

SITE DEVELOPMENT PLAN HOWARD HEIGHTS

SITE DATA

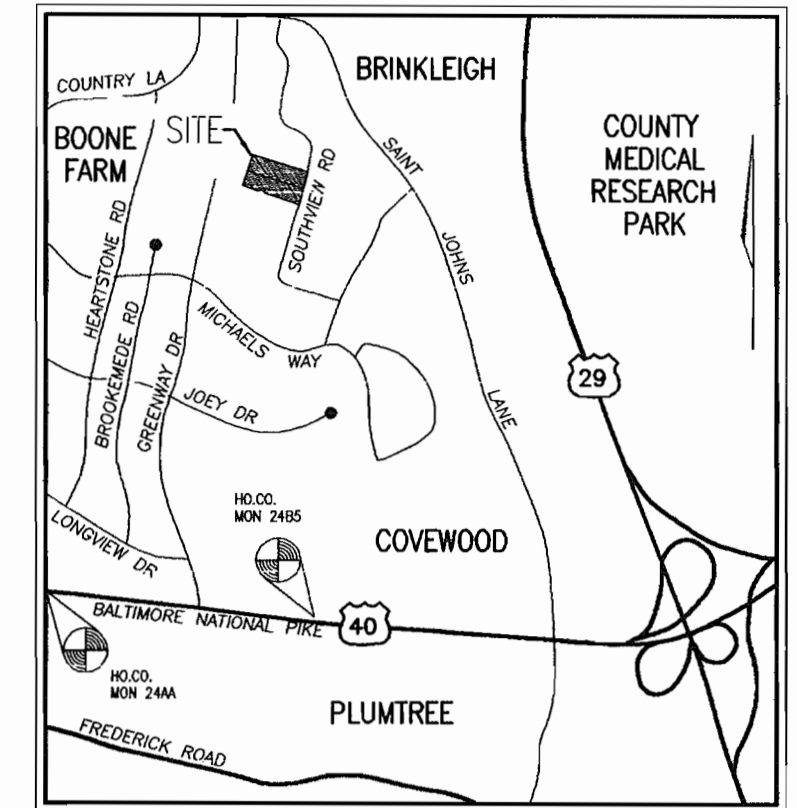
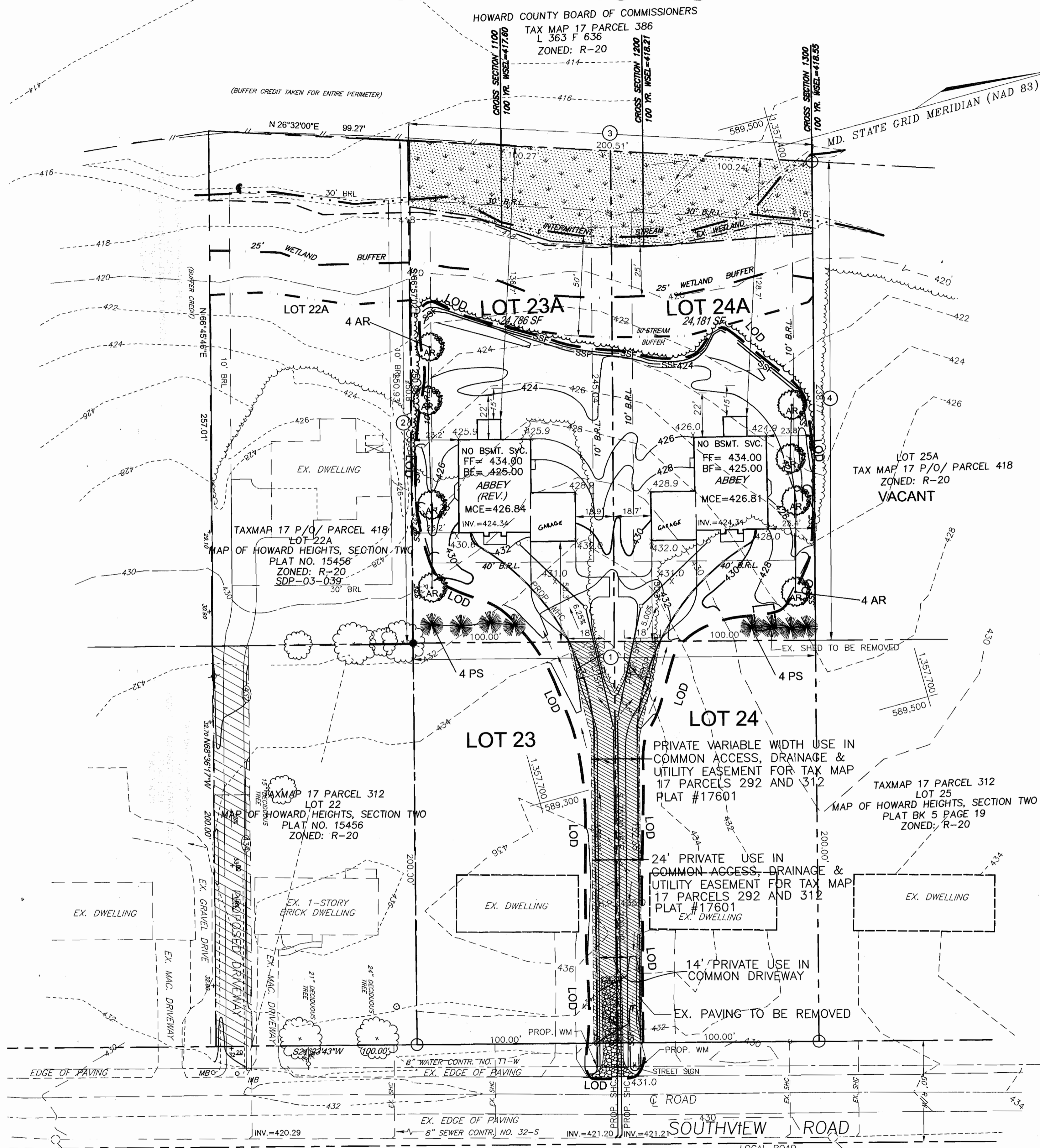
LOCATION: TAX MAP 17 PARCELS 292 AND 312
DEED REFERENCES: LOT 23A: 8629/464, 1074/216
LOT 24A: 2430/707

2ND ELECTION DISTRICT
EXISTING ZONING: R-20
GROSS AREA OF PARCEL: 48,966 SF (1.12 AC.)
AREA OF RIGHT OF WAY: 0.00 SF TO BE DEDICATED TO HOWARD COUNTY
AREA OF FLOODPLAIN: 2,045.89 SF (0.047 AC)
AREA OF STEEP SLOPES: 0.00 AC
NET AREA OF PROJECT: 1.07 AC
NUMBER OF RESIDENTIAL LOTS ALLOWED: 2 UNITS PER ACRE = 2 LOTS
NUMBER OF RESIDENTIAL LOTS PROPOSED: 2 LOTS
NUMBER OF PROPOSED OPEN SPACE LOTS: N/A
CREDITED OPEN SPACE (EXCLUDING PIPESTEM): N/A
NON-CREDITED OPEN SPACE: N/A
AREA OF OPEN SPACE REQUIRED: N/A
TOTAL AREA OF OPEN SPACE PROPOSED: N/A

