

ROADS & SEDIMENT CONTROL PLAN

CARRIAGE MILL FARMS

PHASE II

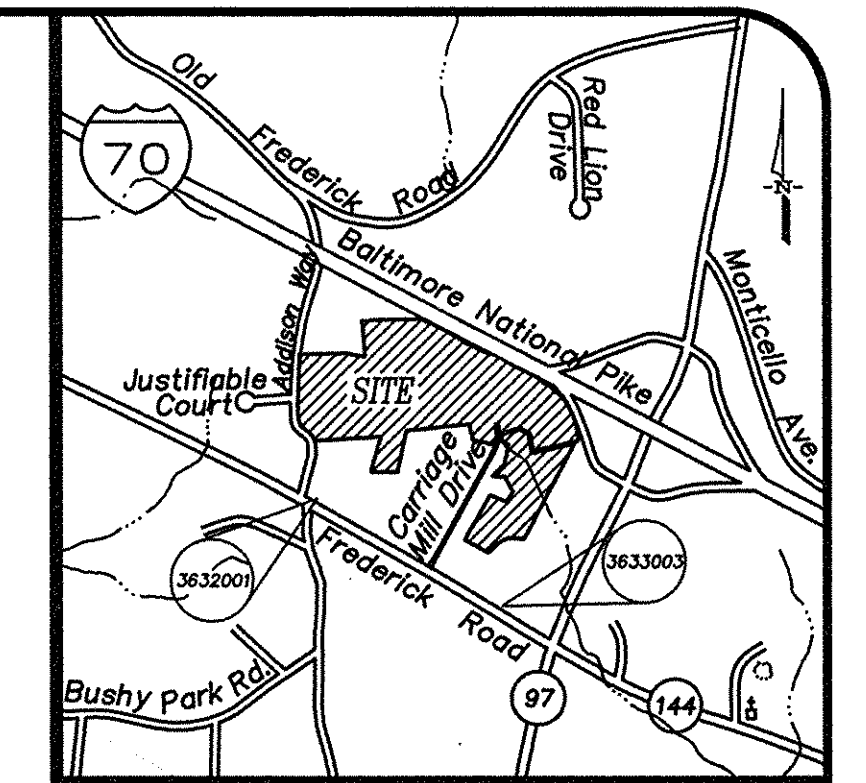
ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND

HOWARD COUNTY
BENCHMARK 3632001
ELEV = 646.321

LOCATED ALONG MARYLAND ROUTE 144
0.1 MILES WEST OF ROUTE 97
MONUMENT IS 0.7' BELOW SURFACE

HOWARD COUNTY
BENCHMARK 3633003
ELEV = 617.440

LOCATED ALONG MARYLAND ROUTE 144
0.1 MILES WEST OF ROUTE 97
MONUMENT IS 9.7' OFF EDGE OF PAVING
0.9' BELOW SURFACE



Vicinity Map
Scale: 1" = 200'

