

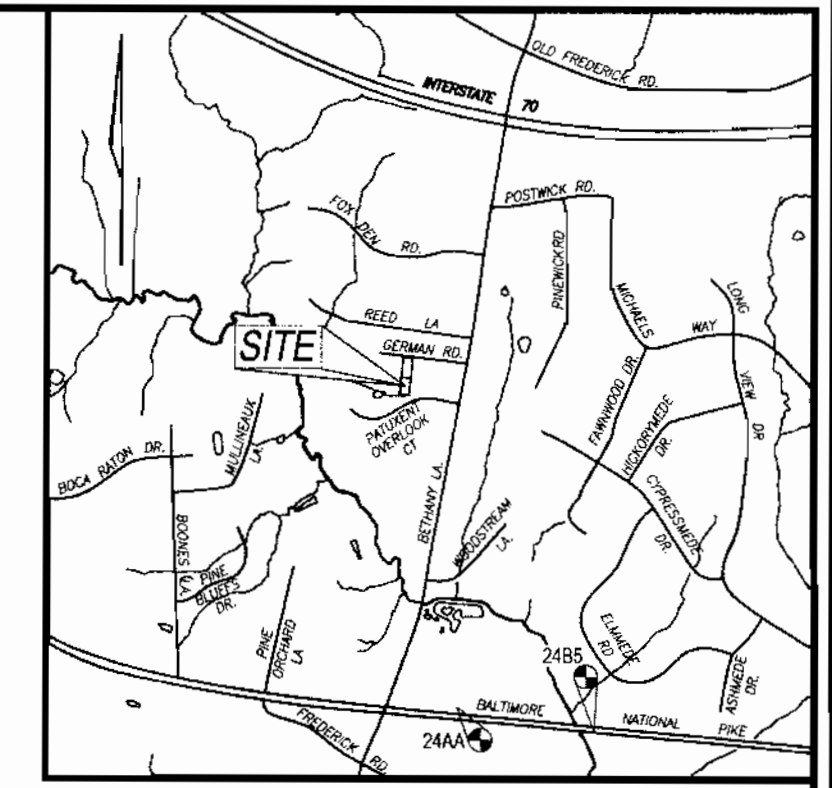
**GENERAL NOTES**

- 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 CO. 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
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS:
  - AREA OF SITE: 17,188.84 SF
  - TOTAL NUMBER OF BUILDABLE LOTS: 1
  - TOTAL NUMBER OF CREDITED OPEN SPACE LOTS: 0
  - TOTAL NUMBER OF NON-CREDITED OPEN SPACE LOTS: 0
  - PRESENT ZONING: R-20
  - LIMIT OF DISTURBANCE: 0.33 AC.
  - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
  - TOTAL UNITS ALLOWED: 1
  - TOTAL UNITS PROPOSED: 1
- PROJECT BACKGROUND:
  - LOCATION: TAX MAP 17, PARCEL: P/O 281 BLOCK: 20
  - ZONING: R-20
  - GERMAN ROAD
  - DEED REFERENCE: LIBER 2930, FOLIO 380
  - DPZ REFERENCE: F-05-030, WP-04-130 (APP. JULY 1, 2004)
- 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 TO THE COUNTY'S RIGHT OF WAY 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.
- COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 24AA AND 24BS.
- EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO WETLANDS EXIST ON SITE PER FREDERICK WARD ASSOCIATES, JULY 2003.
- THERE IS NO 100-YR FLOODPLAIN ON SITE.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
  - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$2700.00 FOR 9 SHADE TREES.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION BECAUSE THE LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- STORMWATER MANAGEMENT FOR THIS LOT IS BY RAIN GARDENS TO PROVIDE THE REQUIRED Rev and Wq. Cpv IS NOT REQUIRED SINCE THE 1-YR RUNOFF IS LESS THAN 2 CFS.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #45-2003.
- A DESIGN MANUAL WAIVER HAS BEEN REQUESTED AND APPROVED, DATED JULY 1, 2004, TO WAIVE SECTION 2.6.2 OF THE DESIGN MANUAL, VOLUME III, WHICH REQUIRES A USE-IN-COMMON DRIVEWAY EASEMENT BE A MINIMUM OF 24' AT THE REQUEST OF THE DEVELOPMENT ENGINEERING DIVISION THE USE-IN-COMMON ACCESS EASEMENT SHALL BE 24' FROM THE PUBLIC RIGHT-OF-WAY OF GERMAN ROAD TO THE FRONT BRL OF LOT 6 AND THEN SHALL BE REDUCED TO 19'.
- WATER AND SEWER SERVICE SHALL BE PROVIDED THROUGH CONTRACT NO. 20-1067. A DESIGN MANUAL WAIVER HAS BEEN SUBMITTED AND APPROVED, DATED JANUARY 10, 2005, TO WAIVE THE REQUIREMENT FOR BASEMENT GRAVITY SEWER SERVICE TO LOT 6-A. BASEMENT SEWER SERVICE IS TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- LOT 6 AND LOT 6-A TO SHARE THE PROPOSED DRIVEWAY.

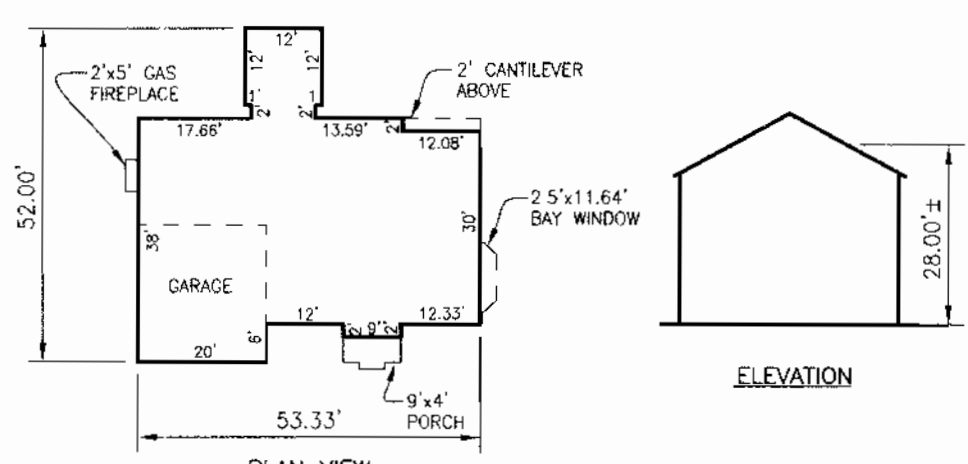
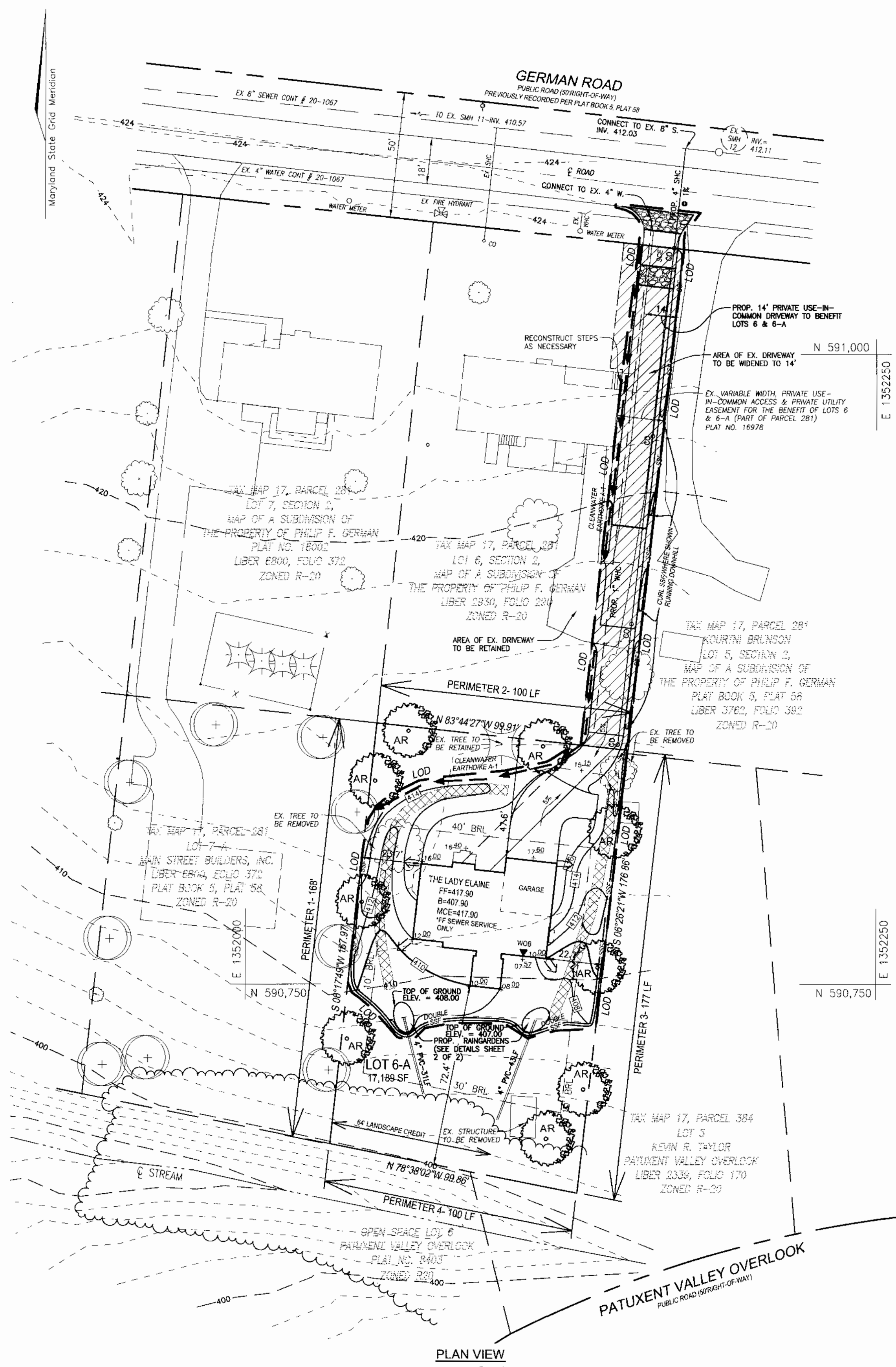
**LEGEND**

- EXISTING CONTOUR --- 44.0 ---
- PROPOSED CONTOUR --- 42.7 ---
- SPOT ELEVATION 82.53
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- SUPER SILT FENCE --- SSF ---
- LIMIT OF DISTURBANCE --- LOD ---
- CLEANWATER EARTHDOKE A-1
- EROSION CONTROL MATTING
- ROOFTOP LEADER

BENCHMARKS		
NO.	NORTHING	EASTING
24AA	587,380.458	1,352,603.488
24BS	586,956.233	1,356,570.840



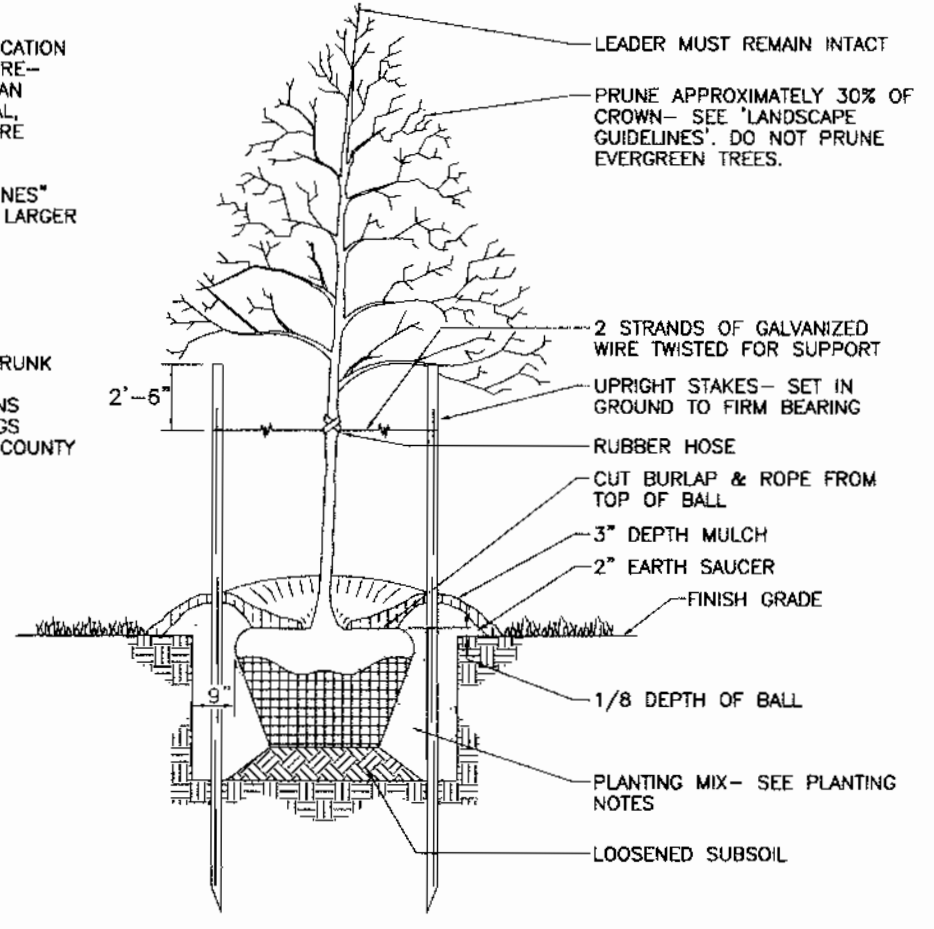
VICINITY MAP  
SCALE: 1"=2000'



