0					

Project Name: Mintz Property SWM
Location: Howard County, Maryland
Boring Number: B-3
Job #: 03366A

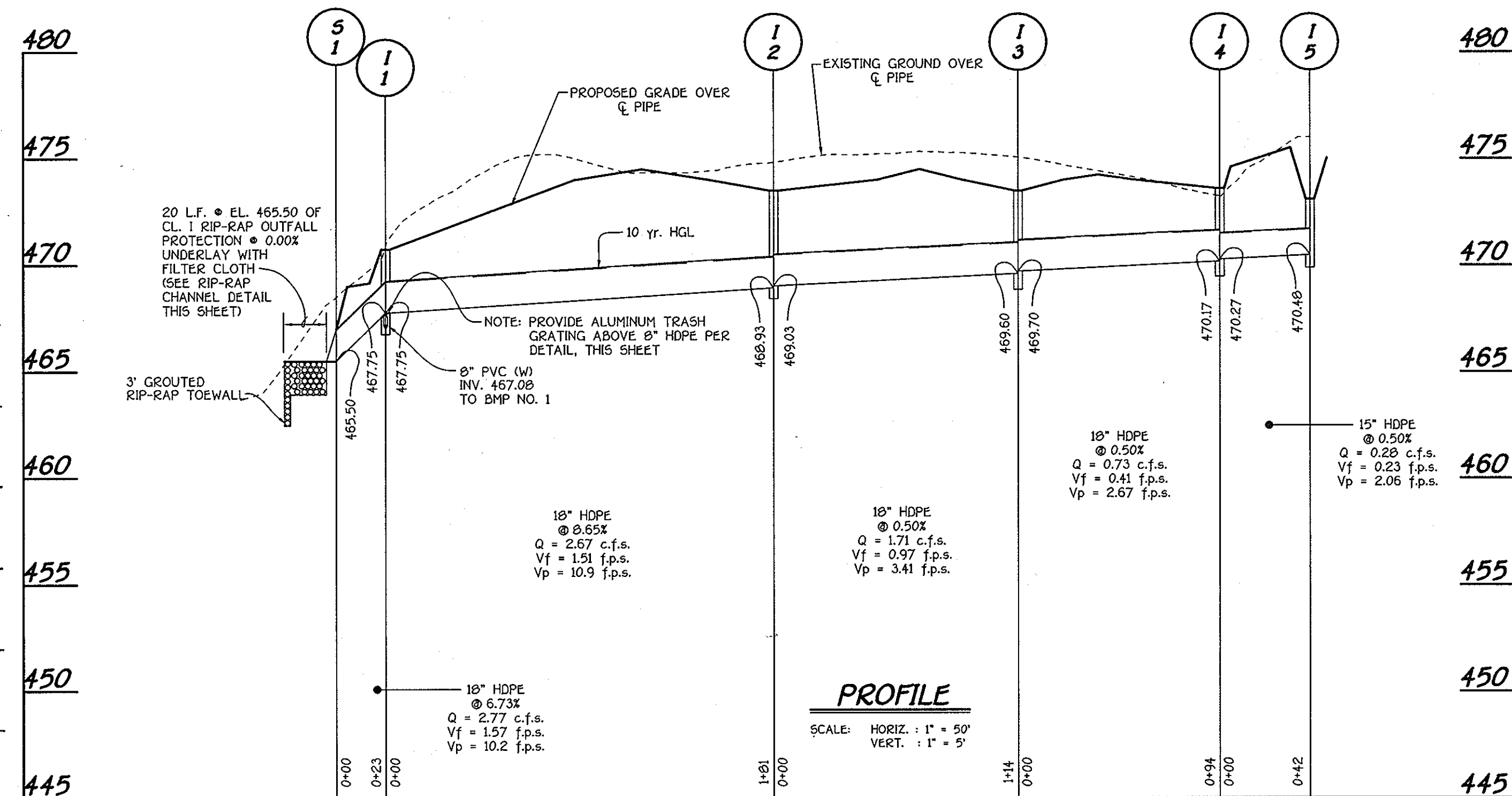
Sampler: Hammer WL 140 Lbs., Hole Diameter 30 Inches, Rock Core Dia. 2.0 Inches OD, Boring Method HSA
Foreman: Jerry Hersel
Date Started: 07-10-03

ELEV.	SOIL DESCRIPTION	STRA. DEPTH	DEPTH SCALE	CON	SAMPLE BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
SURFACE	Brown, moist, soft, silt, trace roots (ML)	0.0	0.0	I	2-2-3	1	7"	No groundwater encountered while drilling
2.5	Orange-brown and tan, moist, medium dense silty sand, some to little gravel (SM)	2.5	2.5	D	7-11-8	2	10"	
10.0	Bottom of Test Hole at 10.0'	10.0	10.0	D	12-13-12	3	12"	Caved in at 6.0' at Completion
15.0	Backfilled after 24 hours	15.0	15.0					
20.0		20.0	20.0					

Project Name: Mintz Property SWM
Location: Howard County, Maryland
Boring Number: B-4
Job #: 03366A

Sampler: Hammer WL 140 Lbs., Hole Diameter 30 Inches, Rock Core Dia. 2.0 Inches OD, Boring Method HSA
Foreman: Jerry Hersel
Date Started: 07-10-03

ELEV.	SOIL DESCRIPTION	STRA. DEPTH	DEPTH SCALE	CON	SAMPLE BLOWS 6"	NO.	REC.	BORING & SAMPLING NOTES
SURFACE	Brown, moist, loose sandy silt (ML)	0.0	0.0	I	3-3-4	1	9"	No groundwater encountered while drilling
2.5	Orange-brown and tan, moist, medium dense sandy silt - silty sand trace gravel (ML-SM)	2.5	2.5	D	12-11-12	2	16"	
10.0	Bottom of Test Hole at 10.0'	10.0	10.0	D	9-10-11	3	12"	Caved in at 6.0' at Completion
15.0	Backfilled after 24 hours	15.0	15.0					
20.0		20.0	20.0					



STORM DRAIN PROFILES & SOIL BORINGS
GLYNCHESTER MANOR
BUILDABLE LOTS 1-8 & OPEN SPACE LOT 9
ZONED R-20
TAX MAP No. 31 PARCEL Nos. 633 & 240 GRID No. 15
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JANUARY 12, 2005
SHEET 4 OF 9

Approved: Department of Public Works
 William Z. ... 1-28-05
 Chief Bureau of Highways

Approved: Department of Planning And Zoning
 G. ... 3/11/05
 Chief, Division of Land Development
 3/14/05
 Chief, Development Engineering Division

PRIVATE ACCESS PLACE TREE SCHEDULE

SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
(Symbol)	18	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2"-3" CAL.	40' APART ON EASEMENT

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION	REMAINING	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS PROVIDED
				SHADE TREES (NO, YES AND %)		SHADE TREES	EVERGREEN TREES
P-1	ADJACENT TO ROADWAY	B	60.92'	YES 100% (F.C.E.)	0.00'	0	0
P-2	ADJACENT TO PERIMETER PROPERTY	A	792.67'	56% (F.C.E.)	229.67'	4	4
P-3	ADJACENT TO PERIMETER PROPERTY	A	241.30'	YES 100%	0.00'	0	0
P-4	ADJACENT TO PERIMETER PROPERTY	A	115.03'	NO	115.03'	2	2
P-5	ADJACENT TO PERIMETER PROPERTY	A	764.47'	38% (F.C.E.)	381.47'	6	6

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	D-1 : 120'	D-2 : 235'	D-3 : 160'	D-4 : 85'
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	YES (F.C.E.)	YES (F.C.E.)	YES (F.C.E.)
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO
NUMBER OF TREES REQUIRED:				
SHADE TREES	2	0	0	0
EVERGREEN TREES	3	7	4	2

NOTE: 100% CREDIT HAS BEEN TAKEN FOR THE SHADE TREE REQUIREMENT ALONG PERIMETERS D-2, D-3 & D-4 BECAUSE FOREST CONSERVATION EASEMENTS ADJOIN THOSE PERIMETERS.

PLANT LIST

QUANTITY	SYMBOL	DESCRIPTION
14	(Symbol)	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE 2-1/2"-3" CAL.
18	(Symbol)	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE 2-1/2"-3" CAL.
16	(Symbol)	PINUS STROBUS/EASTERN WHITE PINE 6'-8' HEIGHT

*THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE 48 REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,000.00.

SPECIMEN TREE NOTES:

- S.T. 'A' - 30" CHESTNUT OAK (GOOD CONDITION) - TO REMAIN
- S.T. 'B' - 32" WHITE OAK (GOOD CONDITION) - TO REMAIN
- S.T. 'C' - 32" BLACK OAK (GOOD CONDITION) - TO REMAIN
- S.T. 'D' - 32" CHESTNUT OAK (GOOD CONDITION) - TO REMAIN
- S.T. 'E' - 38" WHITE OAK (GOOD CONDITION) - TO BE REMOVED
- S.T. 'F' - 32" WHITE OAK (GOOD CONDITION) - TO BE REMOVED

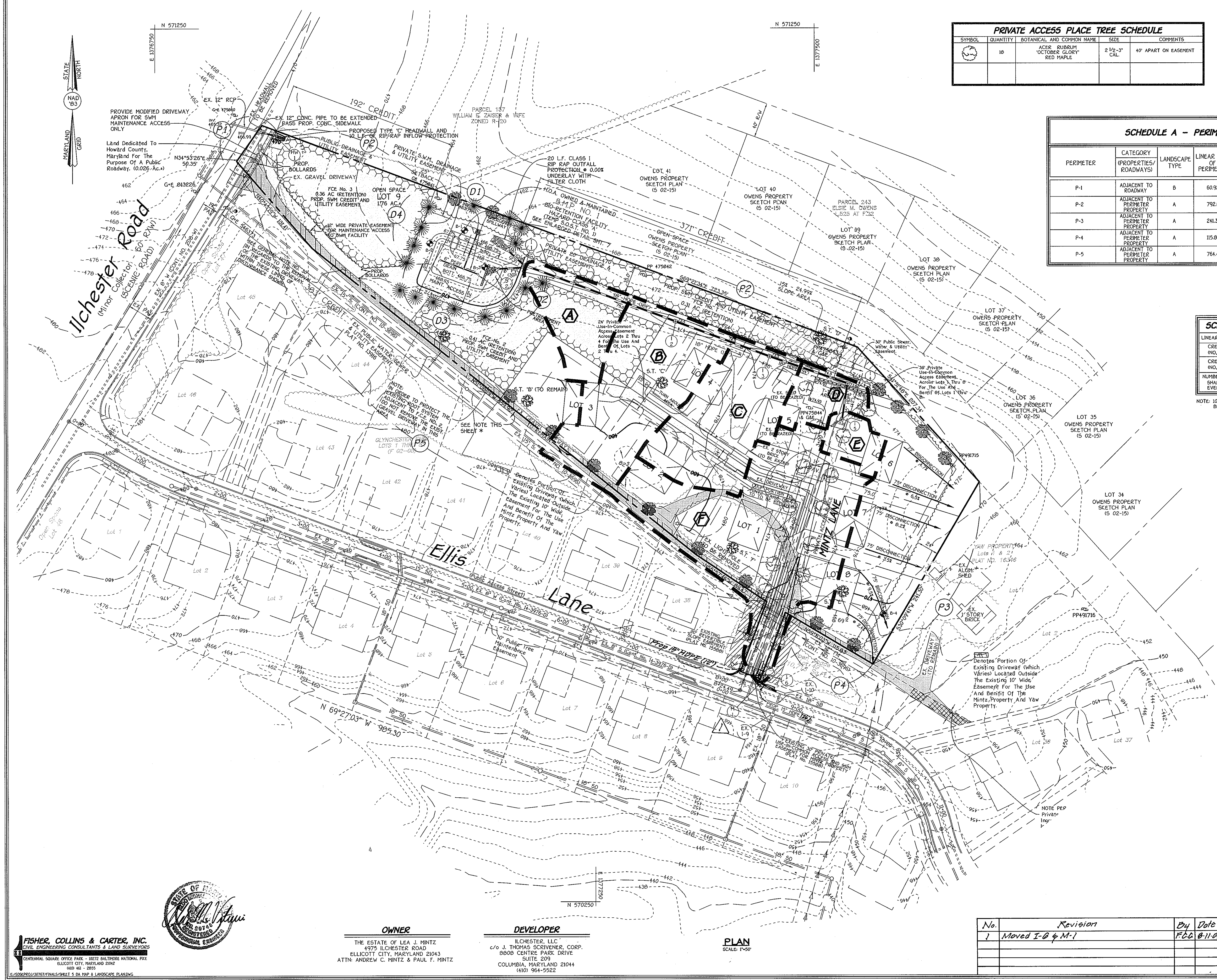
DRAINAGE AREA DATA

STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.21 acres	0.20	R-20	4%
I-2	B	0.51 acres	0.37	R-20	26%
I-3	C	0.44 acres	0.41	R-20	30%
I-4	D	0.11 acres	0.64	R-20	65%
I-5	E	0.08 acres	0.55	R-20	55%
I-6	F	0.05 acres	0.42	R-20	30%

STORM DRAIN DRAINAGE AREA MAP & LANDSCAPING PLAN
GLYNCHESTER MANOR
 BUILDABLE LOTS 1-8 & OPEN SPACE LOT 9
 ZONED R-20
 TAX MAP NO. 31 PARCEL NOS. 633 & 240 GRID NO. 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JANUARY 12, 2005
 SHEET 5 OF 9

Revision

No.	Revision	By	Date
1	Moved I-B & M-1	F.C.C.	8-11-05



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10727 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 4100-861-2855



OWNER
 THE ESTATE OF LEA J. MINTZ
 4975 ILCHESTER ROAD
 ELICOTT CITY, MARYLAND 21043
 ATTN: ANDREW C. MINTZ & PAUL F. MINTZ

DEVELOPER
 ILCHESTER, LLC
 c/o J. THOMAS SCRIVENER, CORP.
 2800 CENTRE PARK DRIVE
 SUITE 209
 COLUMBIA, MARYLAND 21044
 (410) 964-5522

PLAN SCALE: 1"=50'

ON-SITE SIGNAGE

FOREST CONSERVATION EASEMENT

UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991.

TREES FOR YOUR FUTURE

1" MINIMUM

Approved: Department Of Public Works <i>William Z. ...</i> Chief, Bureau Of Highways	1-28-05 Date
Approved: Department Of Planning And Zoning <i>Cinda Hamner</i> Chief, Division Of Land Development	3/11/05 Date
Chief, Development Engineering Division	3/4/05 Date

**FOREST CONSERVATION WORKSHEET
VERSION 1.0**

BASIC SITE DATA:

A. TOTAL TRACT AREA.....	4.30
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION.....	0.00
D. NET TRACT AREA.....	4.30

LAND USE CATEGORY: R-20

INFORMATION FOR CALCULATIONS:

E. AFFORESTATION THRESHOLD.....	15% x D =	0.65
F. FOREST CONSERVATION THRESHOLD.....	20% x D =	0.86

EXISTING FOREST COVER:

G. EXISTING FOREST COVER.....	3.4
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD.....	2.75
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....	2.24

BREAK EVEN POINT:

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	1.37
K. CLEARING PERMITTED WITHOUT MITIGATION.....	2.03

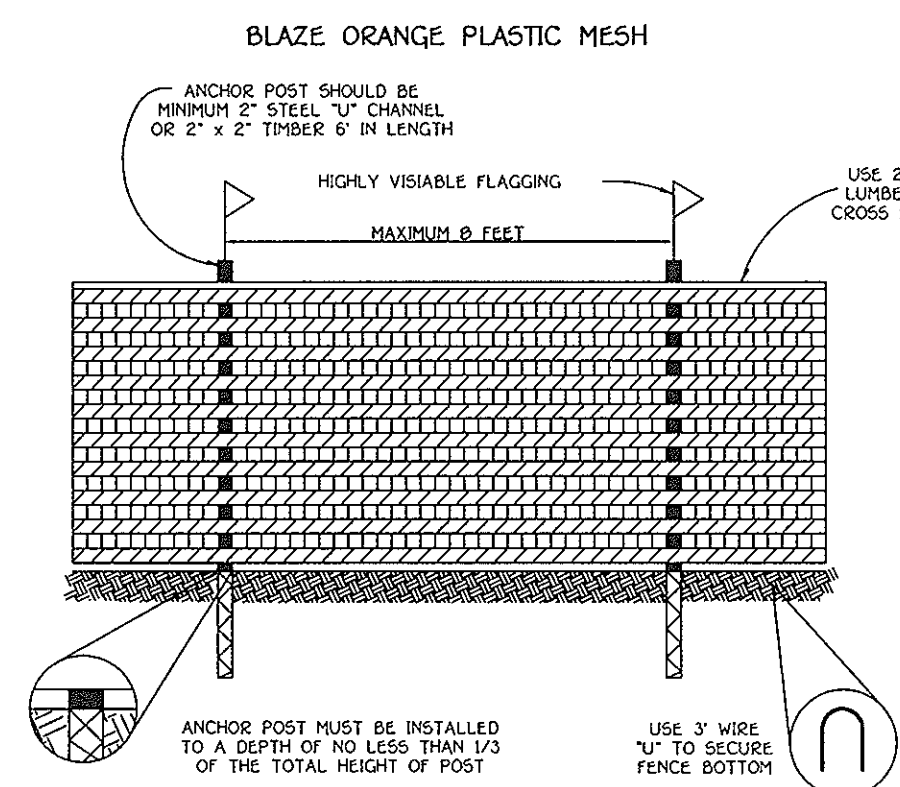
PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED.....	2.32
M. TOTAL AREA OF FOREST TO BE RETAINED.....	1.08

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	0.58
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	0.00
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0.22
Q. TOTAL REFORESTATION REQUIRED.....	0.36
R. TOTAL AFFORESTATION REQUIRED.....	0.00
S. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	0.36

SURETY NOTE:
THE FOREST CONSERVATION REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 1.08 AC. OF ON-SITE RETENTION. THE REMAINING REQUIREMENT OF 0.36 AC. OF REFORESTATION WILL BE PROVIDED BY A FEE-IN-LIEU PAYMENT. RETENTION: 11.08 AC. x \$40,200/SF. = \$448,958.40 AND FEE-IN-LIEU PAYMENT: 10.36 AC. x \$40,500/SF. = \$419,460.00. TOTAL FOREST CONSERVATION SURETY = \$868,418.40.