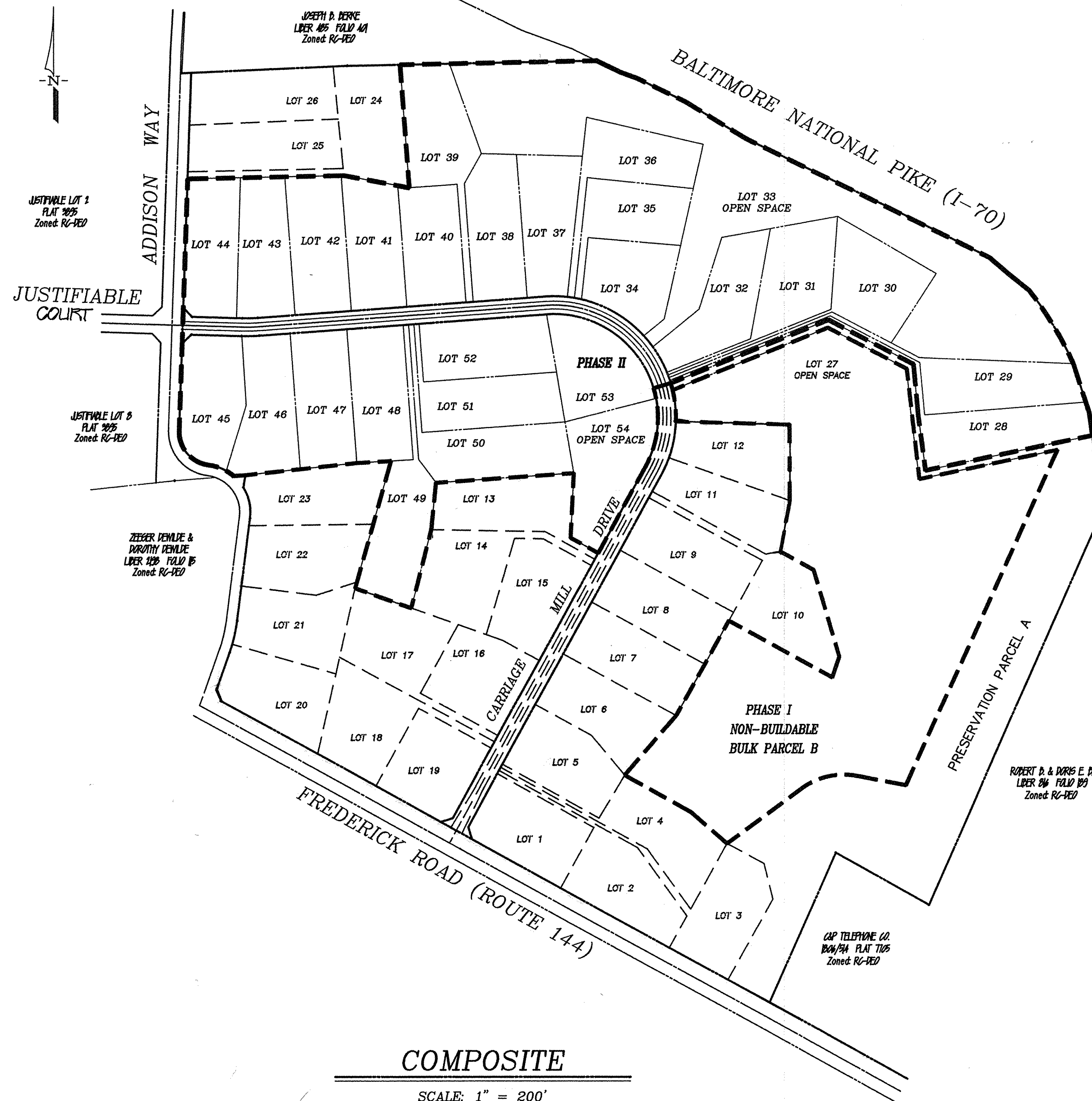
Project	95005-13	Date	7/17/96
Illustration	TWV/BLP	Engineering	PFB/AMV
Scale	1" = 200'	Approval	RAM

Revised For	HOWARD COUNTY COMMISSION	Date	7/17/96
Revised For	HOWARD COUNTY DPZ	Date	7/17/96
Revised For	DESCRIPTION	Date	
Revised For	REVISIONS	Date	

PHASE II
 CARRIAGE MILL FARMS
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 4
 COVER SHEET

