## SITE DEVELOPMENT PLAN **GENERAL NOTES** RENCHMARKS 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS EASTING ELEVATION NO. NORTHING DESCRIPTION OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE. MAP OF CRESTLEIGH, BLOCK B CONCRETE MONUMENT 2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO 578,753.503 1,362,302.965 391.245 CONCRETE MONUMENT 3. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS: LOT 10 AND LOT 12 MISS UTILITY BELL ATLANTIC TELEPHONE CO: 725-9976 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366 AT&T CABLE LOCATION DIVISION: 393-3553 HOWARD COUNTY, MARYLAND B.G.&E. CO. CONTRACTOR SERVICES: B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: STATE HIGHWAY ADMINISTRATION: 4. SITE ANALYSIS: TOTAL AREA OF SITE: LOT 10: 0.59 AREA OF PLAN SUBMISSION: 1.19 AC PRESENT ZONING: R-20 BLOCK A LIMIT OF DISTURBANCE: 43,562 SF OR 1.0 AC PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING TOTAL UNITS ALLOWED: 2 TOTAL UNITS PROPOSED: 2 SKIDMORE FRANK JESHOW TRACY T/E PROJECT BACKGROUND: LOCATION: TAX MAP: 24 PARCEL:380,369 ZONING: R-20 CRESTLEIGH SUBDIVISION DEED REFERENCE: LIBER 8811 FOLIO 504 DPZ REFERENCES: 4/33 6. 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 389°14'30"W PINCH EAR W/CONC 7. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT N 579,900 8. EXISTING UTILITIES LOCATED FROM SEWER CONTRACT NO. 129 S AND WATER CONTRACT NO. 10W. 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. HOWARD COUNTY MAP NO. 32 PARCEL 370 SOILS LEGEND 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 CRESILEIGH REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT. NAME / DESCRIPTION LOT 9 10. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING GIC2 GLENELG LOGNI, 8% TO 15% SLOPES, MODERATELY ERODED SKIDNONE-FRANK. GnB2 GLENVILLE SILT LOAM, 3% TO 8% SLOSES, MODERATELY ERODED JESHOW TRACY T/b/ 11. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHIODS AND MATERIALS ARE TO BE IN 4017 WOODLEY RD ES ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ZONED: R-3/0 SEQUENCE OF CONSTRUCTION 12. COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0010 AND 241B. OBTAIN GRADING PERMIT 2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS 13. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER, 2004. (\$10.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK-3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY) 14. THE TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2004. 4. INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS) 15. THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY. 5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL BLOCK B NSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS) 16. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY. MAINTAIN EXISTING CONTROLS(CLEANWATER EARTH DIKE) 17. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, 6. CC<sub>NSTRUCT</sub> RAINGARDEN. YOUNG RODNEY CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE 7. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL ASPECTOR, REMOVE AL-L THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT YOUNG`LISA M T/E MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. SEDIMENT CONTROL DEVICES. 18. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: ACDRESS CHART A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE) B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AN() CHIP COATING PARCEL 1100 STREET ADDRESS C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING ST JOHNS 4021 WOODLEY ROAD LANDING D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING) N 579650 4033 WOODLEY ROAD .562/F.525 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING LOQ YEAR FLOOD EVENTS WITH NO MORE ZONED: R-20 THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE F) STRUCTURE CLEARANCES - MINIMUM 12 FEET PERMIT INFORMATION CHART G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE PARCEL NUMBEER PROJECT NAME 19. NO STREAMS OR WETLANDS EXIST WITHIN THE SUBMISSION AREA PER A FIELD REVIEW PERFORMED BY ECO-SCIENCE ON DECEMBER, 2004. BLOCK NO. | ZONE | TAX MAI | ELECT. DIST. DENSUS TE 20. NO 100 YEAR FLOODPLAINS EXISTS WITHIN THE SUBMISSION AREA. 2ND 21. THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT WATER CODE: 6 07 SEWER CODE: 5752100 22. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01. SHEET INDEX 23. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT. 24. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED VIA RAINGARDENS, ROOFTOP DISCONNECTS DESCRIPTION SHEET NO. 295. AND DRIVEWAY DISCONNECTS. **LEGEND** SITE DEVELOPMENIT AND LANDSCAPE PLAN 1 OF 2 25. THERE ARE NO HISTORIC SITES ON THE PROPERTY. HOUSE TYPES AND DETAILS 2 OF 2 26. THIS SITE PLAN FOR LOT 10 AND LOT 12 ARE EXEMPT FROM THE FOREST CONSERVATION EXISTING 2 FT CONTOUR REQUIREMENTS BECAUSE EACH LOT IS LESS THAN 40,000 SQUARE: FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE. EXISTING 10 FT CONTOUR 218.650 27. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN. PROPOSEID 2 FT CONTOUR 28. WATER IS PROVIDED UNDER CONTRACT #10W. PROP(SED 10 FT CONTOUR 29. SEWER IS PROVIDED UNDER CONTRACT #129 S. -91-96X--C - SSF — SSF — SILT FENCE DATE AT THE TIME OF INSTALLMENT, ALL LANDSCAPE PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE BLOCK A SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY CRESTLETGE PARCEL 278 LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINICS MAY BE SITE DEVELOPMENT AND LANDSCAPE PLAN MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY 1.325 A DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF SCE JETT BIJAIR STABILIZED CONSTRUCTION ENTRAINCE LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISION ARE MADE FISHER HAWMEII MAP OF CRESTLEIGH, BLOCK B TO APPLICABLE PLANS AND CERTIFICATES FISHER SANDRA W J/T LOT 10 AND LOT 12 SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO 4060 SAINT JOHNS EN WS ZONED: R-20 EX. DRAINAGE AND UTILITY EASEMENT RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH AN EQUIVALENT SPECIES OR WITH ELECOTI CHY DP2 RFF: PLAT# 4/33 A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE ZONED: R-20 EROSION CONTROL MATTING MUST BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED. L 8206 F 80 TAX MAP 24 BLOCK 17 32. ALL EXISTING TREES ARE TO REMOVE UNLESS OTHERWISE NOTE D. **PARCEL 380, 369** 2ND ELECTION DISTRICT HGWARD COUNTY, MARYLAND 33. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFIER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 600.00 FOR 2 SHADE TREES. (FOR CONTIC). ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS . SUR!VEYORS . PLANNERS PLAN 84 07 MAIN STREET TEL: 410.461.7666 ELL-ICOTT CITY, MD 21043 FAX: 410.461.8961 SCALE: 1"=40' REVIEWED FOR HOWARD SCD AND MEETS ENGINEERS CERTIFICATE DEVELOPER'S CERTIFICATE APPROVED: HOWARD COUNTY DEPARTMENT **OWNER** SEWER CONNECTION TABULATION TECHNICAL REQUIREM'ENTS "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSOINEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE UP ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT. DESIGN BY: OF PLANNING AND ZONING TRINITY QUALITY HOMES "I CERTIFY THAT THIS PLAN FOR SEDIMIENT AND EROSION LOT NO TYPE | ELEVATION @ WAIN | ELEVATION @ R/W | M.C.E. RESOURCES CONSERVATION SERVICE DATE 3675 PARK AVE., STE. 301 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. ELLICOTT CITY MAIRYLAND 21043 -CHIEF, DEVELOPMENT ENGINEERING DIVISION \$ CHECKEE BY: RH (41() 480 -0023 376.76 -SEPTEMBER, 2005 moly trannet DEVEL(SPER SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT CHIEF, DIVISION OF LAND DEVELOPMENT TRINITY QUALITY HOMES 04162.00 3675 PARK AVE., STE. 301 9/14/05 SIGNATURE OF ENGINEER ROBERT H. VOGEL, PE 16193 SENATIONE OF DEVELOPER ELLICOTT CITY, MARYLAND 21043 SHEET TH TE #1610 (410) 480-0023