GENERAL NOTES

- 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
VERIZON 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 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.
- 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.
- IN ACCORDANCE WITH SECTION 129 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 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 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
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO.'S 244A AND 245.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.
- ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 11-W. ACCESS TO PUBLIC SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 32-S.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- INTERMITTENT STREAM AND WETLANDS ARE LOCATED ON SITE IN ACCORDANCE WITH DELINEATION PREPARED BY EXPLORATION RESEARCH DATED FEBRUARY, 2005.
- 100 YEAR FLOODPLAINS ON SITE BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2002.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-0.06 (OPEN SECTION).
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE FULFILLED BY A FEE-IN-LIEU PAYMENT FOR THE 0.16 ACRES OF AFFORESTATION REQUIRED. THE FEE (6970 SF X \$0.50=\$3,485) SHALL BE PAID UPON THE SUBMISSION OF THE SDP ORIGINALS.
- STORMWATER MANAGEMENT REQUIREMENTS ARE PROVIDED BY GRASS CHANNEL CREDIT TO PROVIDE WOV AND REV. CVP IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS THAN 2 CFS.
- LANDSCAPING FOR LOTS 23A AND 24A HAS BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$3,600.00 SHALL BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION FOR 8 SHADE TREES AND 8 EVERGREEN TREES.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION ON THE SITE DEVELOPMENT PLAN, WATER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD RIGHT-OF-WAY AND NOT INTO THE PIPE/FLAG STEM DRIVEWAY.
- A DECLARATION OF MAINTENANCE OBLIGATIONS FOR THE PRIVATE USE-IN-COMMON DRIVEWAY SERVING LOTS 23A AND 24A HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, L09330_F.506.
- BASED ON A FIELD SURVEY NO WELL OR SEPTIC SYSTEMS WERE PRESENT ON SITE. SHOULD ANY WELLS AND/OR SEPTIC SYSTEMS BE ENCOUNTERED DURING GRADING PROCEDURES THE CONTRACTOR IS TO CONTACT THE HEALTH DEPARTMENT FOR PROPER ABANDONMENT PROCEDURES.
- THE PRIVATE USE-IN-COMMON MAINTENANCE EASEMENT IS FOR THE USE OF LOTS 23A AND 24A.
- A LETTER OF PERMISSION TO REMOVE EXISTING PAVING FROM LOT 24 WAS SIGNED BY ELIZABETH H. MEYER (OWNER OF LOT 24) ON AUGUST 25, 2005.
- DESIGN MANUAL VOLUME II W/AVER APPROVED DECEMBER 13, 2005 TO ALLOW GRAVITY SERVICE TO THE FIRST FLOOR ONLY FOR LOTS 23A AND 24A. BASEMENT SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- NO DISTURBANCE IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, 100-YEAR FLOODPLAIN AND ITS BUFFERS.
- GRAVITY SEWER SERVICE, FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.

PLAN
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION DESCRIPTION
244A	587,380.631	1,352,603.649	- CONCRETE MONUMENT
245B	589,956.260	1,356,570.811	390.965 CONCRETE MONUMENT

LEGEND

---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
---	PROPOSED 2 FT CONTOUR
---	PROPOSED 10 FT CONTOUR
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED EVERGREEN TREE
---	PROPOSED DECIDUOUS TREE
---	WETLANDS
---	STREAM
---	FLOODPLAIN
---	PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS, DRAINAGE, AND UTILITY EASEMENT

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
HOWARD HEIGHTS	SECTION 2	292 & 312

PLAT REF.	TAX MAP	GRID NO.	ZONE	ELECT. DIST.	CENSUS TR.
17601	17	22	R-20	2ND	602200

WATER CODE:	SEWER CODE:
H-04	1405500

ADDRESS CHART

LOT #	STREET ADDRESS
23A	3012 SOUTHWIEW ROAD
24A	3008 SOUTHWIEW ROAD

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN & LANDSCAPE PLAN
HOWARD HEIGHTS
SINGLE-FAMILY DETACHED UNITS
FOR LOTS 23A AND 24A

TAX MAP 17 GRID 22
2ND ELECTION DISTRICT

L1074/F216+L2430/F707
PARCELS 292 & 312
HOWARD COUNTY, MARYLAND

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

DESIGN BY:	RHV
DRAWN BY:	DRN
CHECKED BY:	RHV
DATE:	APRIL 26, 2006
SCALE:	AS SHOWN
W.O. NO.:	05-25-00

1 SHEET OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/16/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 7/21/06
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 7/21/06
DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

[Signature] 7/16/06
SDDA-NATURAL RESOURCE CONSERVATION SERVICE

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

[Signature] 7/16/06
WARD SLD

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] 06/28/06
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 ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 06/28/06
MICHAEL L. PFAU

LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 06/28/06
MICHAEL L. PFAU

OWNER / DEVELOPER

TRINITY QUALITY HOMES
3675 PARK AVENUE, STE. 301
ELLICOTT CITY, MD 21043
(410) 480-0023

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION... 2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED... 7. SITE ANALYSIS: TOTAL AREA 49,000 SF...

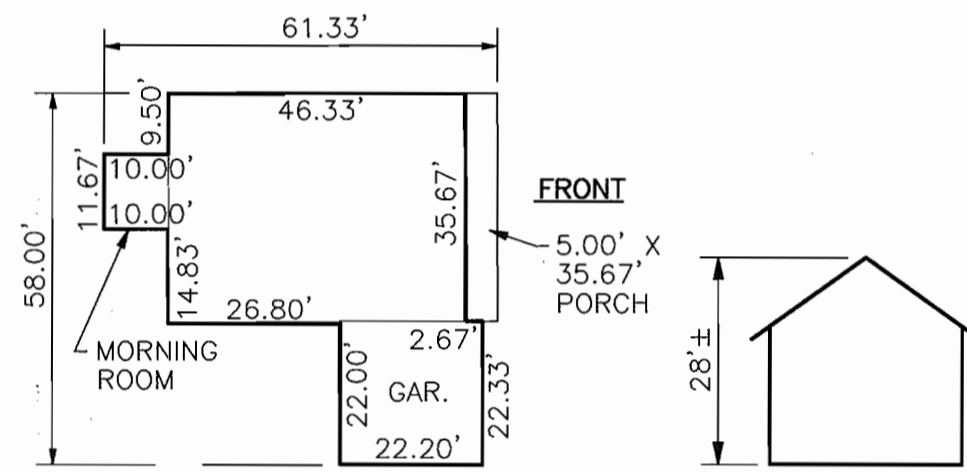
SEQUESTRATION OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS... 7. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR...

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...

- II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING: A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND... III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES...



THE ABBEY HOUSE PLAN SCALE: 1/8"=30'

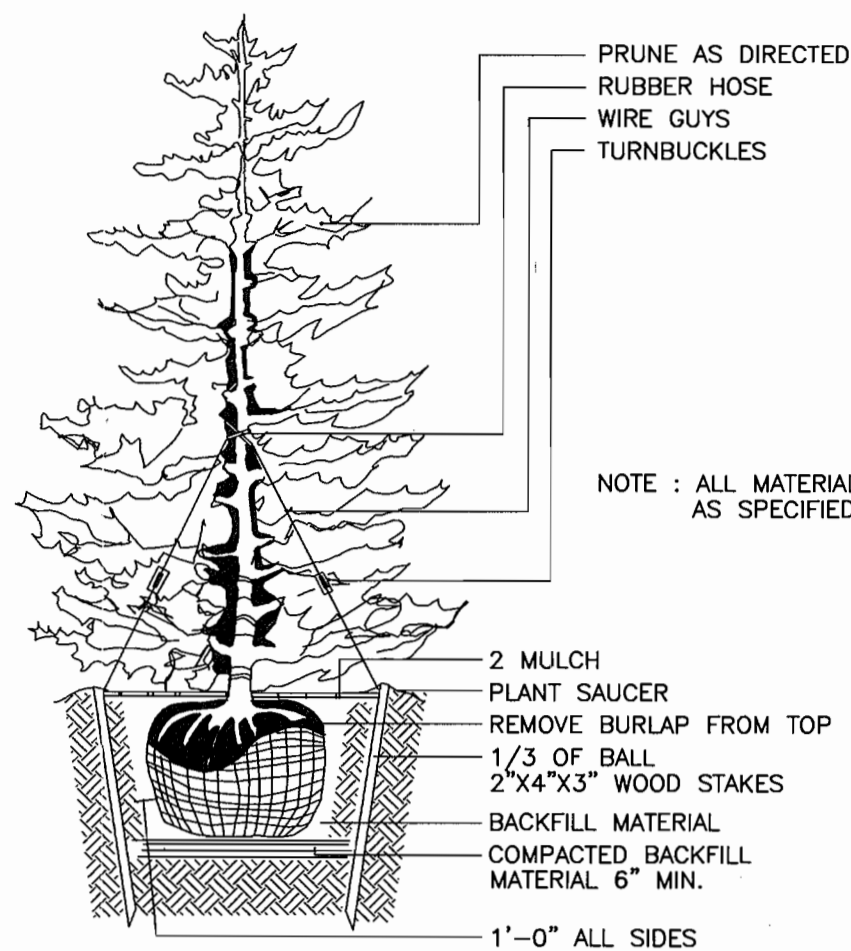
SCHEDULE A PERIMETER LANDSCAPE EDGE

Table with 5 columns: CATEGORY, 1 ADJUST TO PERMITS, 2 ADJUST TO PERMITS, 3 ADJUST TO PERMITS, 4 ADJUST TO PERMITS. Includes rows for Landscape Type, Credit for Existing Vegetation, etc.