GENERAL NOTES

- DENSITY TABULATION: (PHASES I AND II)**
 TOTAL TRACT AREA = 112.98 Ac.
 FLOODPLAIN = 3.05 Ac.
 NET AREA = 109.93 Ac.
 No. of UNITS ALLOWED BY RC ZONING WITH CLUSTER OPTION
 112.98 Ac. x 1 d.u./4.25 Ac. (gross) = 26 d.u.
 No. of UNITS ALLOWED ON RECEIVING PARCEL BY THE CLUSTER EXCHANGE OPTION
 112.98 Ac. x 1 d.u./2.0 Ac. (gross) = 56 d.u.
 TOTAL No. OF EXISTING UNITS = 26 (PHASE I)
 TOTAL No. OF UNITS PROPOSED = 25 (PHASE II)
 PRESERVATION PARCEL PROVIDED = 9.36 Ac.
- AREA TABULATION: (PHASE II)**
 GROSS AREA OF PHASE II = 64.01 Ac.
 NET AREA OF PHASE II = 64.01 Ac.
 AREA OF PROPOSED LOTS/PARCELS (total) = 62.38 Ac.
 AREA OF BUILDABLE LOTS = 34.19 Ac.
 AREA OF 8' WY CARRIAGE MILL DRIVE = 1.53 Ac.
 AREA OF OPEN SPACE = 28.29 Ac.
- LOT TABULATION:**
 No. OF PROPOSED LOTS/PARCELS = 28
 No. OF BUILDABLE LOTS = 25
 No. OF OPEN SPACE = 3
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PROJECT BACKGROUND:**
 TAX MAP 8 PART OF PARCEL 158, GRID 16
 ZONED: RC
 ELECTION DISTRICT No. 4
 TOTAL TRACT AREA = 112.98 Ac.
 No. OF PROPOSED LOTS/PARCELS = 28 (25 BUILDABLE, 3 OPEN SPACE)
- TOPOGRAPHIC INFORMATION BASED ON A SURVEY DATED OCTOBER 1, 1978 PERFORMED BY LEON A. PODOLAK & ASSOCIATES.
- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS:
 3632001 N543017.256 E791881.695
 3633003 N541955.702 E793711.821
- PUBLIC WATER AND SEWER SYSTEMS ARE NOT AVAILABLE. PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PRIVATE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN.
- 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.
- FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN PREPARED BY LAND PLANNING AND DESIGN, GROUP DATED JUNE, 1995.
- TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES DATED JUNE, 1995
- PREVIOUS COUNTY FILE NUMBERS: SP-95-12, F-96-70, F-97-70
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F-96-70.
- THE PERIMETER LANDSCAPING REQUIREMENTS/BONDING, THE FOREST CONSERVATION PROGRAM OBLIGATIONS AND THE CONSTRUCTION OF THE NOISE BERM ADJACENT TO ROUTE 70 WERE ADDRESSED IN CONJUNCTION WITH THE SUBDIVISION OF PHASE I OF THIS PROJECT EXCEPT FOR LOTS 44-46. (F-96-70)



SHEET INDEX

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SEDIMENT CONTROL NOTES & DETAILS	4

COMPOSITE

SCALE: 1" = 200'

APPROVED:
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Andrew M. Danckle 9-25-96
CHIEF, BUREAU OF HIGHWAYS

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Cathy Hamilton 10/1/96
CHIEF, DIVISION OF LAND DEVELOPMENT #B

Robert Mochi 9/25/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DEVELOPER / OWNER
OAK HILL PROPERTIES, L.L.C.
107 LONDON STREET, 2E
2ND FLOOR
LEESBURG, VIRGINIA 20115-9100
ATTN: Mr. Ralph Bice, III
(703) 442-0400
ENGINEER

