

GENERAL NOTES

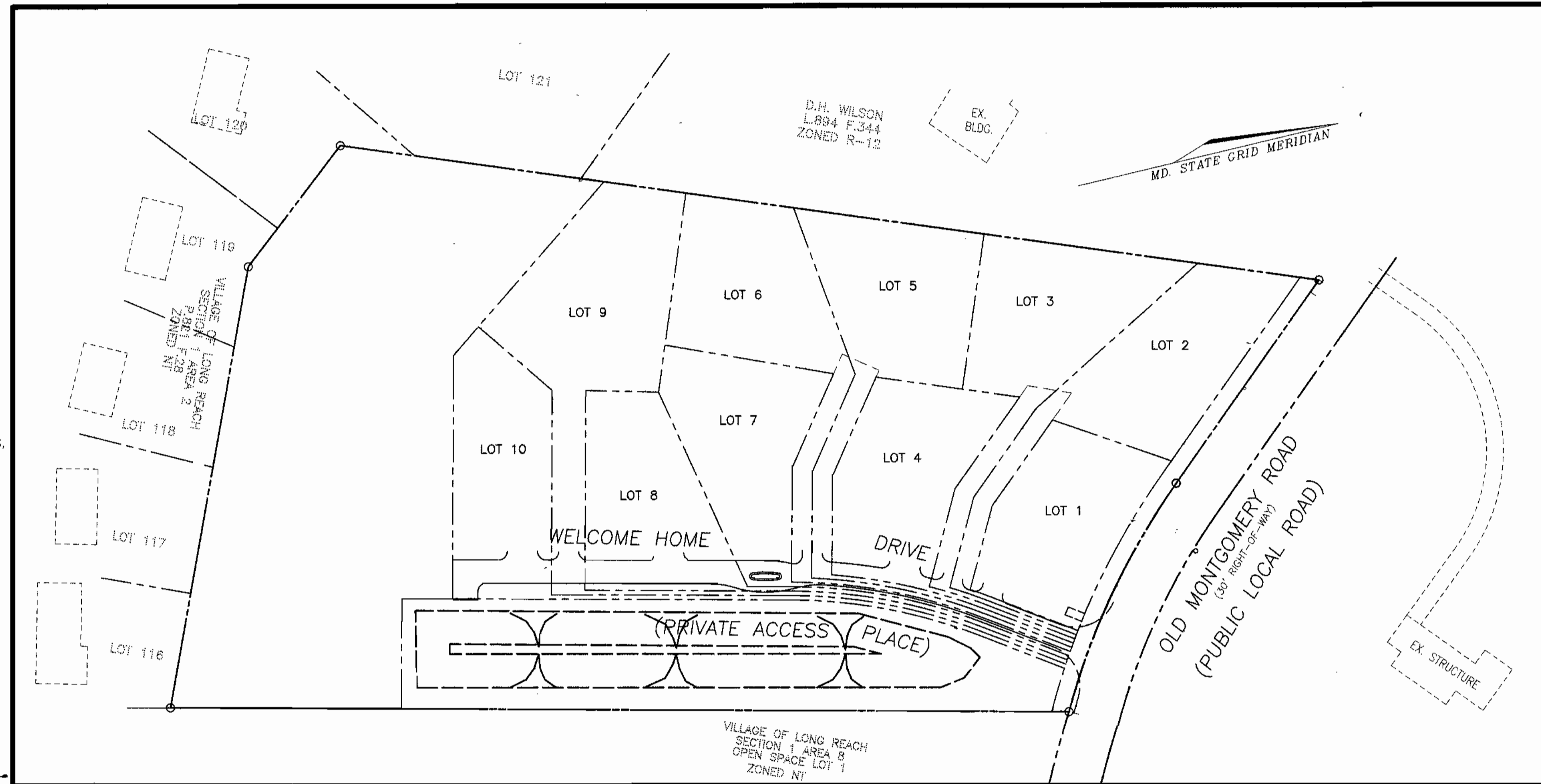
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 BELL ATLANTIC TELEPHONE COMPANY: 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
 - SITE ANALYSIS:
 AREA OF SITE: 4.0041 AC
 AREA OF SUBMISSION: 2.3 AC
 PRESENT ZONING: R-12
 LIMIT OF DISTURBANCE: 2.3 AC
 PROPOSED USE OF SITE: SINGLE FAMILY DWELLINGS
 TOTAL NUMBER OF UNITS: 10
 - PROJECT BACKGROUND:
 LOCATION: TAX MAP: 36 PARCEL: 265, BLOCK 11
 ZONING: R-12
 SUBDIVISION: SEWELL'S GLEN,
 DPZ REFERENCES: P-99-10, WP-98-132, S-98-12, F-99-143
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
 - ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS, APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
 - SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
 - STORMWATER MANAGEMENT TO BE PROVIDED BY AN EXTENDED DETENTION FACILITY. THIS FACILITY IS PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE H.O.A. AND HOWARD COUNTY. APPROVED UNDER F-99-143.
 - COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENTS.
 - EXISTING TOPOGRAPHY IS BASED ON PLANS PREPARED BY A FIELD SURVEY PREPARED BY VOGEL & ASSOC. DATED SEPTEMBER, 1998.
 - WATER AND SEWER CONTRACT NO. 24-3677-D
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$15,600.00. APPROVED UNDER F-99-143
 - A FOREST CONSERVATION EASEMENT HAS BEEN PROVIDED WITHIN OPEN SPACE LOT 11. APPROVED UNDER F-99-143
 - NO CONSTRUCTION OR GRADING IS PERMITTED WITHIN STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
 - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - OPEN SPACE LOT 11 IS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 5, 6 & 7 IS RECORDED IN L. 5037 F. 197
 - THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 2 & 3 IS RECORDED IN L. 5037 F. 194
 - NO WETLANDS OCCUR ON THIS SITE.
 - EXISTING WELL AND SEPTIC TO BE PROPERLY ABANDONED AFTER PUBLIC WATER AND SEWER CONNECTIONS ARE MADE AND WITHIN 90 DAYS FROM SDP SIGNATURE.
- 28. FOR COMMON DRIVEWAY NOTES & PAYMENT DETAIL SEE P-99-143 PLAT NO. 14146 9/15/2000**
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 14 FEET
 B) SURFACE - 4 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MINIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (4-25-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.

