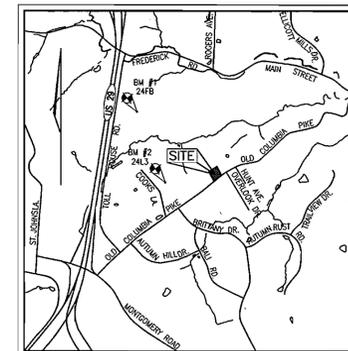


GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY: 1-800-257-7777
 - BELL ATLANTIC TELEPHONE CO.: 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 - AT&T CABLE LOCATION DIVISION: 392-3553
 - B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 - TOTAL AREA OF SITE: 18,063 SF (0.42 AC)
 - AREA OF PLAN SUBMISSION: 18,063 SF (0.42 AC)
 - TOTAL NUMBER OF BUILDABLE LOTS: 1
 - TOTAL NUMBER OF OPEN SPACE LOTS: 0
 - PRESENT ZONING: R-ED
 - LIMIT OF DISTURBANCE: 11,841 SF (.27 AC)
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 - TOTAL UNITS ALLOWED: 1
 - TOTAL UNITS PROPOSED: 1
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP: 24 PARCEL: 845
 - ZONING: R-ED
 - MACLELLAN PROPERTY, LOT 1, PLAT #18421
 - DEED REFERENCE: LIBER 10112 FOLIO 260
 - DPZ REFERENCES: F-05-151, WP-05-132
- 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.
- USE-IN-COMMON ACCESS EASEMENT FOR LOT 1 & LOT 2 ONLY PER DEED LIBER 10112 FOLIO 260.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 24FB AND 2413.
- THE PROPERTY BOUNDARY IS BASED A FIELD BOUNDARY SURVEY BY ROBERT H. VOGEL ENGINEERING, INC., ON OR ABOUT FEBRUARY 2005. THE EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON AN AERIAL PHOTOGRAMMETRIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, INC., ON OR ABOUT FEBRUARY 2001.
- ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 11-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 31-S.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 18 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 14% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H2S 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
- NO STREAMS OR WETLANDS EXIST ON SITE.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.

- THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06 (OPEN SECTION).
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM BECAUSE IT IS A MINOR SUBDIVISION THAT CREATES ONLY ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY RAINGARDENS TO PROVIDE THE REQUIRED WQV AND Rev. CPM IS NOT REQUIRED SINCE THE 1-1/8" RUNOFF IS LESS THAN 2 CFS.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, SURETY IN THE AMOUNT OF \$900.00 FOR THE 3 SHADE TREES SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR LOT1.
- FIRST FLOOR SEWER SERVICE ONLY AS PER CONTRACT 31-S.
- SUBJECT PROPERTY ZONED R-ED PER 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMPLETION ZONING AMENDMENTS EFFECTIVE 7/28/04.
- A FIELD INSPECTION OF THIS PROPERTY BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 2004, DETERMINED THAT THERE ARE NO FOREST RESOURCES OR WETLANDS ON SITE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- SCENIC ROAD EXHIBIT SEE APPROVED PLAN F-05-151
- DIRECT ROOF LEADERS AND SWALES TO RAIN GARDENS.
- THIS SDP IS USING THE R-20 REGULATIONS PER SECTION 107.G.1. OF THE HOWARD COUNTY ZONING REGULATIONS.
- WAIVER PETITION WP-05-132 SECTION 2.5.2.H WAS DENIED ON AUGUST 19, 2005 REQUESTING A SECOND ACCESS TO OLD COLUMBIA PIKE (MAJOR COLLECTOR).
- RAIN GARDEN SURETY TO BE PROVIDED WITH THE DPW, DEVELOPER'S AGREEMENT.
- NO BASEMENT GRAVITY SEWER SERVICE. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.