R.M. MOCHI GROUP, P.C.
1020 A OLD NATIONAL PIKE
13 AMSTEVILLE, MD. 21754-9706
ATTN: ROBERT MOCHI, PE
(301) 865-5858

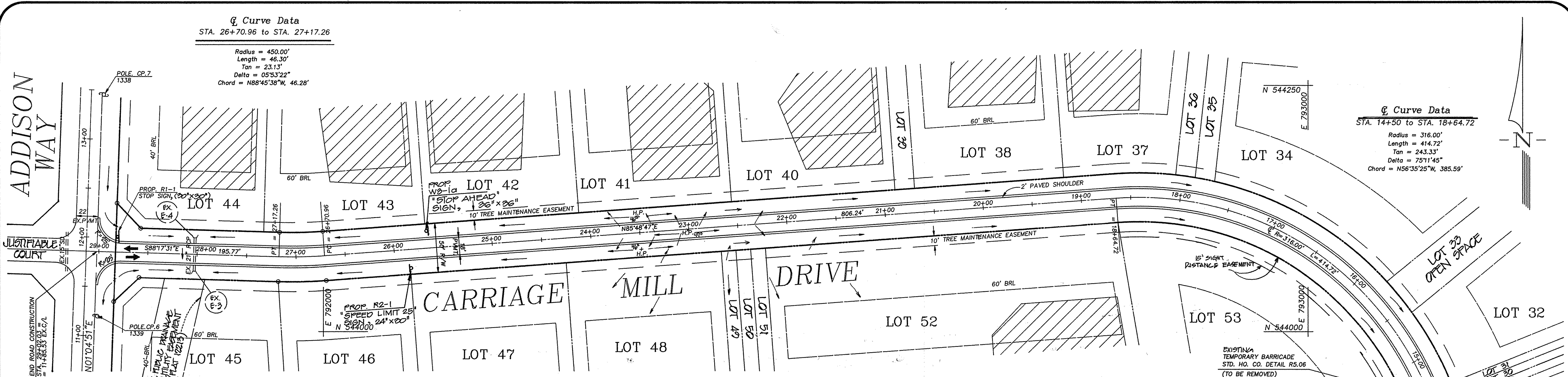
CARRIAGE MILL FARMS

TAX MAP 8 PARCEL 158 (GRID 16)
HOWARD COUNTY, MARYLAND

SCALE: 1" = 200' NOVEMBER 09, 1995

4th ELECTION DISTRICT