THE LADY ELAINE HOUSE TYPE  
SCALE: 1"=30'

**NOTES**

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BATHING WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS
- KEEP MULCH 1" FROM TRUNK
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING  
DECIDUOUS TREES UP TO 2-1/2" CALIPER  
NOT TO SCALE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
MC2	MAJOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 15

OWNER/DEVELOPER  
MAIN STREET BUILDERS, INC.  
5705 LANDING ROAD  
ELKRIDGE, MARYLAND 21075  
(410) 744-6738

SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			
		TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	188' ①	100' ②	177' ③	100' ④
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	YES* 64'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	NA	168' 3	100'	177'	160' 1
SHADE TREES	NA	0	0	0	0
EVERGREEN TREES	NA	0	0	0	0
NUMBER OF PLANTS PROVIDED	NA	3	2	3	1
SHADE TREES	NA	0	0	0	0
EVERGREEN TREES	NA	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0	0

\*CREDIT FOR EXISTING WOODS

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
9	9	ACER RUBRUM 'BOWHALL'	2 1/2"-3" Col.	B & B AS SHOWN
		BOWHALL FASTIGIATE RED MAPLE		

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAWM PLANTING SPECIFICATIONS.  
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.  
3. FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.  
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

ADDRESS CHART	
LOT #	STREET ADDRESS
6-A	10019 GERMAN ROAD

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	PARCEL NUMBER		
GERMAN ROAD PROPERTY	2	P/O 281		
PLAT REF. NA 16979	BLOCK NO. 20	ZONE R-20	TAX MAP 17	ELECT. DIST. 2ND
				CENSUS TR. 602200
WATER CODE: H-08	SEWER CODE: 5991000			

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
SEDIMENT AND EROSION CONTROL AND LANDSCAPE DETAILS	2 OF 2

**SITE DEVELOPMENT AND LANDSCAPE PLAN**  
**GERMAN ROAD PROPERTY**  
**SECTION 2**  
**LOT 6-A**  
TAX MAP 17 BLOCK 20 PARCEL P/O '281'  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DEED REF.: LIBER 2930, FOLIO 380

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELIGOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 3/19/05  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 3/10/05  
DIRECTOR

ENGINEERS CERTIFICATE  
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.  
SIGNATURE OF ENGINEER  
ROBERT H. VOGEL  
DATE: 2/10/05

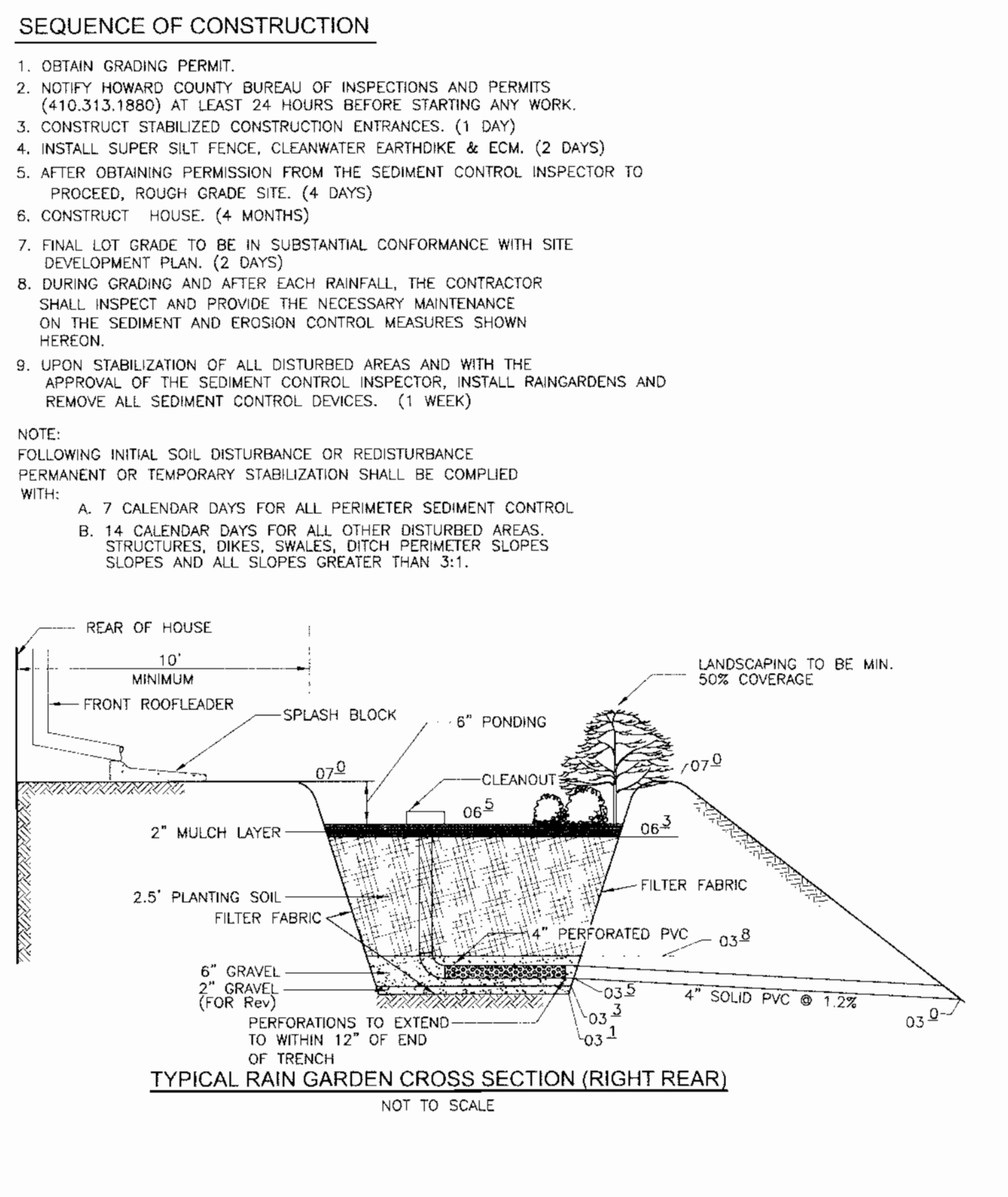
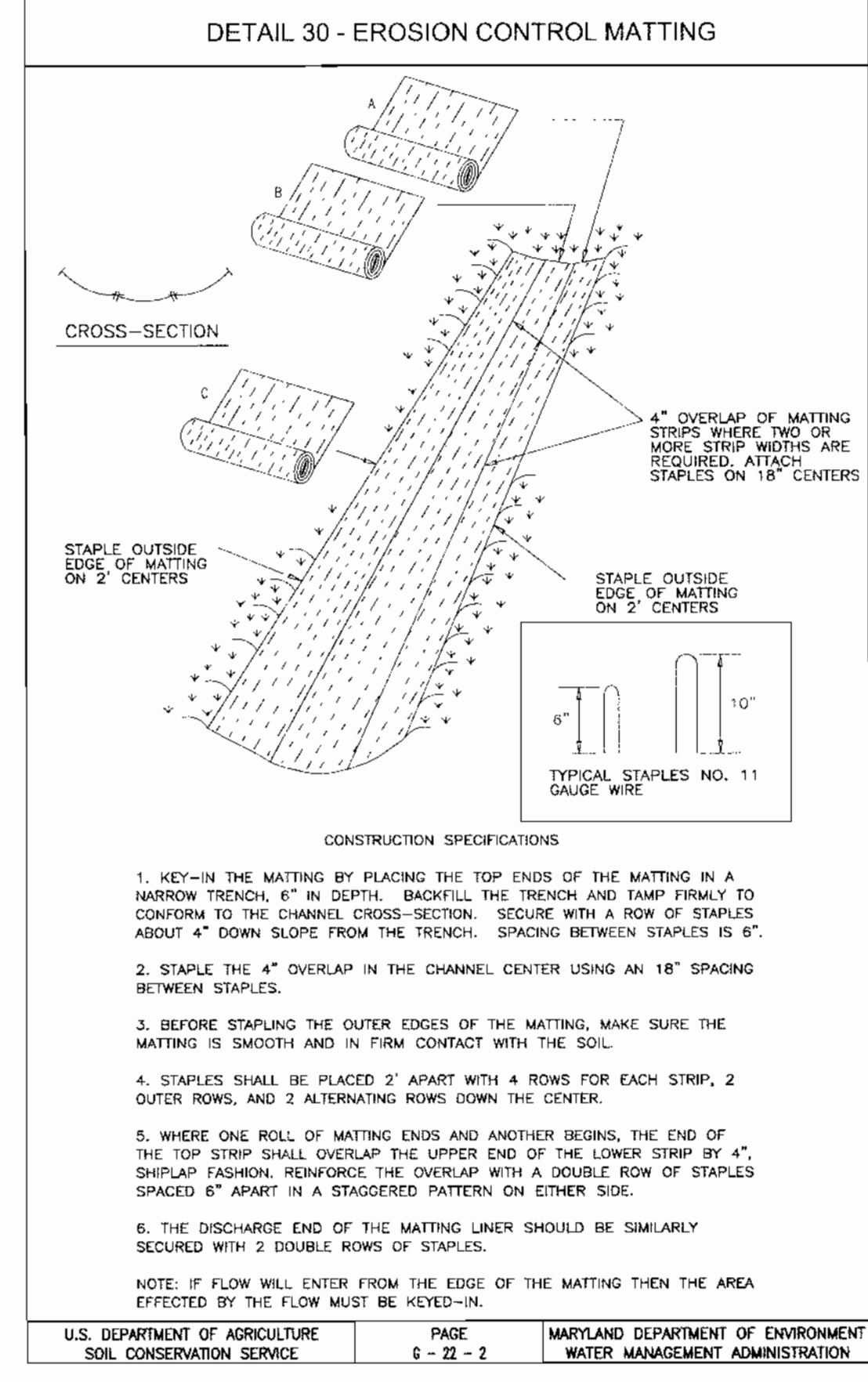
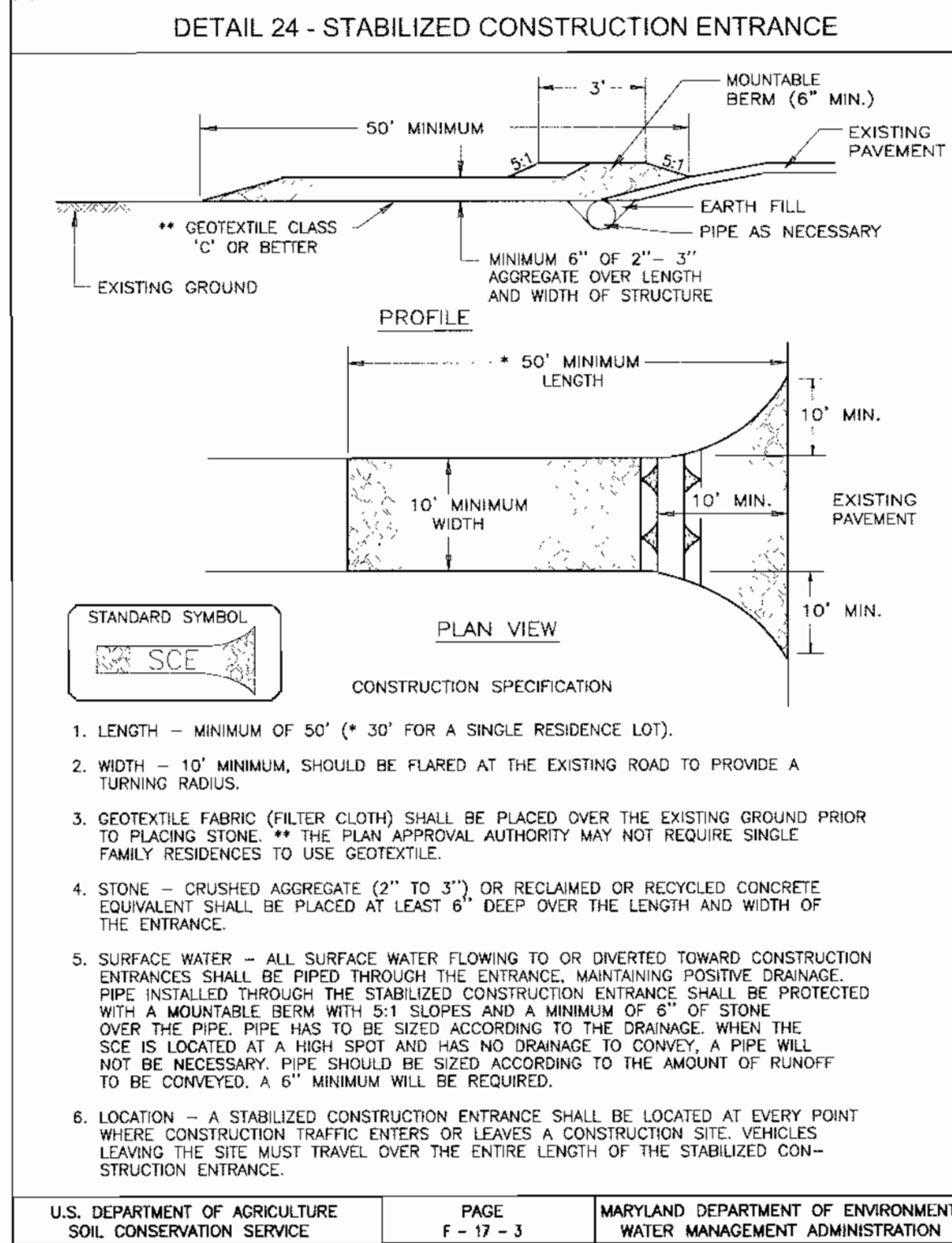
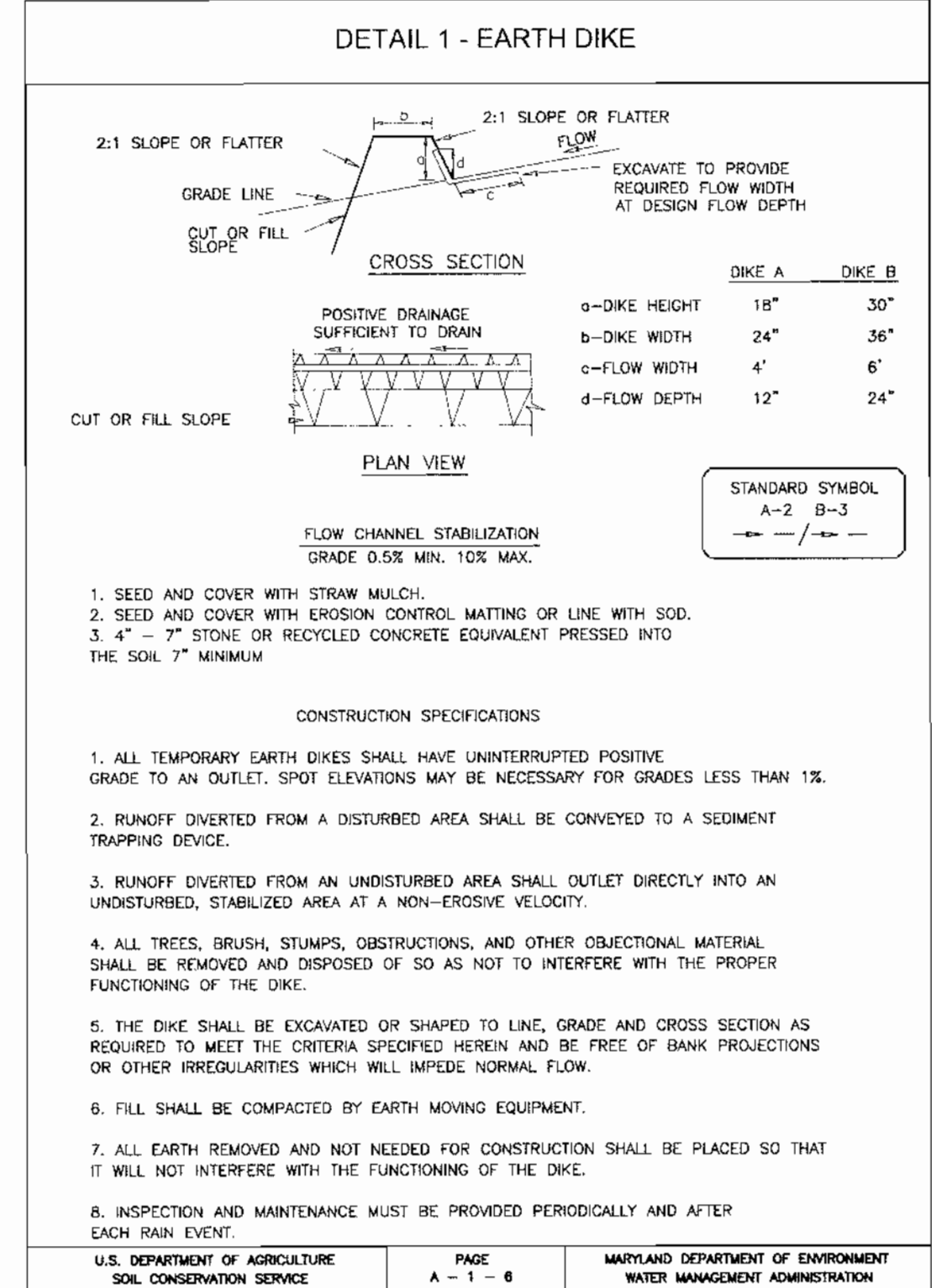
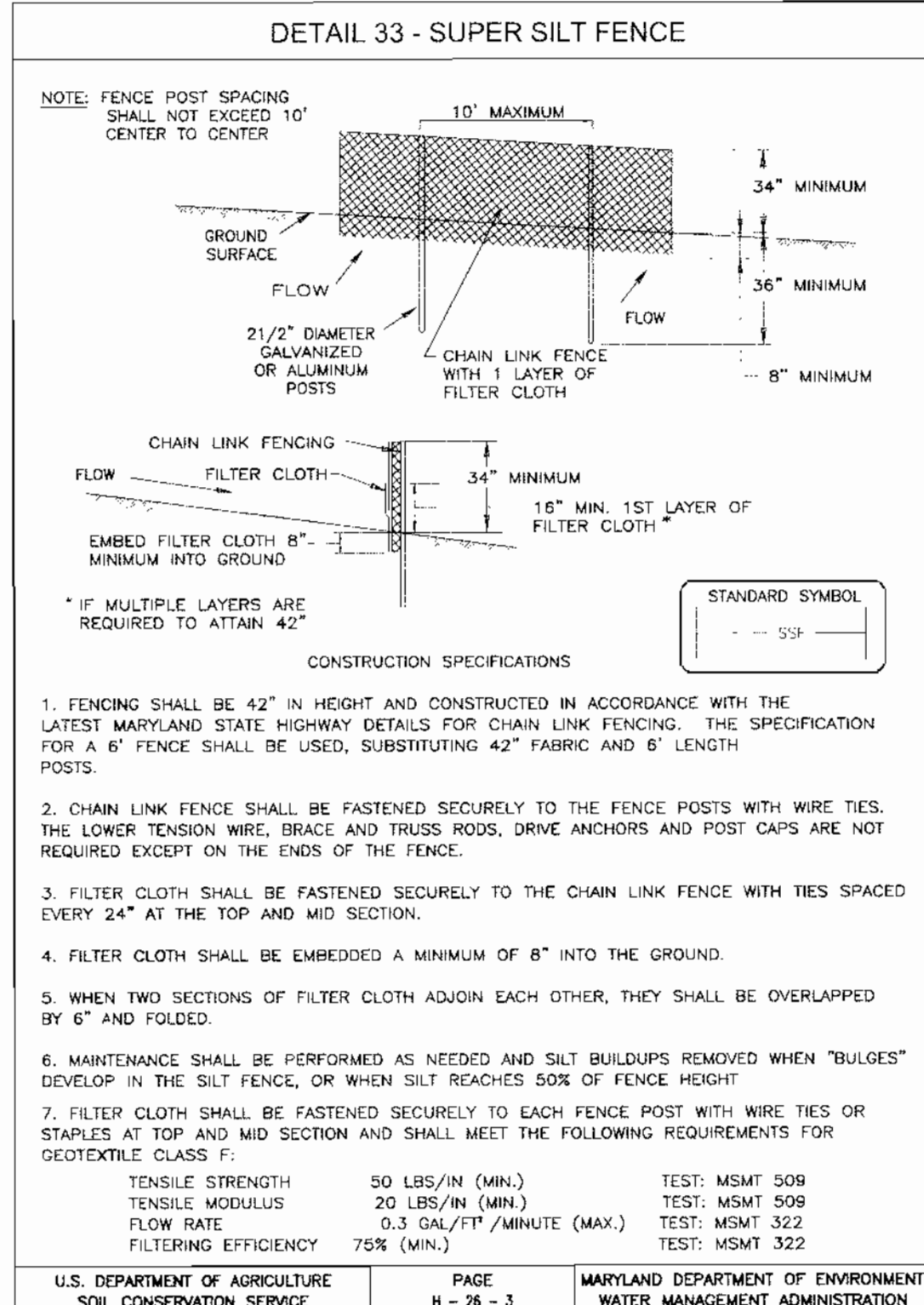
DEVELOPER'S CERTIFICATE  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
SIGNATURE OF DEVELOPER  
DATE: 2-22-05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
SIGNATURE OF REVIEWER  
DATE: 3/3/05  
SIGNATURE OF DEVELOPER  
DATE: 3/3/05