LANDSCAPE SCHEDULE

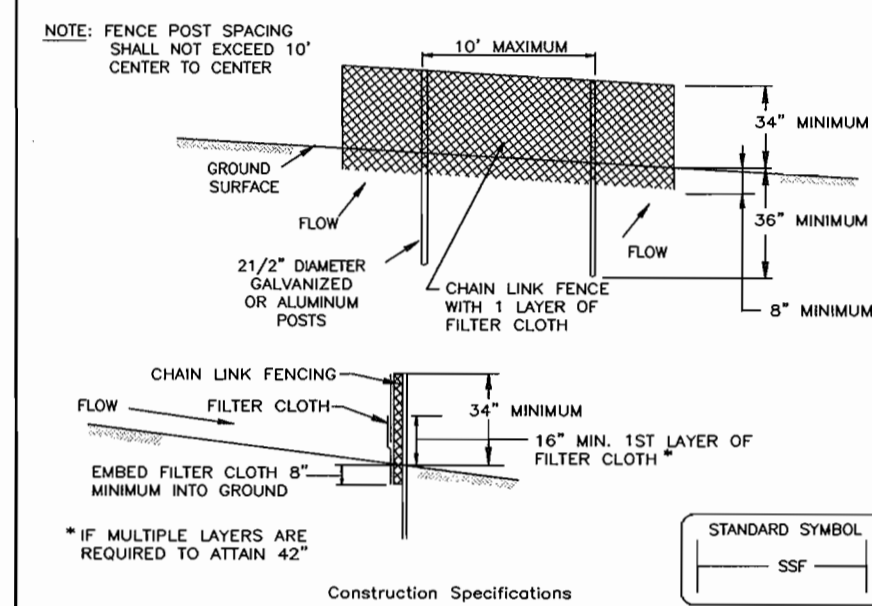
Table with 4 columns: KEY, QUAN., BOTANICAL NAME, SIZE, REM. Includes entries for Acer Rubrum and Pinus Strobus.

- 1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL... 2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING...



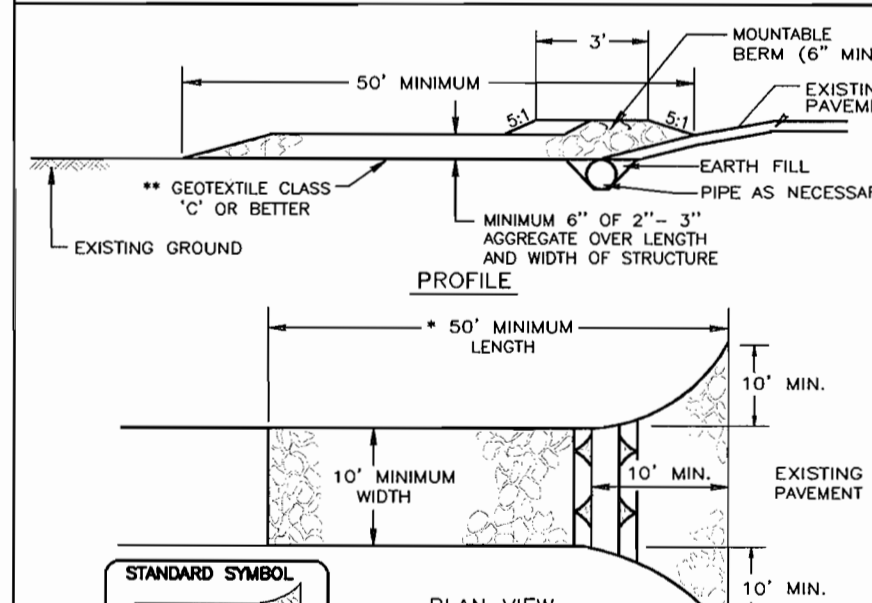
TYPICAL EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

DETAIL 33 - SUPER SILT FENCE



- 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing... 2. Chain link fence shall be fastened securely to the fence posts with wire ties...

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- 1. Length - minimum of 50' (* 30' for a single residence lot). 2. Width - 10' minimum, shall be trenched at the existing road to provide a turning radius... 3. Gravelled fabric (filter cloth) shall be placed over the existing ground prior to placing stone...

Forest Conservation Worksheet 2.2

Table with columns for Net Tract Area, Land Use Category, and various metrics like Afforestation Threshold and Existing Forest Cover.

THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE FULFILLED BY A FEE-IN-LIEU PAYMENT FOR THE 0.16 ACRES OF AFFORESTATION REQUIRED...

OWNER / DEVELOPER

TRINITY QUALITY HOMES 3675 PARK AVENUE, STE. 301 ELLICOTT CITY, MD 21043 (410) 480-0023

SOILS LEGEND table with columns: SYMBOL, NAME / DESCRIPTION, GROUP. Includes entries for MIB2 and MIC2.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division: 7/19/06.

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS. John M. Meyer 7/19/06.

ENGINEER'S CERTIFICATE. I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN... 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... Michael L. Pfauf, 06/28/06.

LANDSCAPE CERTIFICATE. I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE...

Professional seal and contact information for Robert H. Vogel, Inc. Engineers, Surveyors, Planners. 8407 Main Street, Ellicott City, MD 21043.

SITE DEVELOPMENT PLAN, LANDSCAPE PLAN & SEDIMENT CONTROL PLAN HOWARD HEIGHTS SINGLE-FAMILY DETACHED UNITS FOR LOTS 23A AND 24A

TAX MAP 17 GRID 22 2ND ELECTION DISTRICT. PARCELS 292 & 312 HOWARD COUNTY, MARYLAND.

Design information table including Designer (RHV), Drawn By (DRN), Checked By (RHV), Date (APRIL 26, 2006), Scale (AS SHOWN), W.O. NO. (05-25.00), and Sheet number (2 of 2).

SEDIMENT CONTROL NOTES

- 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).
- 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.
- 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.
- 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, SOIL, TEMPORARY SEEDING, AND MULCHING (SEC. 9). 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:

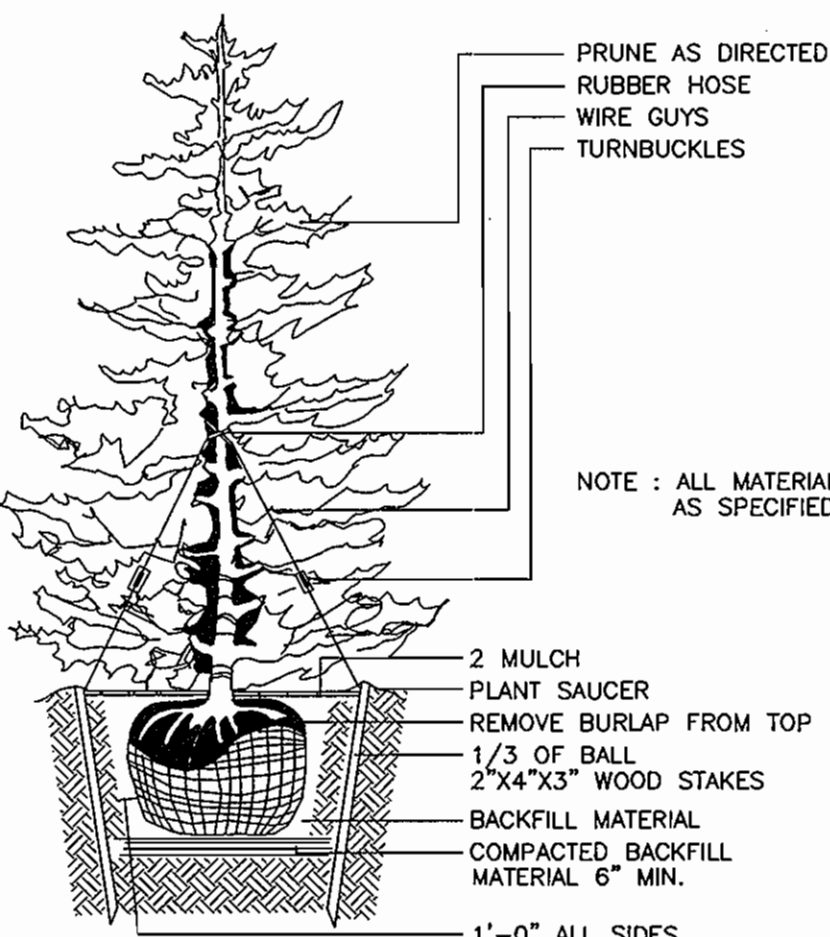
TOTAL	49,000 SF
AREA DISTURBED	40,340 SF
AREA TO BE ROOFED OR PAVED	10,784 SF
AREA TO BE VEGETATIVELY STABILIZED	20,156 SF
TOTAL CUT	350 CY
OFFSITE WASTE/BORROW AREA LOCATION	
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME 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.
- 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.
- ESTIMATES OF EARTH-WORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
 - * TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE. (1 DAY)
- INSTALL SUPER SILT FENCE. (1 DAY)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 DAYS)
- CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1" HIGHER OR 0.2" LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. THE FOUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK. (3 MONTHS)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.
 - 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 COMPLIED WITH.

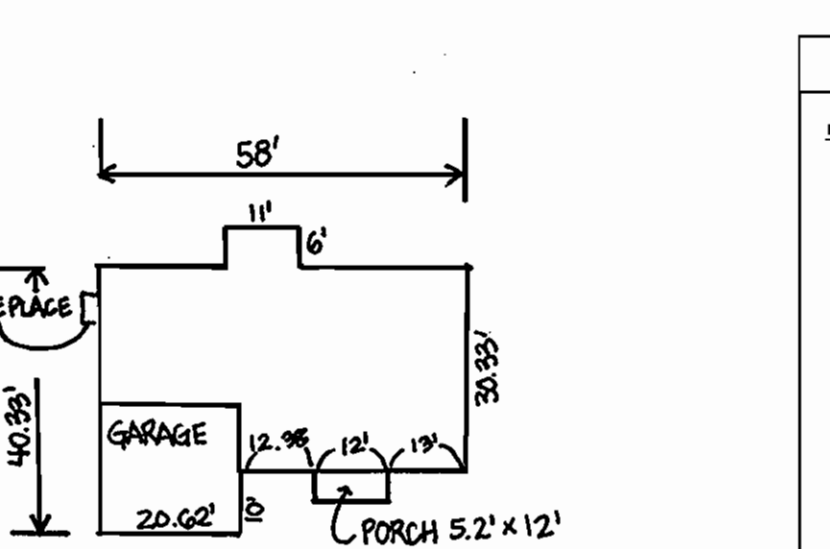
21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

- 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 DEPTH 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 SOURCE DOCUMENT 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 PERMITTING 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 THAN 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 SANDS, GRAD AND 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.
 - 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.



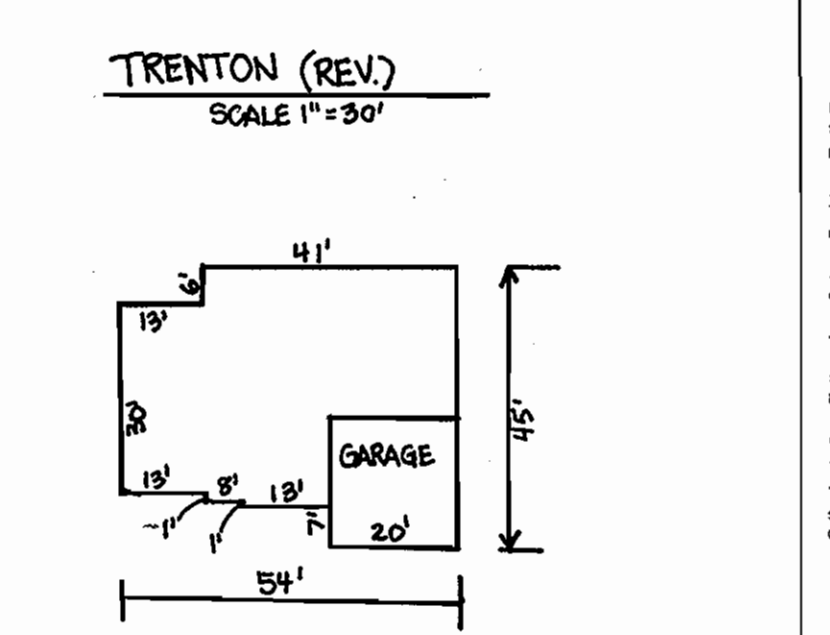
TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



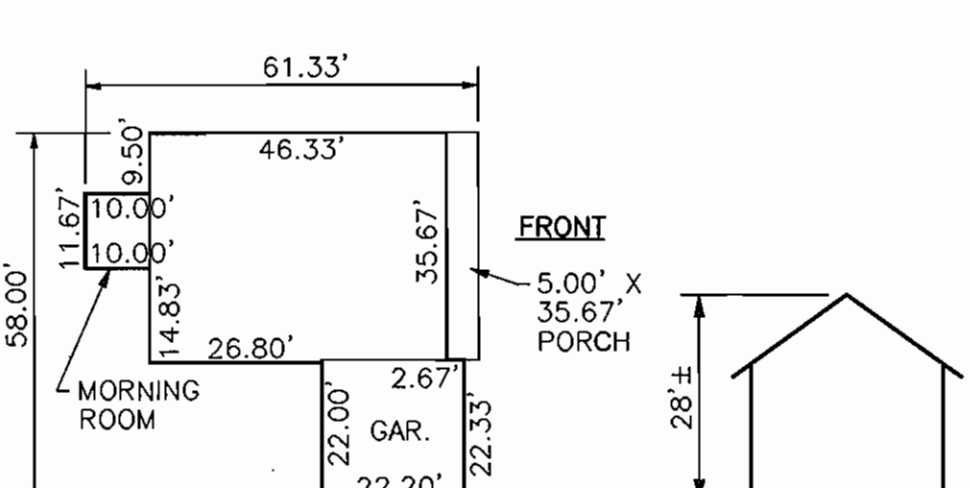
THE ABBEY HOUSE PLAN

SCALE: 1"=30'



YORKSHIRE MANOR

SCALE 1"=30'



SCHEDULE A PERIMETER LANDSCAPE EDGE

SCALE: 1"=30'

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO PERIMETER PROPERTIES	
	A	A	A	A
LANDSCAPE TYPE				
LINEAR FEET OF PERIMETER	200 LF	251 LF	201 LF	238 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	No	Yes, 30'	Yes, 201'	Yes, 30'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	No	No	No	No
NUMBER OF PLANTS REQUIRED				
SHADE TREES	4	4	0	4
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0	4	0	4
EVERGREEN TREES	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

* 2:1 SUBSTITUTION EVERGREEN TREES FOR SHADE TREES

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR	8	ACER RUBRUM 'OCTOBER GLORY'	2 1/2"-3" Col.	B & B
	8	OCTOBER GLORY RED MAPLE		B & B
	8	PINUS STROBUS EASTERN WHITE PINE	6' - 8' Ht.	B & B