PREVIOUS COUNTY FILE No's: SP-95-12, F-96-70, F-97-70



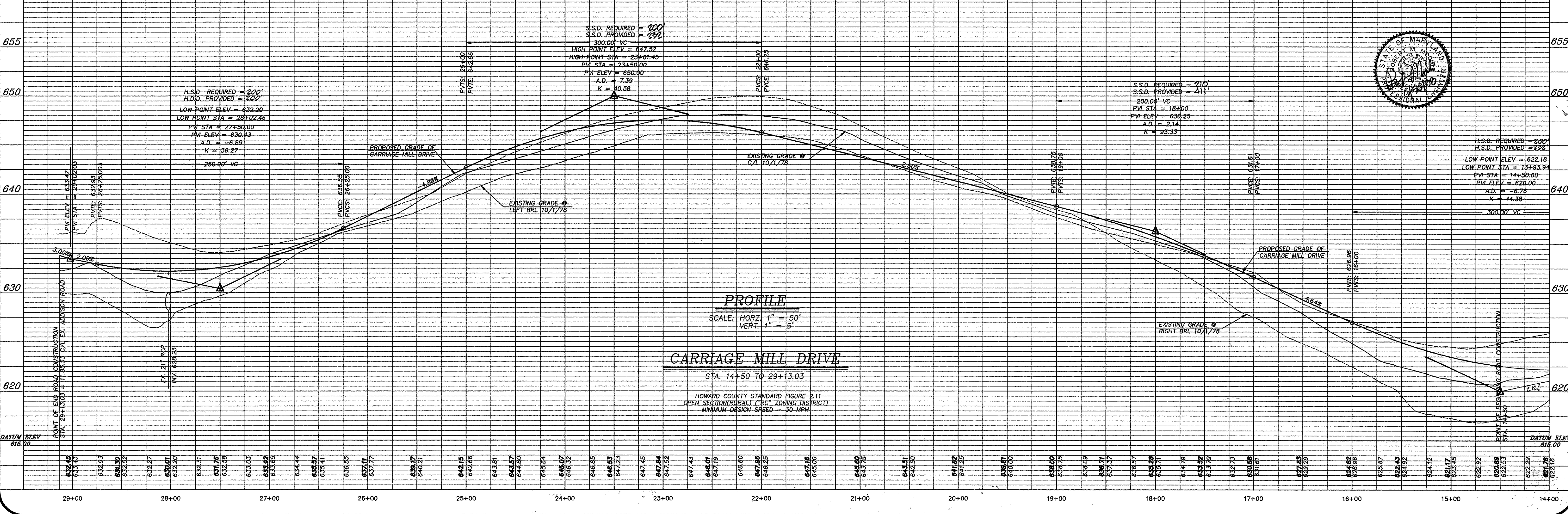
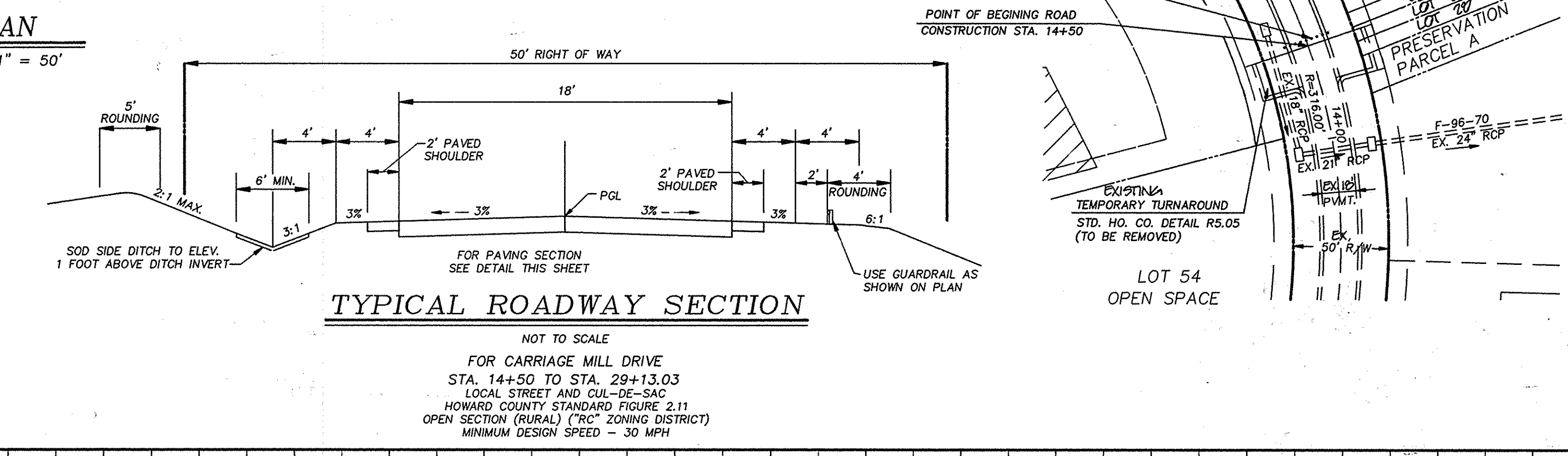
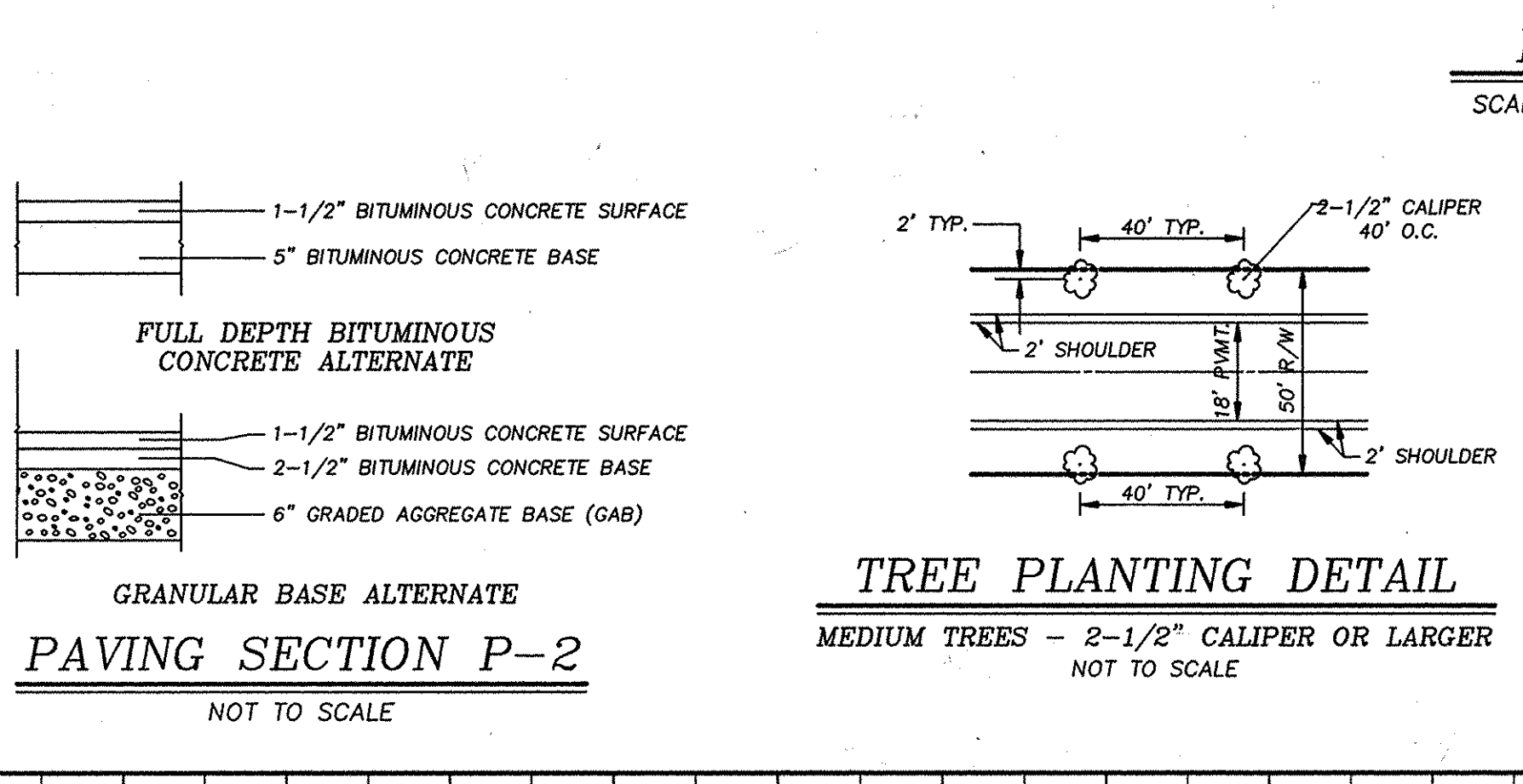
DEVELOPER/OWNER
 OAK HILL PROPERTIES, L.L.C.
 107 Loudoun Street, 2nd
 Leesburg, Virginia 20175-3106
 (703) 443-0400
 ATTN: Mr. Ralph Blice, III