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I 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  
DATE: 2-22-05

DESIGN BY: CMH  
DRAWN BY: CMH  
CHECKED BY: RHV  
DATE: FEBRUARY 2005  
SCALE: 1"=30'  
W.O. NO.: 2019019.0  
1 SHEET OF 2





### 21.0 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 VEGETABLE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS 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/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE 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 A 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 CONCRETES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 AND 1/2" IN DIAMETER.
  - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 TONS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
  - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

### PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCHING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF PREVIOUSLY LOCKSMED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ.FT.).
- ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND APPLY 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS/1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (26 LBS/1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (6 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

### SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER TRENCHES, AND ALL SLOPES GREATER THAN 3:1. (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHALL BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. 20). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 

TOTAL AREA	0.39 AC.
AREA DISTURBED	0.33 AC.
AREA TO BE ROOFED OR PAVED	0.07 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.36 AC.
TOTAL CUT	1500 CY.
TOTAL FILL	1500 CY.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

### BIORETENTION AREA SOIL SPECIFICATIONS (FOR RAINGARDENS)

**A. PLANTING SOIL**  
THE BIORETENTION AREAS SHALL CONSIST OF A PLANTING SOIL HAVING A COMPOSITION OF AT LEAST 10 TO 25 PERCENT CLAY AND SHALL BE OF A SANDY LOAM OR LOAMY SAND TEXTURE. LOAMY SOILS MAY BE UTILIZED FOR THE PLANTING SOIL, BUT MUST CONSIST OF 30% SAND. IN ADDITION, THE FURNISHED PLANTING SOIL SHALL BE UNIFORM COMPOSITION, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH, BRUSH, OR ANY OTHER MATERIAL OR SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH, OR A HINDERANCE TO PLANTING OR MAINTENANCE OPERATIONS.

THE PLANTING SOIL SHALL BE FREE OF PLANTS OR PLANT PARTS OF BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, MUWORT, NUTSEDGE, POISON IVY, CANADIAN THISTLE OR OTHERS AS SPECIFIED. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.

THE PLANTING SOIL SHALL MEET THE FOLLOWING CRITERIA:

PH RANGE	5.5 - 6.5
ORGANIC MATTER	1.5 - 3.0%
MANGANESE - Mn	35 lbs. / AC.
PHOSPHORUS - P205	100 lbs. / AC.
POTASSIUM - K2O	85 lbs. / AC.
SOLUBLE SALTS	NOT TO EXCEED 500 ppm

**B. MULCH LAYER SPECIFICATIONS (2" THICK)**  
A MULCH LAYER SHALL BE PROVIDED ON TOP OF THE PLANTING SOIL. AN ACCEPTABLE MULCH LAYER SHALL INCLUDE SHREDDED HARDWOOD OR SHREDDED WOOD CHIPS OR OTHER SIMILAR PRODUCT.

ALL MULCH PRODUCTS MUST BE WELL AGED, UNIFORM IN COLOR, AND FREE OF FOREIGN MATERIAL INCLUDING PLANT MATERIAL. WELL AGED MULCH IS DEFINED AS MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST TWELVE (12) MONTHS.

**C. SAND SPECIFICATIONS (1" MIN.)**  
THE SAND SHALL BE FREE OF DELETERIOUS MATERIAL AND ROCKS GREATER THAN 1 INCH IN DIAMETER.

**D. COMPACTION:**  
SOIL SHALL BE PLACED IN LIFTS LESS THAN 18 INCHES AND LIGHTLY COMPACTED (MINIMAL COMPACTIVE EFFORT) BY TAMPING WITH A BUCKET FROM A DOZER OR A BACKHOE.

### RAINGARDEN PLANT LIST (EACH)

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	PIRANUS X ATRIFOLIA	LONDON PLAIN TREE	2 1/2"-3" Cal
1	ILEX GLABRA	INK BERRY	2 "-3" HT.
6	LOBELIA CARDINALIS	CARDINAL FLOWER LOBELIA	1 GAL. CONTAINER
4	DRYOPTERIS SP.	WOOD FERN	1 GAL. CONTAINER
3	ASTRER NOVAE ANGIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

**NOTES**

DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITH:

- 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES, DITCH PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
- 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.

