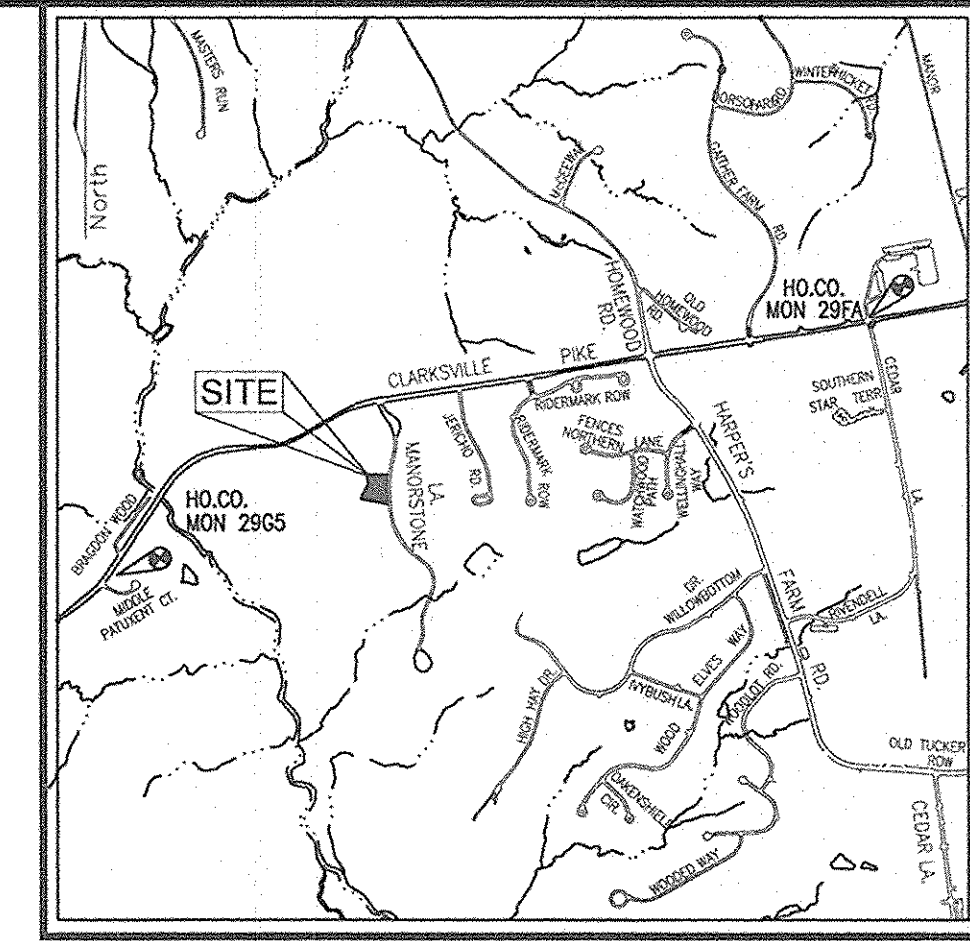
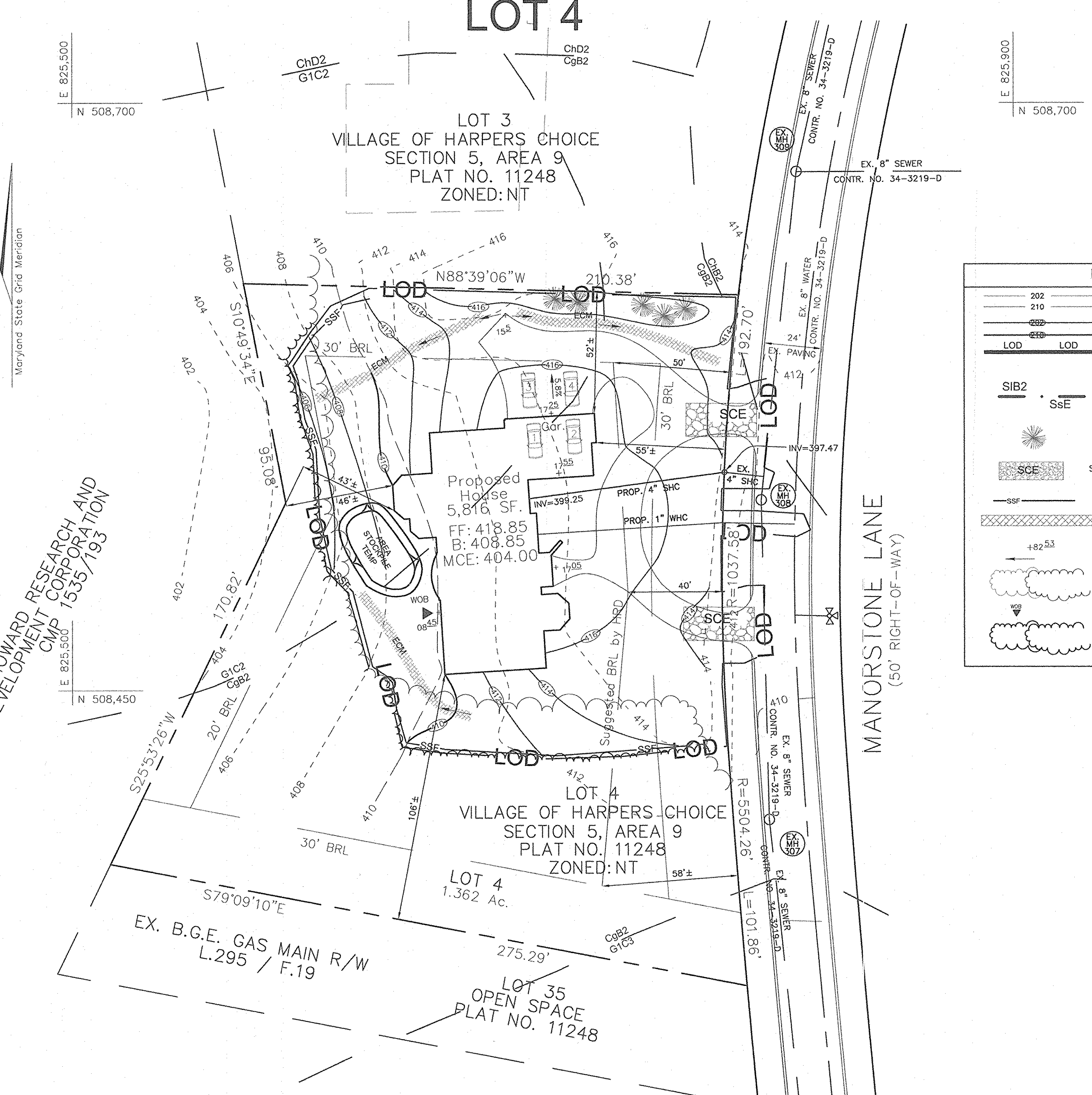