ENGINEER
 R.M. MOCHI GROUP, P.C.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0079
 ATTN: Mr. Robert Mochi, P.E.

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Robert M. Pender 9-25-98
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Anda Hamilton 10/1/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED:
John Damm 10/1/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



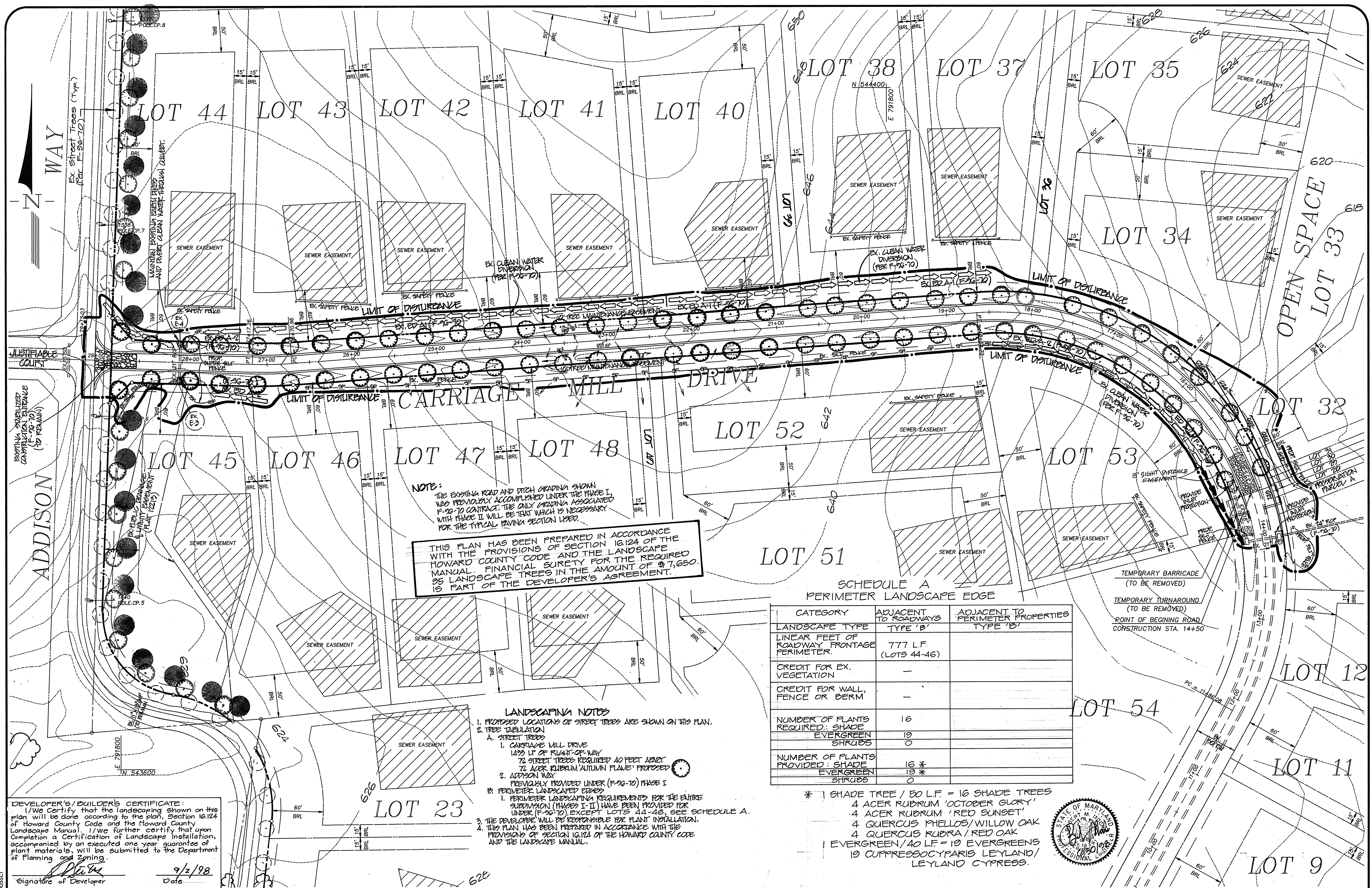
PROJECT: 950005-00 PHASE II
 DATE: 7/9/96
 ILLUSTRATION: TVV/BLP
 SCALE: AS SHOWN
 APPROVAL: PFB/AMV
 APPROVAL: RM