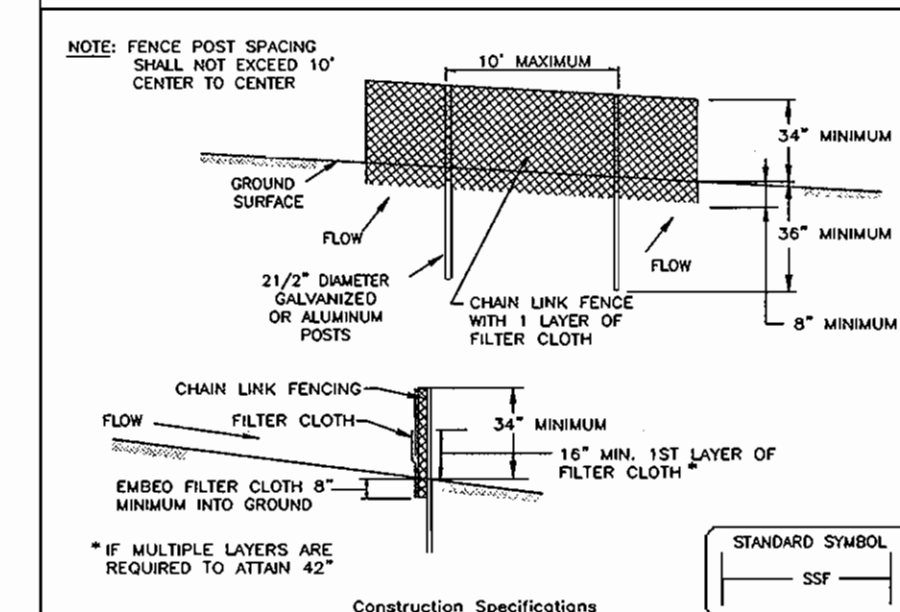
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LANDM PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING PROVIDED FOR THE LANDSCAPE MANUAL TO BE POSTED WITH THE BUILDER'S GRADING PERMIT AGREEMENT IN THE AMOUNT OF \$3,600 FOR THE REQUIRED 8 SHADE TREES AND 8 EVERGREEN TREES.

Forest Conservation Worksheet 2.2

Net Tract Area	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
Total Tract Area																			
Deductions																			
Net Tract Area																			
Land Use Category																			
Input the number "1" under the appropriate land use zoning, and limit to only one entry																			
ARA	0	0	0	1	0	0													
MDR																			
IDA																			
HDR																			
MPD																			
CIA																			
Afforestation Threshold (Net Tract Area x 15%)																			
Conservation Threshold (Net Tract Area x 20%)																			
Existing Forest Cover																			
Existing Forest Cover within the Net Tract Area																			
Area of Forest Above Conservation Threshold																			
Break Even Point																			
Break Even Point																			
Forest Clearing Permitted Without Mitigation																			
Proposed Forest Clearing																			
Total Area of Forest to be Cleared																			
Total Area of Forest to be Retained																			
Planting Requirements																			
Reforestation for Clearing Above the Conservation Threshold																			
Reforestation for Clearing Below the Conservation Threshold																			
Credit for Retention above the Conservation Threshold																			
Total Reforestation Required																			
Total Afforestation Required																			
Total Planting Requirement																			

THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE FULFILLED BY A FEE-IN-LIEU PAYMENT FOR THE 0.16 ACRES OF AFFORESTATION REQUIRED. THE FEE (6970 SF x \$0.50=\$3,485) WILL BE PAID WITH THE BUILDERS GRADING PERMIT.

DETAIL 33 - SUPER SILT FENCE



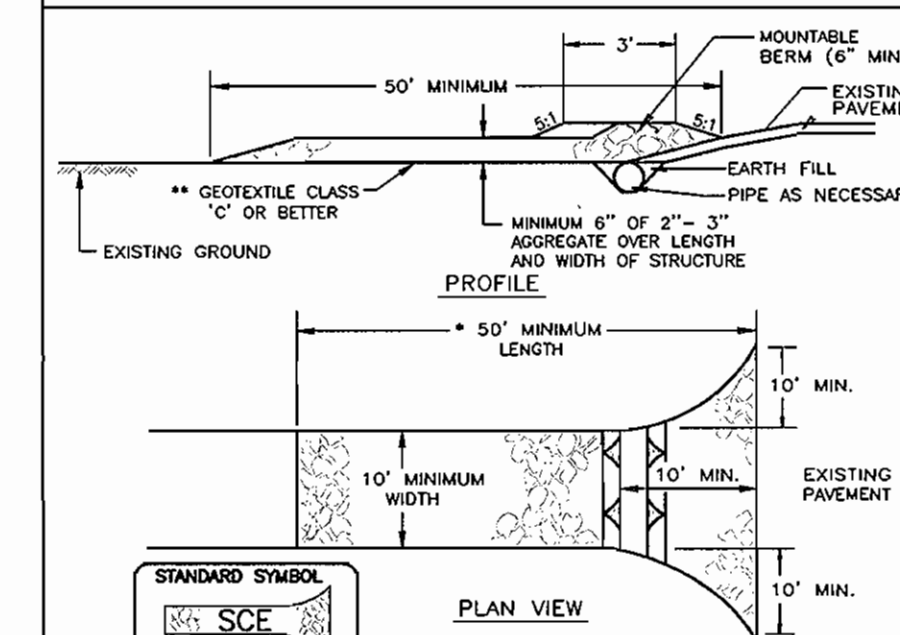
DETAIL 33 - SUPER SILT FENCE

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and trust rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- 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 by 6" and folded.
- Maintenance shall be performed as needed and all bulges removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gpm/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 4-28-3 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

- Length - minimum of 50' (30' for a single residence lot).
- Width - 10' minimum, should be flared at the existing ground to provide a turning radius.
- Geotextile 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.
- Stone - crushed aggregate (3" to 3 1/2") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be passed through the entrance, including 1/2" diameter pipes installed through the stabilized construction entrance shall be protected with 5" diameter stone with 5/16" gaps and a minimum of 12" above the pipe. Pipe has to be sized according to the drainage. When the size is located at a high angle no slope to convey, it does not need to be conveyed. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum shall be required.
- Location - a stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 4-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

OWNER / DEVELOPER

TRINITY QUALITY HOMES
3675 PARK AVENUE, STE. 301
ELLICOTT CITY, MD 21043
(410) 480-0023

NO.	REVISION	DATE
1	REVISE HOUSE TYPE LOTS 23A & 24A	1-19-07

SITE DEVELOPMENT PLAN, LANDSCAPE PLAN & SEDIMENT CONTROL PLAN HOWARD HEIGHTS SINGLE-FAMILY DETACHED UNITS FOR LOTS 23A AND 24A

TAX MAP 17 GRID 22
2ND ELECTION DISTRICT

L1074/F216+L2430/F707 PARCELS 292 & 312
HOWARD COUNTY, MARYLAND

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: RHV
DRAWN BY: DRN
CHECKED BY: RHV
DATE: APRIL 26, 2006
SCALE: AS SHOWN
W.O. NO.: 05-2500

2 SHEET OF 2

SYMBOL	NAME / DESCRIPTION	GROUP
MB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
7/10/06
7/10/06
7/23/06

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
7/10/06
7/10/06

ENGINEERS CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE AND EXPERIENCE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
6/22/06
ROBERT H. VOGEL, PE #16193 DATE

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.
06/28/06
MICHAEL L. PFAU DATE

LANDSCAPE CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
04/28/06
MICHAEL L. PFAU DATE