### TEMPORARY SEEDING NOTES

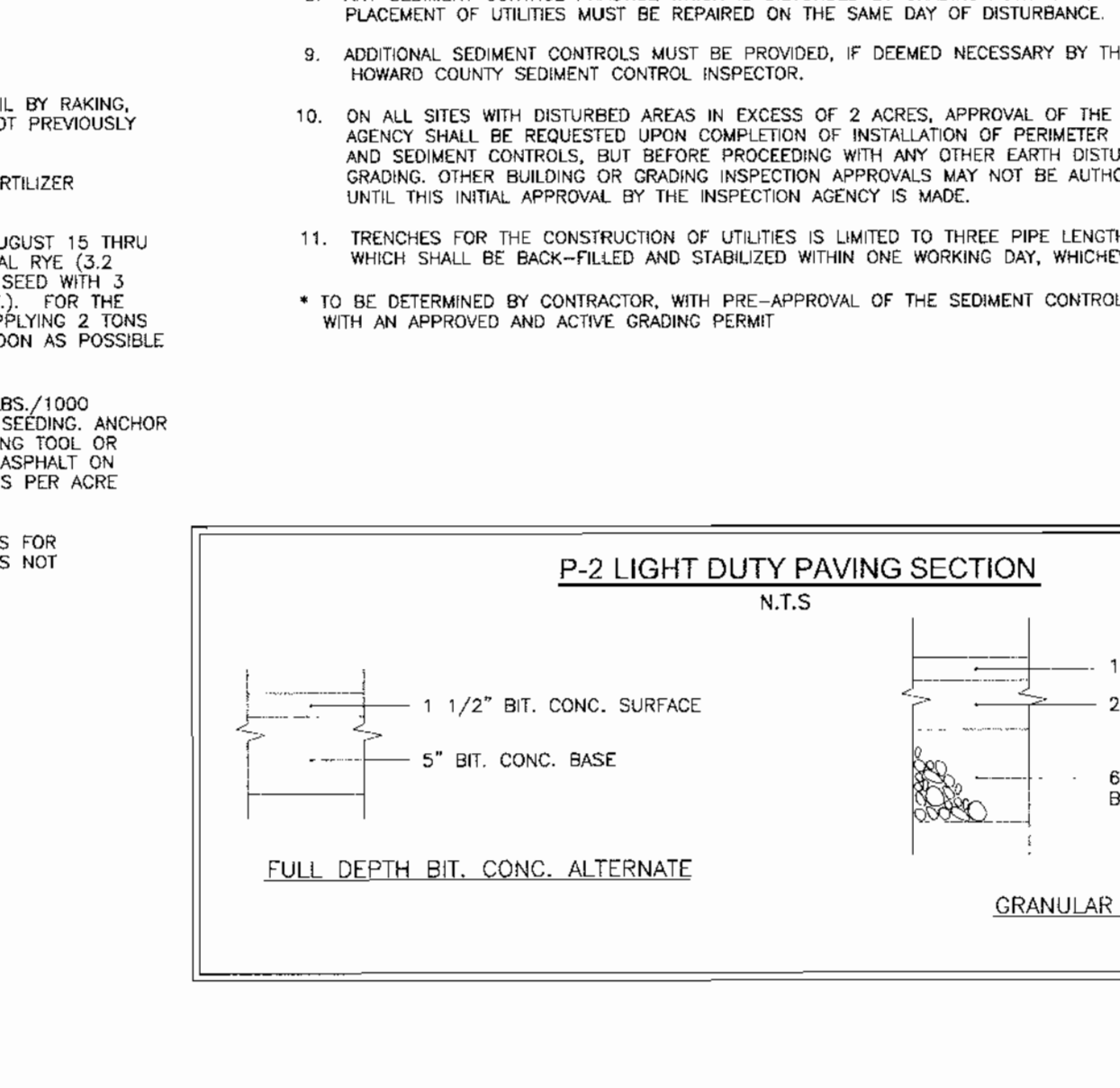
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCHING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF PREVIOUSLY LOCKSMED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (6 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/12/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 3/12/05  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 3/12/05  
DIRECTOR

**ENGINEERS CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

*[Signature]* 2/21/05  
SIGNATURE OF ENGINEER  
ROBERT H. VOGEL

**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 ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT HAVE A CERTIFICATE OF ATTENDANCE AT A 1-DAY COURSE OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO UNDERSTAND AND AGREE TO BE SUBJECT TO INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 2-22-05  
SIGNATURE OF DEVELOPER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*[Signature]* 3/3/05  
DATE

*[Signature]* 3/3/05  
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

### DETAIL SHEET

## GERMAN ROAD PROPERTY

### SECTION 2

### LOT 6-A

TAX MAP 17 BLOCK 20 PARCEL P/O '281'  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DEED REF.: LIBER 2930, FOLIO 380

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: CMH  
DRAWN BY: CMH  
CHECKED BY: RRV  
DATE: FEBRUARY 2005  
SCALE: AS SHOWN  
W.O. NO.: 2019019.0

OWNER/DEVELOPER  
MAIN STREET BUILDERS, INC.  
5705 LANDING ROAD ELKRDGE, MARYLAND 21075 (410) 744-6738

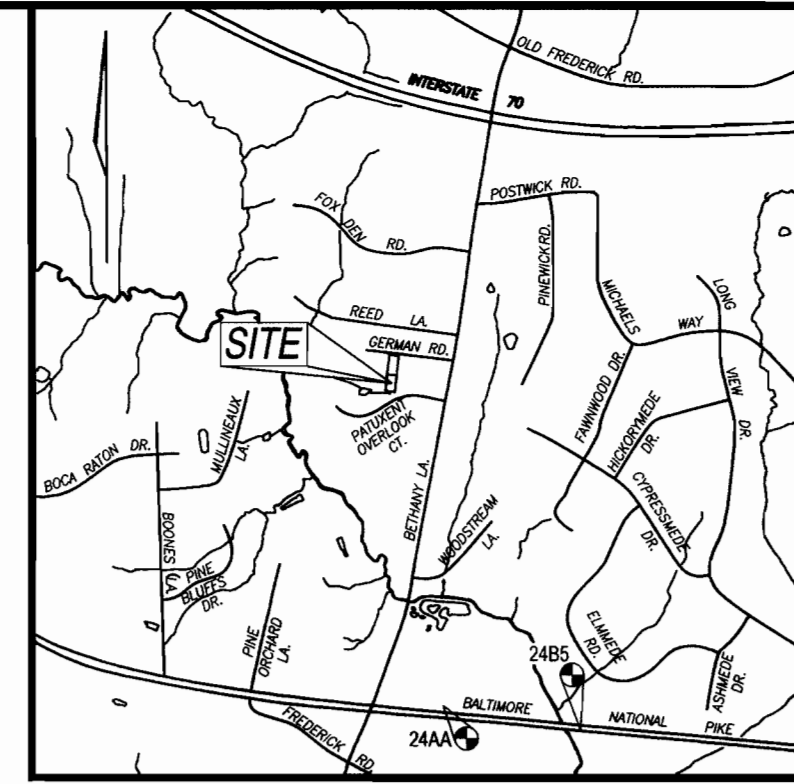
2 SHEET OF 2



**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 CO.: 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
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS:
  - AREA OF SITE: 17,188.84 SF
  - TOTAL NUMBER OF BUILDABLE LOTS: 1
  - TOTAL NUMBER OF CREDITED OPEN SPACE LOTS: 0
  - TOTAL NUMBER OF NON-CREDITED OPEN SPACE LOTS: 0
  - PRESENT ZONING: R-20
  - LIMIT OF DISTURBANCE: 0.33 AC.
  - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
  - TOTAL UNITS ALLOWED: 1
  - TOTAL UNITS PROPOSED: 1
- PROJECT BACKGROUND:
  - LOCATION: TAX MAP: 17 PARCEL: P/O 281 BLOCK: 20
  - ZONING: R-20
  - GERMAN ROAD
  - DEED REFERENCE: LIBER 2930, FOLIO 380
  - DPZ REFERENCE: F-05-030, WP-04-130 (APP. JULY 1, 2004)
- 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 CONTRACTORS 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 TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS 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.
- COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 24AA AND 24B5.
- EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO WETLANDS EXIST ON SITE PER FREDERICK WARD ASSOCIATES, JULY 2003.
- THERE IS NO 100-YR FLOODPLAIN ON SITE.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
  - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$2700.00 FOR 9 SHADE TREES.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION BECAUSE THE LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- STORMWATER MANAGEMENT FOR THIS LOT IS BY RAIN GARDENS TO PROVIDE THE REQUIRED Rev and WQv. Cpv IS NOT REQUIRED SINCE THE 1-YR RUNOFF IS LESS THAN 2 CFS.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #45-2003.
- A DESIGN MANUAL WAIVER HAS BEEN REQUESTED AND APPROVED, DATED JULY 1, 2004, TO WAIVE SECTION 2.6.2 OF THE DESIGN MANUAL, VOLUME III, WHICH REQUIRES A USE-IN-COMMON DRIVEWAY EASEMENT BE A MINIMUM OF 24'. AT THE REQUEST OF THE DEVELOPMENT ENGINEERING DIVISION THE USE-IN-COMMON ACCESS EASEMENT SHALL BE 24' FROM THE PUBLIC RIGHT-OF-WAY OF GERMAN ROAD TO THE FRONT BRL OF LOT 6 AND THEN SHALL BE REDUCED TO 19'.
- WATER AND SEWER SERVICE SHALL BE PROVIDED THROUGH CONTRACT NO. 20-1067. A DESIGN MANUAL WAIVER HAS BEEN SUBMITTED AND APPROVED, DATED JANUARY 10, 2005, TO WAIVE THE REQUIREMENT FOR BASEMENT GRAVITY SEWER SERVICE TO LOT 6-A. BASEMENT SEWER SERVICE IS TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- LOT 6 AND LOT 6-A TO SHARE THE PROPOSED DRIVEWAY.

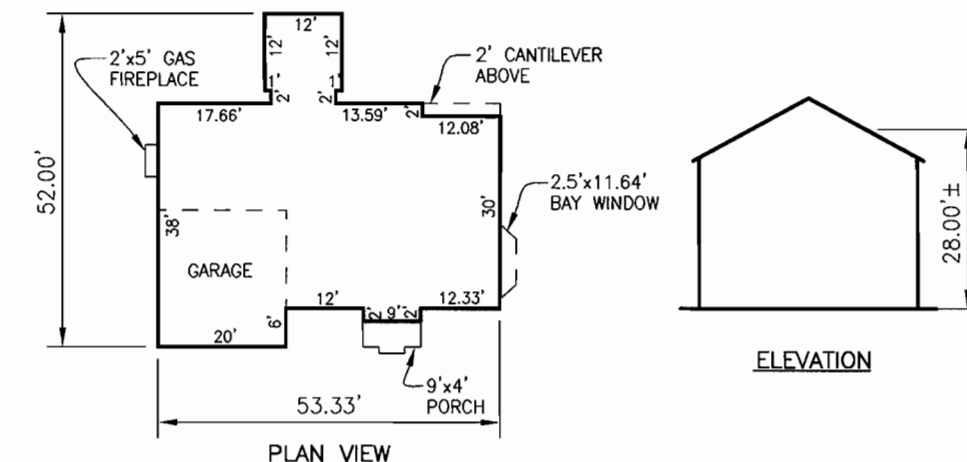
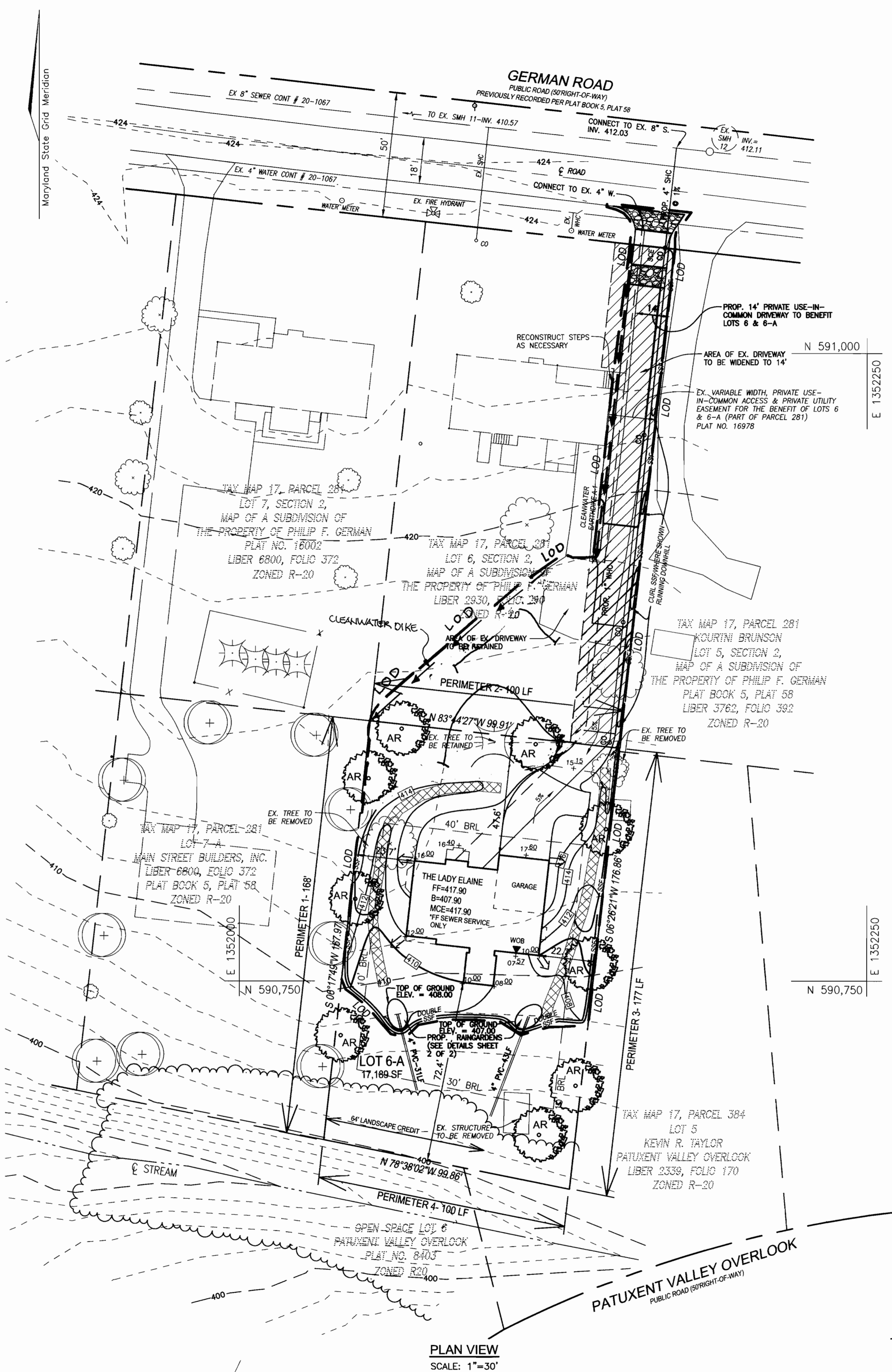
BENCHMARKS		
NO.	NORTHING	EASTING
24AA	587,380.458	1,352,603.488
24B5	586,956.233	1,356,570.840