SITE DEVELOPMENT PLAN MACLELLAN PROPERTY



VICINITY MAP

SCALE 1"=2000'

BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION
24FB	582,652.103	1,364,255.930	423.282'
2413	580,648.904	1,366,497.471	404.481'

LEGEND

---442---	EXISTING 2 FT CONTOUR		STABILIZED CONSTRUCTION ENTRANCE
---580---	EXISTING 10 FT CONTOUR		EX. DRAINAGE AND UTILITY EASEMENT
[412]	PROPOSED 2 FT CONTOUR		EROSION CONTROL MATTING
[400]	PROPOSED 10 FT CONTOUR		USE-IN-COMMON ACCESS
---SSF---SSF---	SUPER SILT FENCE		AREA OF EX. DRIVEWAY TO BE REMOVED
---LOD---	LIMIT OF DISTURBANCE		
.....SIB2	SOILS		
.....SSE	SOILS		

SHEET INDEX

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

ADDRESS CHART

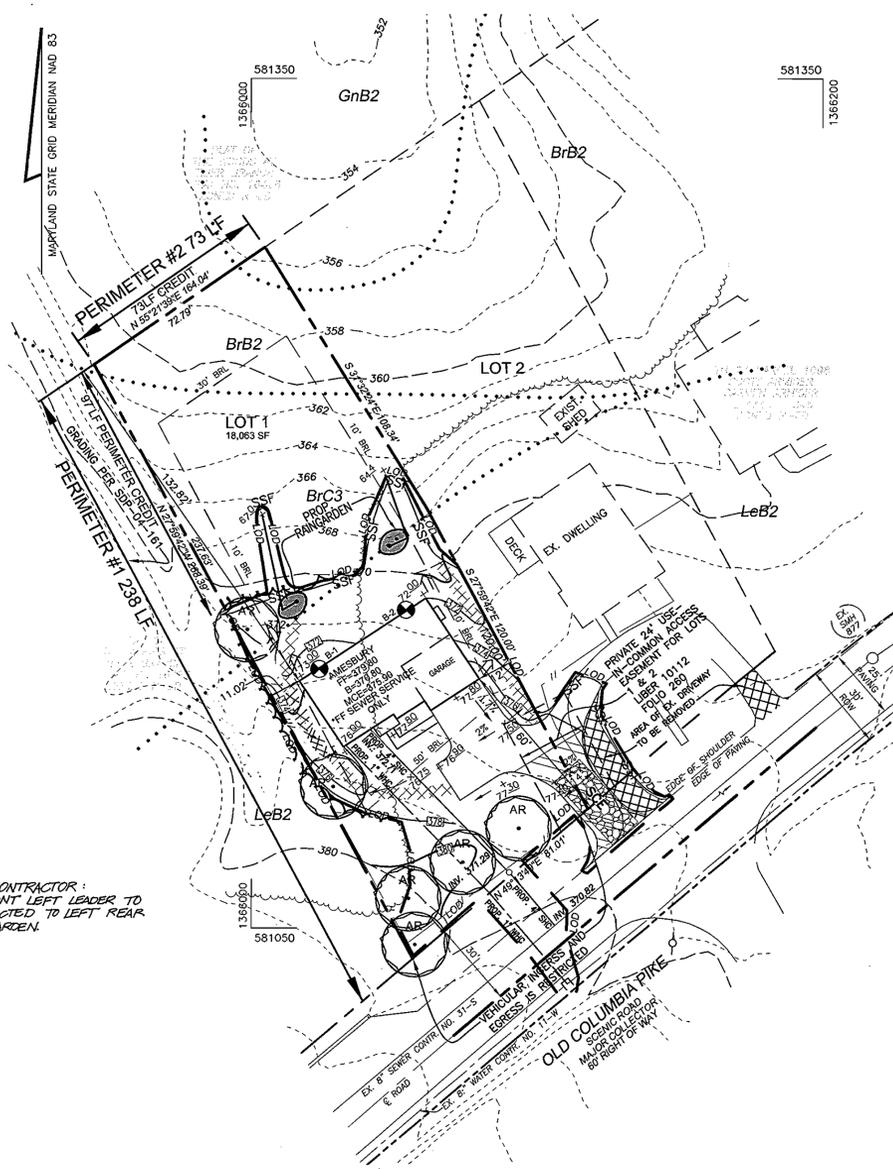
LOT #	STREET ADDRESS
1	3982 OLD COLUMBIA PIKE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32