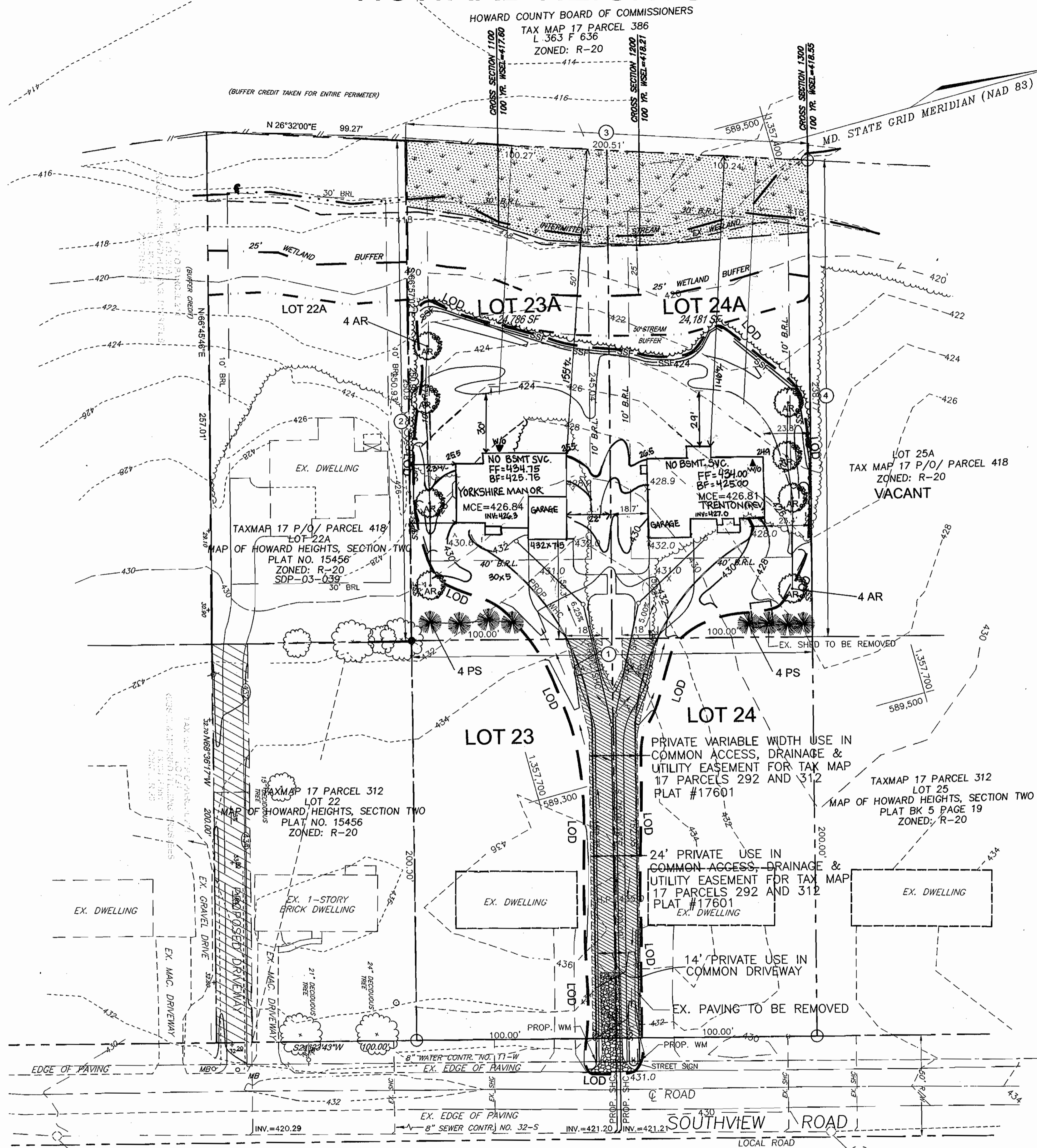
SITE DATA

LOCATION: TAX MAP 17 PARCELS 292 AND 312
 DEED REFERENCES: LOT 23A: 8629/464, 1074/216
 LOT 24A: 2430/707
 2ND ELECTION DISTRICT
 EXISTING ZONING: R-20
 GROSS AREA OF PARCEL: 48,966 SF (1.12 AC.)
 AREA OF RIGHT OF WAY: 0.00 SF TO BE DEDICATED TO HOWARD COUNTY
 AREA OF FLOODPLAIN: 2,045.89 SF (0.047 AC)
 AREA OF STEEP SLOPES: 0.00 AC
 NET AREA OF PROJECT: 1.07 AC
 NUMBER OF RESIDENTIAL LOTS ALLOWED: 2 UNITS PER ACRE = 2 LOTS
 NUMBER OF RESIDENTIAL LOTS PROPOSED: 2 LOTS
 NUMBER OF PROPOSED OPEN SPACE LOTS: N/A
 CREDITED OPEN SPACE (EXCLUDING PIPESTEM): N/A
 NON-CREDITED OPEN SPACE: N/A
 AREA OF OPEN SPACE REQUIRED: N/A
 TOTAL AREA OF OPEN SPACE PROPOSED: N/A

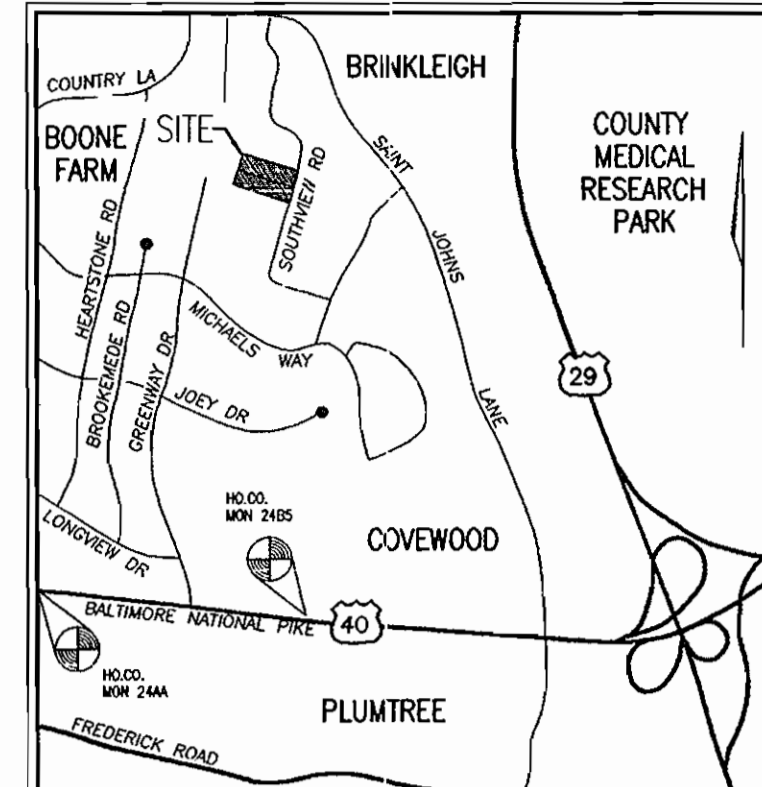
GENERAL NOTES

- 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
 VERIZON 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 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.
- 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.
- 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 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 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
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO.'S 244A AND 248S.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.
- ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO.11-W. ACCESS TO PUBLIC SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 32-5.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- INTERMITTENT STREAM AND WETLANDS ARE LOCATED ON SITE IN ACCORDANCE WITH DELINEATION PREPARED BY EXPLORATION RESEARCH DATED FEBRUARY, 2005.
- 100 YEAR FLOODPLAINS ON SITE BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2002.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6-06 (OPEN SECTION).
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE FULFILLED BY A FEE-IN-LIEU PAYMENT FOR THE 0.16 ACRES OF AFFORESTATION REQUIRED. THE FEE (6970 SF X \$0.50=\$3,485) SHALL BE PAID UPON THE SUBMISSION OF THE SDP ORIGINALS.
- STORMWATER MANAGEMENT REQUIREMENTS ARE PROVIDED BY GRASS CHANNEL CREDIT TO PROVIDE WQ AND REV. C/PV IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS THAN 2 CFS.
- LANDSCAPING FOR LOTS 23A AND 24A HAS BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$3,600.00 SHALL BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION FOR 8 SHADE TREES AND 8 EVERGREEN TREES.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION ON THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD RIGHT-OF-WAY AND NOT INTO THE PIPE/FLAG STEM DRIVEWAY.
- A DECLARATION OF MAINTENANCE OBLIGATIONS FOR THE PRIVATE USE-IN-COMMON DRIVEWAY SERVING LOTS 23A AND 24A HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, L09330 F.506.
- BASED ON A FIELD SURVEY NO WELL OR SEPTIC SYSTEMS WERE PRESENT ON-SITE. SHOULD ANY WELLS AND/OR SEPTIC SYSTEMS BE ENCOUNTERED DURING GRADING PROCEDURES THE CONTRACTOR IS TO CONTACT THE HEALTH DEPARTMENT FOR PROPER ABANDONMENT PROCEDURES.
- THE PRIVATE USE-IN-COMMON MAINTENANCE EASEMENT IS FOR THE USE OF LOTS 23A AND 24A.
- A LETTER OF PERMISSION TO REMOVE EXISTING PAVING FROM LOT 24 WAS SIGNED BY ELIZABETH H. MEYER (OWNER OF LOT 24) ON AUGUST 25, 2005.
- DESIGN MANUAL VOLUME II WAIVER APPROVED DECEMBER 13, 2005 TO ALLOW GRAVITY SERVICE TO THE FIRST FLOOR ONLY FOR LOTS 23A AND 24A. BASEMENT SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- NO DISTURBANCE IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, 100-YEAR FLOODPLAIN AND ITS BUFFERS.
- GRAVITY SEWER SERVICE, FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.