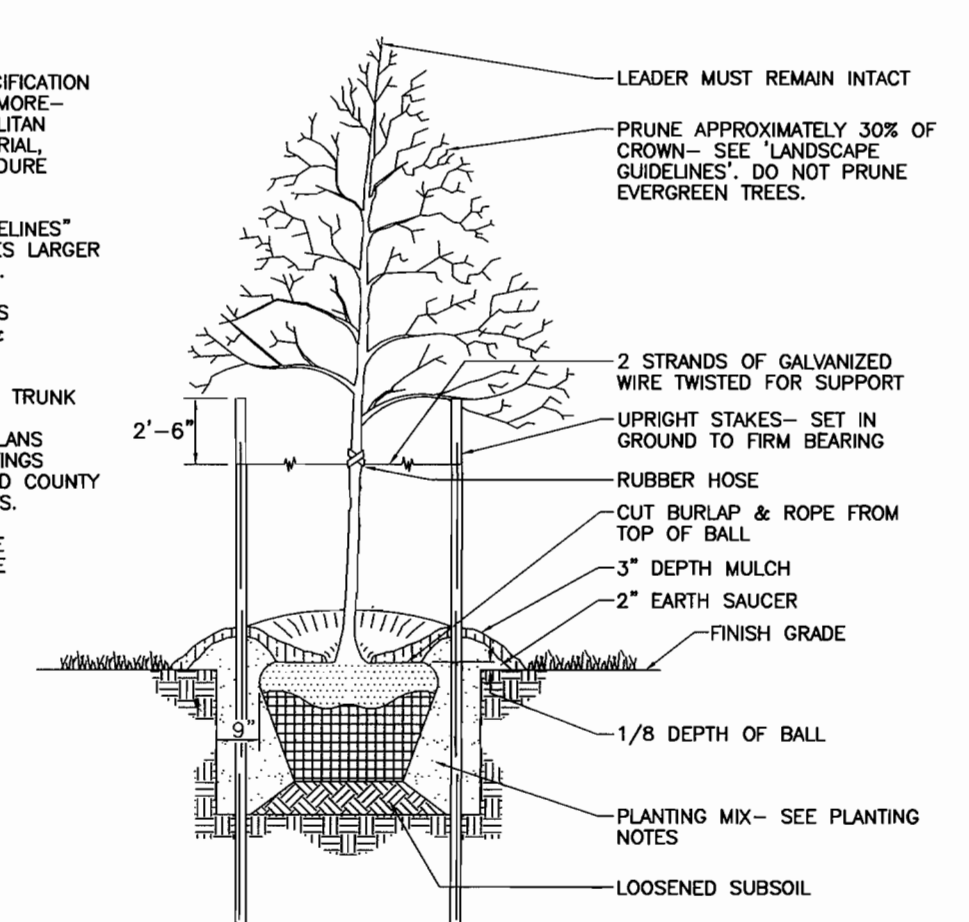
VICINITY MAP  
SCALE: 1"=2000'

**LEGEND**

- EXISTING CONTOUR: ---440---
- PROPOSED CONTOUR: ---410---
- SPOT ELEVATION: +82.53
- DIRECTION OF FLOW: [Arrow]
- EXISTING TREES TO REMAIN: [Tree Symbol]
- SUPER SILT FENCE: ---SSF---
- LIMIT OF DISTURBANCE: ---LOD---
- CLEANWATER EARTHDIKE A-1: [Diagonal Line Symbol]
- EROSION CONTROL MATTING: [Cross-hatch Symbol]
- ROOFTOP LEADER: [Arrow]



THE LADY ELAINE HOUSE TYPE  
SCALE: 1"=30'



TREE PLANTING AND STAKING  
DECIDUOUS TREES UP TO 2-1/2\"/>

**NOTES**

- SEE "LANDSCAPE SPECIFICATION GUIDELINES" FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWER EASEMENT.

SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			
		TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	168' (1)	100' (2)	177' (3)	100' (4)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	YES* 64'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	NA	168' 3	100' 2	177' 3	100' 3
SHADE TREES	NA	0	0	0	0
EVERGREEN TREES	NA	0	0	0	0
SHRUBS	NA	0	0	0	0
NUMBER OF PLANTS PROVIDED	NA	3	2	3	1
SHADE TREES	NA	0	0	0	0
EVERGREEN TREES	NA	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)					

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
9	9	ACER RUBRUM 'BOWHALL'	2 1/2"-3" Cal.	B & B AS SHOWN

ADDRESS CHART	
LOT #	STREET ADDRESS
6-A	10019 GERMAN ROAD

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	PARCEL NUMBER		
GERMAN ROAD PROPERTY	2	P/O 281		
PLAT REF. N/A 16979	BLOCK NO. 20	ZONE R-20	TAX MAP 17	ELECT. DIST. 2ND
			CENSUS TR. 602200	
WATER CODE: H-08	SEWER CODE: 5991000			

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
SEDIMENT AND EROSION CONTROL AND LANDSCAPE DETAILS	2 OF 2

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3/17/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 3/18/05  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 3/18/05  
DIRECTOR

ENGINEERS CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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."

*[Signature]* 3/18/05  
SIGNATURE OF ENGINEER  
ROBERT H. VOGEL

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 ALL 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* 2-22-05  
SIGNATURE OF DEVELOPER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*[Signature]* 3/3/05  
N/A-NATURAL RESOURCE CONSERVATION SERVICE

*[Signature]* 3/3/05  
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

"I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I 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]* 2-22-05  
SIGNATURE OF DEVELOPER

**SITE DEVELOPMENT AND LANDSCAPE PLAN**  
**GERMAN ROAD PROPERTY**  
**SECTION 2**  
**LOT 6-A**

TAX MAP 17 BLOCK 20 PARCEL P/O '281'  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DEED REF.: LIBER 2930, FOLIO 380

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET TEL: 410.461.7666  
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: CMH  
DRAWN BY: CMH  
CHECKED BY: RHV  
DATE: FEBRUARY 2005  
SCALE: 1"=30'  
W.O. NO.: 2019019.0

1 SHEET OF 2

SDP-05-060



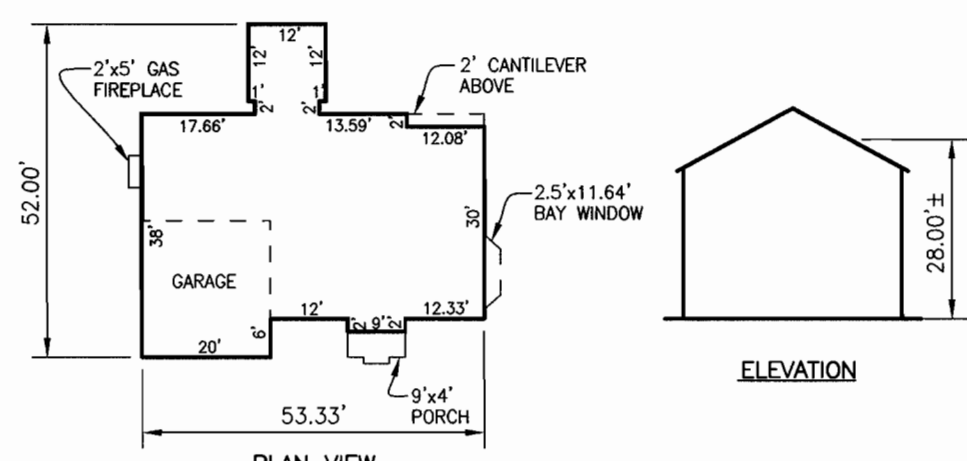
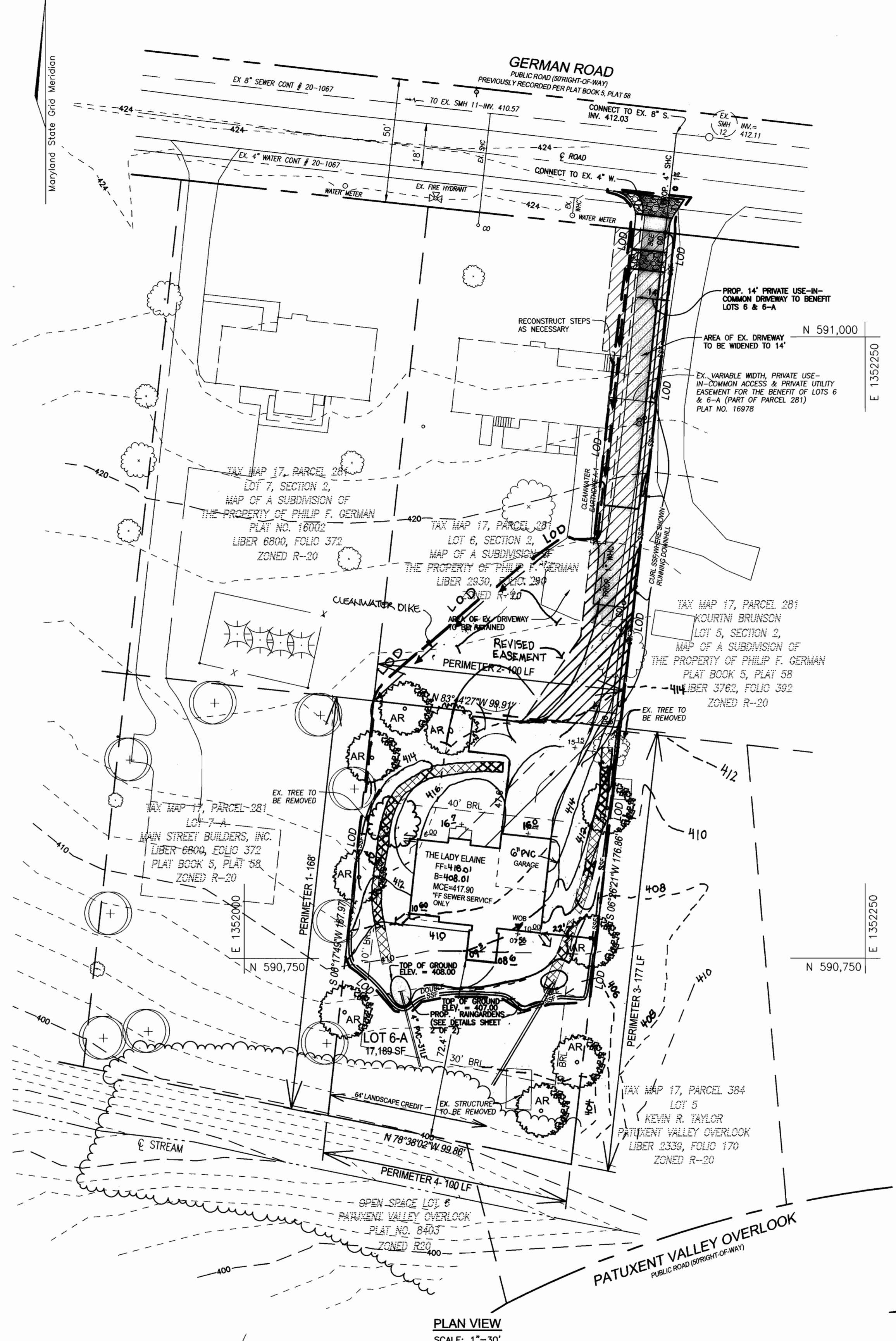
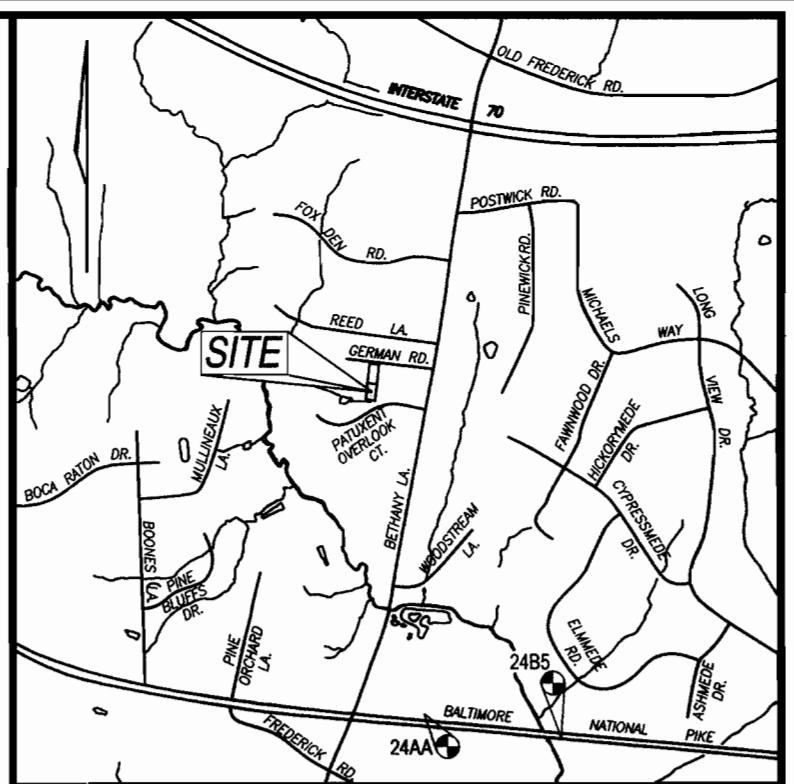
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  - AREA OF SITE: 17,188.84 SF
  - TOTAL NUMBER OF BUILDABLE LOTS: 1
  - TOTAL NUMBER OF CREDITED OPEN SPACE LOTS: 0
  - TOTAL NUMBER OF NON-CREDITED OPEN SPACE LOTS: 0
  - PRESENT ZONING: R-20
  - LIMIT OF DISTURBANCE: 0.33 AC.
  - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
  - TOTAL UNITS ALLOWED: 1
  - TOTAL UNITS PROPOSED: 1
- PROJECT BACKGROUND:
  - LOCATION: TAX MAP 17, PARCEL: P/O 281 BLOCK: 20
  - ZONING: R-20
  - GERMAN ROAD
  - DEED REFERENCE: LIBER 2930, FOLIO 380
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- 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.
- COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 24AA AND 24BS.
- EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO WETLANDS EXIST ON SITE PER FREDERICK WARD ASSOCIATES, JULY 2003.
- THERE IS NO 100-YR FLOODPLAIN ON SITE.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
  - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$2700.00 FOR 9 SHADE TREES.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION BECAUSE THE LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- STORMWATER MANAGEMENT FOR THIS LOT IS BY RAIN GARDENS TO PROVIDE THE REQUIRED Rev AND Wq. Cpv IS NOT REQUIRED SINCE THE 1-YR RUNOFF IS LESS THAN 2 CFS.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #45-2003.
- A DESIGN MANUAL WAIVER HAS BEEN REQUESTED AND APPROVED, DATED JULY 1, 2004, TO WAIVE SECTION 2.6.2 OF THE DESIGN MANUAL, VOLUME III, WHICH REQUIRES A USE-IN-COMMON DRIVEWAY EASEMENT BE A MINIMUM OF 24'. AT THE REQUEST OF THE DEVELOPMENT ENGINEERING DIVISION THE USE-IN-COMMON ACCESS EASEMENT SHALL BE 24' FROM THE PUBLIC RIGHT-OF-WAY OF GERMAN ROAD TO THE FRONT BRL OF LOT 6 AND THEN SHALL BE REDUCED TO 19'.
- WATER AND SEWER SERVICE SHALL BE PROVIDED THROUGH CONTRACT NO. 20-1067. A DESIGN MANUAL WAIVER HAS BEEN SUBMITTED AND APPROVED, DATED JANUARY 10, 2005, TO WAIVE THE REQUIREMENT FOR BASEMENT GRAVITY SEWER SERVICE TO LOT 6-A. BASEMENT SEWER SERVICE IS TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- LOT 6 AND LOT 6-A TO SHARE THE PROPOSED DRIVEWAY.