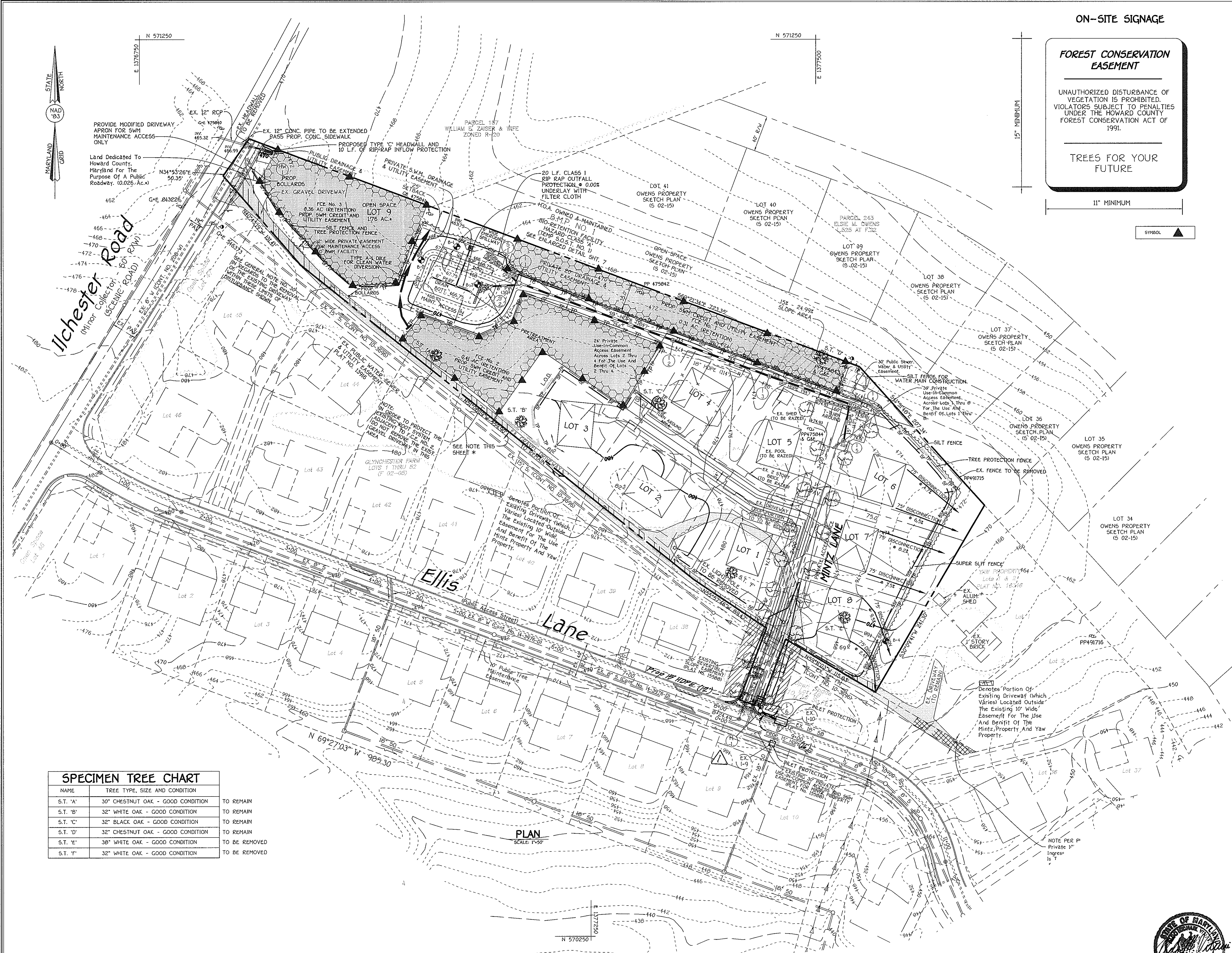


- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

SPECIMEN TREE CHART

NAME	TREE TYPE, SIZE AND CONDITION	TO REMAIN
S.T. 'A'	30" CHESTNUT OAK - GOOD CONDITION	TO REMAIN
S.T. 'B'	32" WHITE OAK - GOOD CONDITION	TO REMAIN
S.T. 'C'	32" BLACK OAK - GOOD CONDITION	TO REMAIN
S.T. 'D'	32" CHESTNUT OAK - GOOD CONDITION	TO REMAIN
S.T. 'E'	38" WHITE OAK - GOOD CONDITION	TO BE REMOVED
S.T. 'F'	32" WHITE OAK - GOOD CONDITION	TO BE REMOVED



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 18072 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21044
(410) 483-2855

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOE Wetland Delistinator
Certification # WDPCS3M06000448
JOHN P. CANOLES

No.	Revision	By	Date
1	Moved I-B & NH 1	FCC	01/11/05

OWNER
THE ESTATE OF LEA J. MINTZ
4975 ILCHESTER ROAD
ELLICOTT CITY, MARYLAND 21043
ATTN: ANDREW C. MINTZ & PAUL F. MINTZ

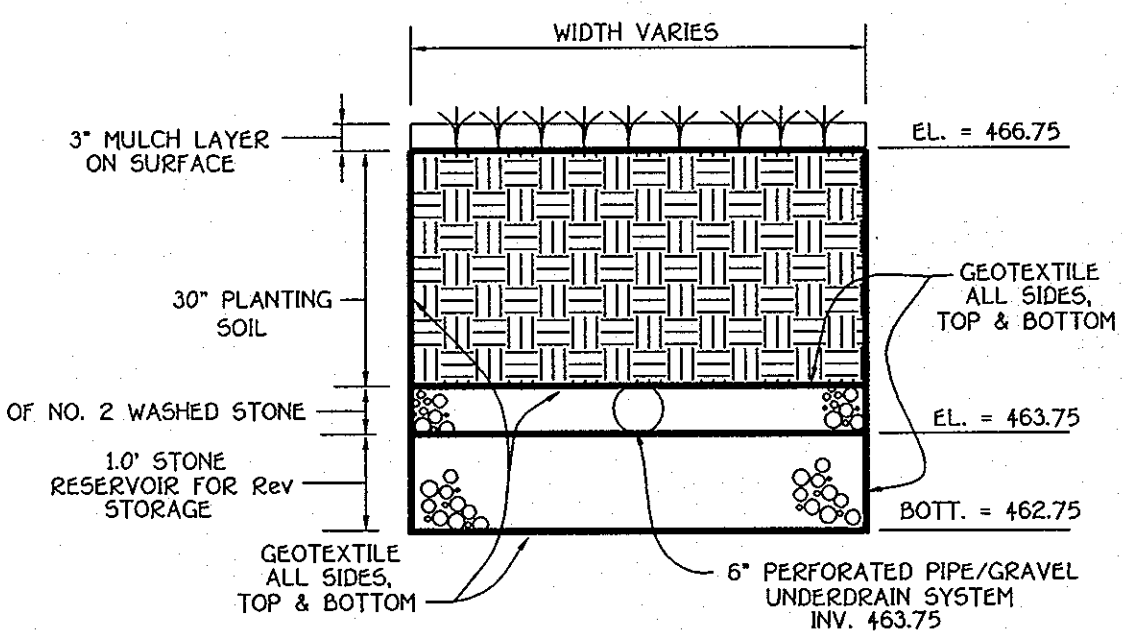
DEVELOPER
ILCHESTER, LLC
c/o J. THOMAS SCRIVENER, CORP.
8800 CENTRE PARK DRIVE
SUITE 209
COLUMBIA, MARYLAND 21044
(410) 964-5522



**FOREST CONSERVATION PLAN
GLYNCHESTER MANOR**
BUILDABLE LOTS 1-8 & OPEN SPACE LOT 9
ZONED R-20
TAX MAP No. 31 PARCEL NOS. 633 & 240 GRID NO. 16
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JANUARY 12, 2005
SHEET 8 OF 9

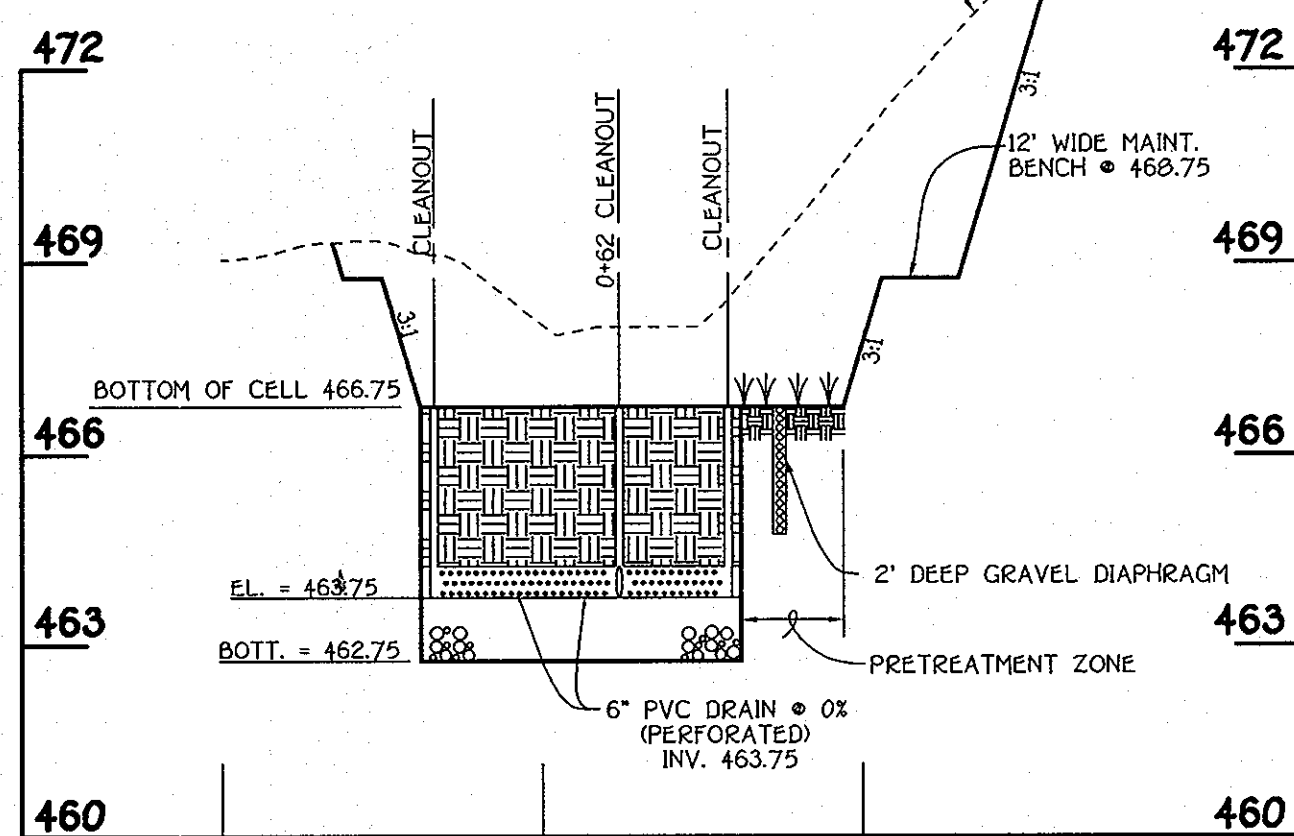
OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED BIO-RETENTION FACILITIES

1. THE STORMWATER WETLAND FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
2. THE TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF ONCE PER YEAR. WHEN VEGETATION REACHES 18" IN HEIGHT OR AS NEEDED.
3. FILTERS THAT HAVE A GRASS COVER SHALL BE MOWED A MINIMUM OF THREE (3) TIMES PER GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 12 INCHES.
4. DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
5. VISIBLE SIGNS OF EROSION IN THE FACILITY SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
6. REMOVE SILT WHEN IT EXCEEDS FOUR (4) INCHES DEEP IN THE FOREBAY.
7. WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 72 HOURS, THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REPLACED WITH FRESH MATERIAL. THE OWNER MUST FOLLOW PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID.
8. A LOGBOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
9. THE MAINTENANCE LOGBOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
10. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION SYSTEM HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



TYPICAL SECTION - BIO-RETENTION FACILITY

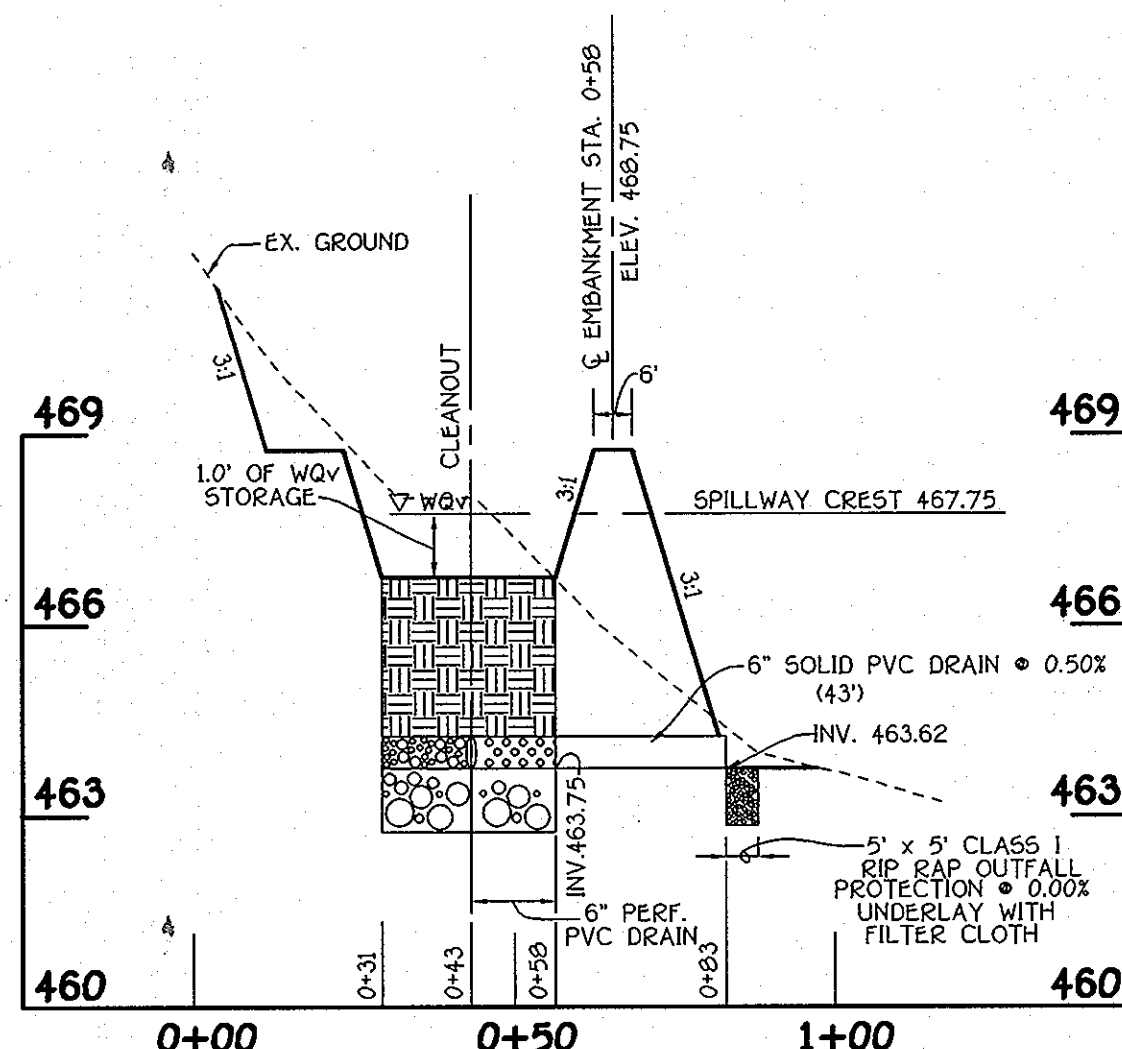
SCALE: 1" = 2'