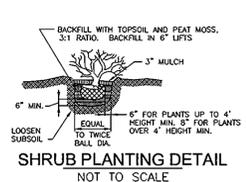
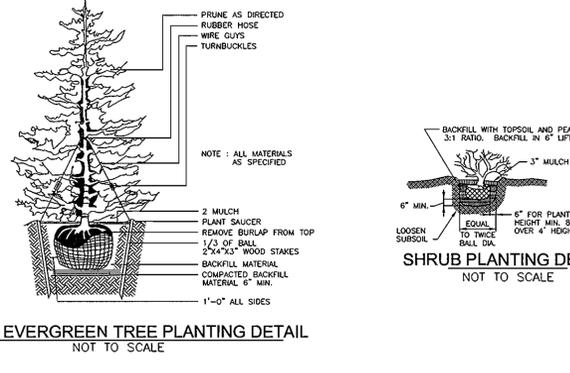
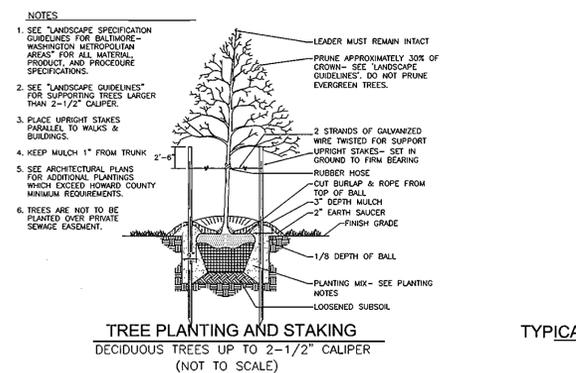
PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

NOTE TO CONTRACTOR:
THE FRONT LEFT LEADER TO BE DIRECTED TO LEFT REAR RAIN GARDEN.



PLAN VIEW

SCALE: 1"=30'



PLANT LIST

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR	6	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B

3 ADDITIONAL TREES ARE PROVIDED TO SCREEN THE HOUSE FROM THE SCENIC ROAD

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	
	1	2
PERIMETER/FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE	4	4
LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE	238'	73'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	97'	73'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	--	--
NUMBER OF PLANTS REQUIRED (LF REMAINING)	141'	--
EVERGREEN TREES	160	3
SHRUBS	--	--
NUMBER OF PLANTS PROVIDED	3	--
SHADE TREES	--	--
EVERGREEN TREES	--	--
OTHER TREES (2" SUBSTITUTION) SHRUBS (10" SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	--	--

*EXISTING WOODS TO REMAIN

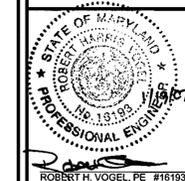
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 2/1/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 2/6/07
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 2/3/07
 DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 [Signature] 1/31/07
 USFA-NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 1/31/07
 HOWARD SCD

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] 1/19/07
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 1/18/07
 SIGNATURE OF DEVELOPER