**LEGEND**

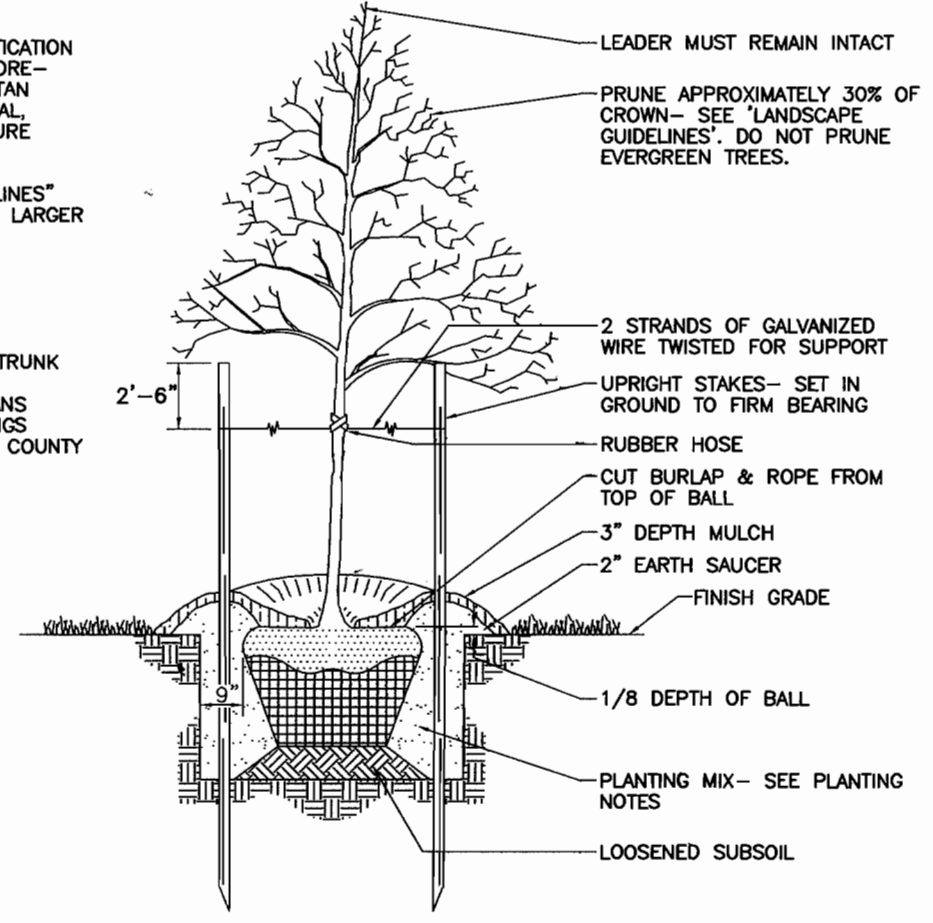
- EXISTING CONTOUR --- 440 ---
- PROPOSED CONTOUR --- 417 ---
- SPOT ELEVATION --- +82.53 ---
- DIRECTION OF FLOW ---
- EXISTING TREES TO REMAIN ---
- SUPER SILT FENCE --- SSF ---
- LIMIT OF DISTURBANCE --- LOD ---
- CLEANWATER EARTHDIKE A-1 ---
- EROSION CONTROL MATTING ---
- ROOFTOP LEADER ---

BENCHMARKS		
NO.	NORTHING	EASTING
24AA	587,380.458	1,352,603.488
24BS	586,956.233	1,356,570.840



**NOTES**

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK & BUILDINGS.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



LANDSCAPE TYPE	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			
		TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	168' (1)	100' (2)	177' (3)	100' (4)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	YES* 64'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	NA	168'	100'	177'	36'
SHADE TREES	NA	1:60 3	1:60 2	1:60 3	1:60 1
EVERGREEN TREES	NA	0	0	0	0
SHRUBS	NA	0	0	0	0
NUMBER OF PLANTS PROVIDED	NA	3	2	3	1
SHADE TREES	NA	0	0	0	0
EVERGREEN TREES	NA	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0	0

\*CREDIT FOR EXISTING WOODS

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
9	9	ACER RUBRUM 'BOWHALL'	2 1/2"-3" Cal.	B & B AS SHOWN
		BOWHALL FASTIGIATE RED MAPLE		

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LANDM PLANTING SPECIFICATIONS.  
 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.  
 3. FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.  
 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

ADDRESS CHART	
LOT #	STREET ADDRESS
6-A	1019 GERMAN ROAD

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	PARCEL NUMBER		
GERMAN ROAD PROPERTY	2	P/O 281		
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.
NA 1697R	20	R-20		602200
WATER CODE: H-08		SEWER CODE: 5991000		

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
SEDIMENT AND EROSION CONTROL AND LANDSCAPE DETAILS	2 OF 2

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Dammann* 3/17/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Andy Smith* 3/17/05  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Mark A. Leight* 3/10/05  
 DIRECTOR DATE

**ENGINEERS CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

*Robert H. Vogel* 2/11/05  
 SIGNATURE OF ENGINEER DATE  
 ROBERT H. VOGEL

**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 ALL 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Joseph S. Smokey, Man* 2-22-05  
 SIGNATURE OF DEVELOPER DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

*Jim Meyer* 3/3/05  
 SDA-NATURAL RESOURCE CONSERVATION SERVICE DATE

*John R. Polato* 3/3/05  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT DATE

**OWNER/DEVELOPER**

MAIN STREET BUILDERS, INC.  
 5705 LANDING ROAD  
 ELK RIDGE, MARYLAND 21075  
 (410) 744-6738

*Joseph S. Smokey, Man* 2-22-05  
 SIGNATURE OF DEVELOPER DATE

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I 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.

**SITE DEVELOPMENT AND LANDSCAPE PLAN**

**GERMAN ROAD PROPERTY**

**SECTION 2**

**LOT 6-A**

TAX MAP 17 BLOCK 20 PARCEL P/O '281'  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DEED REF.: LIBER 2930, FOLIO 380

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELICOTT CITY, MD 21043 TEL: 410.461.7666  
 FAX: 410.461.8961

DESIGN BY: CMH  
 DRAWN BY: CMH  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2005  
 SCALE: 1"=30'  
 W.O. NO.: 2019019.0

1 SHEET OF 2



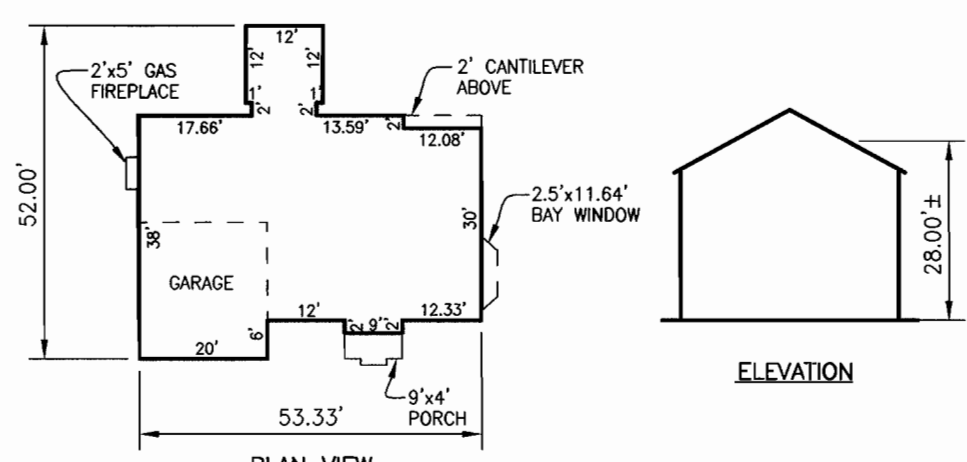
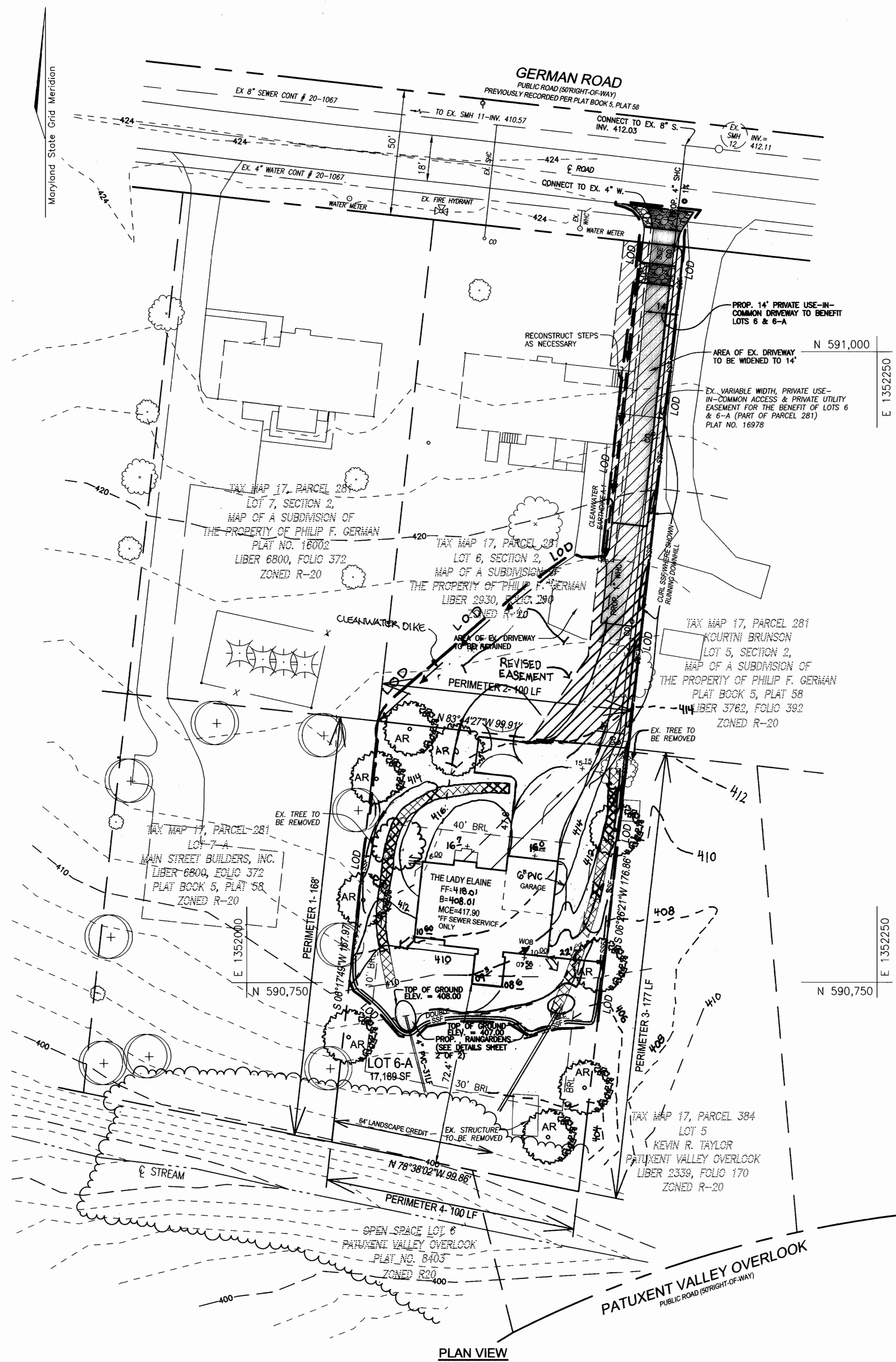
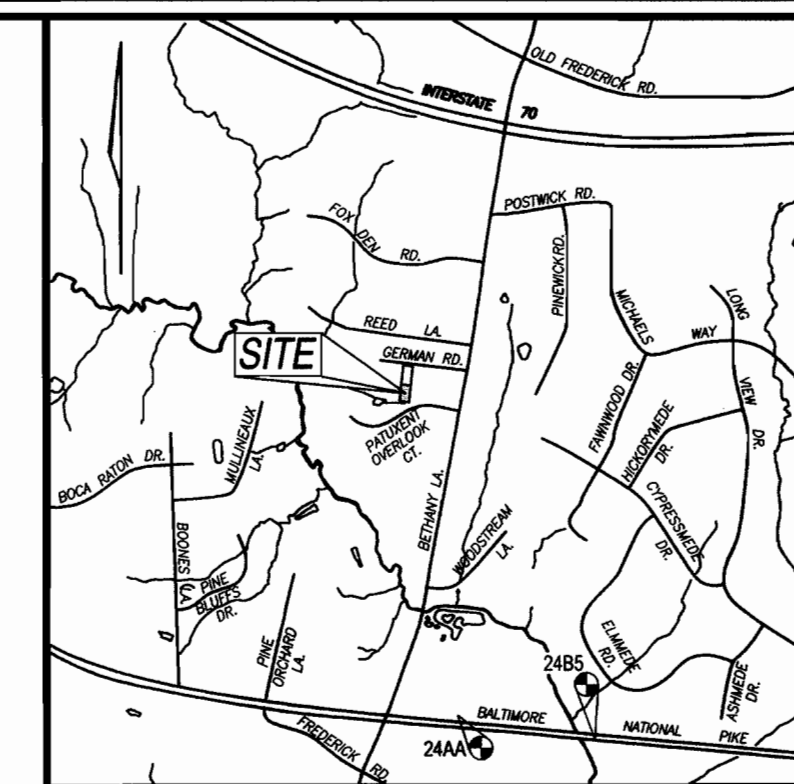
**GENERAL NOTES**

