

SOILS TABLE		
SYMBOL	SOIL DESCRIPTION	HSG
MID	MANOR LOAM, 15 TO 25% SLOPES, SEVERELY ERODED	B
MI	MANOR LOAM, 8 TO 15% SLOPES, MODERATELY ERODED	B
GIB2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED	B

SHEET INDEX	
SHEET NO.	DESCRIPTION
SHEET 1	SITE DEVELOPMENT & SEDIMENTATION CONTROL PLAN
SHEET 2	SEDIMENTATION CONTROL NOTES & DETAILS

LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	PROPOSED SPOT ELEVATION
(Symbol)	STEEP SLOPES (>25%) A=1,400 sf (NOTE BEHIND)
(Symbol)	SILT FENCE
(Symbol)	TREE PROTECTION
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	PROPOSED TREES TAKEN FROM F-03-094
(Symbol)	EXISTING DECIDUOUS TREES > 8" DBH
(Symbol)	TO BE RELOCATED
(Symbol)	PROPOSED WALKOUT BASEMENT
(Symbol)	SOILS DIVIDE

AREAS NOT SHADED ARE @ 15%-24.9% SLOPES EXCEPT FOR VERY SMALL AREA AT FRONT OF PROPERTY.

EXISTING PUBLIC EASEMENT PERIMETER 2

5 LF OF MSHA CL 1 RIPRAP @ 0.0% 19" THICK, ON FILTER FABRIC 3" WIDE, ELEV. 382.00

RAIN GARDEN (472 sf min. area) SURFACE IS LEVEL (0.0%) @ EL. 385.50 3:1 SIDE SLOPES SEE DETAIL THIS SHEET

GRAVEL CURTAIN

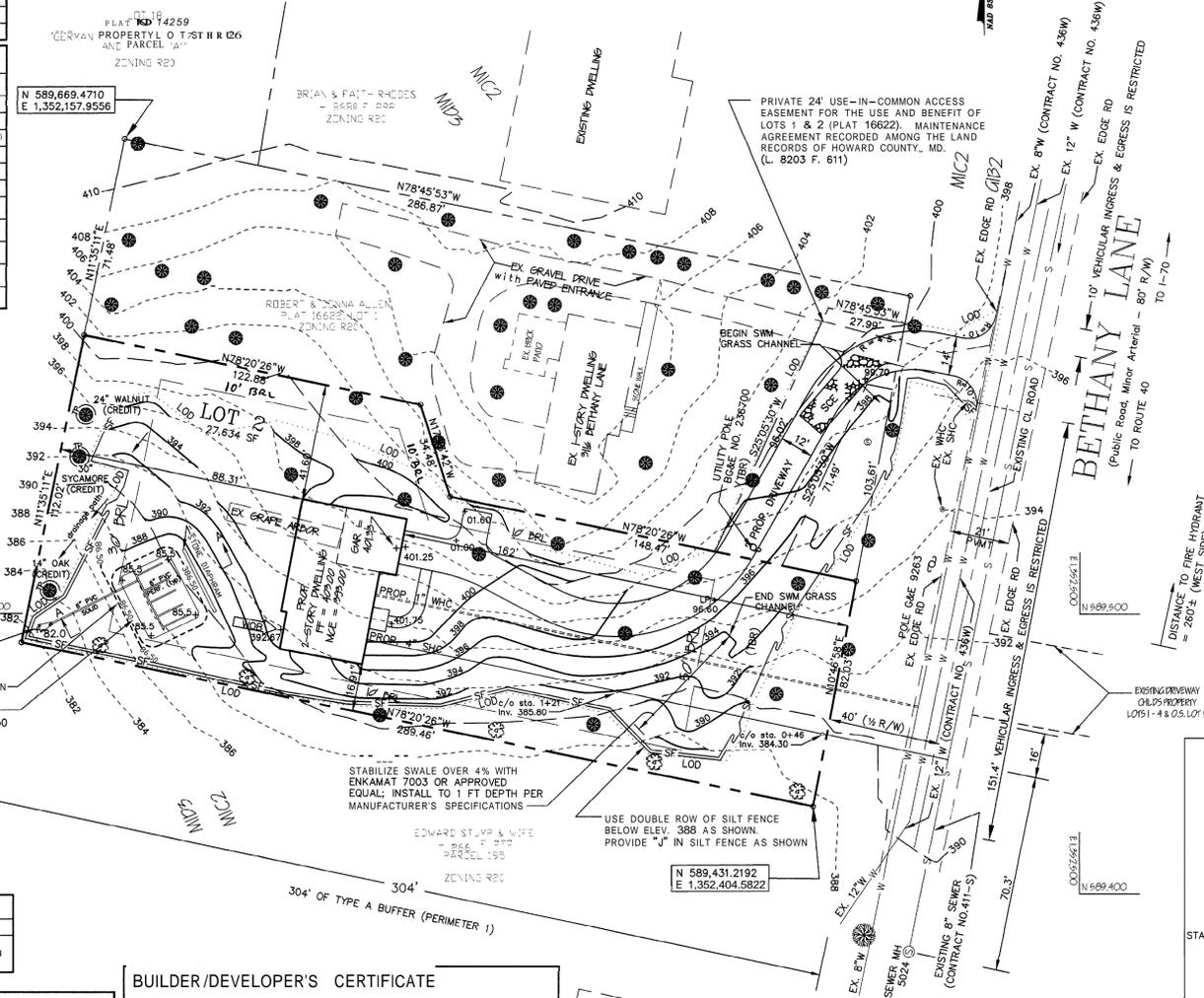
STABILIZE SWALE OVER 4% WITH ENKAMAT 7003 OR APPROVED EQUAL; INSTALL TO 1 FT DEPTH PER MANUFACTURER'S SPECIFICATIONS