# 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

III. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

THE PH TO 6.5 OR HIGHER.

1.5 PERCENT BY WEIGHT.

PHYTO-TOXIC MATERIALS

STABILIZATION METHODS AND MATERIALS.

NATURAL TOPSOIL

V. TOPSOIL APPLICATION

SEDIMENT TRAPS AND BASINS.

8" HIGHER IN ELEVATION.

OR WATER POCKETS.

I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST

RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN

D. NO SOD OR SEED SHALL BE PLACED ON SOIL SOIL WHICH

USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS

ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED

A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY

THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF

II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION—SECTION I—VEGETATIVE

WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND

II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE

III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" -

IV. TOPSOIL SHALL NOT BE PLACE WHILE THE TOPSOIL OR

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

- MOUNTABLE BERM (6" MIN.)

SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING

OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL

RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE

PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE

IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE

SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE

STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND

BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"

HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS

A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

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:

A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B. 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.

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. 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.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, USED IF RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS. TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAT 1 AND 1/2" IN

II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

III. 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 POUNDS 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.

II. 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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF 6.0. SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE FOLLOWING SCHEDULES:

B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1) PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/ 100 SQ.FT.) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS./ C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE 500 PARTS PER MILLION SHALL NOT BE USED. INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LRS. PER ACRE

30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ.FT.) 2) ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMATIC 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 THE 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 (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF ÒCTOBER 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 FESCÙÉ AND MULCH WITH 2 TONS/ACRE WELL ANCHORED

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDÌATELY 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 (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". REPLACEMENTS AND RESEEDINGS.

# TEMPORARY SEEDING NOTES

CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT).

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING,

SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL 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 PÉRIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE
PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS \* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE WITH AN APPROVED AND ACTIVE GRADING PERMIT

> 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 MAMEDIATELY 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 (8 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.

# **OPERATION AND MAINTENANCE** SCHEDULE FOR RAINGARDENS

1. ANNUAL MAINTEANCE OF PLANT MATERIAL , MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCHREPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHEEKED FOR DISEASE AND INSECT INFECTION AND MAINTENCE WILL ADRESS DEAD MATERIAL PURNING.

2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL BE INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT OF ALL DISEASED TREE AND SHRUBS AND REPLACEMENT OF ALL DEFICENT STAKES AND WIRES.

3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOS MULCH LAYER BEFOR APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.

4. SOIL EROSION TO BE ADRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

**DETAIL 30 - EROSION CONTROL MATTING** 

# SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).

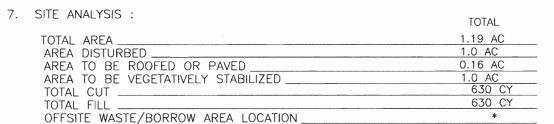
2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. AND REVISIONS THERETO.

3. 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 SLOPES, AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE

4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST 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. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SÉEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

6. 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.



- 8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR
- PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- 9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10. 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 DISTURFANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

LANDSCAPE SCHEDULE REM. KEY QUAN. BOTANICAL NAME QUERCUS RUBRA 2 1/2"-3" Cal. B & B RED OAK

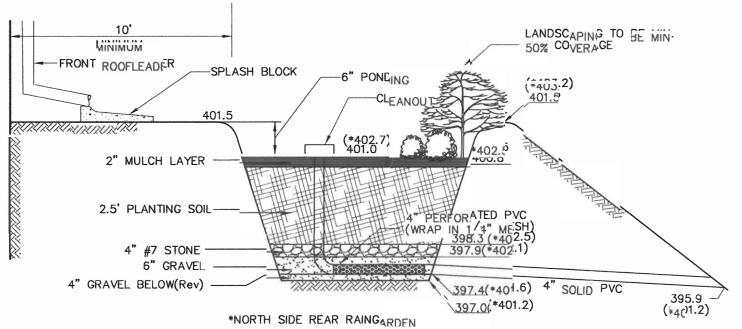
. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY. BE WELL FORMED AND SYMMETRICAL. CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMW PLANTING SPECIFICATIONS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. FINAL LOCATION OF PLANT MATERIAL MAY NEED TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALF . CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

# BUILDER'S AGREEMENT

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 600.00 FOR 2 SHADE TREES.