**GENERAL NOTES**

- 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. 725-9776
  - 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) 313-1869 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 12B 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 (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 INCHES
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE SUBJECT PROPERTY IS ZONED NT PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND THE COMPLETE ZONING AMENDMENTS EFFECTIVE 7/28/06
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003 AND FINAL DEVELOPMENT PLAN PHASE 194-A.
- THE PROJECT BOUNDARY IS BASED ON PLAT NO. 11248
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. ON JANUARY 16, 2000.
- ACCESS TO PUBLIC WATER AND PUBLIC SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 34-3219-D
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO STREAMS OR WETLANDS EXIST ON SITE.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- NO STEEP SLOPES EXIST ON SITE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN PROVIDED UNDER F-93-141.
- FOREST STAND DELINEATION HAS BEEN PROVIDED UNDER F-93-141.
- OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED UNDER F-93-141 AND RECORDED ON PLAT 11248.
- WATER METER TO BE LOCATED AT THE RIGHT OF WAY OF W MANORSTONE LN, SEE HO. CO. DETAIL W-3.33.
- THERE IS NO FINANCIAL SURETY FOR THE LANDSCAPING FOR THIS SITE SINCE IT IS INTERNAL TO THE SAME SUBDIVISION. STILL, 5 EVERGREEN TREES WILL BE PROVIDED BY THE DEVELOPER AND THIS IS NOT REQUIRED BY HOWARD COUNTY.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- SITE ANALYSIS:
  - TOTAL AREA OF SITE: 1.362 AC±
  - PRESENT ZONING: NT
  - LIMIT OF DISTURBANCE: 0.785 AC
  - AREA OF HOUSE: 5816 SF
  - LOT COVERAGE: 9.8%
  - LOT COVERAGE ALLOWED (FDP PHASE 194-A): 15%
  - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
- PROJECT BACKGROUND:
  - LOCATION: COLUMBIA, TAX MAP 29, PARCEL 370, GRID 15
  - DPZ REFERENCES: F-93-141, SP-92-21, WP-92-21B, WP-94-20
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT OF WAY LINES TO BE IN ACCORDANCE WITH CRITERIA ESTABLISHED BY FINAL DEVELOPMENT PLAN PHASE 194 ENTITLED "COLUMBIA VILLAGE OF HARPER'S CHOICE SECTION 5, AREA 9," RECORDED AS PLAT NO. 3054-A-1503 THRU 1505 ON DEC. 01, 1995.
- STORMWATER MANAGEMENT IS PROVIDED BY VILLAGE OF RIVER HILL SECTION 2, AREA 1 (F93-18).
- THIS PROJECT IS SUBJECT TO THE FOLLOWING WAIVERS AND SUBMITTALS TO THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING:
  - SP-92-21 COMPREHENSIVE SKETCH PLAN APPROVAL DATED JAN. 30, 1993
  - WP-92-21B WAIVER APPROVAL DATED AUG. 05, 1993
  - WP-94-20 WAIVER APPROVAL DATED OCT. 14, 1993
  - F-93-141 APPROVED FEB.16, 1994
- IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN PHASE 194-A, 4 OFF STREET PARKING SPACES CONTAINING A MIN. AREA 180 SF. PER EACH PARKING SPACES PROVIDED ON LOT4.