SECTION 'A-A' BIO-RETENTION FACILITY

SCALE: HORIZ. 1" = 30'

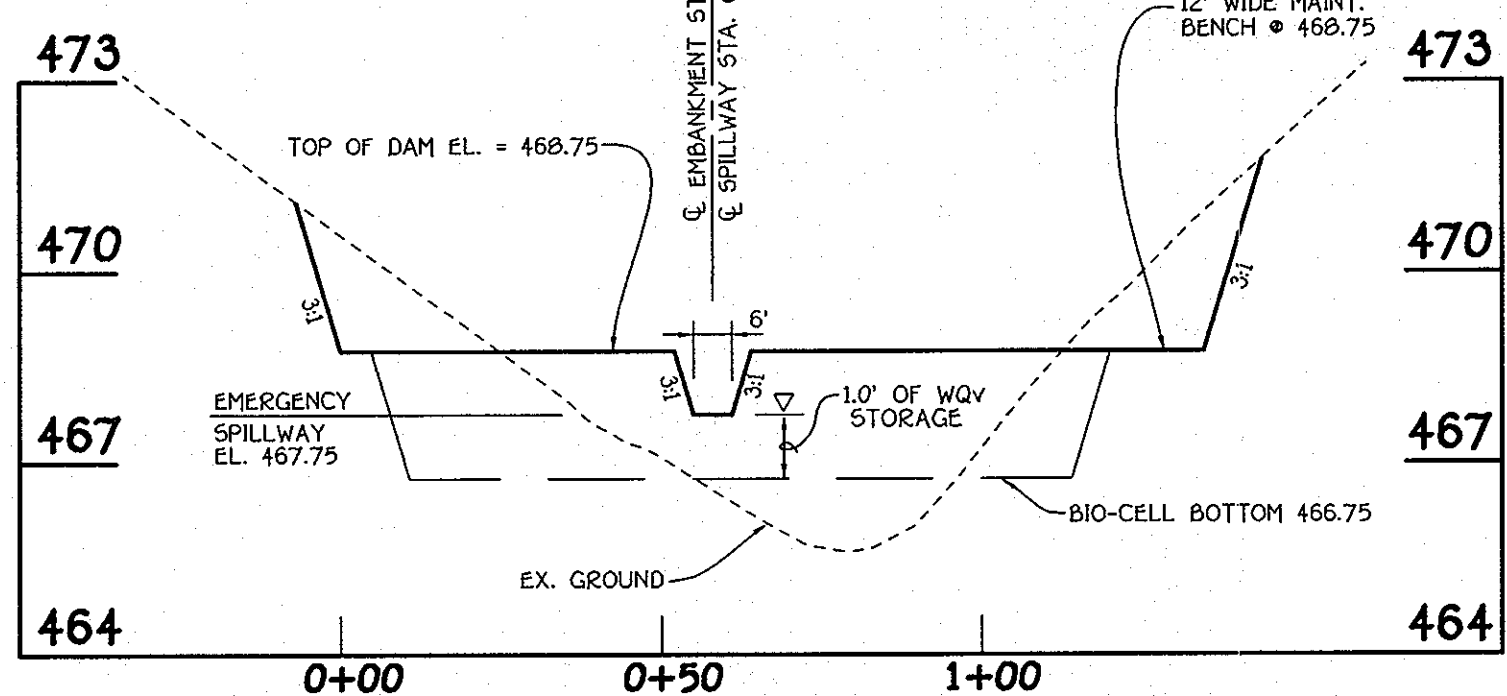
VERT. 1" = 3'



SECTION 'B-B' BIO-RETENTION FACILITY

SCALE: HORIZ. 1" = 30'

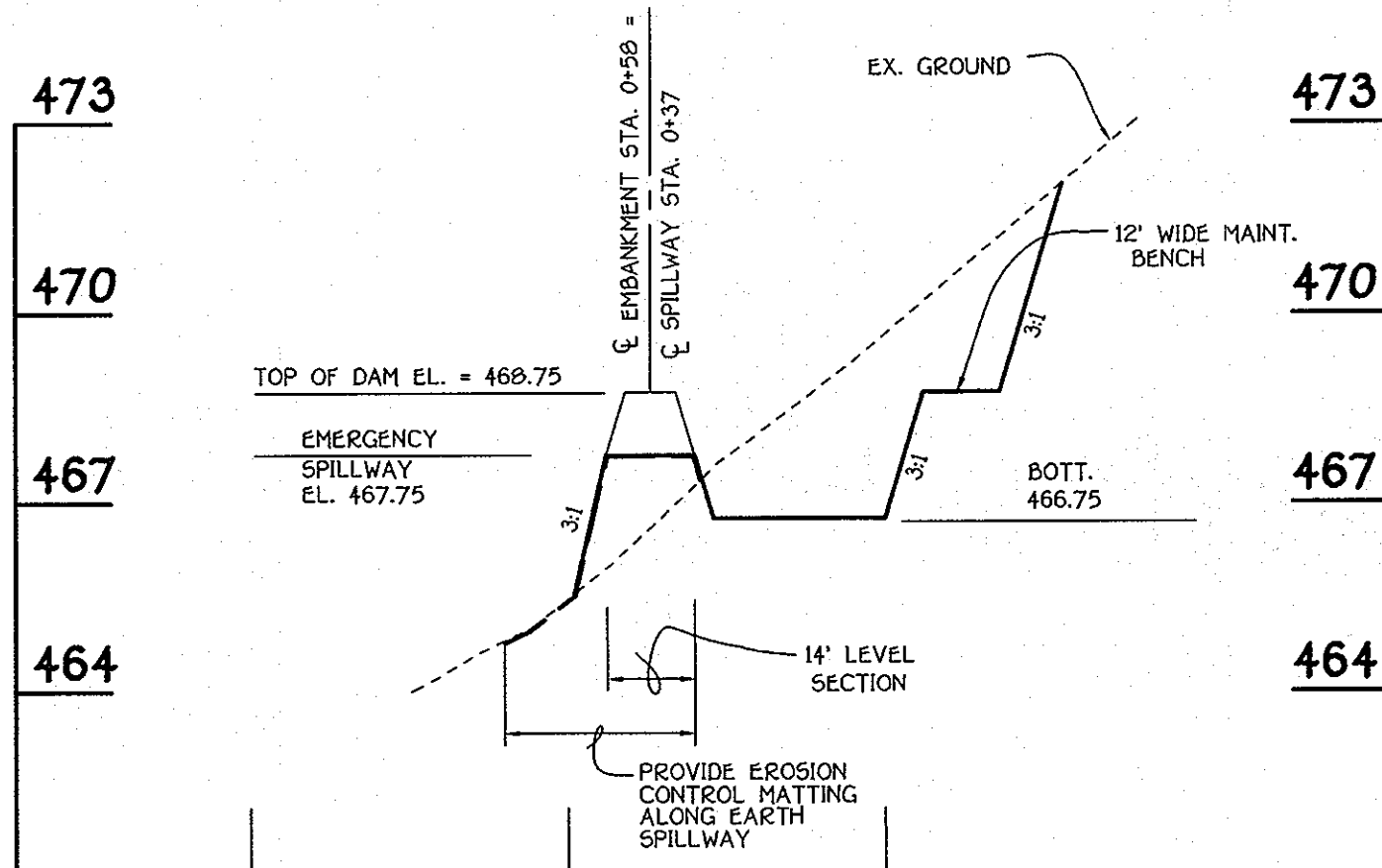
VERT. 1" = 3'



E PROFILE ALONG TOP OF EMBANKMENT B.M.P. FACILITY NO. 1

SCALE: HORIZ. 1" = 30'

VERT. 1" = 3'



EMERGENCY SPILLWAY PROFILE B.M.P. FACILITY NO. 1

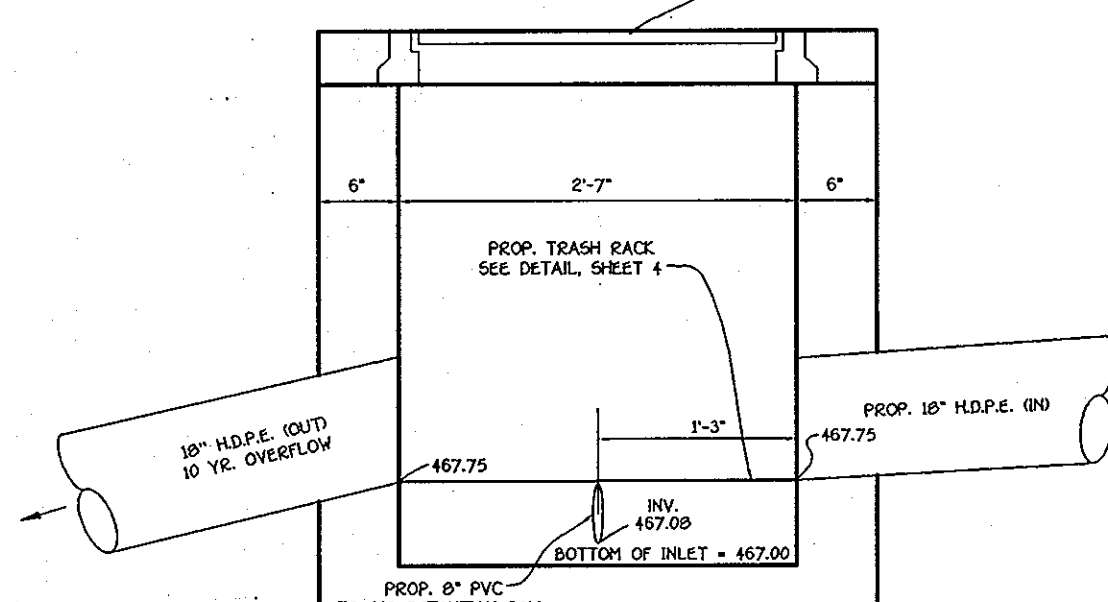
SCALE: HORIZ. 1" = 30'

VERT. 1" = 3'

BIO-RETENTION PLANT MATERIAL CELL No. 1		
QUANTITY & TREE SPECIES	NAME	MAXIMUM SPACING (FT.)
1	RED MAPLE	12
1	BLOODGOOD LONDON PLANE SYCAMORE	12
SHRUB SPECIES		
25	WITCH HAZEL	12
25	RED OSLER DOGWOOD	12
30	WINTER BERRY	12
MIXED PERENNIALS AND GRASSES		
N/A	BLUEJOINT	N/A

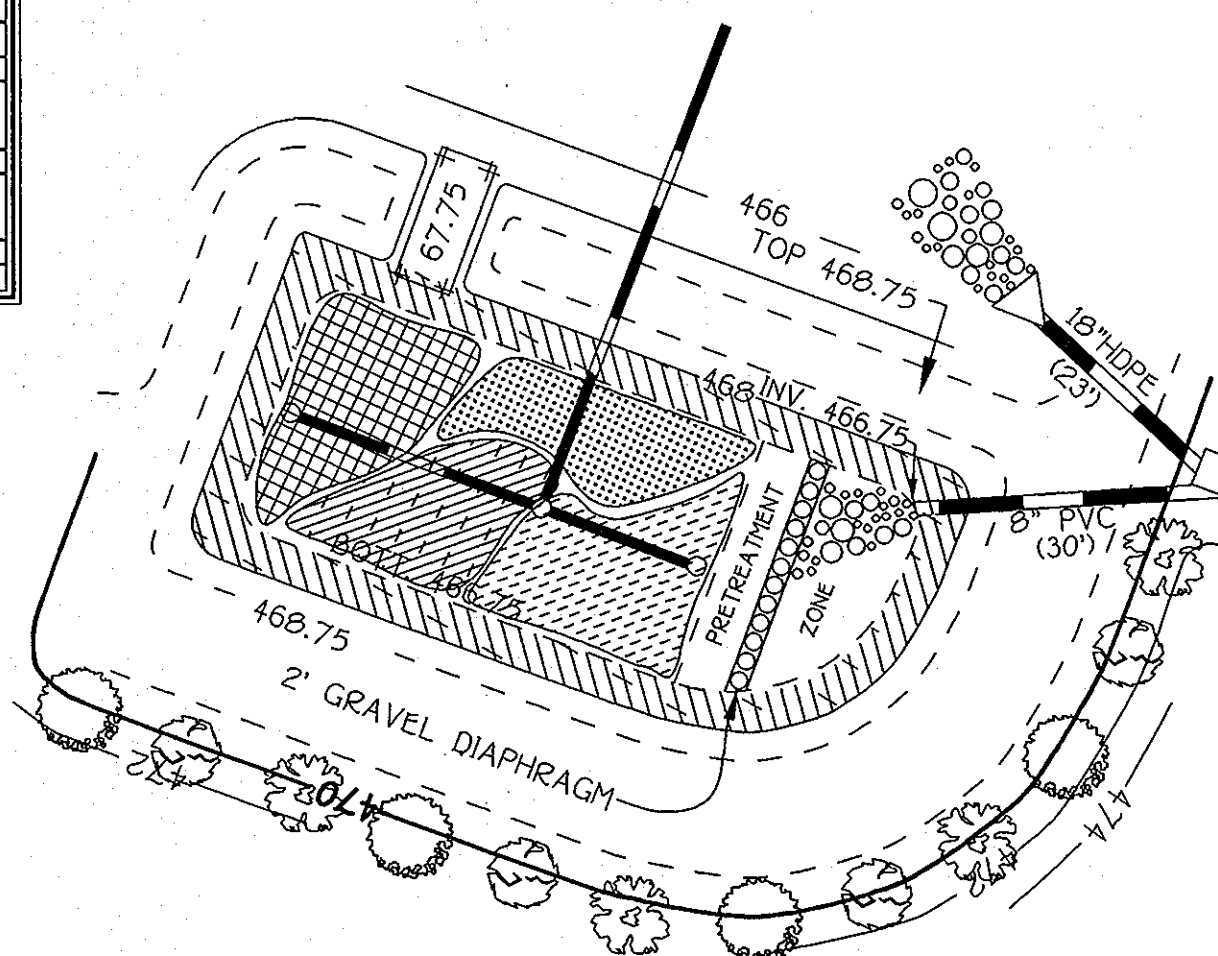
NOTE: THE PLANTING SCHEDULE AND SPECIES FOR CELL 1 IS FOR DESIGN PURPOSES. PLANT DISTRIBUTION AND TYPES MAY BE SUBSTITUTED WITH SPECIES LISTED IN THE DESIGN MANUAL FOR BIO-RETENTION IN STORM WATER MANAGEMENT PRINCE GEORGE'S COUNTY GOVERNMENT.