- 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 CO: 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
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS:  
 AREA OF SITE: 17,188.84 SF  
 TOTAL NUMBER OF BUILDABLE LOTS: 1  
 TOTAL NUMBER OF CREDITED OPEN SPACE LOTS: 0  
 TOTAL NUMBER OF NON-CREDITED OPEN SPACE LOTS: 0  
 PRESENT ZONING: R-20  
 LIMIT OF DISTURBANCE: 0.33 AC.  
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING  
 TOTAL UNITS ALLOWED: 1  
 TOTAL UNITS PROPOSED: 1
- PROJECT BACKGROUND:  
 LOCATION: TAX MAP 17 PARCEL: P/O 281 BLOCK: 20  
 ZONING: R-20  
 GERMAN ROAD  
 DEED REFERENCE: LIBER 2930, FOLIO 380  
 DPZ REFERENCE: F-05-030, WP-04-130 (APP. JULY 1, 2004)
- 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 TO THE COUNTY'S RIGHT OF WAY 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.
- COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 24AA AND 24BS.
- EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO WETLANDS EXIST ON SITE PER FREDERICK WARD ASSOCIATES, JULY 2003.
- THERE IS NO 100-YR FLOODPLAIN ON SITE.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)  
 B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS  
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$2700.00 FOR 9 SHADE TREES.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION BECAUSE THE LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- STORMWATER MANAGEMENT FOR THIS LOT IS BY RAIN GARDENS TO PROVIDE THE REQUIRED Rev and Wov. Cpv IS NOT REQUIRED SINCE THE 1-YR RUNOFF IS LESS THAN 2 CFS.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #45-2003.
- A DESIGN MANUAL WAIVER HAS BEEN REQUESTED AND APPROVED, DATED JULY 1, 2004, TO WAIVE SECTION 2.6.2 OF THE DESIGN MANUAL, VOLUME III, WHICH REQUIRES A USE-IN-COMMON DRIVEWAY EASEMENT BE A MINIMUM OF 24'. AT THE REQUEST OF THE DEVELOPMENT ENGINEERING DIVISION THE USE-IN-COMMON EASEMENT SHALL BE 24' FROM THE PUBLIC RIGHT-OF-WAY OF GERMAN ROAD TO THE FRONT BRL OF LOT 6 AND THEN SHALL BE REDUCED TO 19'.
- WATER AND SEWER SERVICE SHALL BE PROVIDED THROUGH CONTRACT NO. 20-1067. A DESIGN MANUAL WAIVER HAS BEEN SUBMITTED AND APPROVED, DATED JANUARY 10, 2005, TO WAIVE THE REQUIREMENT FOR BASEMENT GRAVITY SEWER SERVICE TO LOT 6-A. BASEMENT SEWER SERVICE IS TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- LOT 6 AND LOT 6-A TO SHARE THE PROPOSED DRIVEWAY.

**LEGEND**

- EXISTING CONTOUR --- 440 ---
- PROPOSED CONTOUR --- 417 ---
- SPOT ELEVATION --- +82.53 ---
- DIRECTION OF FLOW ---
- EXISTING TREES TO REMAIN ---
- SUPER SILT FENCE --- SSF ---
- LIMIT OF DISTURBANCE --- LOD ---
- CLEANWATER EARTHDIKE A-1 ---
- EROSION CONTROL MATTING ---
- ROOFTOP LEADER ---

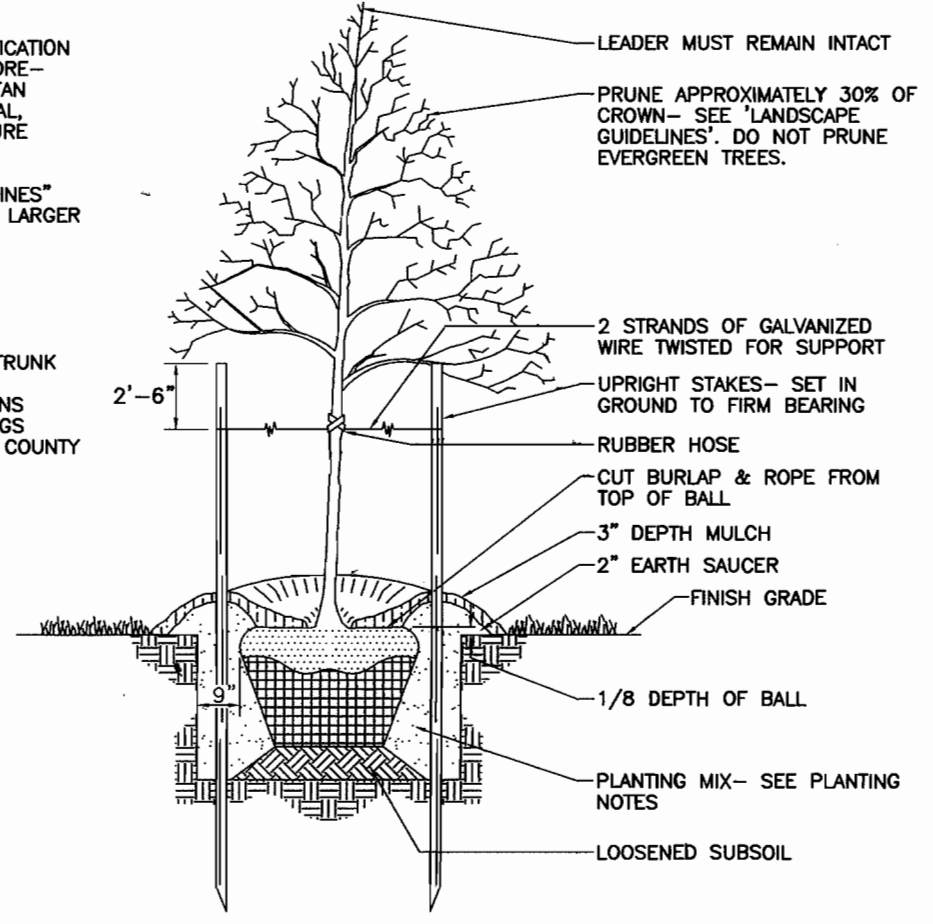
BENCHMARKS		
NO.	NORTHING	EASTING
24AA	587,380.458	1,352,603.488
24BS	586,956.233	1,356,570.840



**THE LADY ELAINE HOUSE TYPE**  
SCALE: 1"=30'

**NOTES**

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIALS, PRODUCTS, AND FINISHES SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



**TREE PLANTING AND STAKING**  
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

LANDSCAPE TYPE	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			
		TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	168' ①	100' ②	177' ③	100' ④
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	YES* 64'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	NA	168' 3	100' 2	177' 3	160' 1
SHADE TREES	NA	0	0	0	0
EVERGREEN TREES	NA	0	0	0	0
SHRUBS	NA	0	0	0	0
NUMBER OF PLANTS PROVIDED	NA	3	2	3	1
SHADE TREES	NA	0	0	0	0
EVERGREEN TREES	NA	0	0	0	0
SHRUBS (2:1 SUBSTITUTION)	NA	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0	0

\*CREDIT FOR EXISTING WOODS

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
9	9	ACER RUBRUM 'BOWHALL'	2 1/2"-3" Col.	B & B AS SHOWN

ADDRESS CHART	
LOT #	STREET ADDRESS
6-A	10019 GERMAN ROAD

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	PARCEL NUMBER		
GERMAN ROAD PROPERTY	2	P/O 281		
PLAT REF. 16979	BLOCK NO. 20	ZONE R-20	TAX MAP 17	ELECT. DIST. 2ND
				CENSUS TR. 602200
WATER CODE: H-08	SEWER CODE: 5991000			

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
SEDIMENT AND EROSION CONTROL AND LANDSCAPE DETAILS	2 OF 2

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 3/17/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 3/17/05  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 3/10/05  
 DIRECTOR

**ENGINEERS CERTIFICATE**  
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.  
 [Signature] 2/21/05  
 SIGNATURE OF ENGINEER  
 ROBERT H. VOGEL

**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 ALL 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 [Signature] 2-22-05  
 SIGNATURE OF DEVELOPER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
 [Signature] 3/3/05  
 USDA-NATURAL RESOURCE CONSERVATION SERVICE  
 [Signature] 3/3/05  
 HOWARD SCD

NO.	REVISION	DATE
3	REVISE FF AND GRADING	4.11.06
2	REVISE DRIVEWAY AND WALKWAY	2.10.06
1	REVISE LOD OFFSITE	7.22.05

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I 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] 2-22-05  
 SIGNATURE OF DEVELOPER

**OWNER/DEVELOPER**  
 MAIN STREET BUILDERS, INC.  
 5705 LANDING ROAD  
 ELKBRIDGE, MARYLAND 21075  
 (410) 744-6738

**SITE DEVELOPMENT AND LANDSCAPE PLAN**  
**GERMAN ROAD PROPERTY**  
 SECTION 2  
 LOT 6-A  
 TAX MAP 17 BLOCK 20 PARCEL P/O '281'  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DEED REF.: LIBER 2930, FOLIO 380

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELICOTT CITY, MD 21043  
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: CMH  
 DRAWN BY: CMH  
 CHECKED BY: RHY  
 DATE: FEBRUARY 2005  
 SCALE: 1"=30'  
 W.O. NO.: 2019019.0  
 1 SHEET OF 2