# SITE DEVELOPMENT PLAN WEISS RESIDENCE VILLAGE OF HARPER'S CHOICE LOT 4



VICINITY MAP  
SCALE: 1"=2000'

**BENCHMARK INFORMATION**  
THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
29FA (NORTH) 571,017.371 (E) 1,343,241.885 (ELEV.) 469.500'  
29G5 (NORTH) 568,341.209 (EAST) 1,335,392.473 (ELEV.) 388.133'

**LEGEND**

202	EXISTING 2 FT CONTOUR
210	EXISTING 10 FT CONTOUR
220	PROPOSED 2 FT CONTOUR
230	PROPOSED 10 FT CONTOUR
LOD	LIMIT OF DISTURBANCE
LOB	EXISTING TREELINE
SIB2	SOILS
SsE	SOILS
(Tree symbol)	PROPOSED EVERGREEN
SCE	STABILIZED CONSTRUCTION ENTRANCE
SSF	SUPER SILT FENCE
(Matting symbol)	EROSION CONTROL MATTING
(Spot symbol)	Spot Elevation
(Arrow symbol)	Direction of Flow
(Tree symbol)	Existing Trees to Remain
(Basement symbol)	Walk Out Basement
(Tree symbol)	Proposed Trees Line

**SHEET INDEX**

DESCRIPTION	SHEET NO
SITE DEVELOPMENT PLAN	1 OF 2
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	2 OF 2

**ADDRESS CHART**

LOT NO	STREET ADDRESS
4	11512 MANORSTONE LN

**PERMIT INFORMATION CHART**

PROJECT NAME	SECTION/AREA	LOT/PARCEL			
WEISS RESIDENCE	SECTION 5/AREA 9	4/370			
PLAT REF	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR
11248	15	NT	29	5TH	6051.02
WATER CODE:	103	SEWER CODE:	6740000		

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
C1C3	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	B
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
G1C2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN  
WEISS RESIDENCE  
VILLAGE OF HARPER'S CHOICE  
LOT 4  
SINGLE FAMILY DETACHED DWELLING**

SECTION 5, AREA 9, PHASE 1  
TAX MAP #29 PARCEL 370  
5TH 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/MY  
DRAWN BY: MY  
CHECKED BY: RHW  
DATE: 06-15-2006  
SCALE: AS SHOWN  
W.O. NO.: 06-27

1 SHEET OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12/16/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*[Signature]* 12/16/06  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

*[Signature]* 12/16/06  
DIRECTOR  
DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*[Signature]* 12/16/06  
SQA-NATURAL RESOURCES CONSERVATION SERVICE  
DATE

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

*[Signature]* 12/16/06  
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]* 12/16/06  
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.