**SITE DEVELOPMENT PLAN
 HOWARD HEIGHTS**



PLAN
 SCALE: 1"=30'



VICINITY MAP
 SCALE: 1"=2000'

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
24AA	587,380.631	1,352,603.649	-
24B5	589,956.260	1,356,570.811	390.965

LEGEND	
202	EXISTING 2 FT CONTOUR
210	EXISTING 10 FT CONTOUR
207	PROPOSED 2 FT CONTOUR
210	PROPOSED 10 FT CONTOUR
SSF	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
SCS	STABILIZED CONSTRUCTION ENTRANCE
ET	PROPOSED EVERGREEN TREE
DT	PROPOSED DECIDUOUS TREE
W	WETLANDS
S	STREAM
F	FLOODPLAIN
V	PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS, DRAINAGE, AND UTILITY EASEMENT

PERMIT INFORMATION CHART			
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER	
HOWARD HEIGHTS	SECTION 2	292 & 312	
PLAT REF.	TAX MAP	GRID NO.	ZONE ELECT. DIST. CENSUS TR.
17601	17	22	R-20 2ND 602200
WATER CODE:	H-04	SEWER CODE:	1405500

ADDRESS CHART	
LOT #	STREET ADDRESS
23A	3012 SOUTHWIEW ROAD
24A	3008 SOUTHWIEW ROAD

NO.	REVISION	DATE
1	REVISE HOUSE TYPE LOTS 23A&24A	1-19-07

**SITE DEVELOPMENT PLAN & LANDSCAPE PLAN
 HOWARD HEIGHTS
 SINGLE-FAMILY DETACHED UNITS
 FOR LOTS 23A AND 24A**

TAX MAP 17 GRID 22
 2ND ELECTION DISTRICT
 L1074/F216+L2430/F707
 PARCELS 292 & 312
 HOWARD COUNTY, MARYLAND

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: RHV
 DRAWN BY: DRN
 CHECKED BY: RHV
 DATE: APRIL 26, 2006
 SCALE: AS SHOWN
 W.O. NO.: 0528.00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 7/16/06
 CHIEF, DIVISION OF LAND DEVELOPMENT 7/24/06
 DIRECTOR 7/24/06

REVIEWED FOR HOWARD SCD AND MCTS TECHNICAL REQUIREMENTS
 Jim Meyers 7/10/06
 SDA-NATURAL RESOURCES/COUNSELOR SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 John K. Roberts 7/10/06
 HOWARD SLO

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, PE #16193 5/27/06

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.
 Michael L. Pfauf 06/28/06

LANDSCAPE CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 Michael L. Pfauf 06/28/06

OWNER / DEVELOPER
 TRINITY QUALITY HOMES
 3675 PARK AVENUE, STE. 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

SITE DEVELOPMENT PLAN HOWARD HEIGHTS

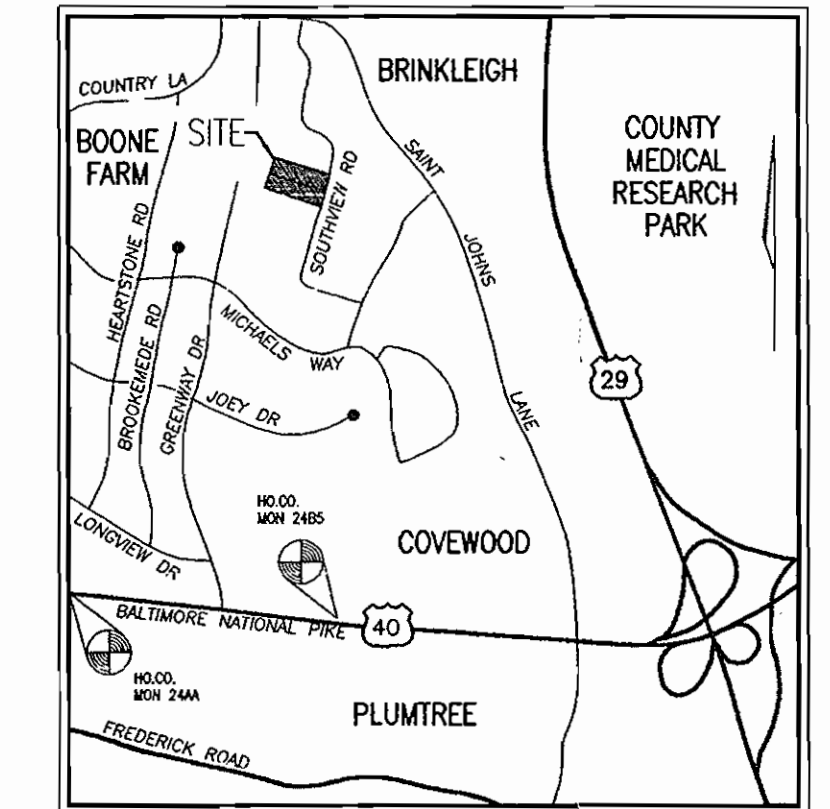
SITE DATA

LOCATION: TAX MAP 17 PARCELS 292 AND 312
DEED REFERENCES: LOT 23A: 8629/464, 1074/216
LOT 24A: 2430/707

2ND ELECTION DISTRICT
EXISTING ZONING: R-20
GROSS AREA OF PARCEL: 48,966 SF (1.12 AC.)
AREA OF RIGHT OF WAY: 0.00 SF TO BE DEDICATED TO HOWARD COUNTY
AREA OF FLOODPLAIN: 2,045.89 SF (0.047 AC)
AREA OF STEEP SLOPES: 0.00 AC
NET AREA OF PROJECT: 1.07 AC
NUMBER OF RESIDENTIAL LOTS ALLOWED: 2 UNITS PER ACRE = 2 LOTS
NUMBER OF RESIDENTIAL LOTS PROPOSED: 2 LOTS
NUMBER OF PROPOSED OPEN SPACE LOTS: N/A
CREDITED OPEN SPACE (EXCLUDING PIPESTEM): N/A
NON-CREDITED OPEN SPACE: N/A
AREA OF OPEN SPACE REQUIRED: N/A
TOTAL AREA OF OPEN SPACE PROPOSED: N/A