SITE DEVELOPMENT PLAN

SEWELL'S GLEN

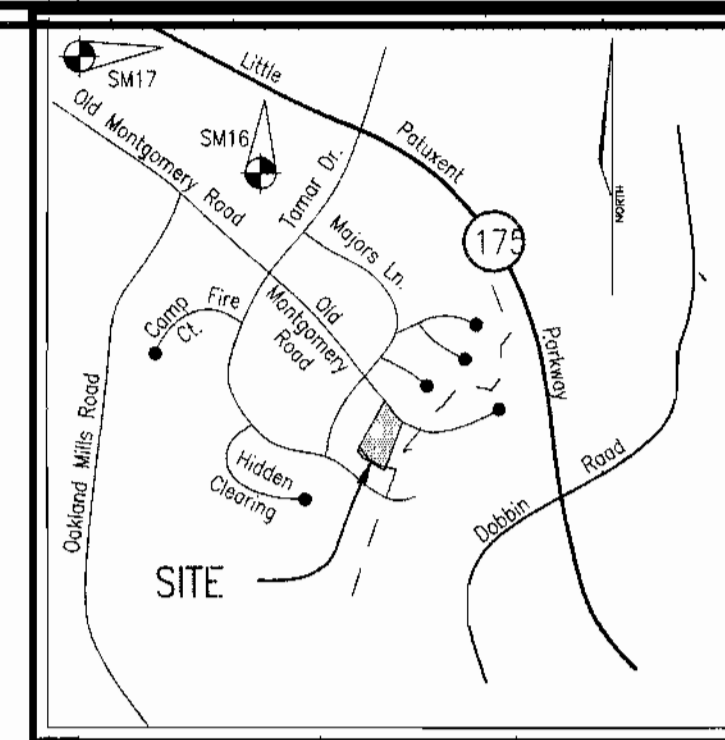
LOTS 1 - 10

SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



PLAN
 SCALE: 1"=50'

BENCHMARKS
 HOWARD COUNTY GEODETIC CONTROL STATION
 SM16 N 582338.792 E 1360762.462
 SM17 N 582691.342 E 1360139.606



VICINITY MAP
 SCALE: 1"=2000'