*[Signature]* 12/16/06  
ROBERT J. WEISS  
DATE

PREPARED FOR  
Rob and Cathy Weiss  
4551 Hemlock Cone Way  
Ellicott City, MD 21042

## 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

I. 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 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.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

### CONSTRUCTION AND MATERIALS

#### SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED 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 OPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

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

- TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, 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 1/2" IN DIAMETER.
- TOPSOIL MUST BE FREE OF PLATS OR PLAT 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 LBS/1000 SF) PRIOR TO THE PLACEMENT OF TOPSOIL. LIMESTONE SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

A. ON SOIL MEETING TOPSOIL SPECIFICATION, 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 NOT BE 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 PREVENT DISSIPATION OF PHYTO-TOXIC 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.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - 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, ALBERT 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 SEEDING PREPARATION.

## 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/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SF).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL/ACRE ANNUAL RYE (3.2 LBS/1000 SF). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS/ACRE WEEPING LOVEGRASS (0.07 LBS/1000 SF). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

## 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/1000 SF) AND 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING. APPLY 400 LBS/ACRE 20-0-0 UREAFORM FERTILIZER (9 LBS/1000 SF)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SF) AND APPLY 1000 LBS/ACRE 10-10-10 FERTILIZER (23 LBS/1000 SF) 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/ACRE (1.4 LBS/1000 SF) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS/ACRE OF KENTUCKY 31 TALL FESCUE AND 2 LBS/ACRE (0.05 LBS/1000 SF) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 29, PROTECT SITE BY: OPTION 1) 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

## SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410) 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 WITH THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOIL, 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 AREA	1.362 AC.
AREA DISTURBED	0.785 AC.
AREA TO BE ROOFED OR PAVED	.249 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.536 AC.
TOTAL CU	860 CY
TOTAL FILL	860 CY
OFFSITE WATE/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.

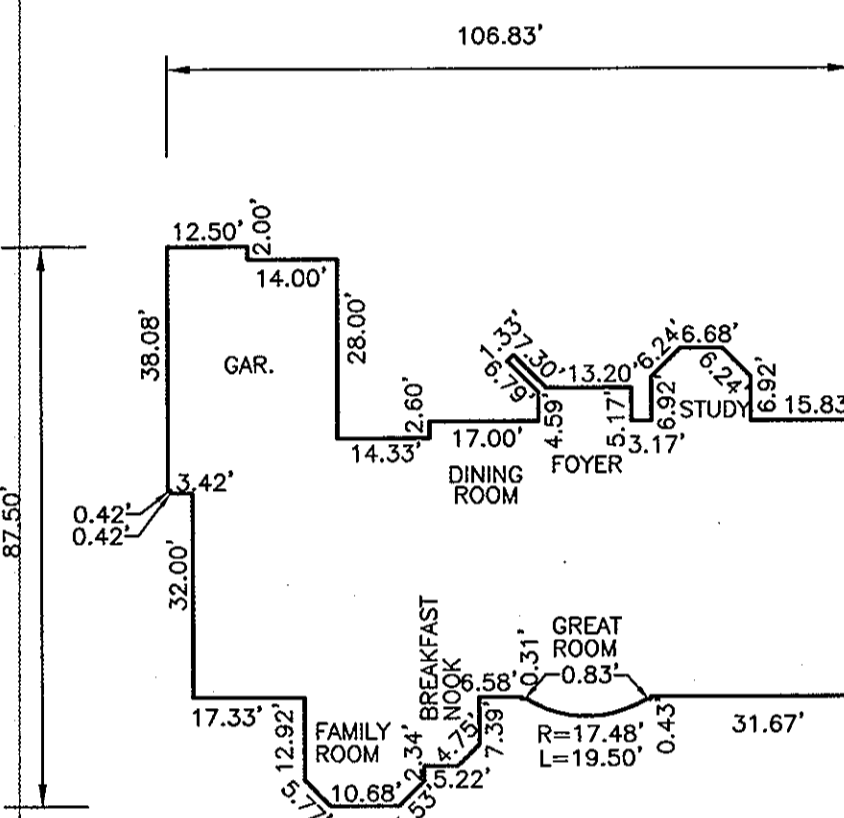
\*TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.