USE DOUBLE ROW OF SILT FENCE BELOW ELEV. 388 AS SHOWN. PROVIDE "J" IN SILT FENCE AS SHOWN

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
2	3128 BETHANY LANE

TREE CHART				
SYMBOL	QTY	BOTANICAL NAME	SIZE	ROOT
(Symbol)	5	ACER RUBRUM / RED MAPLE	2 1/2" - 3" CAL.	B & B

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT PERIMETER PROPERTIES		
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	
LINEAR FEET OF PERIMETER	304 LF.	112' LF.	
SHADE TREES NUMBER OF PLANTS REQUIRED	5	2	
CREDIT FOR EXISTING VEGETATION SHADE TREES	N/A	3	
NUMBER OF PLANTS PROVIDED	5	0	



**BUILDER/DEVELOPER'S CERTIFICATE**

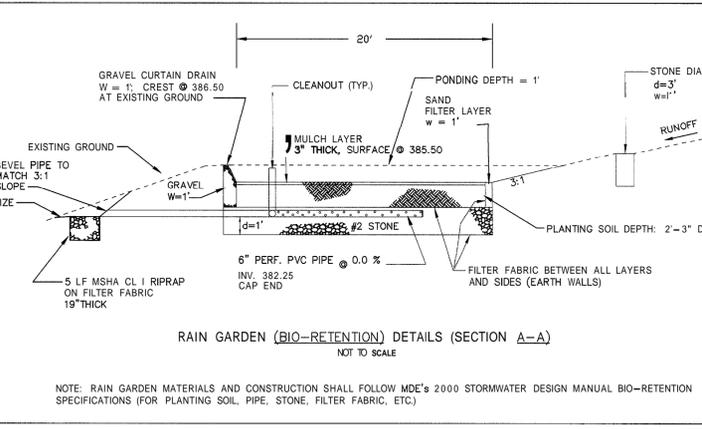
I/WE CERTIFY THAT THE REQUIRED LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