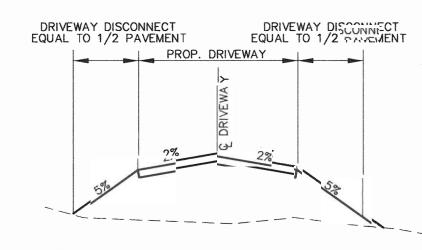
DETAIL 1 - EARTH DIKE

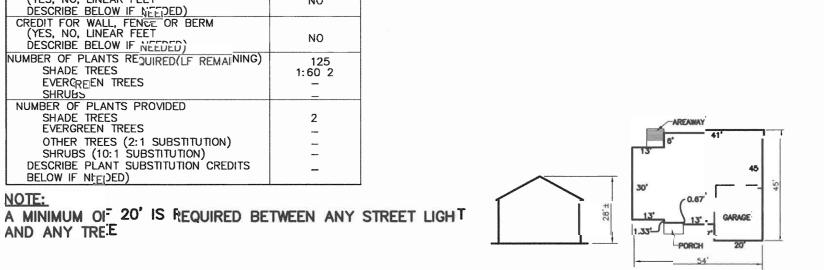
2:1 SLOPE OR FLATTER

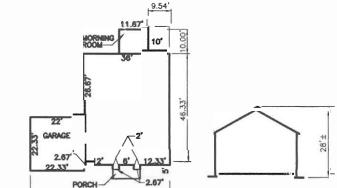


TYPICAL RAIN GARDEN CROSS SECTION

RAINGARDEN PLANT LIST(EACH)(SURFACE AREA=77SF)							
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE				
1	PLATANUS X ACERIFOLIA	LONDGN PLANE TREE	2 1/2"-3" Cal.				
1	ILEX GLABRA	INK BFBBA	2 '-3' HT.				
6	LOBELEA CARDINALIS	CARDINAL FLOWER LOBELIA	1 GAL CONTAINER				
4	DRYOPTERIS SP.	WOOD FERN	1 GAL. CONTAINER				
3	ASTER NOVAE-ANGLIAF	NEW ENGLAND ASTER	1 GAL. CONTAINER				

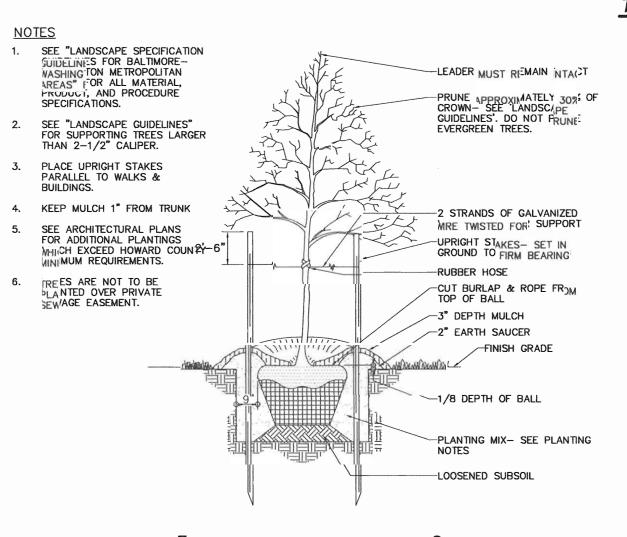






THE YORKSHIRE MANOR





SCHEDULE A

PERIMETER

125

NO

1:60 2

CATEGORY

PERIMETER/FRONTAGE DESIGNATION

CREDIT FOR EXISTING VEGETATION

DESCRIBE BELOW IF NEEDED

FSCRIBE BELOW IF NEEDED

EVERCREEN TREES

SHADE TREES EVERGREEN TREES

SHRUBS
NUMBER OF PLANTS PROVIDED

CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET

NUMBER OF PLANTS REQUIRED(LF REMAINING)

OTHER TREES (2:1 SUBSTITUTION)

DESCRIBE PLANT SUBSTITUTION CREDITS

SHRUBS (10:1 SUBSTITUTION)

LANDSCAPÉ TYPE LINEAR FEET OF ROADWAY

FRONTAGE/PERIMETER

SHADE TREES

BELOW IF NIFIDED)

AND ANY TREE

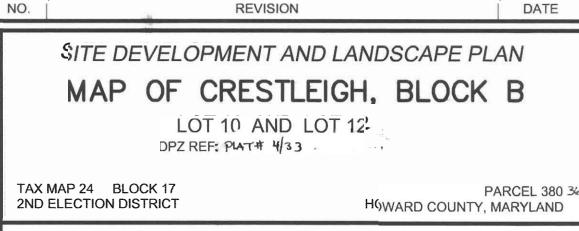
(YES, NO, LINEAR FEET

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

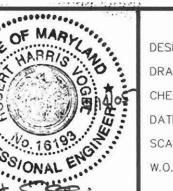
> GWNER TRINITY QUAL-ITY HOMES 3675 PARK AVE., STE. 301 ELLICOTT CITY, MARY/LAND 21043 (410) 480-00 23

**DEVELOP'ER** TRINITY QUALITY' HOMES 3675 PARK AVE., STE. 301 ELLICOTT CITY, MARY/LAND 21043 (410) 480-0023

BUILDING FOOTPRINTS

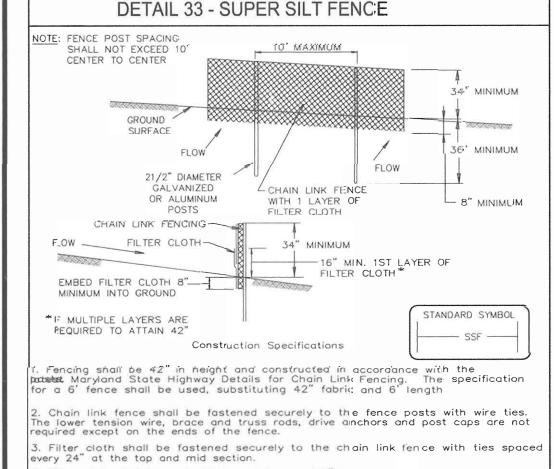


ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS . SUR!VEYORS . PLANNERS 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961



DRAWN BY: CHECKED BY: SEPTEMBER, 2005 1"=30" 04-162.00 W.O. NO .:

SHEET



Filter cloth shall be embedded a minimum of 8" into the ground. When two sections of filter cloth adjoin each other, they shall be overlapped Maintenance shall be performed as needed and silt buildups removed when "bulges' develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth shall be fastened securely to each fence post with wire ties or taples at top and mid section and shall meet the following requirements for ectextile Class F: Tensile Strength Test: MSMT 50:9 Test: MSMT 5CI9 20 lbs/in (min.) Tensile Modulus 0.3 gal/ft /minute (max.) Test: MSMT 322 Flow Rate Filtering Efficiency 75% (min.) Test: MSMT 322 MARYLAND DEPARTMENT OF ENVIRONMENT S. DEPARTMENT OF AGRICULTURE

WATER MANAGEMENT ADMINISTRATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 120/00 CHIEF, DEVELOPMENT ENGINEERING DIVISION 🖈 DATE Janut CHIEF. DIVISION OF LAND DEVELOPMENT DATE

SOIL CONSERVATION SERVICE

RIEVIEWED FOR HOWARD SCD AND MIEETS TECHNICAL REQUIREMENTS

- EXISTING GROUND

STANDARD SYMBOL

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

> 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.