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



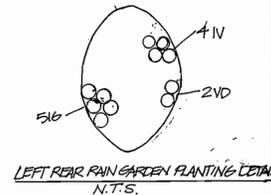
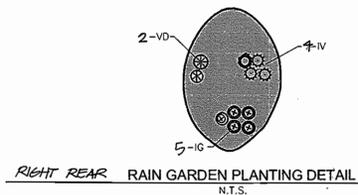
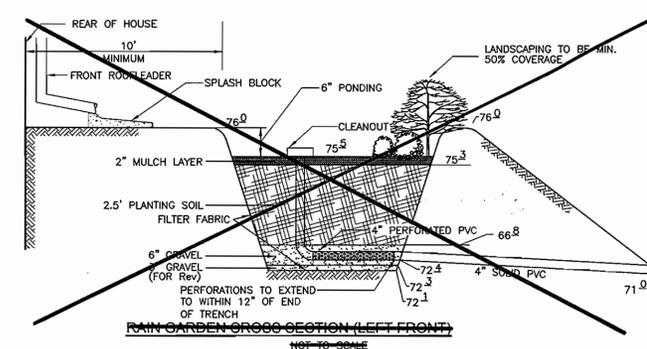
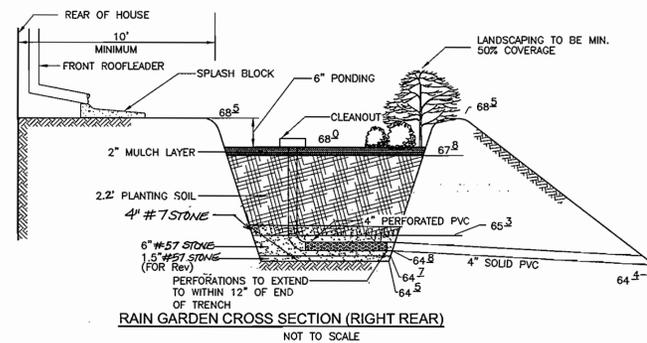
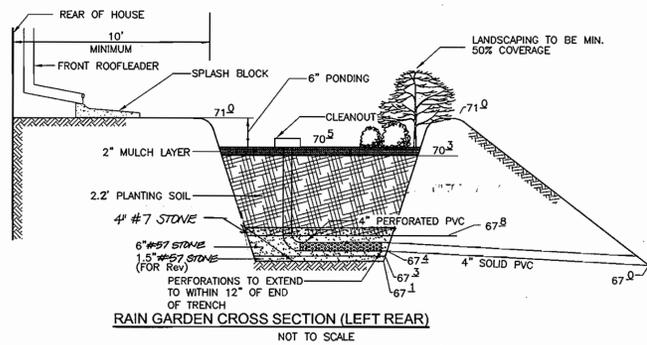
DESIGN BY: RHV
 DRAWN BY: MYCMH
 CHECKED BY: RHV
 DATE: APRIL 2006
 SCALE: AS SHOWN
 W.O. NO.: 04-152.00

DPZ FILES:
 F-05-151, WP-05-132
 1 SHEET 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 redistribution, 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, sod, temporary seeding, and mulching (Sec. G). 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
Total Area	18,063 SF
Area Disturbed	11,841 SF
Area to be roofed or paved	2,300 SF
Area to be vegetatively stabilized	2,579 SF
Total Cut	200 CY
Total Fill	200 CY
Offsite waste/borrow area location	N/A
- 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 earthwork 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



RIGHT REAR RAIN GARDEN PLANT LIST (SIZE 7.25'x7')

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
IV	4	ILEX VERTICILLATA WINTERBERRY	2'-3' HEIGHT	B & B OR CONT.
VD	2	VIBURNUM DENTATUM ARROW WOOD	3'-4' HEIGHT	B & B OR CONT.
IG	5	ILEX GLABRA INKBERY	18"-24" HEIGHT	B & B OR CONT.

LEFT REAR RAIN GARDEN PLANT LIST (SIZE 7.2'x7')

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
IV	4	ILEX VERTICILLATA WINTERBERRY	2'-3' HEIGHT	B & B OR CONT.
VD	2	VIBURNUM DENTATUM ARROW WOOD	3'-4' HEIGHT	B & B OR CONT.
IG	5	ILEX GLABRA INKBERY	18"-24" HEIGHT	B & B OR CONT.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

- DEFINITION**
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.
- PURPOSE**
To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
- CONDITIONS WHERE PRACTICE APPLIES**
- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
 - For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.
- CONSTRUCTION AND MATERIAL SPECIFICATIONS**
- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 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.
 - For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble soil content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - NOTE: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Place topsoil (if required) and apply soil amendments specified in 20.0 Vegetative Stabilization-Section I-Vegetative Stabilization Methods and Materials.
 - Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