*Owen J. Kelly* 9-13-04  
OWEN J. KELLY DATE

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE RE-ZONING PLAN.
  - TOTAL AREA OF BUILDABLE LOTS: 0.63 ACRE.
  - TOTAL NUMBER OF LOTS SUBMITTED: 1 SINGLE FAMILY DETACHED.
  - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST 24 HOURS PRIOR TO THE START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
  - RELATED HOWARD COUNTY FILES FOR THIS PROJECT: F-03-094, WP-03-125 (WITHDRAWN). WATER CONTACT #436W, SEWER CONTRACT 415.
  - CONSTRUCTION SHALL FOLLOW THE HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (VOL. IV) AND OTHER CONSTRUCTION AND BUILDING CODES AS APPLICABLE.
  - TOPOGRAPHY AND BOUNDARY ARE BASED ON A FIELD-RUN SURVEY PERFORMED AND CERTIFIED BY MARKS & ASSOCIATES, LLC (ELLCOTT CITY, MD) DATED SEPTEMBER, 2002.
  - PER PLAT 16622 PREPARED BY MARKS & ASSOCIATES, INC. HORIZONTAL DATUM IS BASED ON NAD 83. MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. SEE BENCH MARK NOTES THIS SHEET SUPPLIED BY MARKS & ASSOCIATES, LLC.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - MINIMUM BASEMENT ELEVATION FOR SEWER SERVICE IS 392.00 USING A 2% GRADE BASED ON AVAILABLE AS-BUILT INFORMATION. CONTRACTOR SHALL VERIFY THIS ELEVATION PRIOR TO SCHEDULING SHC CONSTRUCTION.
  - STORMWATER QUANTITY MANAGEMENT IS NOT REQUIRED (<2 cfs). STORMWATER QUALITY WILL BE PROVIDED ON-SITE AND WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORMWATER MANAGEMENT DESIGN (RAIN GARDEN/BIO-RETENTION) WAS PREPARED AND PROFESSIONALLY CERTIFIED BY MARKS & ASSOCIATES, LLC AND WAS APPROVED UNDER F-03-094. GRASS CHANNELS ARE USED TO PROVIDE SIM FOR THE NEW DRIVEWAY.
  - LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND FOLLOWS THE PROPOSED LANDSCAPING UNDER F-03-194. A LANDSCAPE SURETY FOR 5 SHADE TREES IN THE AMOUNT OF \$1,500.00 WILL BE PROVIDED WITH THE GRADING PERMIT APPLICATION.
  - THIS PLAN IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AS PER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BECAUSE IT IS A MINOR SUBDIVISION THAT IS CREATING ONE (1) ADDITIONAL LOT AND HAS NO FURTHER DEVELOPMENT POTENTIAL. PER F-03-194.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO.C.O. DESIGN MANUAL (VOL. IV) DETAIL R.6.06.
  - THIS SITE DEVELOPMENT PLAN IS FOR ONE (1) SINGLE FAMILY DETACHED UNIT.
  - IN ACCORDANCE WITH SECTION 128 (A)(1) OF THE HO.C.O. ZONING REGULATION, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
  - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
  - USE-IN-COMMON DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS  
D) STRUCTURE - (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
  - ACCESS TO LOT 2 SHALL BE IN ACCORDANCE WITH THE EXISTING 24' WIDE USE-IN-COMMON ACCESS EASEMENT AS SHOWN ON PLAT FOR F-03-194, HECHT PROPERTY.
  - NO CEMETERIES EXIST ONSITE BY VISUAL OBSERVATION.
  - NO WETLANDS EXIST ONSITE PER REPORT PREPARED BY LYNN S. GULLEY, DATED 4/4/2003.
  - CIVIL DESIGN SERVICES, LC HAS NOT PERFORMED A SUB-SURFACE INVESTIGATION TO DETERMINE LOCATIONS OF ROCK, SOIL CONDITIONS, WATER TABLE, UTILITY CONDUITS, ETC.
  - APPROXIMATE UTILITY LOCATIONS ARE SHOWN FROM F-03-094 AND FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT ALL KNOWN EXISTING UTILITIES TO VERIFY SIZE LOCATION SHAPE TYPE TO HIS/HER SATISFACTION PRIOR TO CONSTRUCTION. UTILITY RELOCATIONS ARE THE RESPONSIBILITY OF THE OWNER, WHETHER SHOWN OR NOT. ANY UTILITY DAMAGED DUE TO CONSTRUCTION MUST BE REPAIRED IMMEDIATELY.
  - SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL FIELD CORRECTIONS IF THE ENGINEER IS NOT IMMEDIATELY NOTIFIED.
  - THE EXISTING W/O AND SHC FOR 3116 BETHANY WAS SHOWN FROM A FIELD LOCATION (7/7/04) AND AVAILABLE CONSTRUCTION DRAWINGS, RESPECTIVELY.
  - CONTRACTOR SHALL ADJUST HEIGHT OF EXISTING SHC C/O AS NECESSARY DURING GRADING OF PROPOSED DRIVEWAY ON EXISTING LOT 1

**GENERAL LANDSCAPE NOTE:**

The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping and plant materials. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.