- SYCAMORE
- MAPLE
- LONDON PLANE
- RED OSLER DOGWOOD
- WINTER BERRY
- WITCH HAZEL
- MIXED PERENNIALS (E.G. CARDINAL FLOWER, TALL CONE FLOWER)
- MIXED GRASSES (E.G. BROOMSEDGE SWITCH GRASS)



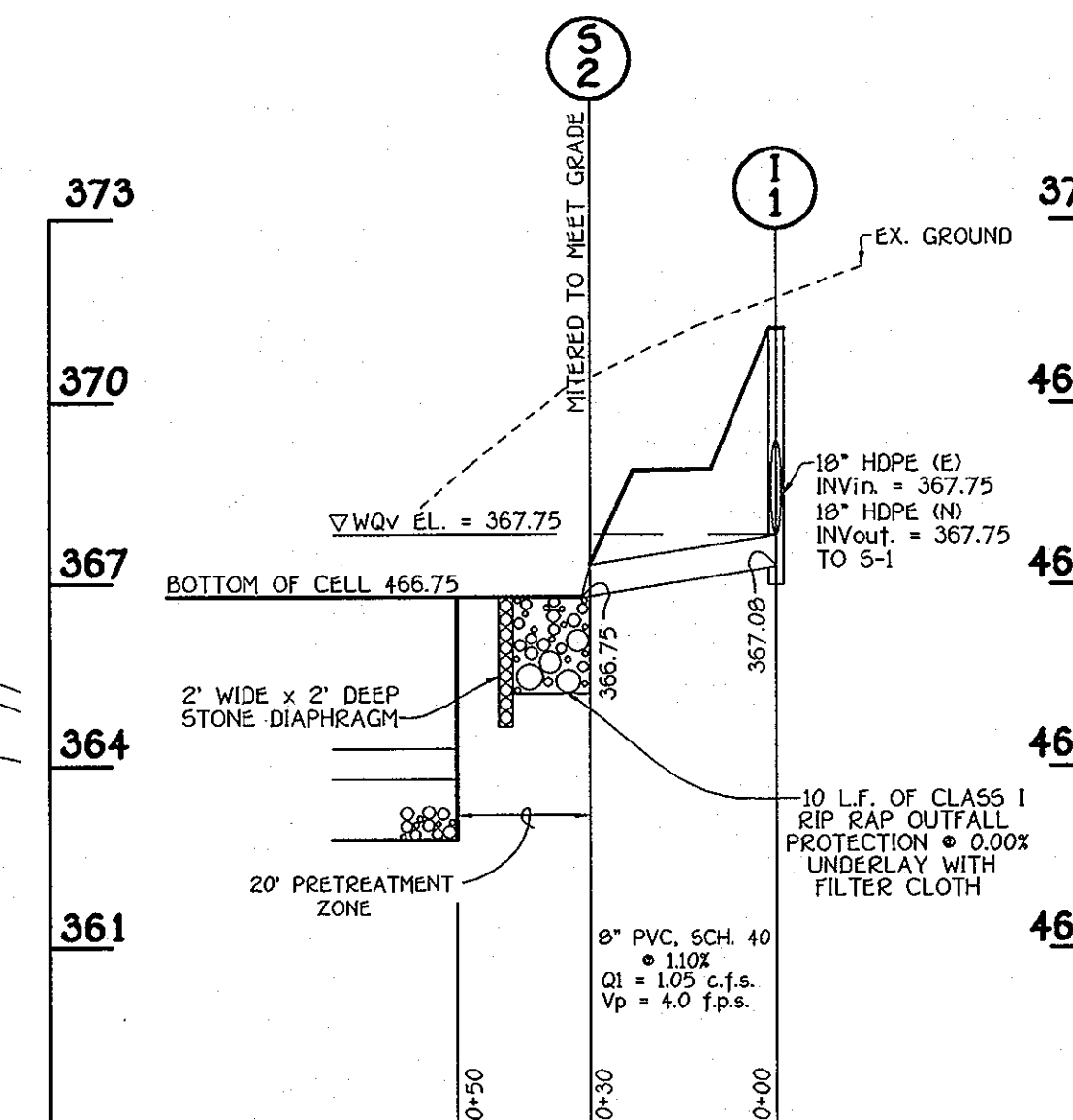
SPLITTER DETAIL 1-1

NOT TO SCALE



Storm Water Management Facility No. 1 Bio-Retention Facility

SCALE: 1" = 20'



PROFILE

SCALE: HORIZ. 1" = 30'

VERT. 1" = 3'

OWNER

THE ESTATE OF LEA J. HINTZ
4975 ILCHESTER ROAD
ELLCOTT CITY, MARYLAND 21043
ATTN: ANDREW C. HINTZ & PAUL F. HINTZ



DEVELOPER

ILCHESTER, LLC
c/o J. THOMAS SCRIVENER, CORP.
8808 CENTRE PARK DRIVE
SUITE 209
COLUMBIA, MARYLAND 21044
(410) 964-9522

By The Developer:
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 Shall Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion. I Also Authorize Periodic On-Site Inspections By The Howard Soil Conservation District.

Signature Of Developer: *[Signature]* Date: 1/14/05

Printed Name Of Developer: _____

By The Engineer:
I Certify That This Plan For Pond Construction, Erosion And Sediment Control Represents A Practical And Workable Plan Based On My Personal Knowledge Of The Site Conditions. This Plan Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District. I Have Notified The Developer That He/She Must Engage A Registered Professional Engineer To Supervise Pond Construction And Provide The Howard Soil Conservation District With An "As-Built" Plan Of The Pond Within 30 Days Of Completion.

Signature Of Engineer: *[Signature]* Date: 1-14-05

Printed Name Of Engineer: _____

These Plans Have Been Reviewed For The Howard Soil Conservation District And Meet The Technical Requirements For Small Pond Construction, Soil Erosion And Sediment Control.

USDA-Natural Resources Conservation Service: _____ Date: _____

These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.

Howard Soil Conservation District: _____ Date: _____

Approved Department Of Public Works: _____ Date: 1-28-05

Chief, Bureau Of Highways: *[Signature]*

Approved Department Of Planning And Zoning: _____ Date: 3/11/05

Chief, Division Of Land Development: *[Signature]*

Chief, Development Engineering Division: *[Signature]* Date: 3/10/05

AS-BUILT CERTIFICATION
I hereby certify that the Facility shown on this Plan was constructed as shown on the "As-Built" Plans and meets the approved plans and specifications.

Signature: _____ P.E. No.: _____
Date: _____

Certify Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Nor Does An Engineer's Certification Relieve Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.

SUMMARY TABLE #2

The following is a summary of the Re, WQ, and Cp Requirements:

Type of Requirement	Volume Required	Volume Provided
Re, (Recharge Vol. for Entire Site)	0.31 acres or 0.0277 acre-feet	0.0135 ac. ft. via % volume and 0.087 via % area method
WQ		
Study Point #1 (3.72acres)	1,258 cu ft	2,155 cu ft @ BMP #1
Study Point #2 (0.15 acres)	100 cu ft	100 cu ft. via credits
Study Point #3 (0.58acres)	674 cu ft	Via Disconnection of Runoff
Study Point #4 (0.84acres)	991 cu ft	Via Grass Channel Credit
Cp		
Study Point #1 (3.72 acres)	0.0723 acre-feet	N/A since < 2 cfs
Study Point #2 (0.15 acres)	0.0018 acre-feet	N/A since < 2 cfs
Study Point #3 (0.58acres)	0.0238 acre-feet	N/A since < 2 cfs
Study Point #4 (0.84acres)	0.0390 acre-feet	N/A since < 2 cfs

Note: Both Qp (Overbank Flood Protection or 10-year storm) and Qr (Extreme Flood Volume or 100-year storm) are not required for this site since this watershed area is not classified as one of the sensitive watershed areas for Howard County.

**STORMWATER MANAGEMENT NOTES AND DETAILS
GLYNCHESTER MANOR
BUILDABLE LOTS 1-B & OPEN SPACE LOT 9**

ZONED R-20
TAX MAP NO. 31 PARCEL NOS. 633 & 240 GRID NO. 16
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JANUARY 12, 2005
SHEET 7 OF 9

F:\S&P\PROJ\030767\FINALS\030767 SHEET 7 SWM notes and details.dwg, 1/14/05 9:42:22 AM

200 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION
Using vegetation as cover for barren soil to protect it from forces that cause erosion.

PURPOSE
Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

CONDITIONS WHERE PRACTICE APPLIES
This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary Soil Stockpiles, cleared areas being left between construction phases, earth cuts, etc. and for Permanent Seeding are lawns, cuts, cut and fill slopes and other areas of final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY
Infiltration evaporation, transpiration, percolation, and groundwater recharge. Vegetation, over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. The vegetation will reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

SEEDING METHODS
Temporary Soil Stockpiles, cleared areas being left between construction phases, earth cuts, etc. and for Permanent Seeding are lawns, cuts, cut and fill slopes and other areas of final grade, former stockpile and staging areas, etc.

- SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS**
- Site Preparation
 - Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
 - Soil Amendments (Fertilizer and Lime Specifications)
 - Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on areas having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 - Lime materials shall be ground limestone hydrated or burnt lime may be substituted which contains at least 50% total oxides calcium oxide plus magnesium oxide. Limestone shall be ground to such fineness that at least 50% will pass through a #20 mesh sieve and 98-100% will pass through a #40 mesh sieve.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

- Incremental Stabilization of Embankments - Fill Slopes
 - Embankments shall be constructed in lifts as prescribed on the plans.
 - Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15' or when the grading operation ceases as prescribed in the plans.
 - At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a conservative manner to a sediment trapping device.
 - Construction of embankments shall be as follows:
 - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope sill fence on low side of fill as shown in Figure 3, unless other methods shown on the plans address this area.
 - Place final phase embankment, dress and stabilize.
 - Place Phase 2 embankment, dress and stabilize.
 - Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

SECTION 2 - TEMPORARY SEEDING

Vegetation - annual grass or grain used to provide cover on disturbed areas for up to 12 months. For longer duration of vegetative cover, Permanent Seeding is required.

A. Seed mixtures - Temporary Seeding

- Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardness Zone (from Figure 5) and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this summary is not put on the plans and completed, then Table 25 must be put on the plans.
- For sites having soil tests performed, the rates shown on this table shall be deleted and the rates recommended by the testing agency shall be written in Soil tests are not required for Temporary Seeding.

Seed Mixture Hardness Zone ... 6b ...				Fertilizer Rate		Lime Rate
From Table 26				From Table 26		
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depth	N (0-10-10)	P (20-20-20)
1	BARLEY	122	3/1 - 5/15	1" - 2"	600 lb/ac	2 tons/ac
	OATS	96	8/15 - 10/15	1" - 2"	45 lb/1000sq ft	000 lb/1000sq ft
	RYE	140		1" - 2"		

SECTION 3 - PERMANENT SEEDING

Seeding grass and legumes to establish growing cover for a minimum of one year on disturbed areas generally receiving low maintenance.

A. Seed mixtures - Permanent Seeding

- Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardness Zone (from Figure 5) and enter them in the Permanent Seeding Summary below, along with application rates and seeding dates. Seeding depths can be estimated using Table 26. If this summary is not put on the construction plans and completed, then Table 25 must be put on the plans. Additional planting specifications for exceptional sites such as shorelines, streambanks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Technical Field Office Guide, Section 342 - Critical Area Planning. For special low maintenance areas, see Section 14 and Turfgrass.
- For sites having disturbed areas over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in.
- For areas receiving low maintenance, apply urea-former fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (500 lb/ac), in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

Seed Mixture Hardness Zone ... 6b ...				Fertilizer Rate		Lime Rate
From Table 25				From Table 25		
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depth	N (0-20-20)	P (20-20-20)
3	PERMANENT RYE (GRASS)	125	3/1 - 5/15	1" - 2"	90 lb/ac	175 lb/ac
	TALL FESCUE (GRASS)	100	8/15 - 10/15	1" - 2"	45 lb/1000sq ft	000 lb/1000sq ft
	PERMANENT RYE (GRASS)	100	3/1 - 5/15	1" - 2"	45 lb/1000sq ft	000 lb/1000sq ft
	TALL FESCUE (GRASS)	100	8/15 - 10/15	1" - 2"	45 lb/1000sq ft	000 lb/1000sq ft

Method of Seeding

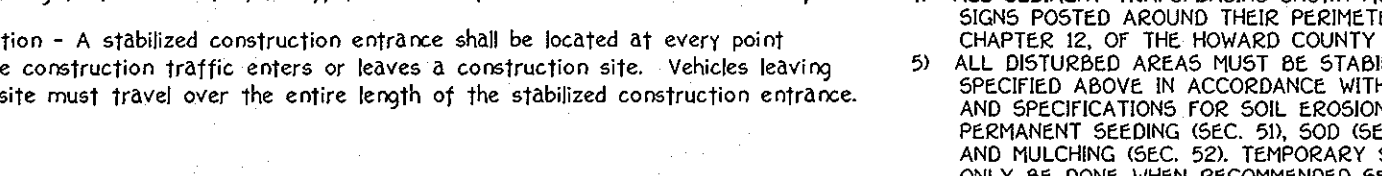
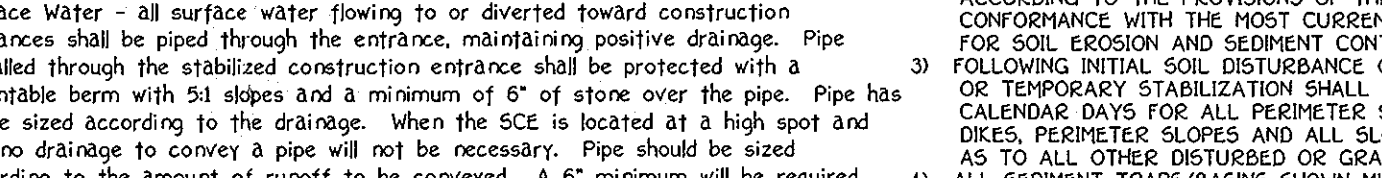
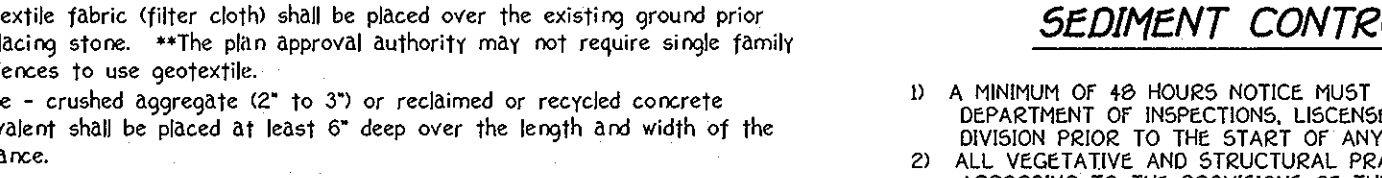
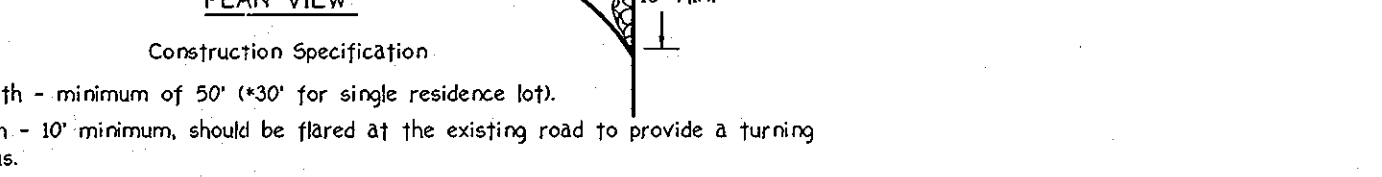
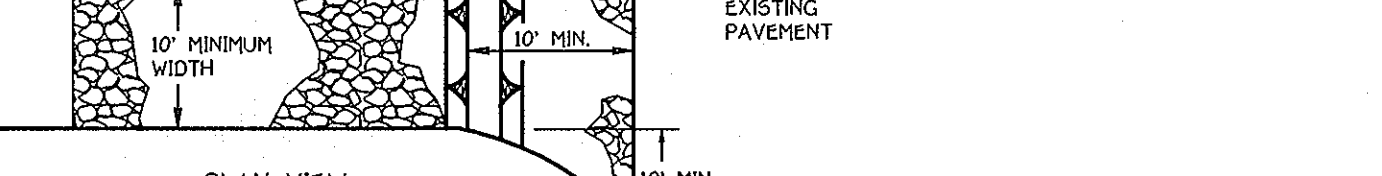
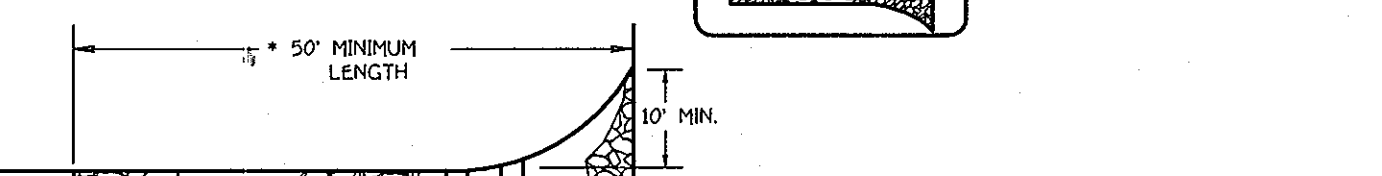
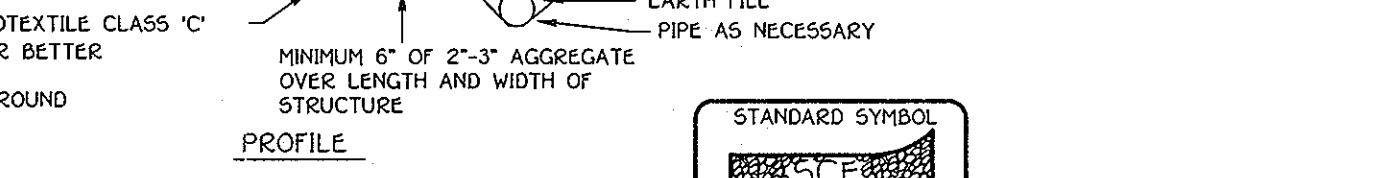
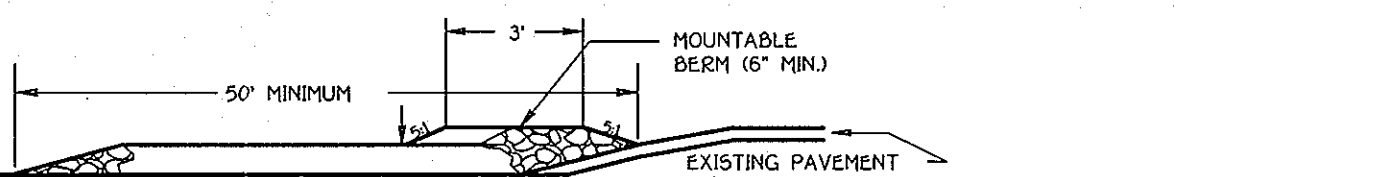
- Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeder, or a cultipacker seeder.
- If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen maximum of 100 lbs per acre total of soluble nitrogen; phosphorus maximum of 200 lbs per acre total of phosphorus; potassium 200 lbs per acre total of potassium.
- Lime - use only ground agricultural limestone, up to 3 tons per acre may be applied by hydroseeder. Normal application rate must be firm after hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
- Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.