## 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.
- INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS PERIODICALLY AND AFTER RAIN. (5 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, GRADE SITE. (2 WEEKS)
- CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1" HIGHER OR 0.2" LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS) STOCKPILE TO REMAIN APPROXIMATELY 6 MONTHS
- INSTALL DRIVEWAYS AND LANDSCAPING. (3 DAYS)
- REMOVE STOCKPILE, FINISH GRADING SITE. (1 DAYS)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

## 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.

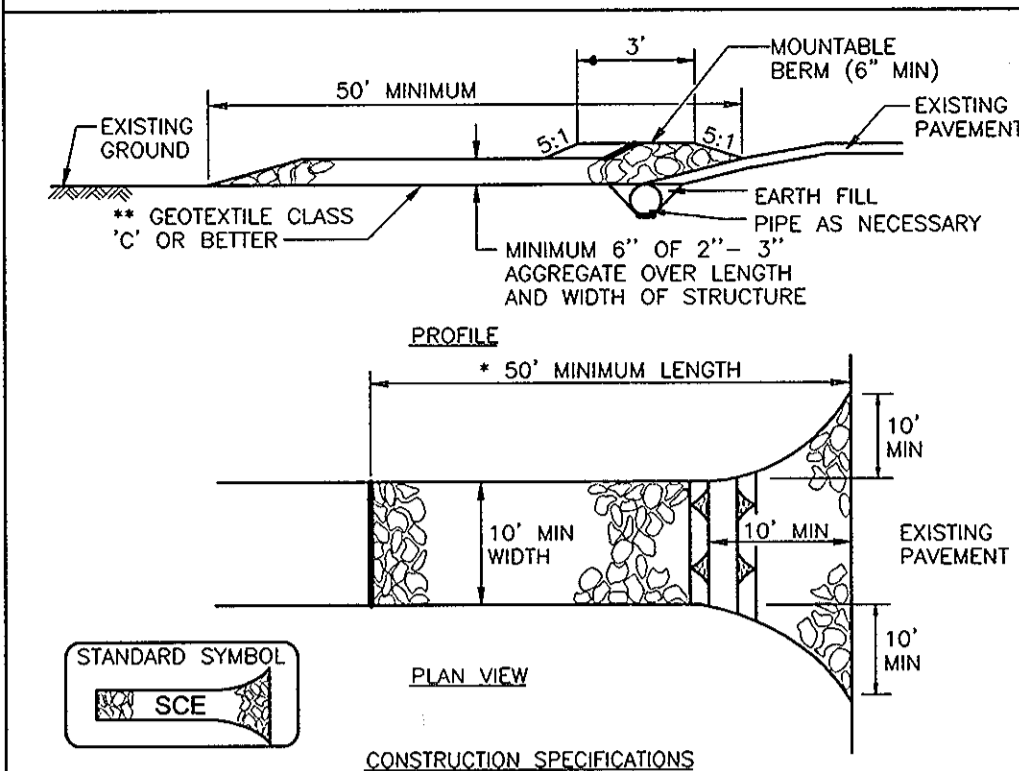


NOTE: THE MAX. MEAN HEIGHT PERMITTED IS 34' PER FDP PHASE 194-A.

## HOUSE PLANS

SCALE: 1"=30'

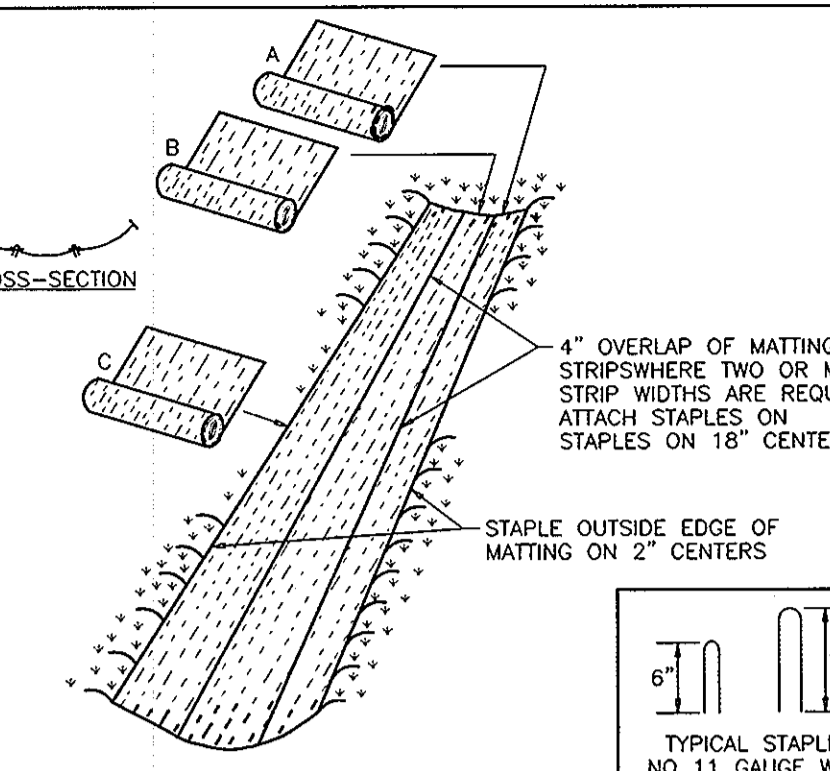
## DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- Length - Minimum of 50' (± 30' for a single residence lot).
- Width - 10' minimum. Should be flared at the existing road 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 (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" over the length and width of the entrance.
- Surface Water - All surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the Stabilized Construction Entrance shall be protected with a mounatable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey, a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed.
- Location - A 6" minimum will be required.