**SITE ANALYSIS CHART**

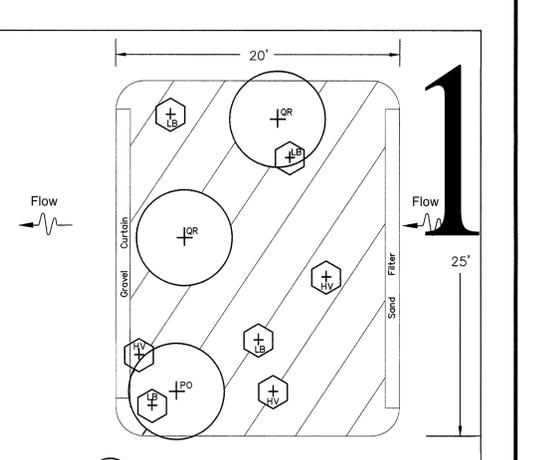
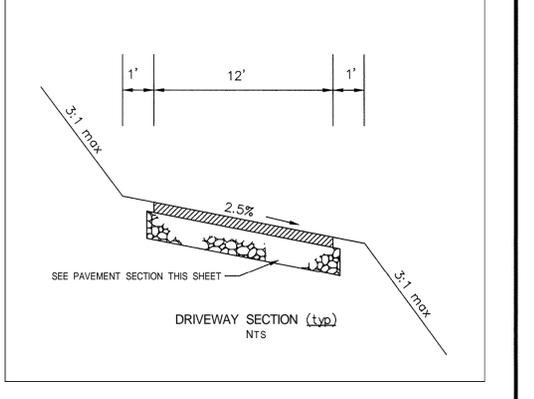
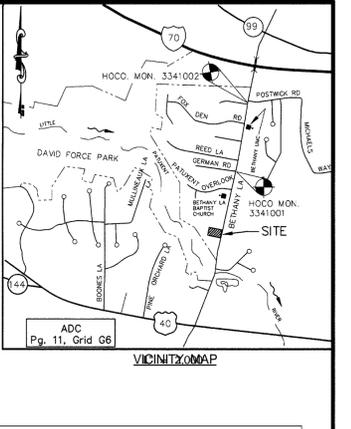
- Total project area: 0.63 Acre and 27,634 sf
- Area of plan submission: 0.63 Acre and 27,634 sf
- Limit of disturbed area: 0.48 Acre
- The subject property is zoned R-20
- Proposed use for site: Single Family Dwelling
- Floor Space on each level: 2,000 sf±
- Total Number of units allowed: 1
- Total Number of units in submission: 1
- Maximum number of employees: n/a
- Parking Requirements: n/a
- Parking spaces provided: n/a
- Open Space @ 30%: 0.00 Acre
- Recreation Open Space required: n/a
- Building Coverage: 0.12 Acre
- Applicable DPZ File references: F-03-094.

**BENCH MARKS**

MONUMENT FOR HORIZONTAL CONTROL  
HO.C.O. MONUMENT 3341002 N. 592,133.631  
E. 1,352,934.47

HO.C.O. MONUMENT 3341001 N. 590,226.900  
E. 1,352,616.662

MONUMENT FOR VERTICAL CONTROL  
BM # 51-T, RR. SPIKE IN BASE OF GAE POLE  
#2613, W. SIDE OF BETHANY LANE, 2,250'± N. OF  
US. RTE. 40  
ELEV. 393.47



**PLANT LIST FOR RAIN GARDEN (010-RETENTION)**

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE
1	PO	Plantanus occidentalis	Sycamore	2.5" Caliper
2	OR	Quercus rubra	Red Oak	2.5" Caliper
3	HV	Hamamelis Virginica	Witch Hazel	18"-24" High
4	LB	Lindera benzoin	Spice Bush	18"-24" High
10	TOTAL			

**CIVIL DESIGN SERVICES, LC**  
6123 Holly Ridge Court, Columbia, Maryland 21044  
410.631.0572 phone/fax  
civildesign@comcast.net

*Andrew Porter* 9/14/04

**STATE OF MARYLAND PROFESSIONAL ENGINEER**

**ENGINEER'S CERTIFICATE**

I 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 Soil Conservation District.

*Andrew Porter* 9/13/04  
Signature of Engineer ANDREW A. PORTER, P.E. Date

**BUILDER/DEVELOPER'S CERTIFICATE**

I/We certify that all development and construction will be done according to this plan, for sediment and erosion control 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 do authorize periodic on-site inspection by the Howard Soil Conservation District.

*Owen J. Kelly* 9-13-04  
Signature of Developer OWEN J. KELLY Date

Reviewed for HOWARD SCD and meets Technical Requirements.

*Jim Meyer* 9/23/04  
U.S.D.A. - Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*John K. Robertson* 9/23/04  
Howard SCD Date

*Frank D. Regle* 10/12/04  
OWNER/DEVELOPER/BUILDER

CARRIGAN HOMES, INC.  
3812 Catkins Court  
Ellicott City, Maryland 21042  
(410) 465-7755

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Andy Hamilton* 10/2/04  
Chief, Division of Land Development Date

*John D. ...* 10/5/04  
Chief, Development Engineering Division MAJ Date

*Mark ...* 9/14/04  
Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOT NO.
HECHT PROPERTY	N/A	2

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
16622	20	R-20	17	2 <sup>nd</sup>	6022.00

WATER CODE	SEWER CODE
H-08	5990000

**SITE DEVELOPMENT & SEDIMENTATION CONTROL PLAN**

SINGLE FAMILY DETACHED

**HECHT PROPERTY**

LOT 2

TAX MAP NO: 17 PARCEL NO.: 194 GRID NO.: 20  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: SEPTEMBER 15, 2004  
SHEET 1 OF 2