- EXISTING PAVEMEN FLOW - EXCAVATE TO PROVIDE REQUIRED FLOW WIDTH AT DESIGN FLOW DEPTH GRADE LINE PIPE AS NECESSARY "\* GEOTEXTILE CLASS 'C' OR BETTER CROSS SECTION DIKE A DIKE E a-DIKE HEIGHT POSITIVE DRAINAGE SUFFICIENT TO DRAIN CROSS-SECTION b-DIKE WIDTH \* 50' MINIMUM --c-FLOW WIDTH 4' d-FLOW DEPTH 12" PLAN VIEW TANDARD SYMBIOL O' MINIMUM WIDTH A-2 B-3 FLOW CHANNEL STABILIZATION -> -/---GRADE 0.5% MIN. 10% MAX. 2. Seed and cover with Erc sion Control Matting or line with sod. PLAN VIEW - 7" stone or recycled concrete equivalent pressed into Construction Specification Construction Specifications 1. length - minimum of 50' (\* 30' for a single residence lot). TYRICAL STAPILES NO. 1 GALGE WIRE 2. Width - 10' minimum, should be flared at the existing road to provide a 1. All temporary earth dikes shall have: uninterrupted positive grade a an outlet. Spot equations may be necessar, for grades less than 1%. 3. Seotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*\* The plan approval authority may not require single family residences to use geotextile. 1. Key—in the matting by placing the top ends of the matting in a 2. Runoff diverted from a disturbed area shall be conveyed to a sediment narrow trench, 6" in depth. Backfill the trench and tamp firmly to trapping device. conform to the channel cross-section. Secure with a row of staples Stone — crushed aggregate (2" to 5") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of about 4" down slope from the trench. Spacing between staples is 6". 3. Run<sub>iff</sub> diverted from an undisturbed area shall outlet directly into an undistubed, stabilized area at a non-erosive velocity 2. Staple the 4" overlap in the channel center using an 18" spacing between stopies. 4. All trees, brush, stumps, obstructions, and other objectional naterial 5. Surface Water - all surface water flowing to or diverted toward construction 3. Before stapling the outer edges of the matting, make sure the ntrace water — all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey, a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required. shall be removed and disposed of so as not to interfere with the proper matting is smooth and in firm contact with the soil. 4. Staples shall be piraced 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center. 5. The dike shall be excavated or shaped to line, grade and  $\cos_{8}$  section as 'equirea to meet the criteria specified herein and be free of ban projections or other irregularities which will imped? normal flow. 5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4". shiplap fashion. Reinforce the overlap with a double row of staples 6. Location - A stabilized construction entrance shall be located at every point 6. Fill shall be compacted by earth moving equipment. where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance. spaced of apart in a staggered pattern on either side. 6. The discharge end of the matting liner should be similarly 7. All earth removed and not needed for construction shall be placed so that secured with 2 double rows of staples. it will not interfere with the functioning of the dike. Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in. 8. Inspection and maintenance must be provided periodically and after PAGE G - 22 - 2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT AMMINISTRATION U.S. DEPARTMENT OF AGRICULTURE