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-12-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

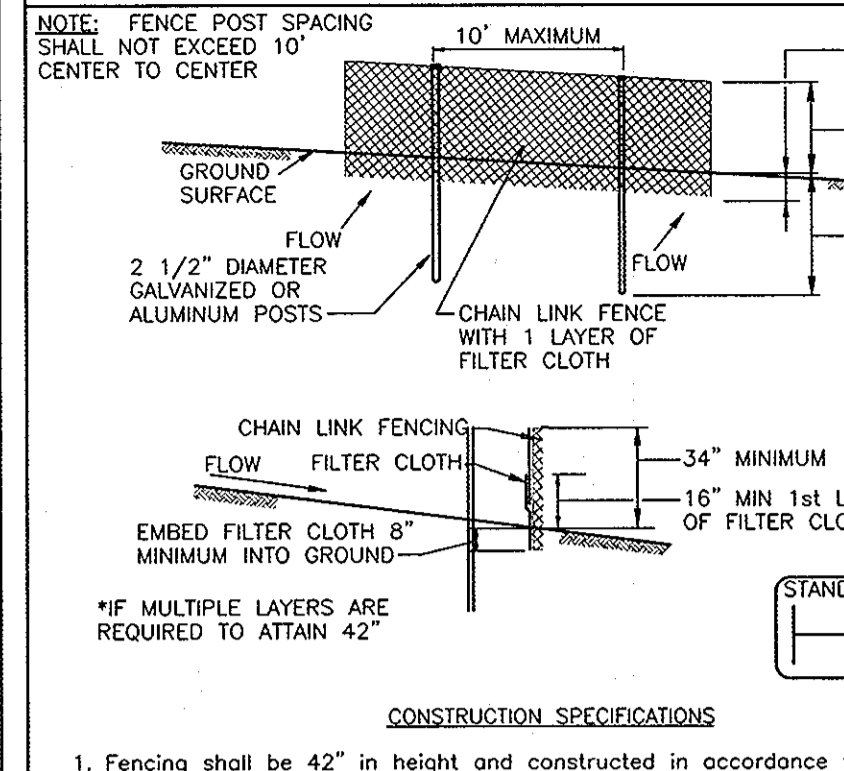
## DETAIL 30 - EROSION CONTROL MATTING



- Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with rows of staples, about 4" down from the trench. Spacing between staples is 6".
- Staple the 4" overlap in the channel center using 18" spacing between staples.
- Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
- Staples shall be placed 2" apart with 4 rows for each strip, 2 outer row, and 2 alternating rows down the center.
- Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
- The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