PERMANENT SEEDING NOTES

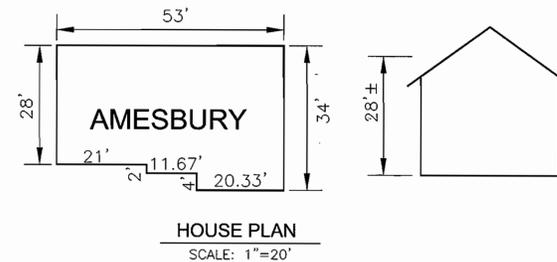
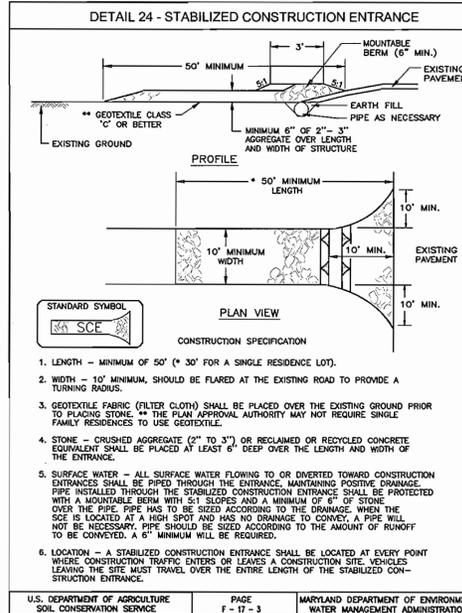
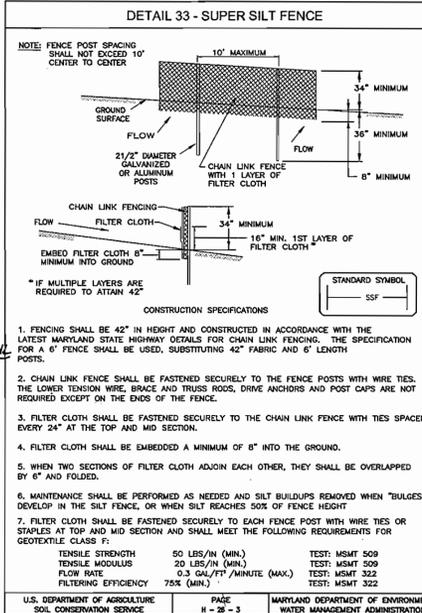
- APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE (WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS DESIRED).
- SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.
- SOIL AMENDMENTS:** In lieu of soil test recommendations, use one of the following schedules:
- Preferred-Apply 2 tons per acre dolomitic limestone (92 lbs./100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.)
 - Acceptable-Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.
- SEEDING:** For 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 October 16 thru February 28, protect site by applying 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.
- MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseedings.
- TEMPORARY SEEDING NOTES**
- SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, 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.).
- SEEDING:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (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.

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 Entrances. (1 day)
 - Install super silt fence and erosion control matting. (2 days)
 - After obtaining permission from the sediment control inspector to proceed, rough grade site. (4 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.
- NOTES**
- DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.

OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDEN AREAS

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



NO.	REVISION	DATE
1	ELIMINATE FRONT LEFT RAIN GARDEN; EXPAND REAR LEFT RAIN GARDEN 11/2/06	

SITE DEVELOPMENT PLAN DETAILS AND HOUSE TYPES

MACLELLAN PROPERTY

LOT 1
SINGLE FAMILY RESIDENTIAL

TAX MAP 24 BLOCK 18 PARCEL '845'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DEED: L. 4922, F. 472

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 2/16/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/16/07
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 2/16/07
 DIRECTOR DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 [Signature] 1/31/07
 USA-NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 1/31/07
 HOWARD SCD DATE

ENGINEERS CERTIFICATE

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

[Signature] 1/18/07
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL

DEVELOPER'S CERTIFICATE

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

[Signature] 1/18/07
 SIGNATURE OF DEVELOPER DATE

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

DESIGN BY: RHV
 DRAWN BY: MY/CMH
 CHECKED BY: RHV
 DATE: APRIL 2006
 SCALE: AS SHOWN
 W.O. NO.: 04-152.00

DPZ FILES:
 F-05-151-WP-05-132

2 SHEET OF 2