

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY 1-800-257-7777
 - BELL ATLANTIC TELEPHONE CO. 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 - AT&T CABLE LOCATION DIVISION: 393-3553
 - B.G.&E. CO. CONTRACTOR SERVICES: 850-4630
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 - TOTAL AREA OF SITE: 63,654 SF (1.46 AC)
 - AREA OF PLAN SUBMISSION: 63,654 SF (1.46 AC)
 - TOTAL NUMBER OF BUILDABLE LOTS: 2
 - TOTAL NUMBER OF OPEN SPACE LOTS: 0
 - PRESENT ZONING: R-20
 - LIMIT OF DISTURBANCE: 24,050 SF (0.90 AC)
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 - TOTAL UNITS ALLOWED: 2
 - TOTAL UNITS PROPOSED: 2
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP: 17 PARCEL: 643
 - ZONING: R-20
 - FARMVIEW LOTS 1, 2 & 3
 - DEED REFERENCE: LIBER 9615 FOLIO 114
 - DPZ REFERENCES: 3588, F-76-067
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 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. 1777 AND 177A.
- THE PROPERTY BOUNDARY IS BASED A FIELD RUN 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. 70-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 184-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 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 TRUCKS AND EMERGENCY VEHICLES PER THE FOLLOWING 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 EXIST 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).
- STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY GRASS CHANNELS AND RAINGARDENS TO PROVIDE THE REQUIRED W_Q AND Rev. C_{pv} IS NOT REQUIRED SINCE THE 1-YR 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 \$6,900.00 FOR THE 17 SHADE TREES AND 12 EVERGREEN TREES SHALL BE POSTED AT GRADING PERMIT FOR LOTS 1 AND 3.
- SUBJECT PROPERTY ZONED R-20 PER 2/02/04 COMPREHENSIVE ZONING PLAN.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- DIRECT ROOF LEADERS AND SWALES TO RAIN GARDENS.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION AND FOREST STAND DELINEATION, BECAUSE TWO SEPARATE NON-CONTIGUOUS LOTS ARE PROPOSED, AND EACH LOT PRODUCES DISTURBANCE OF LESS THAN 40,000 SQUARE FEET.
- ALL EXISTING STRUCTURES ON LOTS 1 AND 3 ARE TO BE REMOVED.
- PROPOSED 8" SEWER EXTENSION TO FRONTAGE OF LOT 3 WILL BE ACCOMPLISHED BY ADO.
- ALL DRIVEWAYS ARE PER HOWARD COUNTY DETAIL R-6.03.

FARMVIEW- LOTS 1 AND 3

SITE DEVELOPMENT PLAN

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 Drainages.
- 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. C). 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:

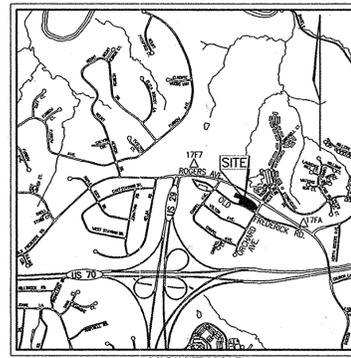
TOTAL	63,654 SF
Total Area	63,654 SF
Area Disturbed	24,050 SF
Area to be roofed or paved	10,250 SF
Area to be vegetatively stabilized	20,210 SF
Total Cut	0
Total Fill	0
Offsite waste/borrow area location	0
- Any sediment control practice which is disturbed by grading activity for placement of utilities 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 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

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.
 - Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.
 - Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textures 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 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 salt 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.
 - 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.
- V. 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 seeded preparation.

PERMANENT SEEDING NOTES

- APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.
- SEEDBED PREPARATION: Loosen upper three inches of soil by raking, 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./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.
- 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 (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring; Option (2) Use sod; Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.
- MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseeding.



BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION
17F7	595,829.624	1,363,088.37	469.466'
17FA	594,948.366	1,364,626.79	476.789'

SEQUENCE OF CONSTRUCTION

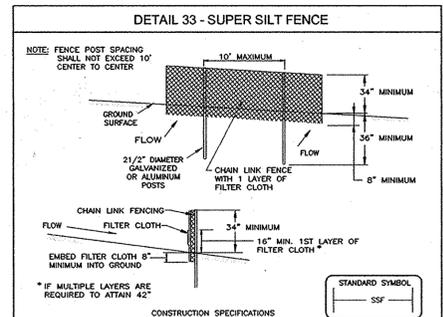
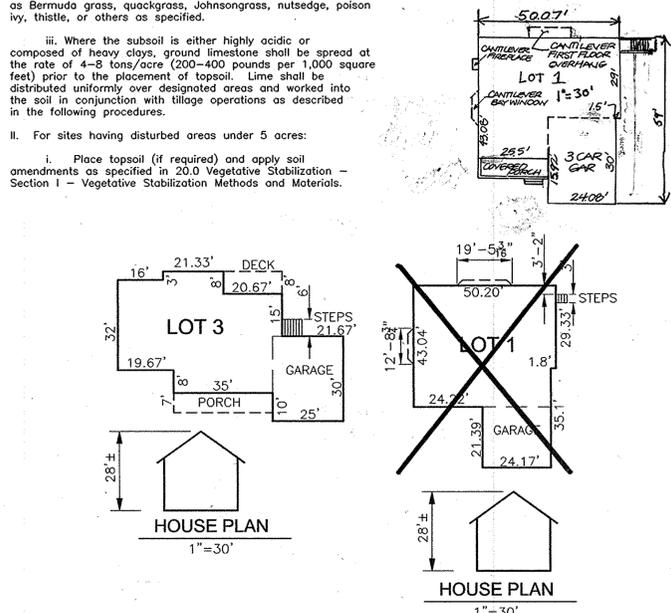
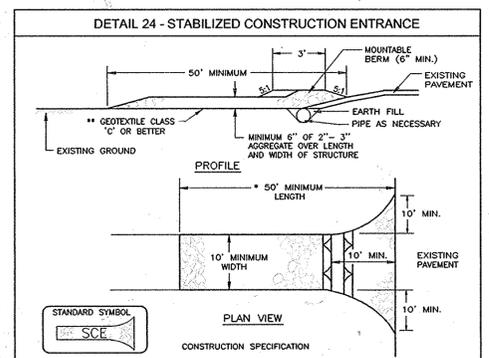
- Obtain grading permit.
- Notify Howard County Bureau Of Inspections and Permits (410.313.1880) at least 24 hours before starting any work.
- Construct Stabilized Construction Entrances. (1 day)
- Install super silt fence and erosion control matting. (2 days)
- After obtaining permission from the sediment 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.

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 1 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (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.

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 REDISTRIBUTION PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.



PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	PARCEL NUMBER
FARMVIEW LOTS 1 AND 3	N/A	643
PLAT REF.	BLOCK NO.	ZONE
3588	12	R-20
TAX MAP	ELECT. DIST.	CENSUS TR.
17	2ND	602100
WATER CODE:	HO2	SEWER CODE:
		1454850

2	REVISE GENERAL NOTE 24 TO STATE THAT LANDSCAPE 10/13/15	
	SURETY TO BE POSTED AT GRADING PERMIT	
1	REVISE HOUSE TYPE AND LOCATION LOT 1	7/6/15
NO.	REVISION	DATE

COVER SHEET AND SITE DETAILS

FARMVIEW-LOTS 1 AND 3

SITE DEVELOPMENT PLAN
"SINGLE FAMILY DETACHED DWELLING"

TAX MAP 17 GRID 12 PARCEL 643
2ND ELECTION DISTRICT 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: RHW
DRAWN BY: JAJ
CHECKED BY: RHW
DATE: NOVEMBER 2006
SCALE: AS SHOWN
W.O. NO.: 05-92.00

DPZ FILES:
1 SHEET OF 2

ADDRESS CHART

LOT #	STREET ADDRESS
1	8910 OLD FREDERICK ROAD
3	8900 OLD FREDERICK ROAD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10/11/07

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
DATE: 10-11-07

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT
DATE: 10-11-07

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 COUNTY SOIL CONSERVATION DISTRICT.