ADDRESS CHART	
LOT NO.	ADDRESS
1	6204 WELCOME HOME DRIVE
2	6208 WELCOME HOME DRIVE
3	6212 WELCOME HOME DRIVE
4	6216 WELCOME HOME DRIVE
5	6220 WELCOME HOME DRIVE
6	6224 WELCOME HOME DRIVE
7	6228 WELCOME HOME DRIVE
8	6232 WELCOME HOME DRIVE
9	6236 WELCOME HOME DRIVE
10	6240 WELCOME HOME DRIVE

SHEET INDEX	
DESCRIPTION	SHEET NO.
Cover Sheet	1 of 3
SITE DEVELOPMENT PLAN, GRADING, SEDIMENT CONTROL PLAN	2 of 3
DETAILS	3 of 3

OWNER/DEVELOPER
 TBI HOMES
 7320 GRACE DRIVE
 COLUMBIA, 21044
 (410) 730-3137

SUBDIVISION NAME		SECTION/AREA	PARCEL NUMBER		
SEWELL'S GLEN		N/A	265		
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECT. DIST.	CENSUS TR.
14146-14147	11	R-12	36	6TH	6066.02
WATER CODE: E04			SEWER CODE: 5333700		

NO.	REVISION	DATE

COVER SHEET
 SEWELL'S GLEN
 LOTS 1 - 10

TAX MAP #36 BLOCK NO. 11 PARCEL 265, PLAT #14146-14147
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS
 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3996

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

Chief Simmons 5/10/00
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John D. Robertson 5/10/00
 HOWARD SOIL CONSERVATION DISTRICT DATE

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Robert H. Vogel 4/5/00
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE 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."

Michael P. ... 4/6/00
 SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph ... 5/12/00
 DIRECTOR DATE

Cindy Hamilton 5/16/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

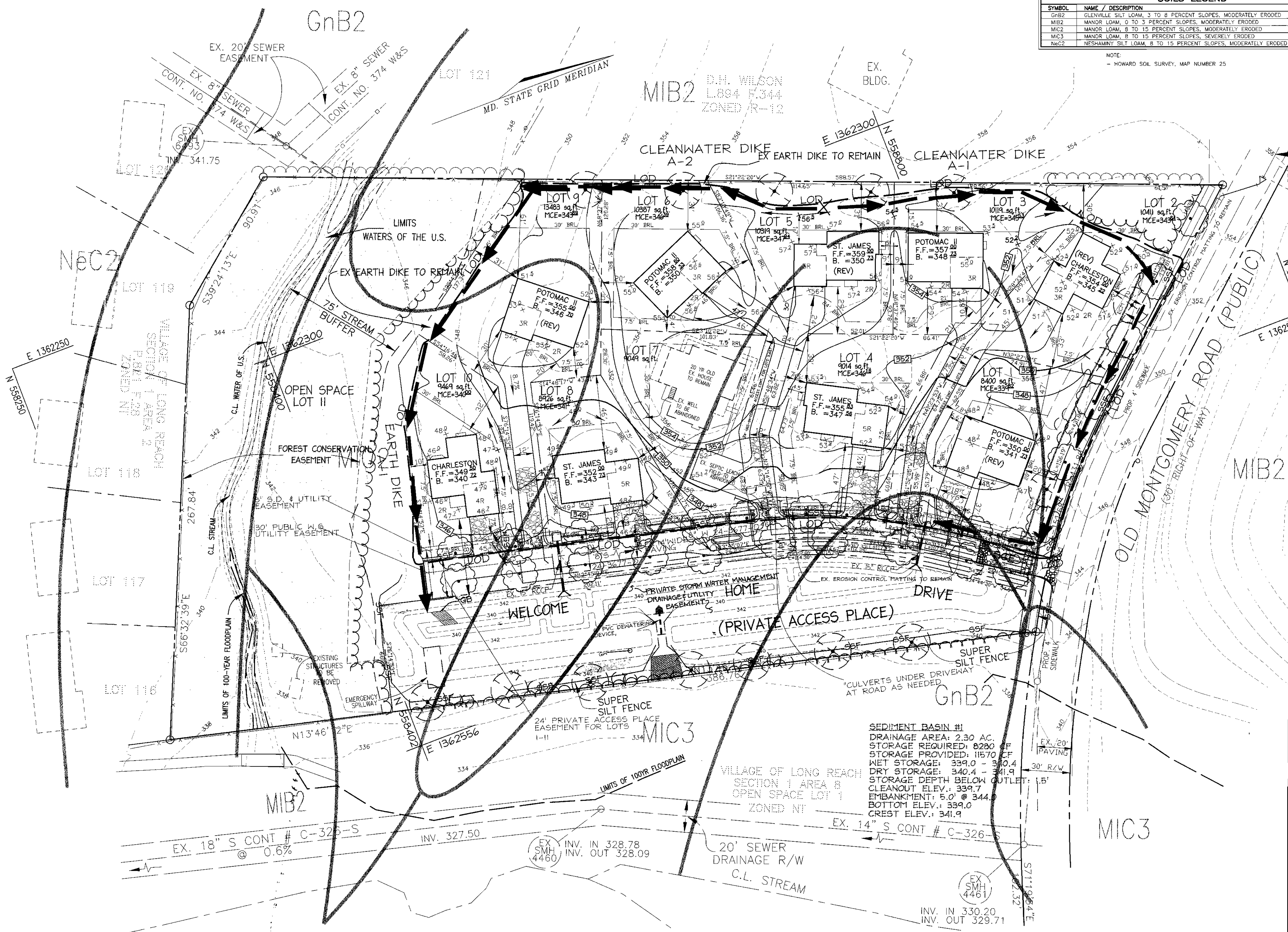
... 5/15/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DESIGN BY: T.R.
 DRAWN BY: T.R.
 CHECKED BY: RHV
 DATE: APRIL 4, 2000
 SCALE: As Shown
 W.O. NO.: 99-151