> ENGINEERS CERTIFICATE "I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN

3/14/015 SIGNATURE OF ENGINEER ROBERT H. VOGEL, PE 16193

## SITE DEVELOPMENT PLAN **GENERAL NOTES BENCHMARKS** 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS EASTING | ELEVATION | DESCRIPTION OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE. MAP OF CRESTLEIGH, BLOCK B 0010 | 579,167.018 | 1,360,260.20 | 357.208 | CONCRETE MONUMENT 2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK. 24IB | 578,753.503 | 1,362,302.965 | 391.245 | CONCRETE MONUMENT 3. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS: LOT 10 AND LOT 12 1-800-257-7777 BELL ATLANTIC TELEPHONE CO: HOWARD COUNTY BUREAU OF UTILITIES: AT&T CABLE LOCATION DIVISION: 393-3553 HOWARD COUNTY, MARYLAND B.G.&E. CO. CONTRACTOR SERVICES: 850-4620 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-<del>4</del>620 STATE HIGHWAY ADMINISTRATION: 531-5533 4. SITE ANALYSIS: TOTAL AREA OF SITE: LOT 10: 0.59 LOT 12: 0.60 AREA OF PLAN SUBMISSION: 1.19 AC PRESENT ZONING: R-20 BLOCK A LIMIT OF DISTURBANCE: 43,562 SF OR 1.0 AC PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING CRESILEIGH TOTAL UNITS ALLOWED: 2 LOT 9 M1B2 TOTAL UNITS PROPOSED: 2 SKID**X**QRE FRANK 5. PROJECT BACKGROUND: JESHOW TRACY T/E LOCATION: TAX MAP: 24 PARCEL:380,369 ZONING: R-20 **VICINITY MAP** CRESTLEIGH SUBDIVISION ZONED: R-20 DEED REFERENCE: LIBER 8811 FOLIO 504 SCALE: 1"=2000' DPZ REFERENCES: 4/33 6. 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 889°14'30"W PINCH BAR W/CONC 7. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT N 579,900 THE CONTRACTOR'S EXPENSE. 8. EXISTING UTILITIES LOCATED FROM SEWER CONTRACT NO. 129 S AND WATER CONTRACT NO. 10W. 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. HOWARD COUNTY MAP NO. 32 TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST PARCEL 370 SOILS LEGEND EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND CRESILEIGH REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT. NAME / DESCRIPTION LOT 9 10. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING GIC2 GLENELG LOAM, 8% TO 15% SLOPES, MODERATELY ERODED GnB2 GLENVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED JESHOW TRACY TIVE 11. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN 4017 WOODLEY RD ES ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ZONED: R-3/0 SEQUENCE OF CONSTRUCTION 12. COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0010 AND 241B. OBTAIN GRADING PERMIT. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER, 2004. 2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK THE TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2004. 3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY) 4. INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS) 15. THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY. 5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL BLOCK E INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS) MAINTAIN EXISTING CONTROLS(CLEANWATER EARTH DIKE) 16. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY 17. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CONSTRUCT RAINGARDEN. 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 YOUNG LISA M T/E 7. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL 4029 WOODLEY RD -----SEDIMENT CONTROL DEVICES. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR ZONED: R-20 FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: ADDRESS CHART A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE) B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING LOT # STREET ADDRESS C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING ST JOHNS LOT 10 4021 WOODLEY ROAD LANDING D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING) 4033 WOODLEY ROAD L.562/F.525 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE ZONED: R-20 THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE F) STRUCTURE CLEARANCES - MINIMUM 12 FEET PERMIT INFORMATION CHART G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE PROJECT NAME PARCEL NUMBER 19. NO STREAMS OR WETLANDS EXIST WITHIN THE SUBMISSION AREA PER A FIELD REVIEW PERFORMED BY 369,380 ECO-SCIENCE ON DECEMBER, 2004. BLOCK NO. ZONE TAX MAP | ELECT. DIST. CENSUS TR. 20. NO 100 YEAR FLOODPLAINS EXISTS WITHIN THE SUBMISSION AREA. 17 R - 202ND 6023.06 21. THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT WATER CODE: 6 07 SEWER CODE: 5752100 22. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV. STANDARD DETAIL R-6.01. 23. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT. SHEET INDEX 24. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED VIA RAINGARDENS, ROOFTOP DISCONNECTS SHEET NO. DESCRIPTION AND DRIVEWAY DISCONNECTS. LEGEND 95. SITE DEVELOPMENT AND LANDSCAPE PLAN 1 OF 2 25. THERE ARE NO HISTORIC SITES ON THE PROPERTY. HOUSE TYPES AND DETAILS 2 OF 2 26. THIS SITE PLAN FOR LOT 10 AND LOT 12 ARE EXEMPT FROM THE FOREST CONSERVATION - - - 585 - - -EXISTING 2 FT CONTOUR REQUIREMENTS BECAUSE EACH LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE. EXISTING 10 FT CONTOUR 218.650 27. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN. PROPOSED 2 FT CONTOUR 28. WATER IS PROVIDED UNDER CONTRACT #10W. PROPOSED 10 FT CONTOUR 29. SEWER IS PROVIDED UNDER CONTRACT #129 S. B-994-1 - SSF---- SSF----SILT FENCE 30. AT THE TIME OF INSTALLMENT, ALL LANDSCAPE PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE BLOCK SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LIMIT OF DISTURBANCE LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE PARCEL 278 SITE DEVELOPMENT AND LANDSCAPE PLAN MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY 1.325 A DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF STABILIZED CONSTRUCTION ENTRANCE LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISION ARE MADE FISHER HAMMEIT MAP OF CRESTLEIGH, BLOCK B TO APPLICABLE PLANS AND CERTIFICATES FISHER SANDRA W J/T WOODLEY RD/ SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO LOT 10 AND LOT 12 4060 SAINT JOHNS LN WS ZONED: R-20 EX. DRAINAGE AND UTILITY EASEMENT RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH AN EQUIVALENT SPECIES OR WITH PLAT#4138 ELLICOTT CITY DPZ REF: PLAT# 4/33 A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED. ZONED: R-20 EROSION CONTROL MATTING L 8206 F 80 TAX MAP 24 BLOCK 17 PARCEL 380, 369 32. ALL EXISTING TREES ARE TO REMOVE UNLESS OTHERWISE NOTED. LOCAL ROAD 50' R/W, 20' PAVING 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND 33. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AT IER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 600.00 FOR 2 SHADE TREES. (FOR LOT 12). ROBERT H. VOGEL ENGINEERING, INC. Engineers . Surveyors . Planners **PLAN** 8407 MAIN STREET TEL: 410.461.7666 ELLICOTT CITY, MD 21043 FAX: 410.461.8961 SCALE: 1"=40' REVIEWED FOR HOWARD SCD AND MEETS ENGINEERS CERTIFICATE DEVELOPER'S CERTIFICATE APPROVED: HOWARD COUNTY DEPARTMENT OWNER TECHNICAL REQUIREMENTS SEWER CONNECTION TABULATION "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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT. **OF PLANNING AND ZONING** DESIGN BY: "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. TRINITY QUALITY HOMES LOT NO TYPE | ELEVATION • MAIN | ELEVATION • R/W | M.C.E. 3675 PARK AVE., STE. 301 DRAWN BY: CHIEF, DEVELOPMENT ENGINEERING DIVISION F DATE **ELLICOTT CITY, MARYLAND 21043** PRCES CONSERVATION SERVICE DATE CHECKED BY: (410) 480-0023 THIS DEVELOPMENT PLANTS APPROVED FOR SOIL EROSION AND DATE: SEPTEMBER, 2005 Namue SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT **DEVELOPER** CHIEF, DIVISION OF LAND DEVELOPMENT TRINITY QUALITY HOMES 04-162.00 3675 PARK AVE., STE. 301 obsur case 9/14/05 SIGNATURE OF DEVELOPER SHEET ELLICOTT CITY, MARYLAND 21043 ROBERT H. VOGEL, PE #16193 SIGNATURE OF ENGINEER ROBERT H. VOGEL, PE 16193 (410) 480-0023

# **GENERAL NOTES**

- I ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- 2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

BELL ATLANTIC TELEPHONE CO: 725-9976 313-2366 HOWARD COUNTY BUREAU OF UTILITIES: AT&T CABLE LOCATION DIVISION: 393-3553 B.G.&E. CO. CONTRACTOR SERVICES:
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 850-4620 787-4620 STATE HIGHWAY ADMINISTRATION:

4. SITE ANALYSIS:

TOTAL AREA OF SITE: LOT 10: 0.59 LOT 12: 0.60

AREA OF PLAN SUBMISSION: 1.19 AC LIMIT OF DISTURBANCE: 43,562 SF OR 1.0 AC PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING TOTAL UNITS ALLOWED: 2 TOTAL UNITS PROPOSED: 2

5. PROJECT BACKGROUND: LOCATION: TAX MAP: 24 PARCEL:380,369

ZONING: R-20 CRESTLEIGH SUBDIVISION DEED REFERENCE: LIBER 8811 FOLIO 504 DPZ REFERENCES: 4/33

- 6. 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
- 7. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 8. EXISTING UTILITIES LOCATED FROM SEWER CONTRACT NO. 129 S AND WATER CONTRACT NO. 10W 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.
- 10. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING
- 11. 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
- 12. COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0010 AND 241B.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER, 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2004.
- 15. THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- 16. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY
- 17. 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.
- 18. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