DATE: 10/2/07
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.

DATE: 10-2-07
SIGNATURE OF DEVELOPER: Frank J. Burj

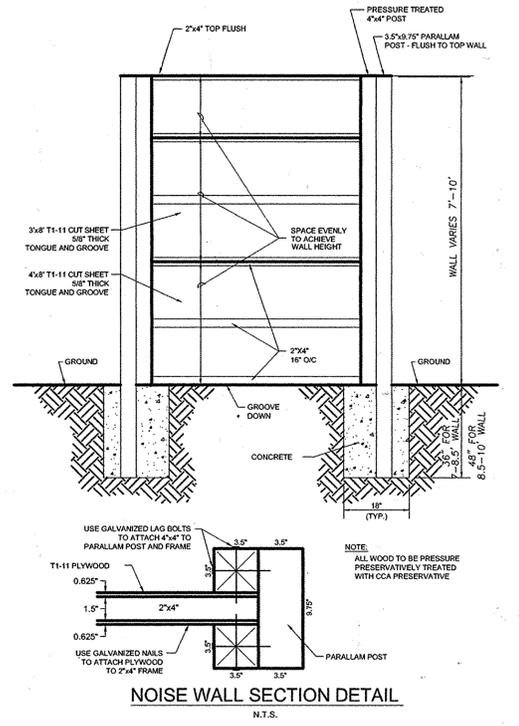
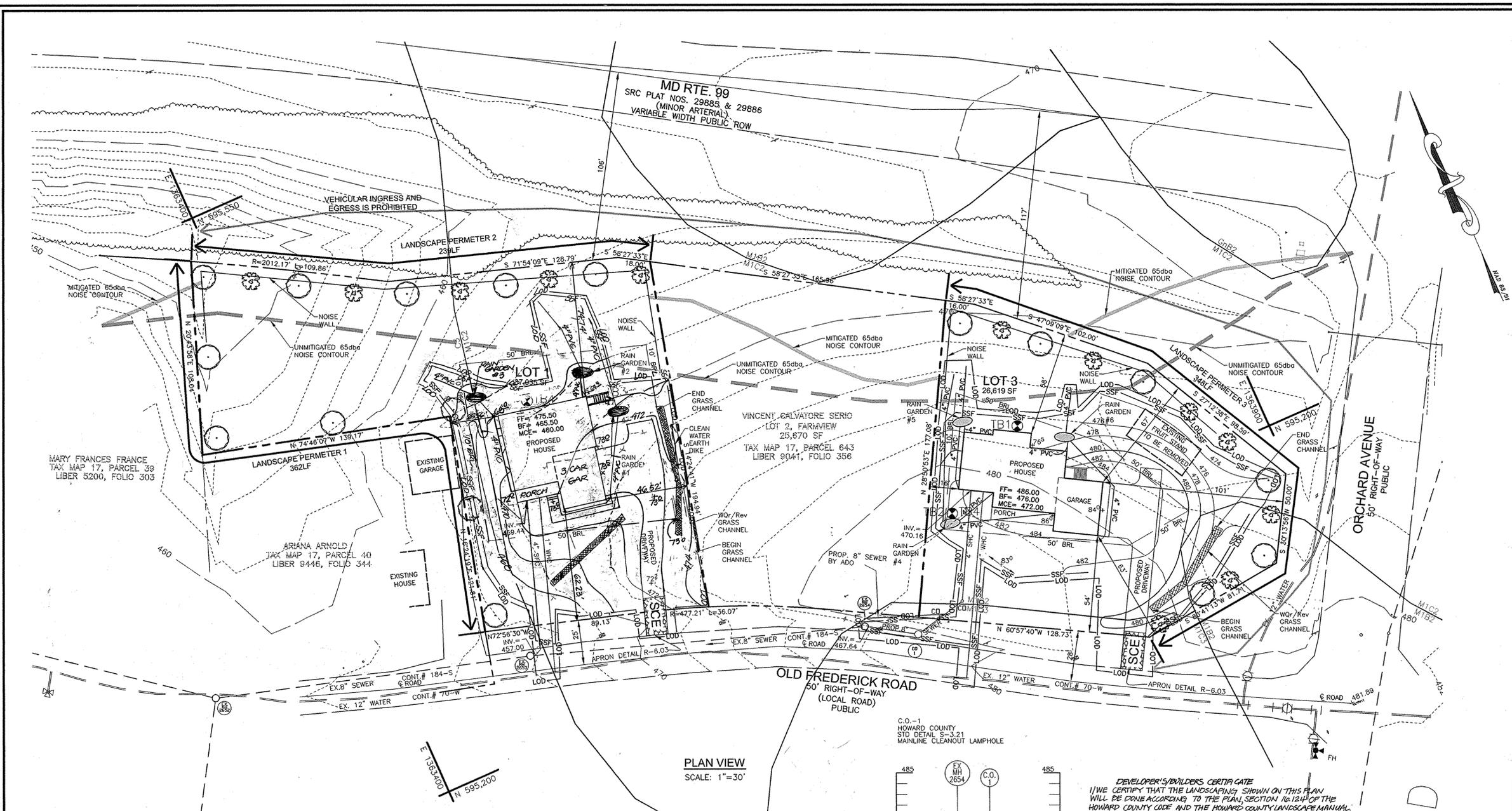
SHEET INDEX