GENERAL NOTES

- 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
VERIZON CABLE LOCATION DIVISION: 393-3553
B.G.&E. CO. CONTRACTOR SERVICES: 550-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
STATE HIGHWAY ADMINISTRATION: 531-5533
- 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.
- 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.
- IN ACCORDANCE WITH SECTIONS 208 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 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 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
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN. COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO. S 24A AND 24B5.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.
- ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO.11-W. ACCESS TO PUBLIC SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 32-S.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- INTERMITTENT STREAM AND WETLANDS ARE LOCATED ON SITE IN ACCORDANCE WITH DELINEATION PREPARED BY EXPLORATION RESEARCH DATED FEBRUARY, 2005.
- 100 YEAR FLOODPLAINS ON SITE BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2002.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06 (OPEN SECTION).
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WILL BE FULFILLED BY A FEE-IN-LIEU PAYMENT FOR THE 0.16 ACRES OF AFFORESTATION REQUIRED. THE FEE (6970 SF X \$0.50=\$3,485) SHALL BE PAID UPON THE SUBMISSION OF THE SDP ORIGINALS.
- STORMWATER MANAGEMENT REQUIREMENTS ARE PROVIDED BY GRASS CHANNEL CREDIT TO PROVIDE WQV AND REV. C/PV IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS THAN 2 CFS.
- LANDSCAPING FOR LOTS 23A AND 24A HAS BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$3,000.00 SHALL BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION FOR 8 SHADE TREES AND 8 EVERGREEN TREES.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION ON THE SITE DEVELOPMENT PLAN, WATER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD RIGHT-OF-WAY AND NOT INTO THE PIPE/FLAG STEM DRIVEWAY.
- A DECLARATION OF MAINTENANCE OBLIGATIONS FOR THE PRIVATE USE-IN-COMMON DRIVEWAY SERVING LOTS 23A AND 24A HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, L09330.F.506.
- BASED ON A FIELD SURVEY NO WELL OR SEPTIC SYSTEMS WERE PRESENT ON-SITE. SHOULD ANY WELLS AND/OR SEPTIC SYSTEMS BE ENCOUNTERED DURING GRADING PROCEDURES THE CONTRACTOR IS TO CONTACT THE HEALTH DEPARTMENT FOR PROPER ABANDONMENT PROCEDURES.
- THE PRIVATE USE-IN-COMMON MAINTENANCE EASEMENT IS FOR THE USE OF LOTS 23A AND 24A.
- A LETTER OF PERMISSION TO REMOVE EXISTING PAVING FROM LOT 24 WAS SIGNED BY ELIZABETH H. MEYER (OWNER OF LOT 24) ON AUGUST 25, 2005.
- DESIGN MANUAL VOLUME II WAIVER APPROVED DECEMBER 13, 2005 TO ALLOW GRAVITY SERVICE TO THE FIRST FLOOR ONLY FOR LOTS 23A AND 24A. BASEMENT SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
- NO DISTURBANCE IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, 100-YEAR FLOODPLAIN AND ITS BUFFERS.
- GRAVITY SEWER SERVICE, FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
244A	587,380.631	1,352,603.649	-	CONCRETE MONUMENT
24B5	589,956.260	1,356,570.811	390.965	CONCRETE MONUMENT

LEGEND	
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED EVERGREEN TREE
	PROPOSED DECIDUOUS TREE
	WETLANDS
	STREAM
	FLOODPLAIN
	PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS, DRAINAGE, AND UTILITY EASEMENT

PERMIT INFORMATION CHART			
SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER	
HOWARD HEIGHTS	SECTION 2	292 & 312	
PLAT REF. 17601	TAX MAP 17	GRID NO. 22	ZONE R-20
			ELECT. DIST. 2ND
			CENSUS TR. 602200
WATER CODE: H-04		SEWER CODE: 1405500	

ADDRESS CHART	
LOT #	STREET ADDRESS
23A	3012 SOUTHWIEW ROAD
24A	3008 SOUTHWIEW ROAD

NO.	REVISION	DATE
2	REVISE GRADING TO AS-BUILT LOTS 23A AND 24A	10-21-07
1	REVISE HOUSE TYPE LOTS 23A & 24A	1-19-07

**SITE DEVELOPMENT PLAN & LANDSCAPE PLAN
HOWARD HEIGHTS**
SINGLE-FAMILY DETACHED UNITS
FOR LOTS 23A AND 24A

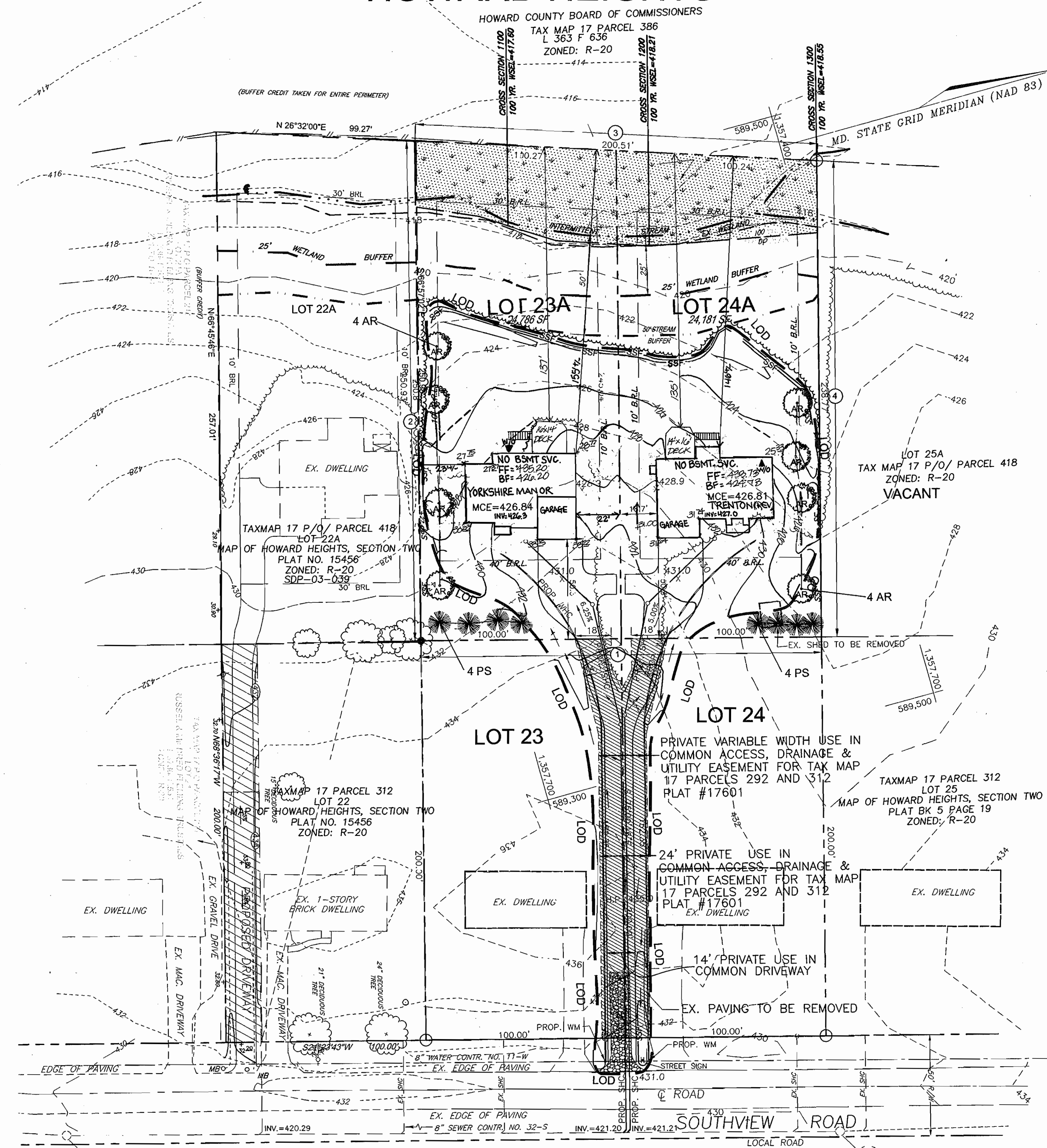
TAX MAP 17 GRID 22
2ND ELECTION DISTRICT

L1074/F216+L2430/F707
PARCELS 292 & 312
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.481.7888
FAX: 410.481.7889

DESIGN BY: RHW
DRAWN BY: DRN
CHECKED BY: RHW
DATE: APRIL 26, 2006
SCALE: AS SHOWN
W.O. NO.: 05-25.00

1 SHEET OF 2



PLAN
SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
7/10/06
7/10/06
7/24/06

REVIEWED FOR HOWARD SCD AND MCCTS TECHNICAL REQUIREMENTS
Jim Meyers 7/10/06
John K. Roberts 7/10/06

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, PE #16193
DATE: 07/10/06

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.
MICHAEL L. PFAU 06/28/06
DATE

LANDSCAPE CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
MICHAEL L. PFAU 06/28/06
DATE

OWNER / DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVENUE, STE. 301
ELLCOTT CITY, MD 21043
(410) 480-0023