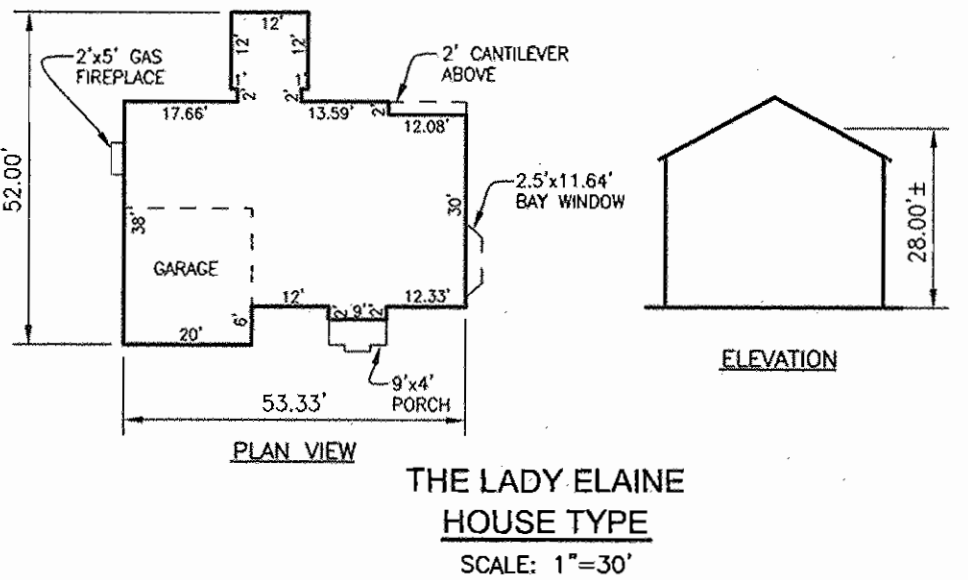
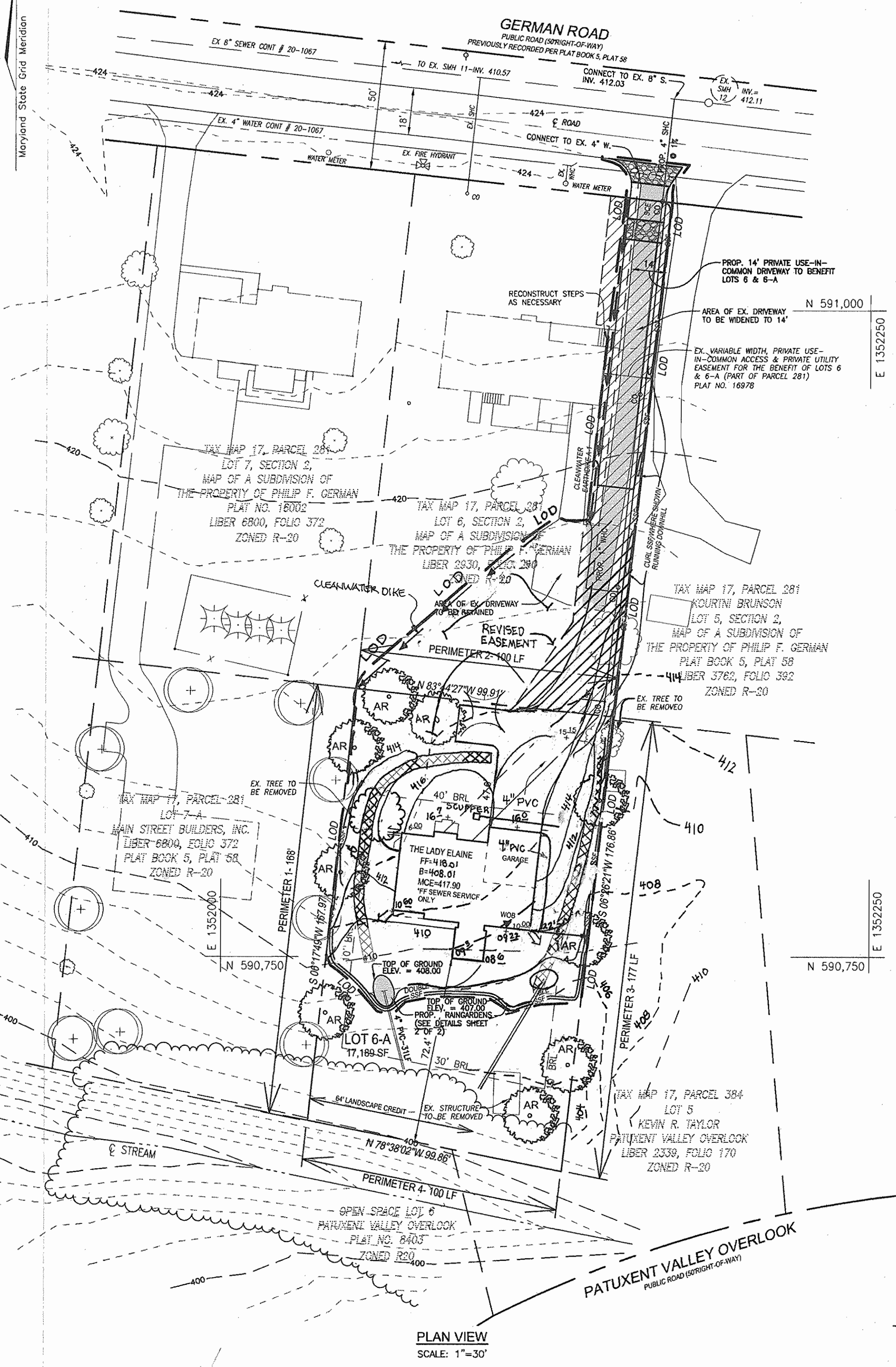
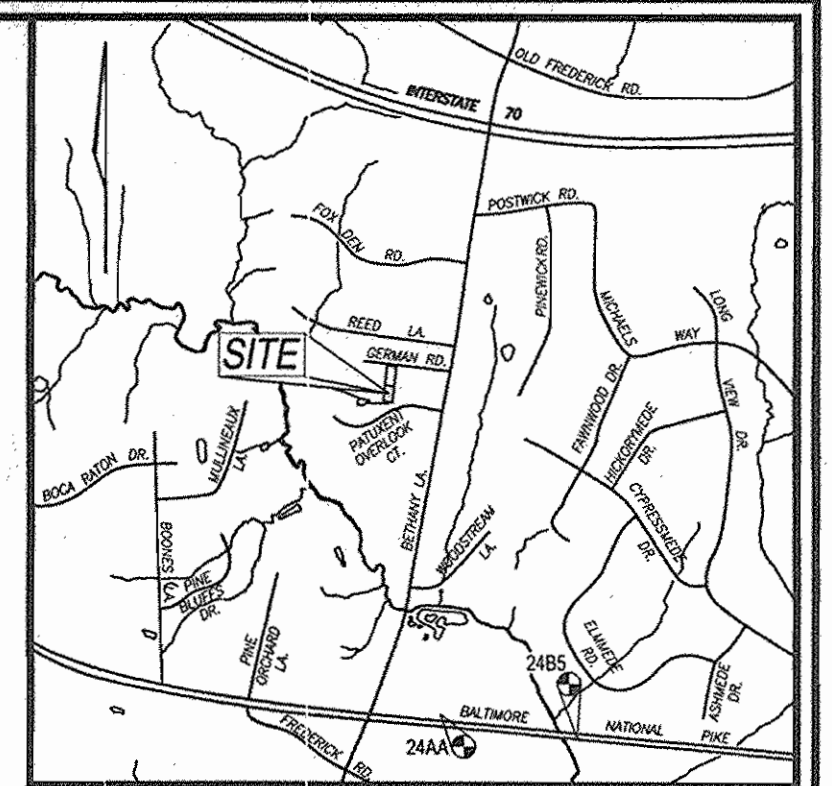
**GENERAL NOTES**

- 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 CO. 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
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS:
  - AREA OF SITE: 17,188.84 SF
  - TOTAL NUMBER OF BUILDABLE LOTS: 1
  - TOTAL NUMBER OF CREDITED OPEN SPACE LOTS: 0
  - TOTAL NUMBER OF NON-CREDITED OPEN SPACE LOTS: 0
  - PRESENT ZONING: R-20
  - LIMIT OF DISTURBANCE: 0.33 AC.
  - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
  - TOTAL UNITS ALLOWED: 1
  - TOTAL UNITS PROPOSED: 1
- PROJECT BACKGROUND:
  - LOCATION: TAX MAP 17 PARCEL: P/O 281 BLOCK: 20
  - ZONING: R-20
  - GERMAN ROAD
  - DEED REFERENCE: LIBER 2930, FOLIO 380
  - DPZ REFERENCE: F-05-030, WP-04-130 (APP. JULY 1, 2004)
- 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 CONTRACTORS 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 TO THE COUNTY'S RIGHT OF WAY 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.
- COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 244A AND 24B5.
- EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC., DATED JANUARY, 2003.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO WETLANDS EXIST ON SITE PER FREDERICK WARD ASSOCIATES, JULY 2003.
- THERE IS NO 100-YR FLOODPLAIN ON SITE.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
  - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$2700.00 FOR 9 SHADE TREES.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION BECAUSE THE LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- STORMWATER MANAGEMENT FOR THIS LOT IS BY RAIN GARDENS TO PROVIDE THE REQUIRED Rev AND Wq. Cpv IS NOT REQUIRED SINCE THE 1-YR RUNOFF IS LESS THAN 2 CFS.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #45-2003.
- A DESIGN MANUAL WAIVER HAS BEEN REQUESTED AND APPROVED, DATED JULY 1, 2004, TO WAIVE SECTION 2.6.2 OF THE DESIGN MANUAL, VOLUME III, WHICH REQUIRES A USE-IN-COMMON DRIVEWAY EASEMENT BE A MINIMUM OF 24' AT THE REQUEST OF THE DEVELOPMENT ENGINEERING DIVISION THE USE-IN-COMMON ACCESS EASEMENT SHALL BE 24' FROM THE PUBLIC RIGHT-OF-WAY OF GERMAN ROAD TO THE FRONT BRL OF LOT 6 AND THEN SHALL BE REDUCED TO 19'.
- WATER AND SEWER SERVICE SHALL BE PROVIDED THROUGH CONTRACT NO. 20-1067. A DESIGN MANUAL WAIVER HAS BEEN SUBMITTED AND APPROVED, DATED JANUARY 10, 2005, TO WAIVE THE REQUIREMENT FOR BASEMENT GRAVITY SEWER SERVICE TO LOT 6-A. BASEMENT SEWER SERVICE IS TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- LOT 6 AND LOT 6-A TO SHARE THE PROPOSED DRIVEWAY.

**LEGEND**

- EXISTING CONTOUR --- 440 ---
- PROPOSED CONTOUR --- 417 ---
- SPOT ELEVATION +82.53
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- SUPER SILT FENCE --- SSF ---
- LIMIT OF DISTURBANCE --- LOD ---
- CLEANWATER EARTHSHOKE A-1
- EROSION CONTROL MATTING
- ROOFTOP LEADER

BENCHMARKS		
NO.	NORTHING	EASTING
244A	587,380.458	1,352,603.485
24B5	586,956.233	1,356,570.840

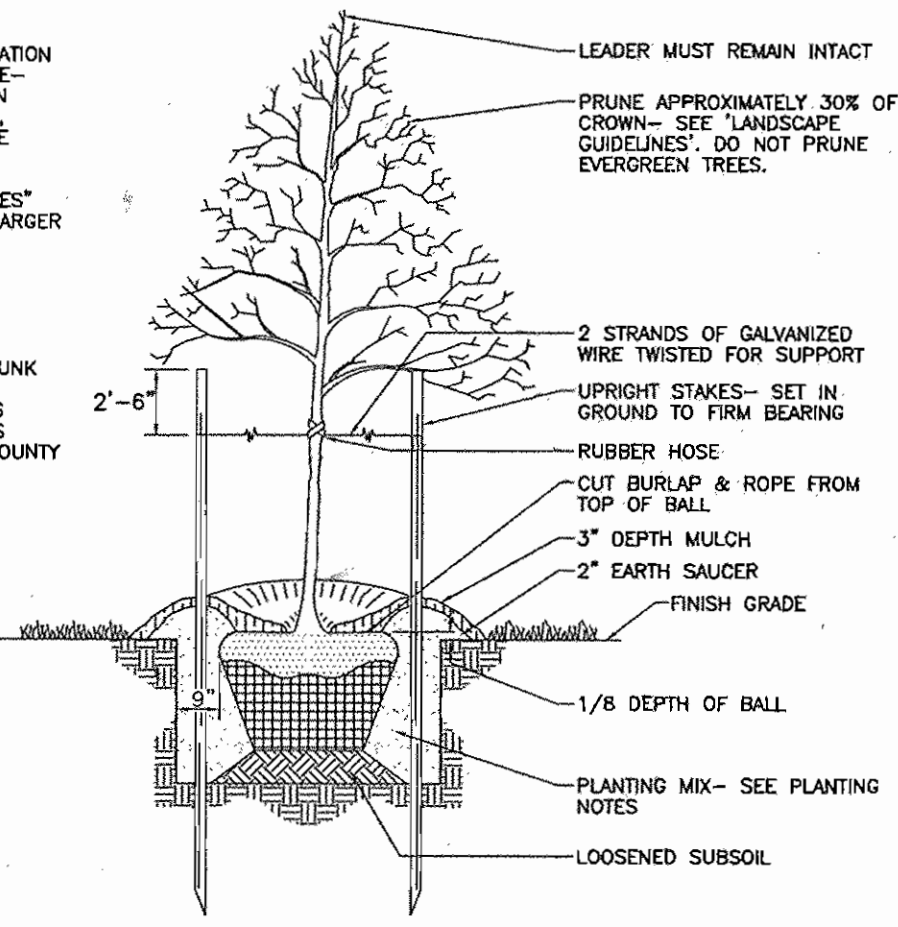


SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO PERIMETER PROPERTIES	
		TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	168' (1)	100' (2)	177' (3)	100' (4)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	YES* 84'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	NA	168' 3	100' 2	177' 3	160' 1
SHADE TREES	NA	0	0	0	0
EVERGREEN TREES	NA	0	0	0	0
SHRUBS	NA	0	0	0	0
NUMBER OF PLANTS PROVIDED	NA	3	2	3	1
SHADE TREES	NA	0	0	0	0
EVERGREEN TREES	NA	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0	0

\*CREDIT FOR EXISTING WOODS

**NOTES**

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
MC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 15

NO.	REVISION	DATE
4	REVISE GRADING TO AS BUILT	5/20/04
3	REVISE FF AND GRADING	4/11/04
2	REVISE DRIVEWAY AND VIC	2/10/04
1	REVISE LOD OFFSITE	7/22/03

**OWNER/DEVELOPER**  
 MAIN STREET BUILDERS, INC.  
 5705 LANDING ROAD  
 ELKDRIDGE, MARYLAND 21075  
 (410) 744-6738

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 3/19/05

CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 3/18/05

DIRECTOR  
 DATE: 3/18/05

**ENGINEERS CERTIFICATE**  
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.  
  
 SIGNATURE OF ENGINEER  
 ROBERT H. VOGEL  
 DATE: 2/11/05

**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 ALL 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
  
 SIGNATURE OF DEVELOPER  
 JOSEPH S. SMOODY, MANAGER  
 DATE: 2-22-05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
  
 JIM M. MYERS  
 DATE: 3/3/05

JOHN R. ROLSTON  
 DATE: 3/3/05

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I 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  
 JOSEPH S. SMOODY, MANAGER  
 DATE: 2-22-05

**SITE DEVELOPMENT AND LANDSCAPE PLAN**  
**GERMAN ROAD PROPERTY**  
**SECTION 2**  
**LOT 6-A**

TAX MAP 17 BLOCK 20 PARCEL P/O '281'  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DEED REF.: LIBER 2930, FOLIO 380

**ROBERT H. VOGEL ENGINEERING, INC.**  
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SDP-05-060