1 SHEET OF 3

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
GnB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIB2	MANOR LOAM, 0 TO 3 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
NcC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

LEGEND	
Existing Contour	----- 382 -----
Proposed Contour	----- 382 -----
Spot Elevation	+82.53
Direction of Flow	→
Stabilized Construction Entrance	---[Symbol]---
Silt Fence	---SF---SF---
Super Silt Fence	---SSF---SSF---
Ex. Earth Dike To Remain	---[Symbol]---
Ex. Erosion Control Matting To Remain	---ECM---
Limit of Disturbance	---LOD---
Ex. Tree Line To Remain	---[Symbol]---
TREES PROPOSED PER F-99-143	---[Symbol]---



NOTE: EXISTING SEDIMENT CONTROLS APPROVED UNDER THE ROAD DRAWING ARE TO REMAIN AND ARE TO BE USED FOR SEDIMENT CONTROL UNDER THIS PLAN.

SEDIMENT BASIN #1
 DRAINAGE AREA: 2.30 AC.
 STORAGE REQUIRED: 8280 SF
 STORAGE PROVIDED: 11570 SF
 NET STORAGE: 339.0 - 340.4
 DRY STORAGE: 340.4 - 341.9
 STORAGE DEPTH BELOW OUTLET: 1.5'
 CLEANOUT ELEV.: 339.7
 EMBANKMENT: 5.0' @ 344.0
 BOTTOM ELEV.: 339.0
 CREST ELEV.: 341.9

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN/
 GRADING & SEDIMENT CONTROL PLAN**
SEWELL'S GLEN
 LOTS 1 - 10
 TAX MAP #36, BLOCK NO. 11 PARCEL '265', PLAT #14146-14147
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL &
 ASSOCIATES**
 ENGINEERS-SURVEYORS-PLANNERS
 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.463.3996

	DESIGN BY: M.H.M.	2 SHEET OF 3
	DRAWN BY: T.R.	
	CHECKED BY: J.C.O.	
	DATE: APRIL 4, 2000	
	SCALE: 1"=30'	
W.O. NO.: 99-151		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 5/17/00
 DIRECTOR DATE
[Signature] 5/16/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 5/15/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

ENGINEERS 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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 4/15/00
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE 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.
[Signature] 4/16/00
 SIGNATURE OF DEVELOPER DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
[Signature] 5/14/00
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE
 THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 5/14/00
 HOWARD SOIL CONSERVATION DISTRICT DATE

OWNER / DEVELOPER
 TBI HOMES
 7320 GRACE DRIVE
 COLUMBIA, MD 21044
 (410) 531-6444