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

OWNER/DEVELOPER
FRANK BURJA
410 CROSSBY ROAD
CATONSVILLE, MD 21228
443-463-3537



SDP-00-143



LEGEND

- 442 --- EXISTING 2 FT CONTOUR
- 580 --- EXISTING 10 FT CONTOUR
- 412 --- PROPOSED 2 FT CONTOUR
- 400 --- PROPOSED 10 FT CONTOUR
- SSF --- SUPER SILT FENCE
- LOD --- LIMIT OF DISTURBANCE
- SIB2 --- SOILS
- [Symbol] STABILIZED CONSTRUCTION ENTRANCE
- [Symbol] EX. DRAINAGE AND UTILITY EASEMENT
- [Symbol] EROSION CONTROL MATTING
- [Symbol] PROPOSED RAIN GARDEN

(6) RAIN GARDEN PLANT LIST (8.5' x 8.5' EACH)

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2 1/2" - 3" Cal.
1	ILEX GLABRA	INK BERRY	2' - 3' HT.
6	LOBELEA CARDINALIS	CARDINAL FLOWER LOBELIA	1 GAL. CONTAINER
4	DRYOPTERIS SP.	WOOD FERN	1 GAL. CONTAINER
3	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
C2	COMUS SILT LOAM	B	.43
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	.37
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	.37
M1C3	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	.37