Drill or Cultipacker Seeding Mechanized seeders that apply and cover seed with soil.

- Cultipacker seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeders must be firm after planting.
- Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

Mulch Specifications

- Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be moist, rotten, chaff, or excessively dirty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
- Wood Cellulose Fiber Mulch (WCFM)
 - WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFM shall be dried green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform spread slurry.
 - WCFM, including dye, shall contain no germination or growth inhibiting factors.
 - WCFM shall be manufactured and packaged in such a manner that the mulch cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer, and other additives to form a homogeneous slurry.
 - The mulch material shall form a batter-like ground cover, on application having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFM shall contain no elements or compounds of construction wastes that are phytotoxic.
 - WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 10% maximum and water holding capacity of 100% minimum.



STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose
To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, nutrients toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil material is not adequate to provide vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2\"/>

Topsoil Application

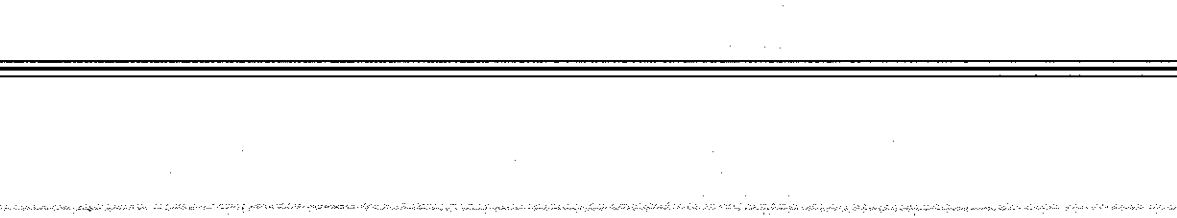
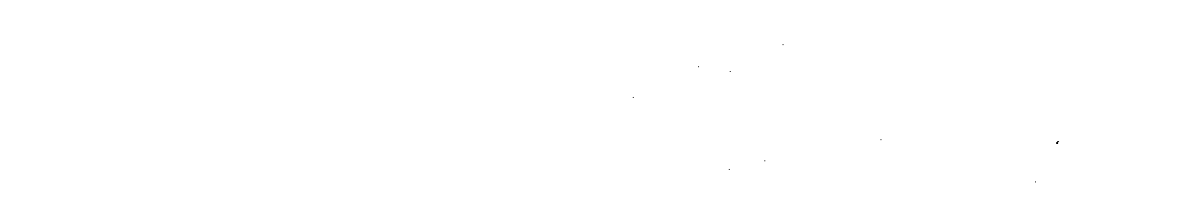
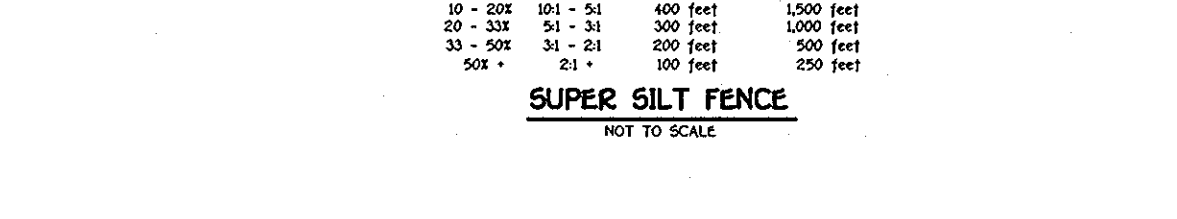
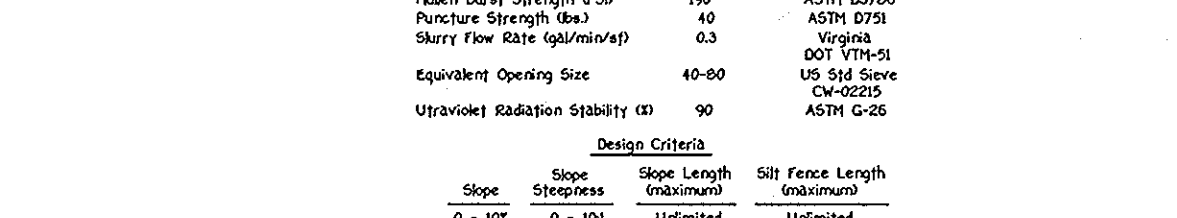
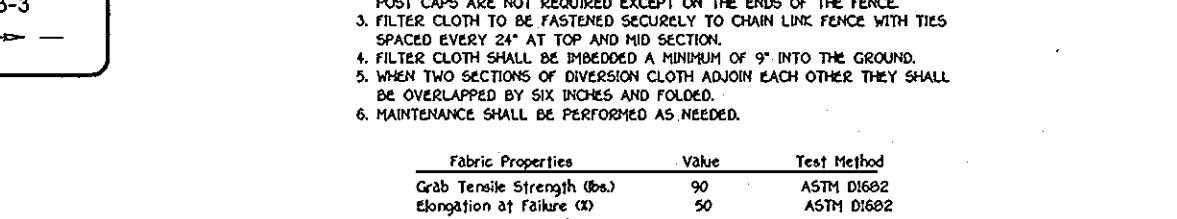
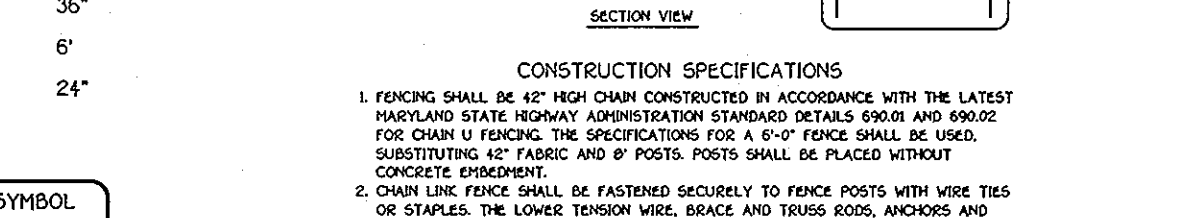
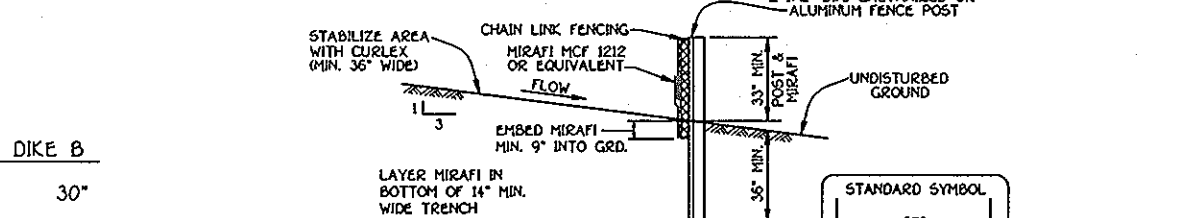
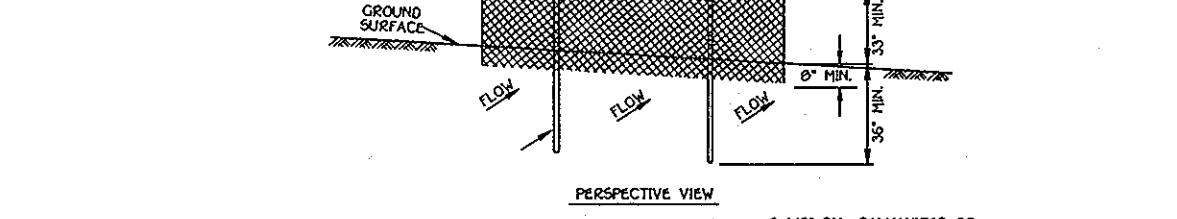
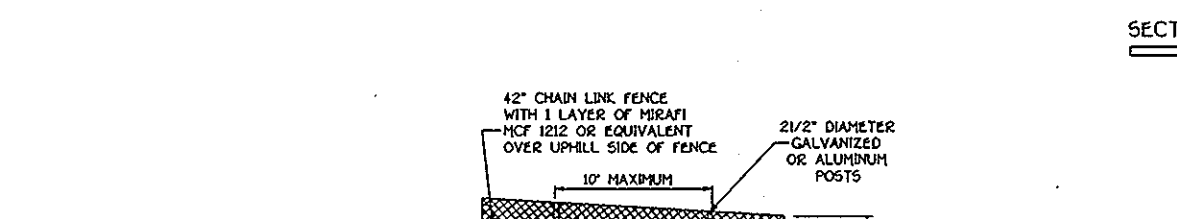
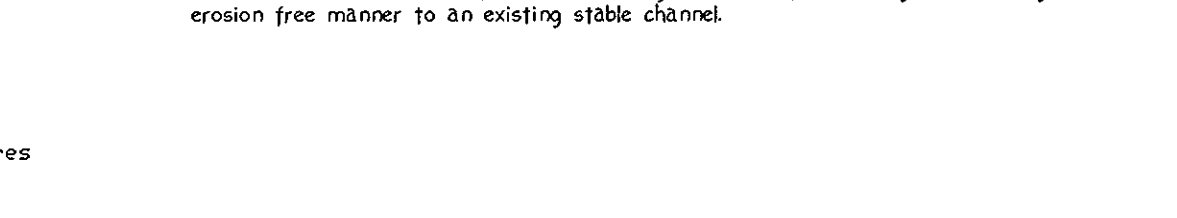
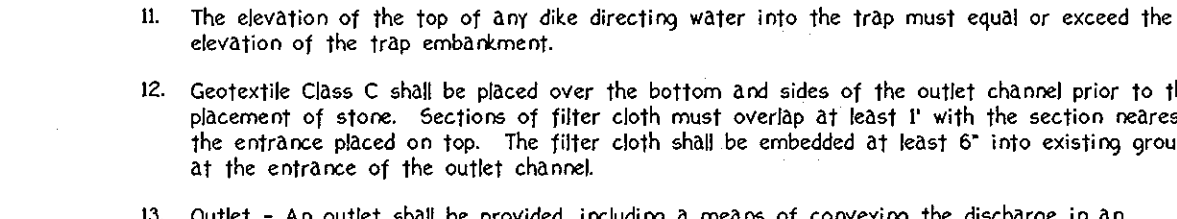
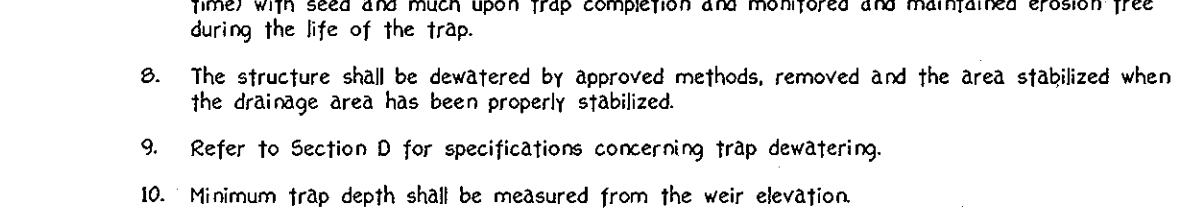
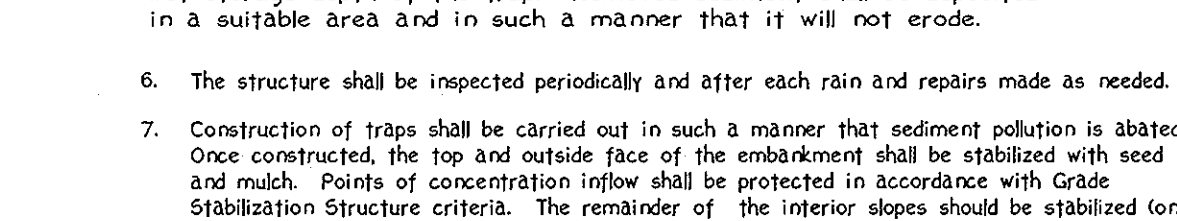
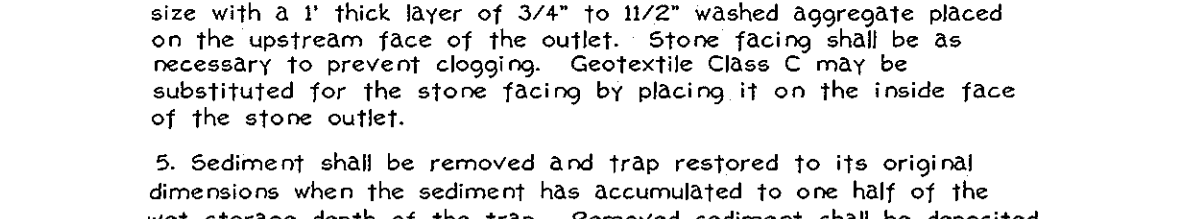
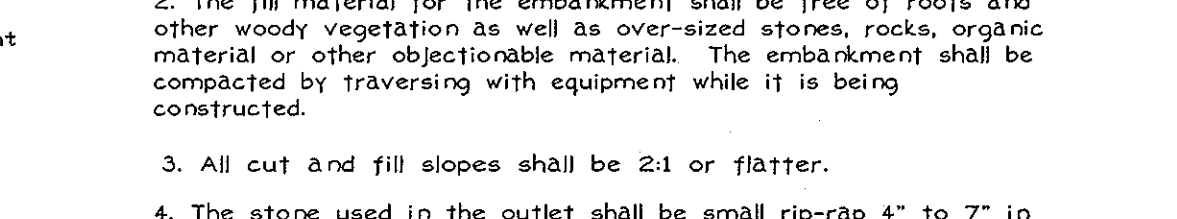
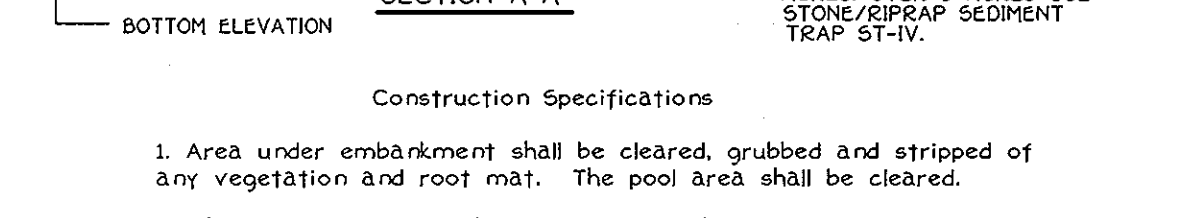
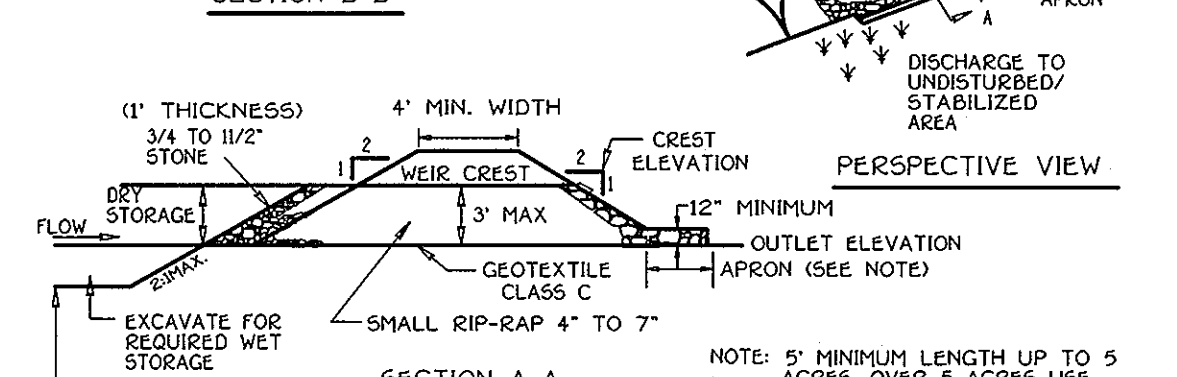
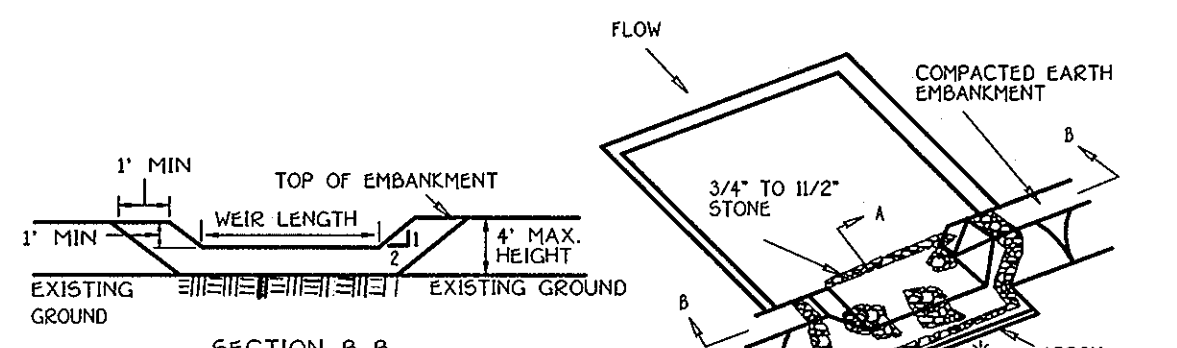
- When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Sill Fence and Sediment Traps and Basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4\"/>

Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge amendments may be applied as specified below.

- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas over 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under CDMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 15 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sowing, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

STONE OUTLET SEDIMENT TRAP - ST II



ENGINEER'S CERTIFICATE

I Herewith certify that this Plan for Erosion and Sediment Control is a true and correct representation of the work done by me or under my supervision. It was prepared in accordance with the standards and specifications of the Maryland Department of the Environment and the Howard County Department of Planning and Zoning.

Date: 1/14/05

DEVELOPER'S CERTIFICATE

"I/We Certify That All Development And Construction Will Be Done According To This Plan Of Development And Plan For Erosion And Sediment Control And That All Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Attendance At A Department Of Natural Resources 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 Or Their Authorized Agents, As Are Deemed Necessary."

Date: 1/14/05

Reviewed For Howard County Soil Conservation District And Meets Technical Requirements.

Date: 2/24/05

Approved: This Development is in Accordance With Erosion and Sediment Control By The Howard County Department of Planning and Zoning.

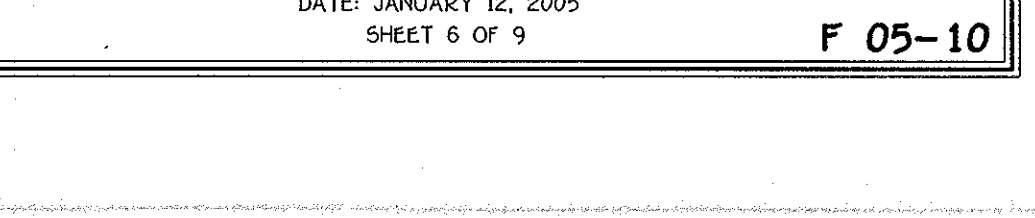
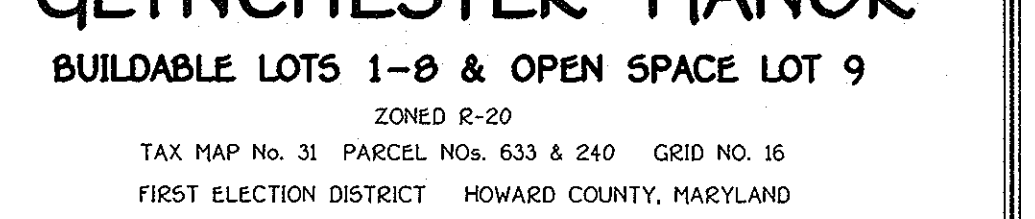
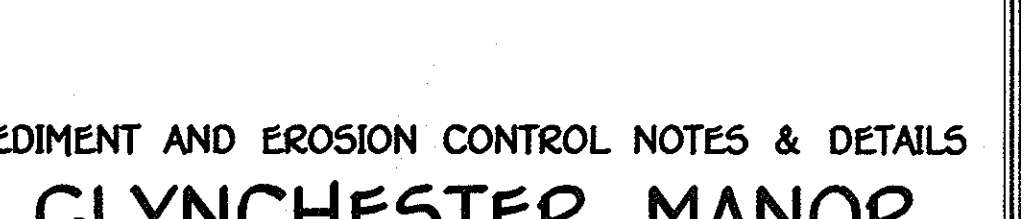
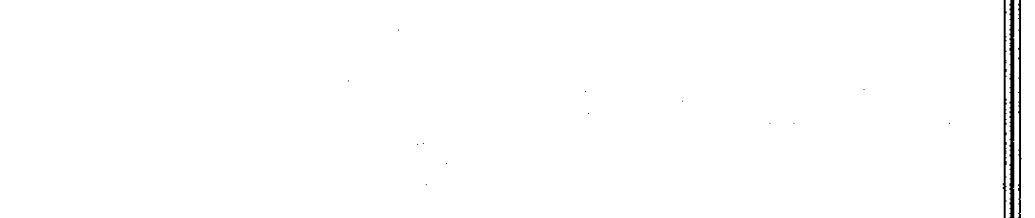
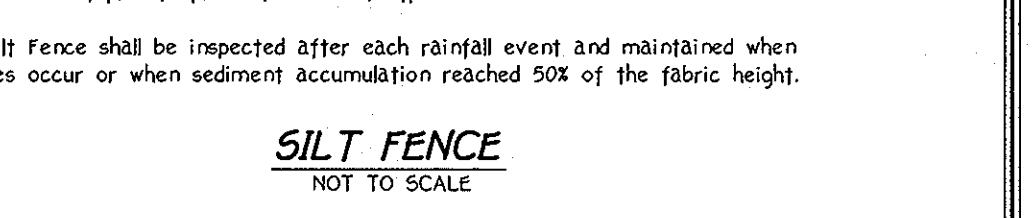
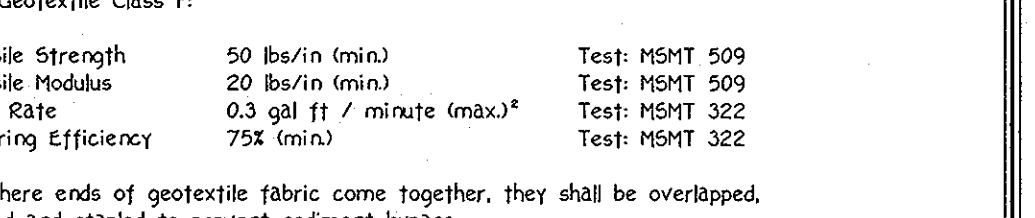
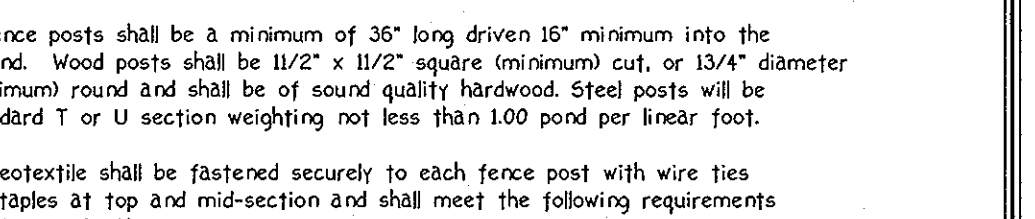
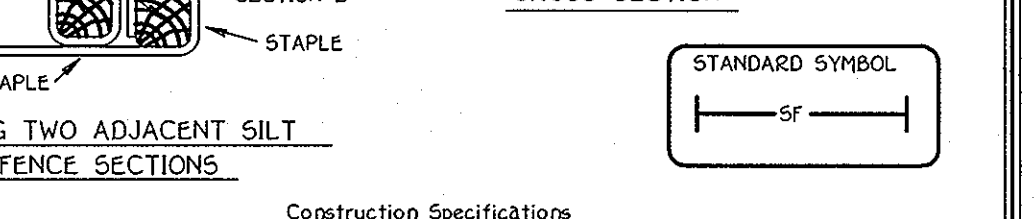
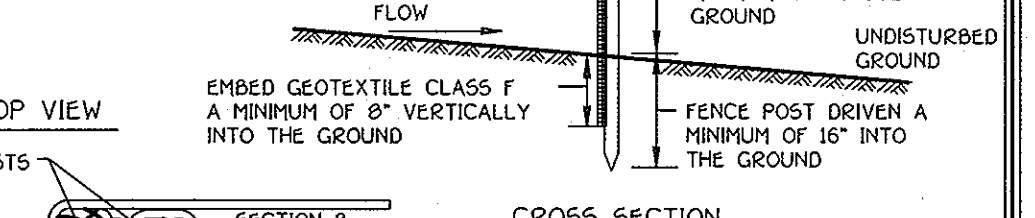
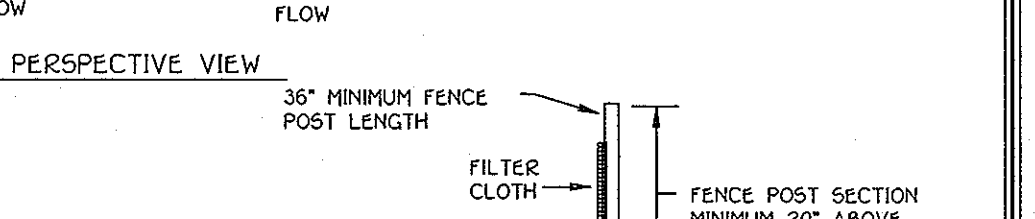
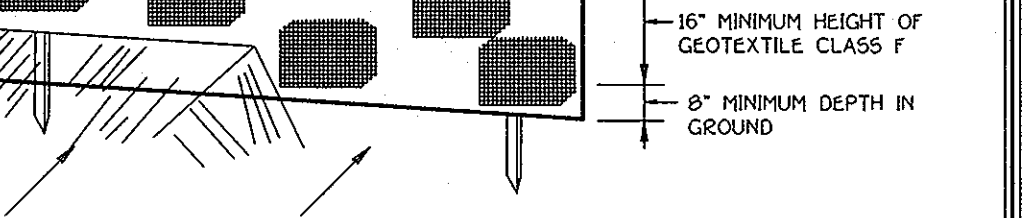
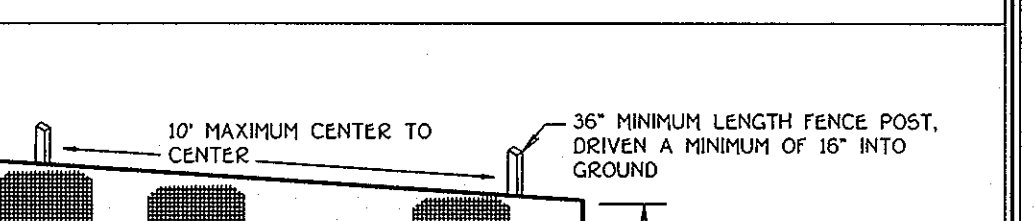
Date: 2/24/05

Approved: Department of Planning And Zoning.

Date: 3/1/05

Approved: Howard County Department Of Public Works.

Date: 1-27-05



FISHER COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALDOR NATIONAL FEE
ELLSWORTH CITY, MARYLAND 21038
(410) 661 - 2895

OWNER
THE ESTATE OF LEA J. MINTZ
4575 ILMCHSTER ROAD
ELLSWORTH CITY, MARYLAND 21043
ATTN: ANDREW C. MINTZ & PAUL F. MINTZ

DEVELOPER
ILMCHSTER, LLC
c/o J. THOMAS SCRIVENER, CO.P.
2800 CENTRE PARK DRIVE
SUITE 209
COLUMBIA, MARYLAND 21044
(410) 954-9522

EARTH DIKE
NOT TO SCALE

STONE OUTLET SEDIMENT TRAP - ST II
NOT TO SCALE

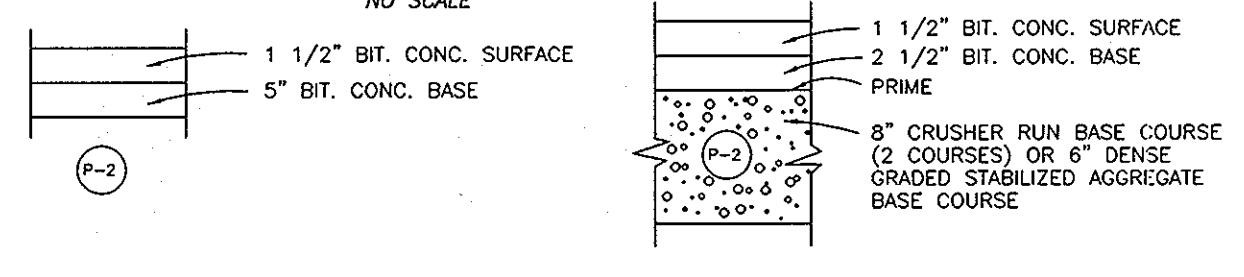
SEDIMENT AND EROSION CONTROL NOTES & DETAILS
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FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JANUARY 12, 2005
SHEET 6 OF 9

APPROVED: DEPARTMENT OF PUBLIC WORKS
William F. White 1-28-05
 CHIEF, BUREAU OF HIGHWAYS
 DATE

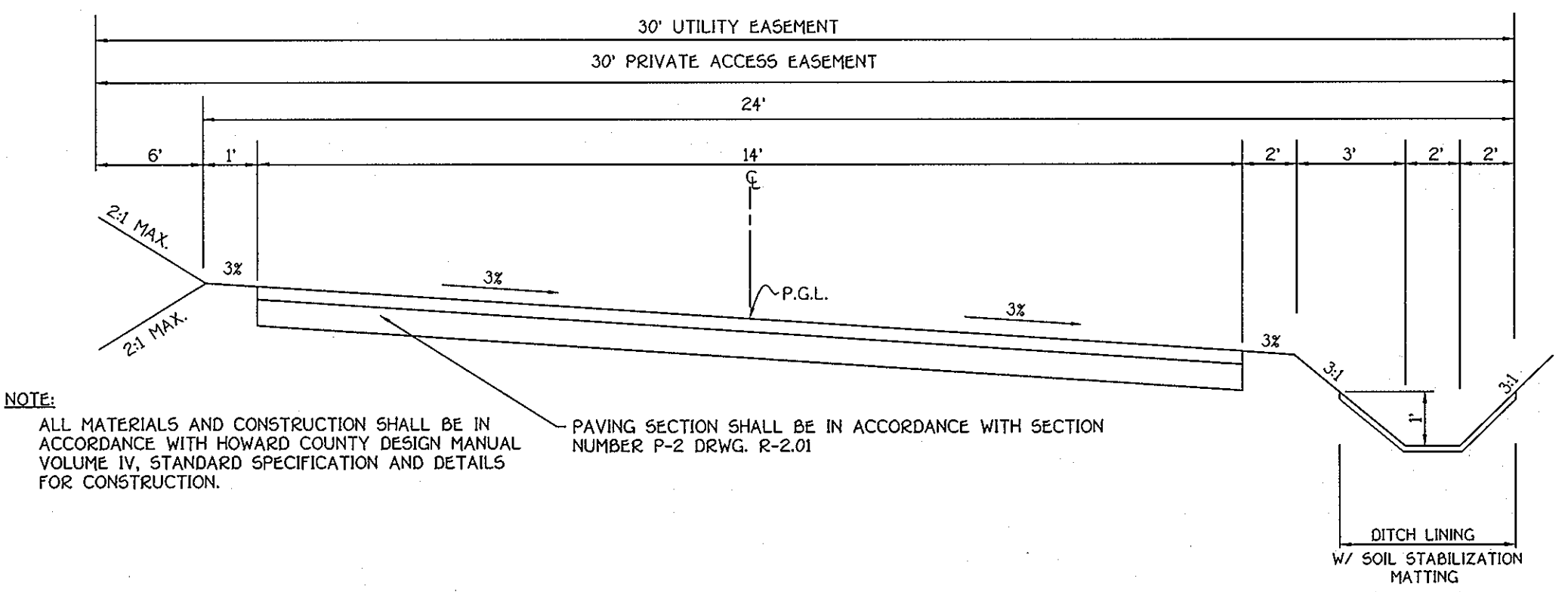
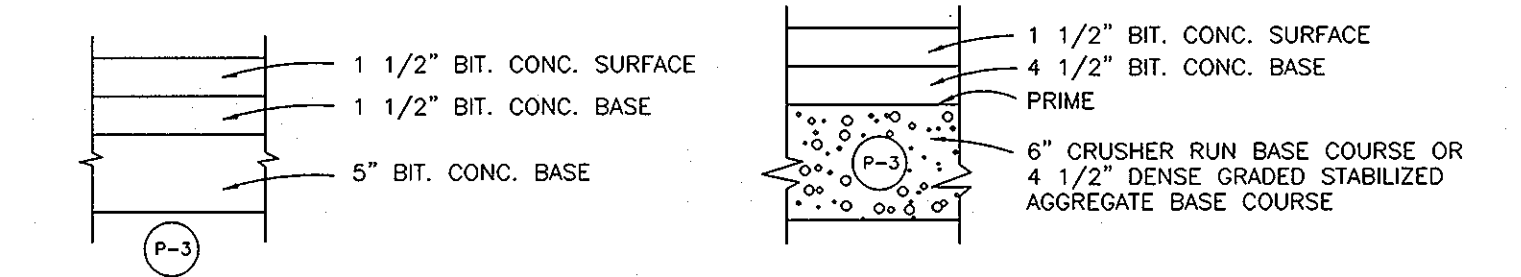
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cathy Hanate 3/1/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION
JK 3/4/05
 DATE