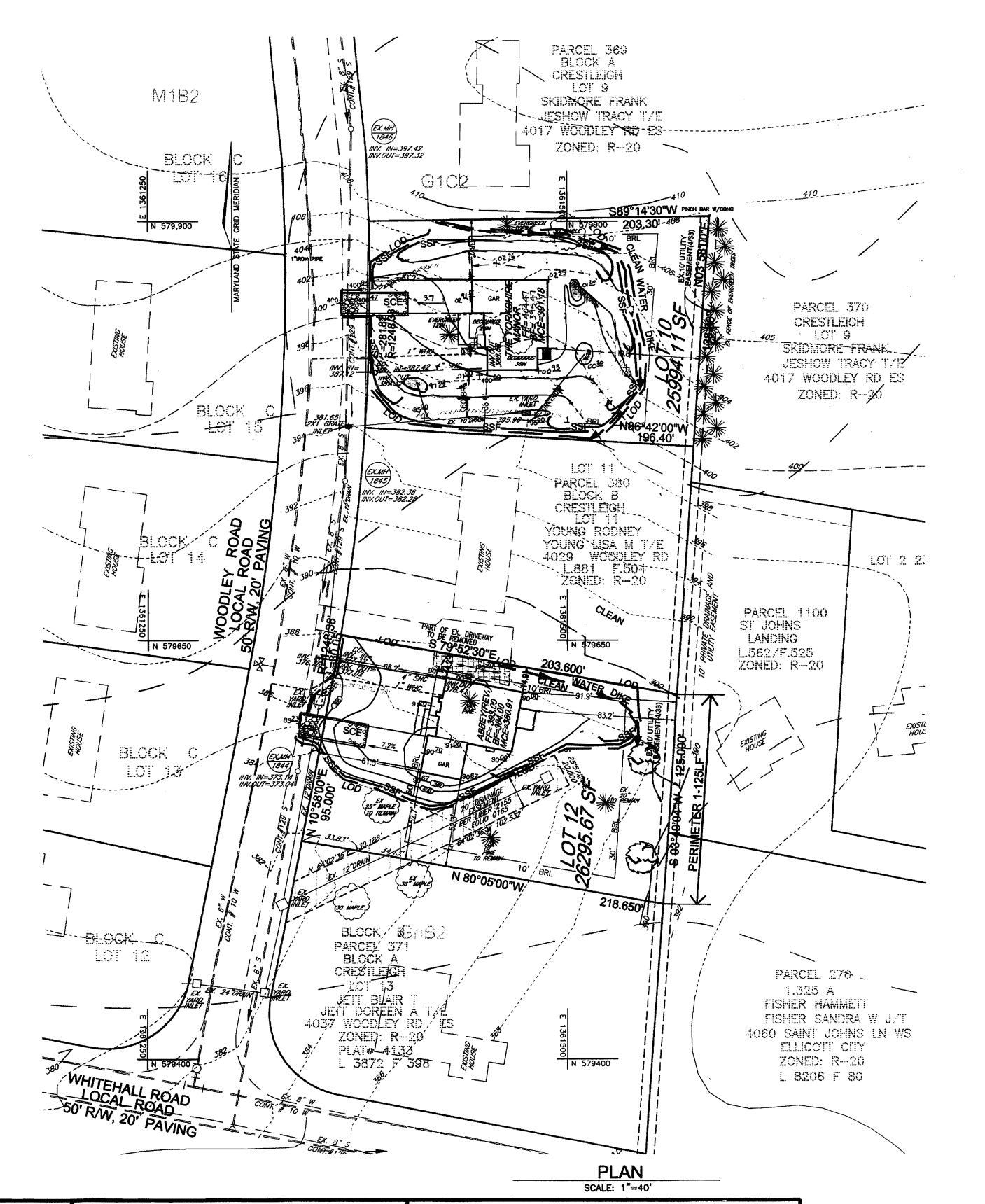
A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)

- C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING
- 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
- 19. NO STREAMS OR WETLANDS EXIST WITHIN THE SUBMISSION AREA PER A FIELD REVIEW PERFORMED BY ECO-SCIENCE ON DECEMBER, 2004.
- 20. NO 100 YEAR FLOODPLAINS EXISTS WITHIN THE SUBMISSION AREA.
- 21. THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT
- 22. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV. STANDARD DETAIL R-6.01.
- 23. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- 24. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED VIA RAINGARDENS, ROOFTOP DISCONNECTS AND DRIVEWAY DISCONNECTS.
- 25. THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- 26. THIS SITE PLAN FOR LOT 10 AND LOT 12 ARE EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE EACH LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- 27. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- 28. WATER IS PROVIDED UNDER CONTRACT #10W.
- 29. SEWER IS PROVIDED UNDER CONTRACT #129 S.
- AT THE TIME OF INSTALLMENT, ALL LANDSCAPE PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISION ARE MADE TO APPLICABLE PLANS AND CERTIFICATES
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH AN EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- ALL EXISTING TREES ARE TO REMOVE UNLESS OTHERWISE NOTED.
- PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 600.00 FOR 2 SHADE TREES.

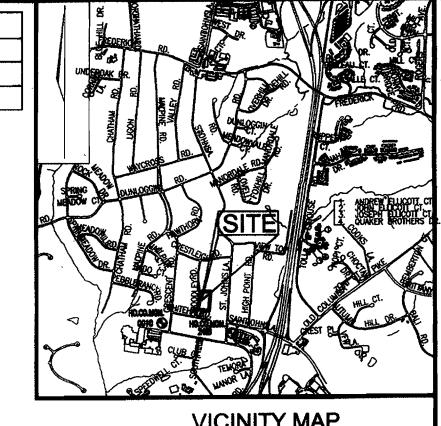
# SITE DEVELOPMENT PLAN

# MAP OF CRESTLEIGH, BLOCK B

LOT 10 AND LOT 12 HOWARD COUNTY, MARYLAND



BENCHMARKS							
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION			
0010	579,167.018	1,360,260.20	357.208	CONCRETE MONUMENT			
24IB	578 753 503	1 362 302 965	391.245	CONCRETE MONUMENT			



**VICINITY MAP** SCALE: 1"=2000"

HOWARD COUNTY MAP NO. 32

SOILS LEGEND						
SYMBOL	SYMBOL NAME / DESCRIPTION					
GIC2	GLENELG LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	<b>GROUP</b> B				
	GLENVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	С				

# SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT.
- 2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- 3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
- 4. INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS) 5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
- MAINTAIN EXISTING CONTROLS(CLEANWATER EARTH DIKE) 6. CONSTRUCT RAINGARDEN.
- 7. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

ADDRESS CHART						
LOT #	STREET ADDRESS					
LOT 10	4021 WOODLEY ROAD					
LOT 12	4033 WOODLEY ROAD					

PERMIT INFORMATION CHART							
PROJECT NAME CRESTLEIGH SUBDIVISION LOT 10 & LOT 12			SECTION/AREA N/A		PARCEL NUMBER 369,380		
<b>PLAT REF.</b> 4/33	BLOCK NO.	<b>ZON</b> R-2		TAX MAP 24	ELECT.		CENSUS TR. 6023.06
WATER CODE:	6 07			SEWER CODE: 5752100			

SHEET INDEX	
DESCRIPTION	SHEET NO
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