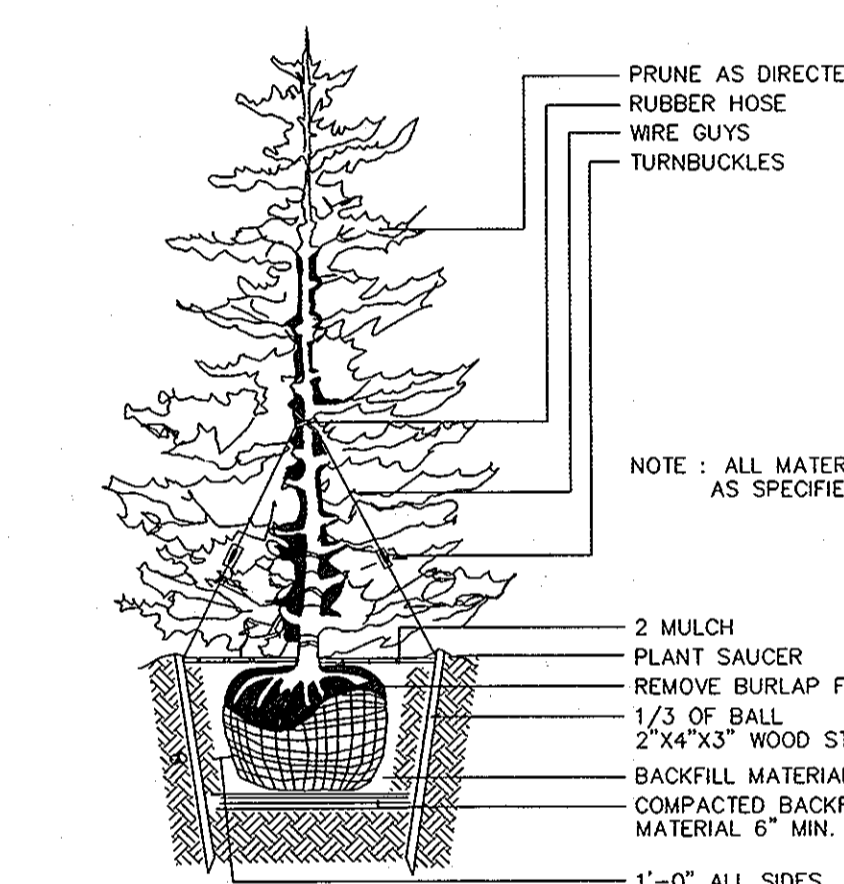
US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE C-22-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

## 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 5' length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss 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 midsection.
- 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 5" and folded.
- Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and midsection and shall meet the following requirements for Geotextile Class 1:

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H-26-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



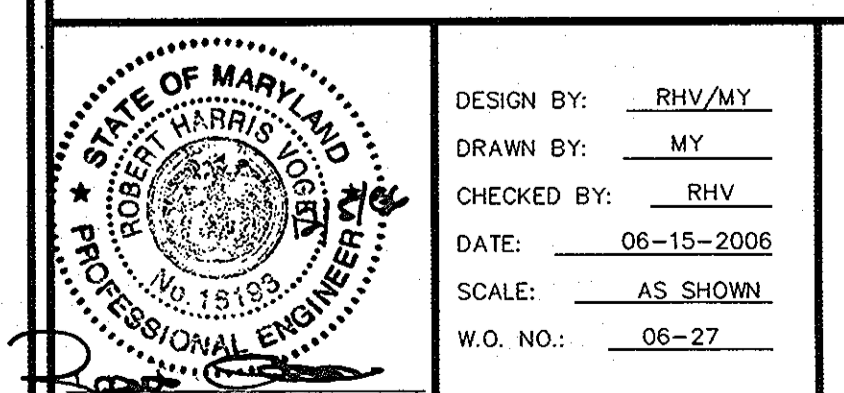
TYPICAL EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**WEISS RESIDENCE**  
**VILLAGE OF HARPER'S CHOICE**  
**LOT 4**  
**SINGLE FAMILY DETACHED DWELLING**  
 SECTION 5, AREA 9, PHASE I  
 TAX MAP #29 PARCEL 370  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

DESIGN BY: RHW/MY  
 DRAWN BY: MY  
 CHECKED BY: RHW  
 DATE: 06-15-2006  
 SCALE: AS SHOWN  
 W.O. NO.: 06-27  
 2 SHEET OF 2



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 12/15/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 12/15/06  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 12/15/06  
 DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
 [Signature] 12/15/06  
 SDSA-NATURAL RESOURCES CONSERVATION SERVICE  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
 [Signature] 12/15/06  
 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] 12/15/06  
 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 AT THE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 [Signature] 12/15/2006  
 ROBERT J. WEISS

PREPARED FOR  
 Rob and Cathy Weiss  
 4561 Hemlock Cone Way  
 Ellicott City, MD 21042