REVISED PER COUNTY COMMENTS
 2/1/98
 7/1/98
 DATE

PHASE II
CARRIAGE MILL DRIVE
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 4
 CARRIAGE MILL DRIVE PLAN & PROFILE (14+50 TO 29+13.03)

R.M. MOCHI GROUP, P.C.
 3300 N. Ridge Road, Suite 235
 Ellicott City, MD 21043-3300
 (410) 461-0079
 Fax: (410) 750-6040

2 OF 4



NOTE:
 THE EXISTING ROAD AND DITCH GRADINGS SHOWN WAS PREVIOUSLY ACCOMPLISHED UNDER THE PHASE I, F-98-70 CONTRACT. THE ONLY GRADING ASSOCIATED WITH PHASE II WILL BE THAT WHICH IS NECESSARY FOR THE TYPICAL PAVING SECTION USED.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 35 LANDSCAPE TREES IN THE AMOUNT OF \$7,650. IS PART OF THE DEVELOPER'S AGREEMENT.

**SCHEDULE A
 PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS TYPE 'B'	ADJACENT TO PERIMETER PROPERTIES TYPE 'B'
LANDSCAPE TYPE	TYPE 'B'	TYPE 'B'
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	777 L.F. (LOTS 44-46)	
CREDIT FOR EX. VEGETATION	-	
CREDIT FOR WALL, FENCE OR BERM	-	
NUMBER OF PLANTS REQUIRED:		
SHADE	16	
EVERGREEN	19	
SHRUBS	0	
NUMBER OF PLANTS PROVIDED:		
SHADE	16 *	
EVERGREEN	19 *	
SHRUBS	0	

* 1 SHADE TREE / 50 L.F. = 16 SHADE TREES
 4 ACER RUBRUM 'OCTOBER GLORY'
 4 ACER RUBRUM 'RED SUNSET'
 4 QUERCUS PHELLOS/WILLOW OAK
 4 QUERCUS KUBRA / RED OAK
 1 EVERGREEN / 40 L.F. = 19 EVERGREENS
 19 CUPRESSOCYPARIS LEYLAND / LEYLAND CYPRESS.

DEVELOPER'S/BUILDERS CERTIFICATE:
 I/We Certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Signature of Developer: *[Signature]* Date: 9/2/98

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 10/1/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 9/24/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 9-25-98
 CHIEF, BUREAU OF HIGHWAYS DATE

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

[Signature] 9/14/98
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED:
 REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

[Signature] 9/14/98
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done in accordance with this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction of this 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 County Soil Conservation District or their authorized agents, as are deemed necessary.

[Signature] 6/30/98
 Signature of Developer 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 the requirements of the Howard County Soil Conservation District.

[Signature] 6/30/98
 Robert M. Mochi, P.E. Date

Project	95005.13	Date	7/11/98
Illustration	TWV/BLP	Engineering	PFE/AMV
Scale	1" = 50'	Approval	RMM

Revised Per Howard County Comments	0/3/98
Submitted to Howard County Dept.	7/11/98
Revisions	

**PHASE II
 CARRIAGE MILL FARMS**
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 4
 GRADING & SEDIMENT CONTROL AND LANDSCAPING PLAN

R.M. MOCHI GROUP, P.C.
 3300 N. Ridge Road, Suite 235
 Beltsville, MD 21034-3350
 (410) 461-0078
 Fax: (410) 750-6346