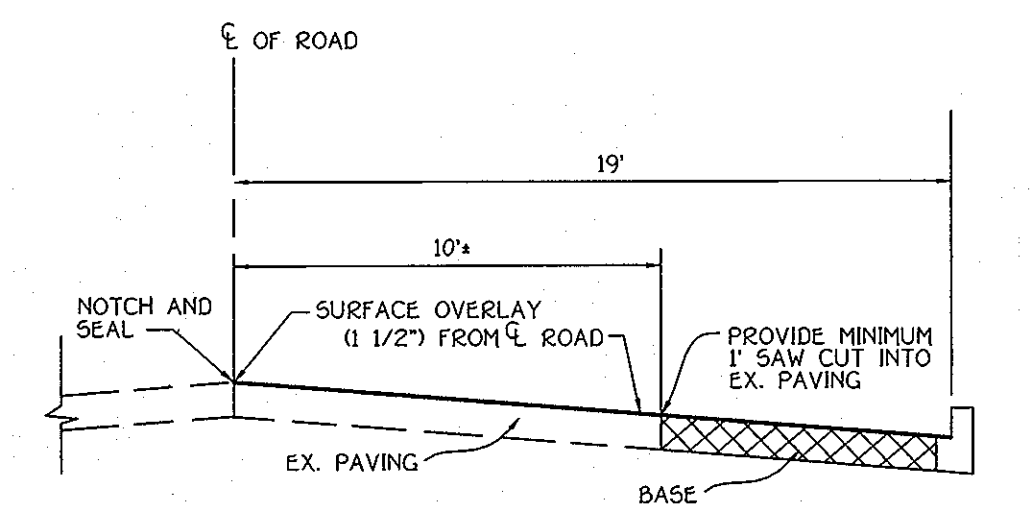
PAVING SECTION P-2
 NO SCALE



PAVING SECTION P-3
 NO SCALE



TYPICAL ROADWAY SECTION (MINTZ LANE)
 NO SCALE

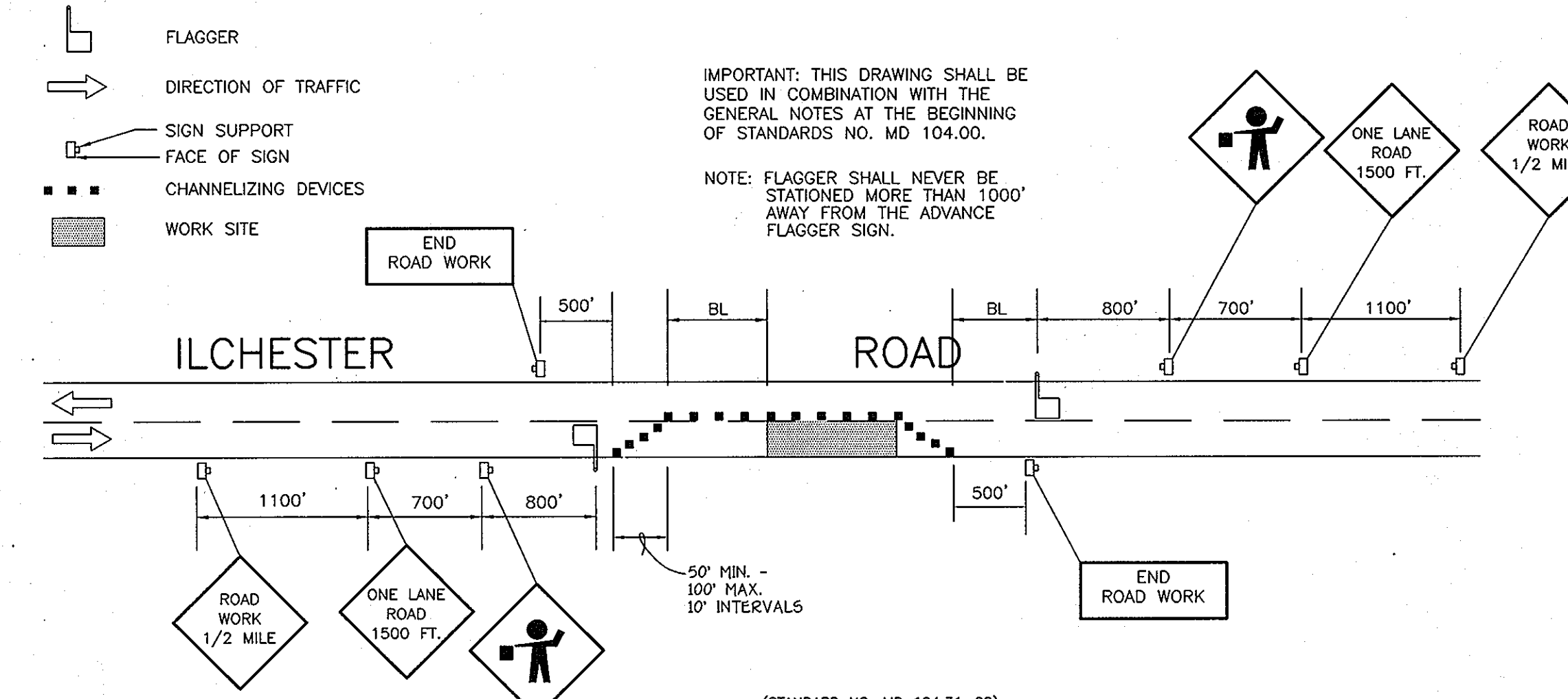


ILCHESTER ROAD OVERLAY SECTION
 NO SCALE

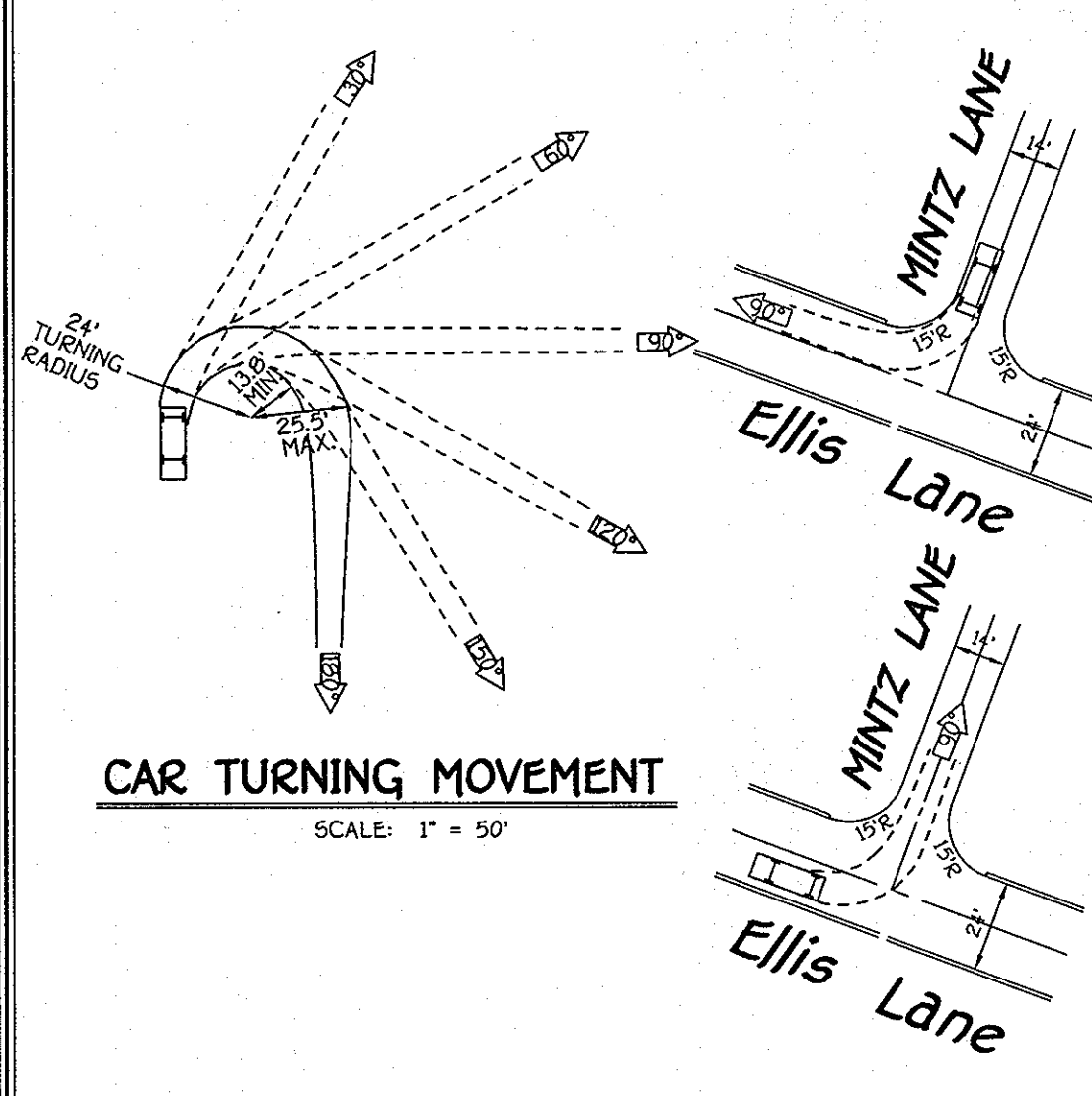
THE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STD. DETAIL R-10.01

ROADWAY INFORMATION CHART						
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	EASEMENT	PAVING SECTION
MINTZ LANE	PRIVATE ACCESS PLACE	15 MPH	R-20	0+00 TO 3+65	30'	P-2

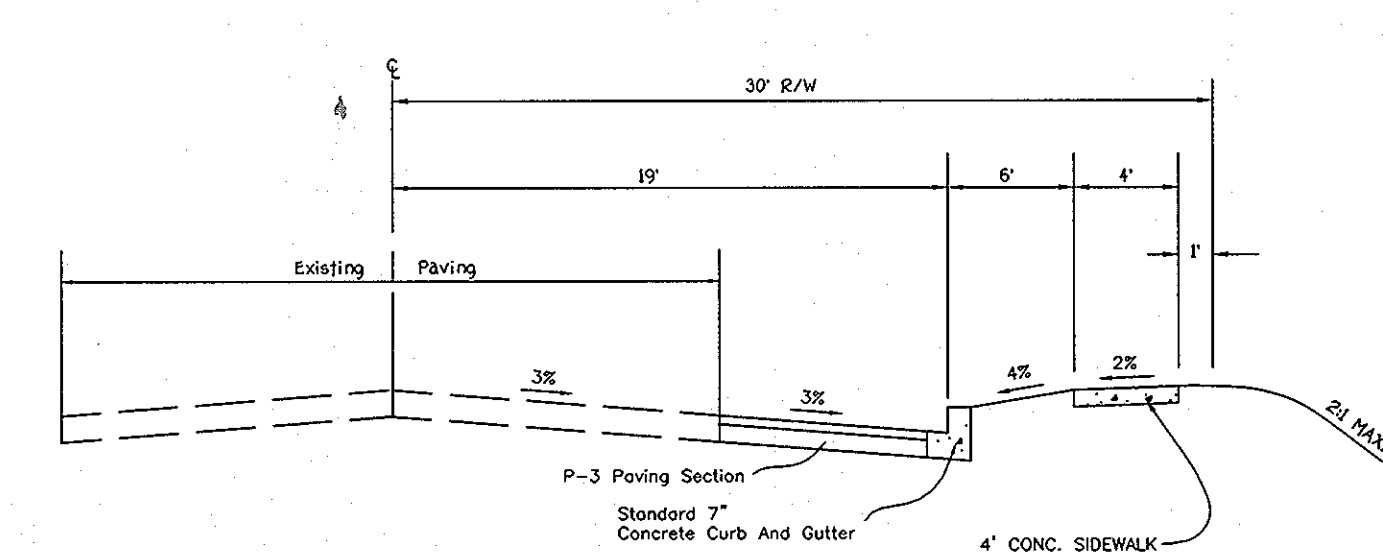
KEY



TEMPORARY TRAFFIC CONTROL PLAN
 NO SCALE

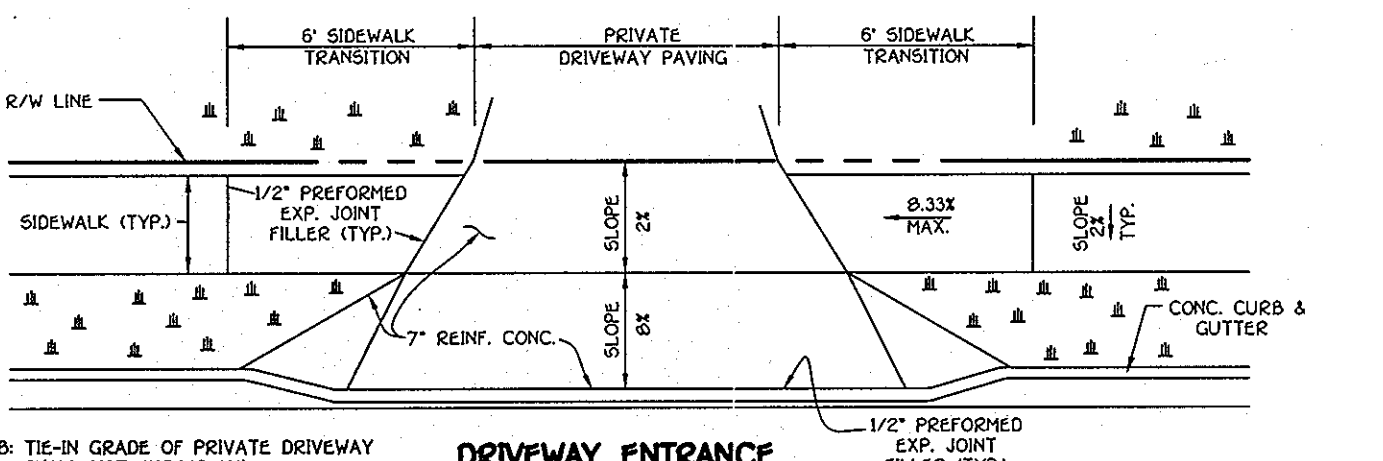


CAR TURNING MOVEMENT
 SCALE: 1" = 50'