REVISE LOT 10 TO AS-BUILT FIRST FLOOR AND GRADING 6.30.06

# SITE DEVELOPMENT AND LANDSCAPE PLAN MAP OF CRESTLEIGH, BLOCK B

LOT 10 AND LOT 12 DPZ REF: PLAT# 4/33

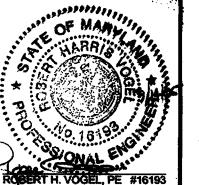
TAX MAP 24 BLOCK 17 2ND ELECTION DISTRICT

PARCEL 380, 369 HOWARD COUNTY, MARYLAND



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

8407 Main Street Tel: 410.461.7666 Ellicott City, MD 21043 Fax: 410.461.8961



DESIGN BY: DRAWN BY: CHECKED BY: RHV 04-162.00

SHEET OF

W.O. NO.:



APPROVED: HOWARD COUNTY DEPARTMENT

CHIEF, DIVISION OF LAND DEVELOPMENT

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

**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, PE 16193

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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT. 9/15/05 SIGNATURE OF DEVELOPER

**SEWER CONNECTION TABULATION** LOT NO TYPE ELEVATION @ MAIN ELEVATION @ R/W M.C.E. 10 4" SHC 387.12 387.32 391.18 12 4" SHC 376.76 377.02 380.91

**DEVELOPER** TRINITY QUALITY HOMES 3675 PARK AVE., STE, 301 **ELLICOTT CITY, MARYLAND 21043** (410) 480-0023

OWNER

3675 PARK AVE., STE. 301

**ELLICOTT CITY, MARYLAND 21043** 

(410) 480-0023

TRINITY QUALITY HOMES

LEGEND

EXISTING 2 FT CONTOUR

EXISTING 10 FT CONTOUR

PROPOSED 2 FT CONTOUR

PROPOSED 10 FT CONTOUR

STABILIZED CONSTRUCTION ENTRANCE

EX. DRAINAGE AND UTILITY EASEMENT

EROSION CONTROL MATTING

LIMIT OF DISTURBANCE

--- 585 ---

# **GENERAL NOTES** ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE. 2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS: 1-800-257-7777 BELL ATLANTIC TELEPHONE CO: HOWARD COUNTY BUREAU OF UTILITIES: 313-2366 393-3553 AT&T CABLE LOCATION DIVISION: 850-4620 787--4620 B.G.&E. CO. CONTRACTOR SERVICES: B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: STATE HIGHWAY ADMINISTRATION: TOTAL AREA OF SITE: LOT 10: 0.59 LOT 12: 0.60 PRESENT ZONING: R-20 LIMIT OF DISTURBANCE: 43,562 SF OR 1.0 AC PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING TOTAL UNITS ALLOWED: 2 TOTAL UNITS PROPOSED: 2 5. PROJECT BACKGROUND: LOCATION: TAX MAP: 24 PARCEL:380,369 CRESTLEIGH SUBDIVISION DEED REFERENCE: LIBER 8811 FOLIO 504 DPZ REFERENCES: 4/33 6. 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 ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES LOCATED FROM SEWER CONTRACT NO. 129 S AND WATER CONTRACT NO. 10W 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. 10. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING 11. 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 12. COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0010 AND 241B. 13. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER, 2004. THE TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2004. 15. THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY. 16. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY 17. 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. 18. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE) B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING C) GEOMETRY - MAXIMUM 15% GRADE. MAXIMUM 10% GRADE CHANGE. AND MINIMUM 45 FOOT TURNING 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 19. NO STREAMS OR WETLANDS EXIST WITHIN THE SUBMISSION AREA PER A FIELD REVIEW PERFORMED BY ECO-SCIENCE ON DECEMBER, 2004. 20. NO 100 YEAR FLOODPLAINS EXISTS WITHIN THE SUBMISSION AREA. 21. THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT 22. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01. 23. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT. 24. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED VIA RAINGARDENS, ROOFTOP DISCONNECTS AND DRIVEWAY DISCONNECTS. 25. THERE ARE NO HISTORIC SITES ON THE PROPERTY. 26. THIS SITE PLAN FOR LOT 10 AND LOT 12 ARE EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE EACH LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE. 27. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN. 28. WATER IS PROVIDED UNDER CONTRACT #10W.

30. AT THE TIME OF INSTALLMENT, ALL LANDSCAPE PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY

LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY

SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO

MUST BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISION ARE MADE TO APPLICABLE PLANS AND CERTIFICATES

RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH AN EQUIVALENT SPECIES OR WITH