REVISION HISTORY

NO.	REVISION	DATE
1	REVISE HOUSE TYPE AND LOCATION LOT 1	7/6/15

SCHEDULE A PERIMETER LANDSCAPE EDGE

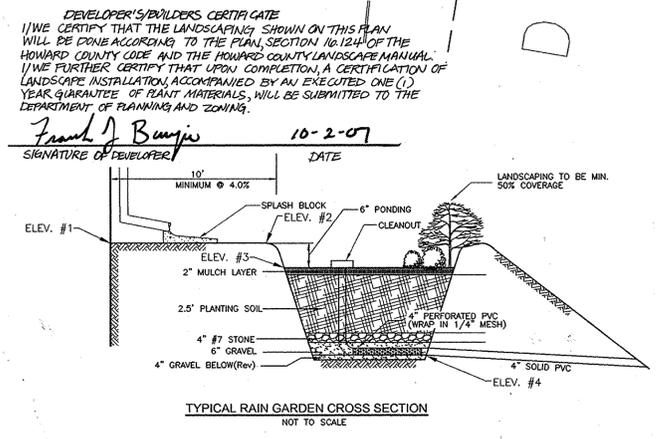
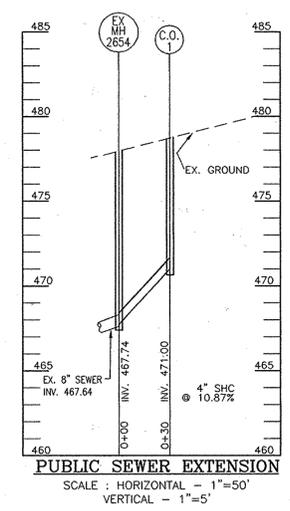
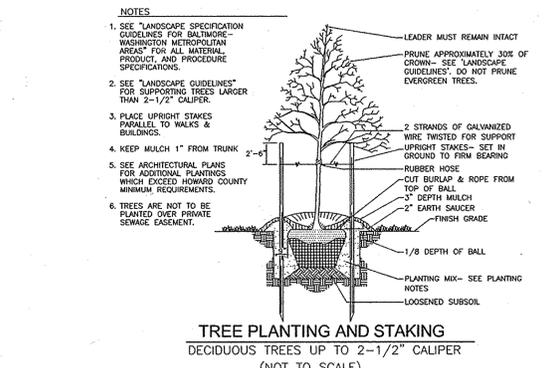
CATEGORY	ADJACENT TO PERIMETER PROPERTIES		
	A	B	B
Perimeter/Frontage Designation	1	2	3
Landscape Type	362'	239'	348'
Linear Feet of Roadway Frontage/Perimeter			
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	No	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No
Number of Plants Required	160 7	160 4	160 6
Shade Trees	-	1 50 5	1 50 7
Evergreen Trees	-	-	-
Number of Plants Provided	7	4	6
Shade Trees	-	5	7
Evergreen Trees	-	-	-
Other Trees (2:1 Substitution)	-	-	-
Shrubs (10:1 Substitution)	-	-	-
Describe Plant Substitution Credits Below if needed			

GRASS CHANNEL DETAIL

1" = 10'

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR	17	ACER RUBRUM "OCTOBER GLORY" OCTOBER GLORY RED MAPLE	2 1/2" - 3" Cal.	B & B
PO	12	PICEA OMORICA SERPIAN SPRUCE	6' - 8' HT.	B & B



RAINGARDEN ELEVATION CHART

LOT#	RAIN GARDEN #	ELEV. 1	ELEV. 2	ELEV. 3	ELEV. 4	OUTFALL ELEV.
1	1	471.1	478.7	470.2	466.37	466.1
	2	469.4	469.0	468.5	467.67	467.4
	3	468.0	467.6	467.1	463.27	463.0
3	4	485.0	484.6	484.1	480.27	474.00
	5	478.0	477.6	477.1	473.27	473.00
	6	479.0	478.6	478.1	474.27	474.00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/5/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 3/5/08
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 3/5/08
DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

[Signature] 10-11-07
LAND RESOURCE CONSULTANT

[Signature] 10-11-07
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] 10/21/07
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] 10-2-07
SIGNATURE OF DEVELOPER

SITE DEVELOPMENT AND LANDSCAPE PLAN

FARMVIEW-LOTS 1 AND 3

SITE DEVELOPMENT PLAN

"SINGLE FAMILY DETACHED DWELLING"

TAX MAP 17 GRID 12 PARCEL 643
2ND ELECTION DISTRICT 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: RHW
DRAWN BY: JAJ
CHECKED BY: RHW
DATE: APRIL 2006
SCALE: AS SHOWN
W.O. NO.: 05-92.00

DPZ FILES: 2 SHEET OF 2

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