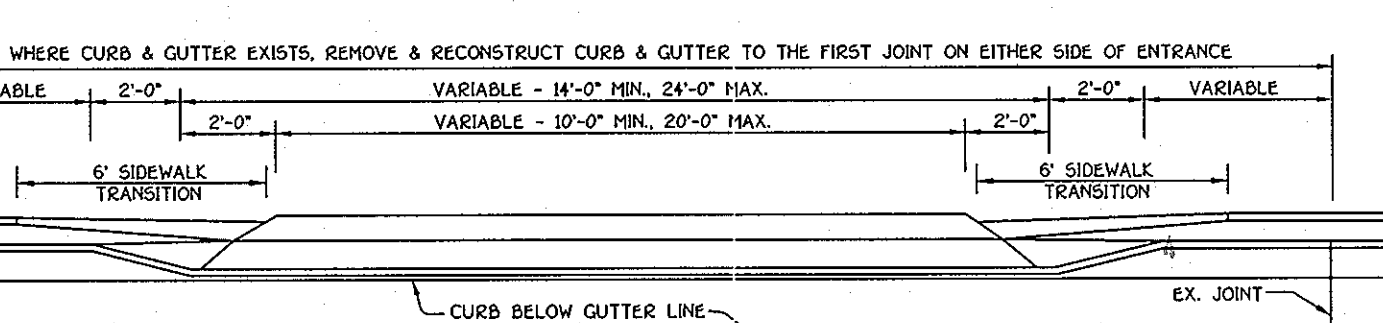


TYPICAL ILCHESTER ROAD WIDENING SECTION
 NO SCALE

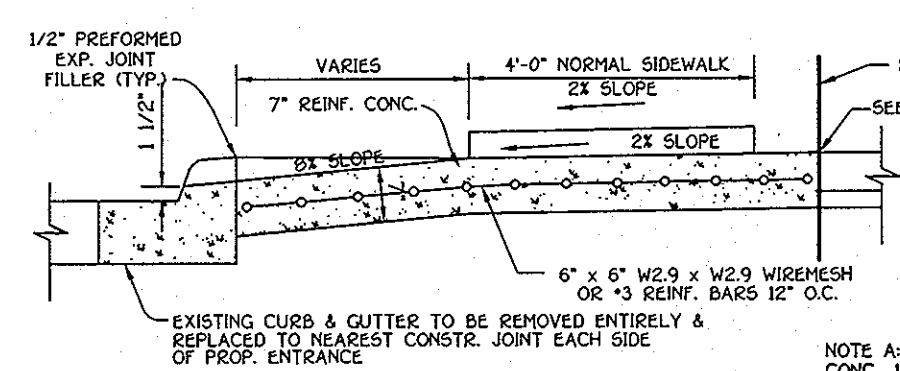
S.W.M. FACILITY ACCESS



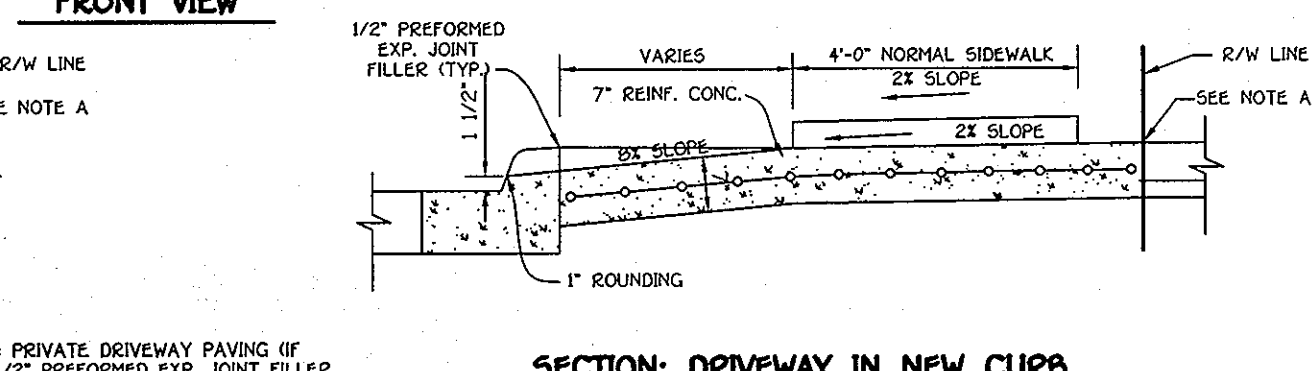
DRIVEWAY ENTRANCE



FRONT VIEW

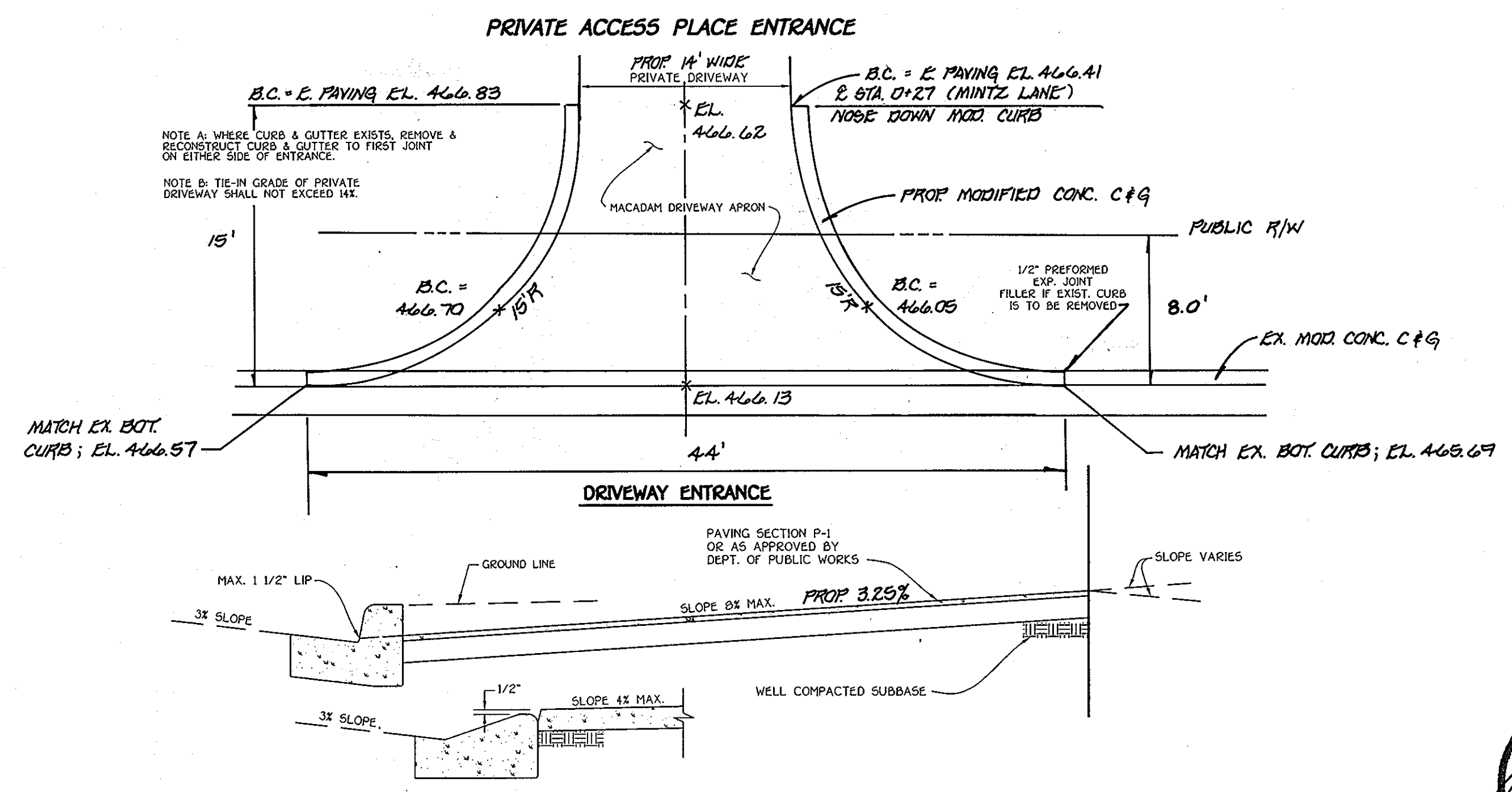


SECTION: DRIVEWAY IN EXISTING CURB



SECTION: DRIVEWAY IN NEW CURB

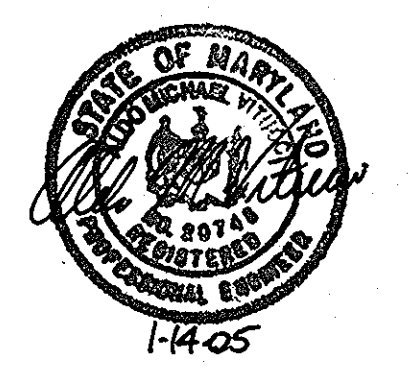
RESIDENTIAL DRIVEWAY ENTRANCE CLOSED SECTION WITH STD. 7" COMBINATION CURB & GUTTER AND SIDEWALK
 NO SCALE



RESIDENTIAL DRIVEWAY ENTRANCE CLOSED SECTION ROADWAY WITHOUT CONCRETE SIDEWALK
 NO SCALE

MAINTENANCE OF TRAFFIC SPECIAL PROVISIONS

- GENERAL**
- THE PURPOSE OF THIS PORTION OF THE SPECIAL PROVISION IS TO SET FOR THE TRAFFIC CONTROL REQUIREMENTS NECESSARY FOR THE SAFE AND EFFICIENT MAINTENANCE TO TRAFFIC WITHIN WORK AREAS, AND TO MINIMIZE ANY INCONVENIENCES TO THE TRAVELING PUBLIC AND THE CONTRACTOR AND/OR PERMITTEE.
 - PROPERTY TRAFFIC CONTROL THROUGH WORK AREAS IS ESSENTIAL FOR INSURING THE SAFETY AND THAT OF HIGHWAY WORKERS HAS THE HIGHEST PRIORITY OF ALL TASKS WITHIN THIS PROJECT. THE PROPERTY APPLICATION OF THE APPROVED TRAFFIC CONTROL PLAN (TCP) WILL PROVIDE THE DESIRED LEVEL OF SAFETY.
 - THROUGHOUT THESE SPECIAL PROVISIONS, ANY MENTION OF THE TCP SHALL BE IMPLIED TO INCLUDE ANY COMBINATION OF TYPICAL TRAFFIC CONTROL STANDARDS WHICH FORM THE OVERALL TCP FOR THIS PROJECT WHICH HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER.
 - THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE PROVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 1988 EDITION, ESPECIALLY PART VI, AND TO SECTION 814 OF THE MARYLAND DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS (JANUARY, 1982), INCLUDING ALL REVISIONS AND SUPPLEMENTS TO EACH.
 - THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE REQUIREMENTS SET FORTH IN THE TCP AND THESE SPECIAL PROVISIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY REQUESTS TO MAKE MINOR CHANGES TO THE TCP OR THE SPECIAL PROVISIONS WITH REGARD TO THE TRAFFIC CONTROL ITEMS SHALL BE MADE IN WRITING TO THE ENGINEER A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE PROPOSED SCHEDULING CHANGE. THE CONTRACTOR AND/OR PERMITTEE SHALL HAVE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO THE IMPLEMENTATION OF ANY CHANGE.
 - NO WORK SHALL BEGIN ON ANY WORK ACTIVITY OR WORK PHASE UNTIL ALL REQUIRED TRAFFIC CONTROL PATTERNS AND DEVICES INDICATED ON THE TCP FOR THAT ACTIVITY OR PHASE ARE COMPLETELY AND CORRECTLY IN PLACE TO HAVE BEEN CHECKED FOR APPROVED USAGE.
 - GENERAL AND SPECIFIC WARNING SIGNS SHALL ONLY BE IN PLACE WHEN SPECIFIC WORK TASKS AND ACTIVITIES ARE ACTUALLY UNDERWAY OR CONDITIONS EXIST THAT POSE A POTENTIAL HAZARD TO THE PUBLIC, AND ANY ADDITIONAL SIGNING HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER. NOTE: THE PRACTICE OF PLACING SIGNING AND OTHER TRAFFIC CONTROL DEVICES IN ADDITION TO THOSE INDICATED ON THE APPROVED TCP IS NOT PERMITTED.
 - THE CONTRACTOR AND/OR PERMITTEE SHALL PROVIDE, MAINTAIN IN NEW CONDITION, AND MOVE WHEN NECESSARY, OR AS DIRECTED BY THE ENGINEER, ALL TRAFFIC CONTROL DEVICES USED FOR THE GUIDANCE AND PROTECTION OF MOTORISTS, PEDESTRIANS, AND WORKERS.
 - ALL TRAFFIC CONTROL DEVICES REQUIRED BY THE TCP SHALL BE KEPT IN GOOD CONDITION, FULLY PERFORMING AS SET FORTH IN THE TCP, THE MUTCD, AND/OR SECTION 814 OF THE SPECIFICATIONS. FOR REFLECTIVE DEVICES, A PARTICULAR DEVICE IS ASSUMED TO HAVE FAILED TO MEET MINIMUM OPERATIONAL STANDARDS WHEN THE DEVICE NO LONGER HAS RETRO-REFLECTANCE CAPABILITY OF AT LEAST 60% OF THE SPECIFIED MINIMUM VALUE OVER AT LEAST 90% OF THE VISIBLE REFLECTIVE SURFACE.
 - ALL TRAFFIC CONTROL DEVICES NOT REQUIRED FOR THE SAFE CONDUCT OF TRAFFIC SHALL BE PROMPTLY REMOVED, COMPLETELY COVERED, TURNED AWAY FROM TRAFFIC, OR OTHERWISE TAKEN OUT OF SERVICE. IT IS INTENDED THAT NO TRAFFIC CONTROL DEVICE IS TO BE IN SERVICE WHEN THERE IS NO CLEAR CUT REASON FOR THE DEVICE.
 - THROUGHOUT THE PERIODS OF WORK ACTIVITIES, TRAFFIC SHALL BE MAINTAINED BY IMPLEMENTING THE APPROVED TCP, IN LIEU OF THE TCP PREPARED FOR THIS PROJECT, AND/OR INDIVIDUAL TRAFFIC CONTROL STANDARDS, THE CONTRACTOR AND/OR PERMITTEE HAS THE OPTION OF PREPARING AND SUBMITTING A TCP, WHOLLY OR IN PART, OF HIS OWN DESIGN, FOLLOWING GUIDELINES SET FORTH IN THE MUTCD AND PRESCRIBED BY THE ADMINISTRATION. A TCP DEVELOPED BY THE CONTRACTOR AND/OR PERMITTEE SHALL NOT BE IMPLEMENTED UNTIL ADVANCE WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. TCPS MAY BE IMPLEMENTED WITHIN A SINGLE PROJECT OR JOINTLY BETWEEN TWO OR MORE PROJECTS. IN SITUATIONS WHERE TCPS JOINTLY IMPLEMENTED, CARE SHALL BE EXERCISED TO PRESENT CORRECT AND NON-CONFLICTING GUIDANCE TO THE TRAVELING PUBLIC.
 - THROUGHOUT THESE SPECIAL PROVISIONS, WHERE SPEED OF TRAFFIC IS NOTED, THIS MEANS THE POSTED SPEED OR PREVAILING TRAVEL SPEED, WHICHEVER IS HIGHER, UNLESS OTHERWISE NOTED.
 - TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT, UNLESS OTHERWISE NOTED. NO TRAVEL LANE(S) OTHER THAN THOSE DESIGNATED FOR POSSIBLE CLOSURE IN THE TCP SHALL BE CLOSED WITHOUT OBTAINING PRIOR APPROVAL FROM THE ENGINEER. ALL INGRESS AND EGRESS TO THE WORK AREA BY THE CONTRACTOR AND/OR PERMITTEE SHALL BE PERFORMED WITH THE FLOW OF TRAFFIC.



ROADWAY DETAILS
GLYNCHESTER MANOR
 BUILDABLE LOTS 1-8 & OPEN SPACE LOT 9

ZONED R-20
 TAX MAP NO. 31 PARCEL NOS. 633 & 240 GRID NO. 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: JANUARY 12, 2005
 SHEET 9 OF 9

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1000 CENTRE PARK DRIVE
 ELLICOTT CITY, MARYLAND 21042
 410-461-2955

OWNER
 ANDREW C. MINTZ & PAUL F. MINTZ
 4975 ILCHESTER ROAD
 ELLICOTT CITY, MARYLAND 21043

DEVELOPER
 ILCHESTER, LLC
 c/o J. THOMAS SCRIVENER, CORP.
 8208 CENTRE PARK DRIVE
 SUITE 209
 COLUMBIA, MARYLAND 21044
 (410) 564-5522

RESIDENTIAL DRIVEWAY ENTRANCE CLOSED SECTION ROADWAY WITHOUT CONCRETE SIDEWALK
 NO SCALE