REVIEWED FOR HOWARD SCD AND MEETS

TECHNICAL REQUIREMENTS

RCES CONSERVATION SERVICE DATE

A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE

29. SEWER IS PROVIDED UNDER CONTRACT #129 S.

32. ALL EXISTING TREES ARE TO REMOVE UNLESS OTHERWISE NOTED.

APPROVED: HOWARD COUNTY DEPARTMENT

CHIEF. DEVELOPMENT ENGINEERING DIVISION

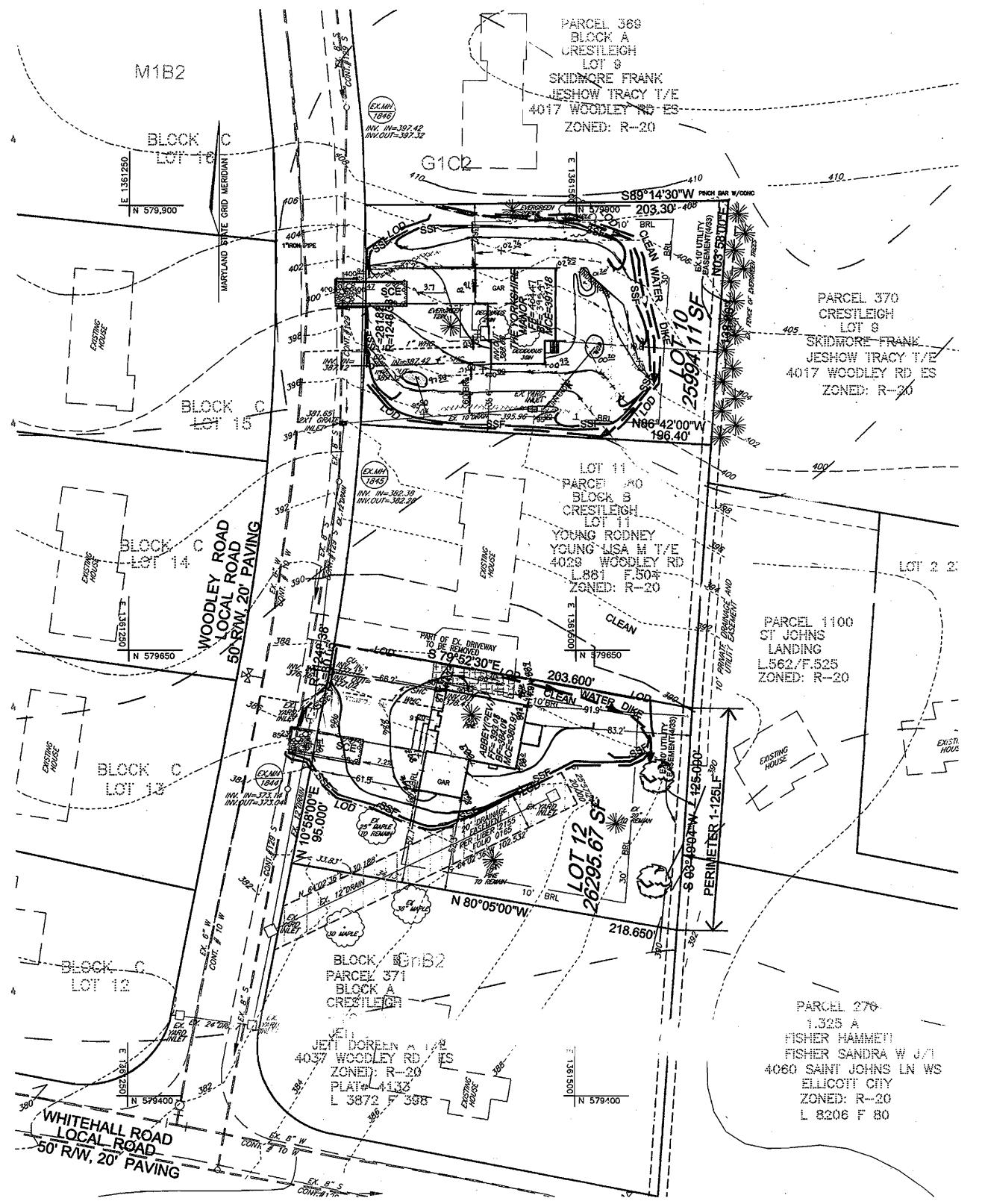
CHIEF, DIVISION OF LAND DEVELOPMENT

OF PLANNING AND ZONING

33. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 600.00 FOR 2 SHADE TREES. (FOR UP 12).

# SITE DEVELOPMENT PLAN MAP OF CRESTLEIGH, BLOCK B

LOT 10 AND LOT 12 HOWARD COUNTY, MARYLAND



 BENCHMARKS

 NO.
 NORTHING
 EASTING
 ELEVATION
 DESCRIPTION

 0010
 579,167.018
 1,360,260.20
 357.208
 CONCRETE MONUMENT

 24IB
 578,753.503
 1,362,302.965
 391.245
 CONCRETE MONUMENT

VICINITY MA

HOWARD COUNTY MAP NO. 32

SOILS LEGEND

YMBOL

NAME / DESCRIPTION

GIC2 GLENELG 1 DAY, 8% TO 15% SLOPES, MODERATE! Y ERODED

GnB2 GLENVILLE SIL1 LOAM, 3% TO 8% SLOPES, MODERATELY ERODED

C

## SEQUENCE OF CONSTRUCTION

- 1 OF THE GRADING PERMIT.
  2 NOTIFY HOWARD COLUMY BUREAU OF INSPECTIONS AND PERMIT (410:313-1880) TO 124 HOURS BEFORE STARTING ANY WORK.
  3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
- 4. INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
  5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CORRE
- 6. CONSTRUCT RAINGARDEN.
- 7. UPON STABILIZATION OF ALL DISTURBED ARLAS ANT MAPPROVAL OF THE SEDIMENT CONTROL INSPECTO
  SEDIMENT CONT SES

		APT	ADDRESS CH					
		DRESS	STREET ADI	LOT #				
	<del></del>	ROAD	4021 WOODLEY	LOT 10				
~==	·	ROAD	4033 WOODLEY	LOT 12				

PROJECT NAME  CRESTLEIGH SUBDIVISION LOT 10 & LOT 12		N	SECTION/ARE A		PARCEL NUMBE 339,380	
PLAT REF.	BLOCK NO.	ZONI	, , '		DIST	CENSUS TR
4/33	17	R 20			: 1	60z 06

SHEET INDEX				
DESCRIPTION	SHEET NO.			
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2			
HOUSE TYPES AND DETAILS	2 OF 2			

1 REVISE LOT 12 TO AS-BUILT FIRST FLOOR AND GRADING 4-3-07

I REVISE LOT 10 TO AS-BUILT FIRST FLOOR AND GRADING 6.30.0L

NO. REVISION DATE

SITE DEVELOPMENT AND LANDSCAPE

ு CRESTLEIGH, BLOCK B

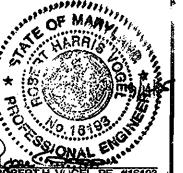
on 10 M AND LOT 12

TAX MAP 24 BLOCK 17 2ND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

PARCEL 380, 369

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYERS • PLANNERS
B407 Main ETREET
ELLI OTT CITY, MD 21043 FAX: 418:461:3966

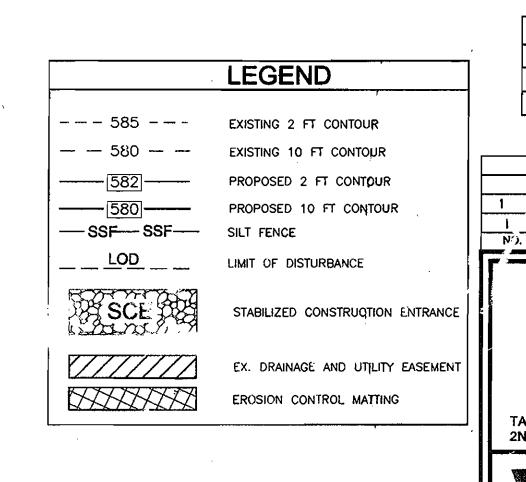


04-162.00

W.O. NO.:

SHEET OF

SDP-05-085



9/14/05

SIGNATURE OF ENGINEER ROBERT H. VOGEL, PE 16193 SCALE: 1"=40"

3675 PARK AVE., STE. 301
ELLICOTT CITY, MARYLAND 21043
(410) 480-0023

DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301

ELLICOTT CITY, MARYLAND 21043 (410) 480-0023

OVNER

TRINITY QUALITY HOMES