

**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 AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
  - MISS UTILITY: 725-9976
  - BELL ATLANTIC TELEPHONE CO.: 313-2366
  - HOWARD COUNTY BUREAU OF UTILITIES: 393-3553
  - VERIZON CABLE LOCATION DIVISION: 850-4620
  - B.G. & E. CO. CONTRACTOR SERVICES: 787-4620
  - B.G. & E. CO. UNDERGROUND DAMAGE CONTROL: 531-5533
  - STATE HIGHWAY ADMINISTRATION:
- 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 (16 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 AND THE COMP. LIT. ZONING REGULATIONS, EFFECTIVE 7/29/06.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 7, 2007.
- THE PROJECT BOUNDARY IS BASED ON RECORD PLAT # 19416.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. DATED FEBRUARY 2002.
- ACCESS TO PUBLIC WATER AND SEWER SERVICES HAVE BEEN PROVIDED UNDER CONTRACT#24-3304-D IN THE AMOUNT OF \$14,534.50 PER PLAT# 19416.
- A FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY A FEE-IN-LIEU OF 0.35 AC. IN THE AMOUNT OF \$14,534.50 PER PLAT# 19416.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 2006 PER PLAT#19416.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION MADE ON MARCH 14, 2005 BY ROBERT H. VOGEL ENGINEERING, INC. PER PLAT# 19416.
- FINANCIAL SURETY FOR THE REQUIRED PERMETER LANDSCAPING IS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$6,480 FOR THE 21 SHADE TREES AND 6 SHRUBS WILL BE PAID AS A PART OF DEVELOPER'S AGREEMENT UNDER THIS SITE PLAN.
- A FEE-IN-LIEU FOR OPEN SPACE IN THE AMOUNT OF \$4,500 HAS BEEN PAID WITH PLAT RECORDATION PER PLAT# 19416.
- STORMWATER MANAGEMENT COMPUTATION HAVE BEEN PROVIDED FOR WOV. AND REV. C/PY IS NOT REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE 2000 MDC STORMWATER MANAGEMENT MANUAL. OBLIGATION HAS BEEN PROVIDED BY RANGARDEN PER F-05-150 AND PLAT# 19416. FINANCIAL SURETY FOR THE REQUIRED 77 RANGARDENS IN THE AMOUNT OF \$45,500 WILL BE PAID AS A PART OF THE DEVELOPER'S AGREEMENT UNDER THIS PLAN.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- DPZ FILE NUMBERS - F-05-150, F-06-092 PLAT# 19416.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPESTEM ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ALL EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.
- 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 OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A DECLARATION OF MAINTENANCE OBLIGATIONS FOR THE PRIVATE USE-IN-COMMON DRIVEWAY SERVING LOTS 1-4 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE ALONG WITH THE RECORDING OF PLAT#19416.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLATE COORDINATES SYSTEM. HOWARD COUNTY MONUMENT NOS. 2444 AND 2485 WERE USED FOR THIS PROJECT.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR USE-IN-COMMON DRIVEWAY ENTRANCE DETAILS, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL NO. R-6-06.

**General Notes (Cont'd)**

- Reference waiver petition WP-16-181, approved June 17, 2015, to waive section 16.156(a)(1)(i) and section 16.156(a)(2) of the Howard County Subdivision and Land Development Regulations. Waiver approval is subject to the following conditions:
  - The applicant shall apply for a building permit for Lot 1 within one year from the date of the waiver petition approval letter on or before June 17, 2016.
  - The existing home driveway and pool located on lot 1 must be demolished before start of construction of the new home.
  - The landscaping that was proposed on SDP-08-066 must be fulfilled.
  - The applicant shall submit a final revision, approved 06/11/15, to DEB for processing to update the Site Development Plan (SDP-08-066)

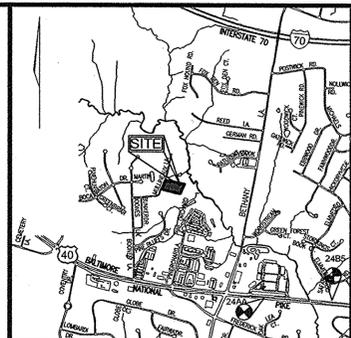
# SITE DEVELOPMENT PLAN REED FARM AT TURF VALLEY LOTS 1-4

**BENCHMARKS**

HOWARD COUNTY BENCHMARK 244A  
N 587380.57 E 1352603.60

HOWARD COUNTY BENCHMARK 2485  
N 586956.20 E 1356570.70

POINT	NORTH	EAST
106	590068.6824	1350488.6204
302	58986.3158	1350384.2112
303	589759.7440	1350812.2344
304	589985.7487	1350910.8934



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 11 G5

**SITE DATA**

LOCATION: TAX MAP 17, GRID 19, PARCEL 440  
2ND ELECTION DISTRICT  
EXISTING ZONING: R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.  
GROSS AREA OF PROJECT: 2.3502 AC.  
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.00 AC  
AREA OF STEEP SLOPES OUTSIDE FLOODPLAIN: 0.00 AC  
NET AREA OF PROJECT: 2.3502 AC.  
AREA OF PROPOSED BUILDABLE LOTS: 2.3502 AC

LOT 1:	24024 SQ. FT. (0.55 AC.)
LOT 2:	23110 SQ. FT. (0.53 AC.)
LOT 3:	26860 SQ. FT. (0.616 AC.)
LOT 4:	28387 SQ. FT. (0.65 AC.)

AREA OF OPEN SPACE REQUIRED: N/A  
AREA OF OPEN SPACE PROVIDED: N/A  
AREA OF RECREATIONAL OPEN SPACE REQUIRED: N/A  
AREA OF RECREATIONAL OPEN SPACE PROVIDED: N/A  
AREA OF PROPOSED RIGHT-OF-WAY: N/A  
NUMBER OF LOTS/PARCELS RECORDED: 4 BUILDABLE LOTS  
TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 2.04 AC

**SHEET INDEX**

DESCRIPTION	SHEET NO.
SITE LAYOUT, GRADING, SEDIMENT CONTROL, AND LANDSCAPE PLAN	1 OF 3
SEDIMENT EROSION CONTROL, LANDSCAPE NOTES AND DETAILS	2 OF 3
Layout, Grading, and Sediment Control Plan (For Lot 1 Only)	3 OF 3

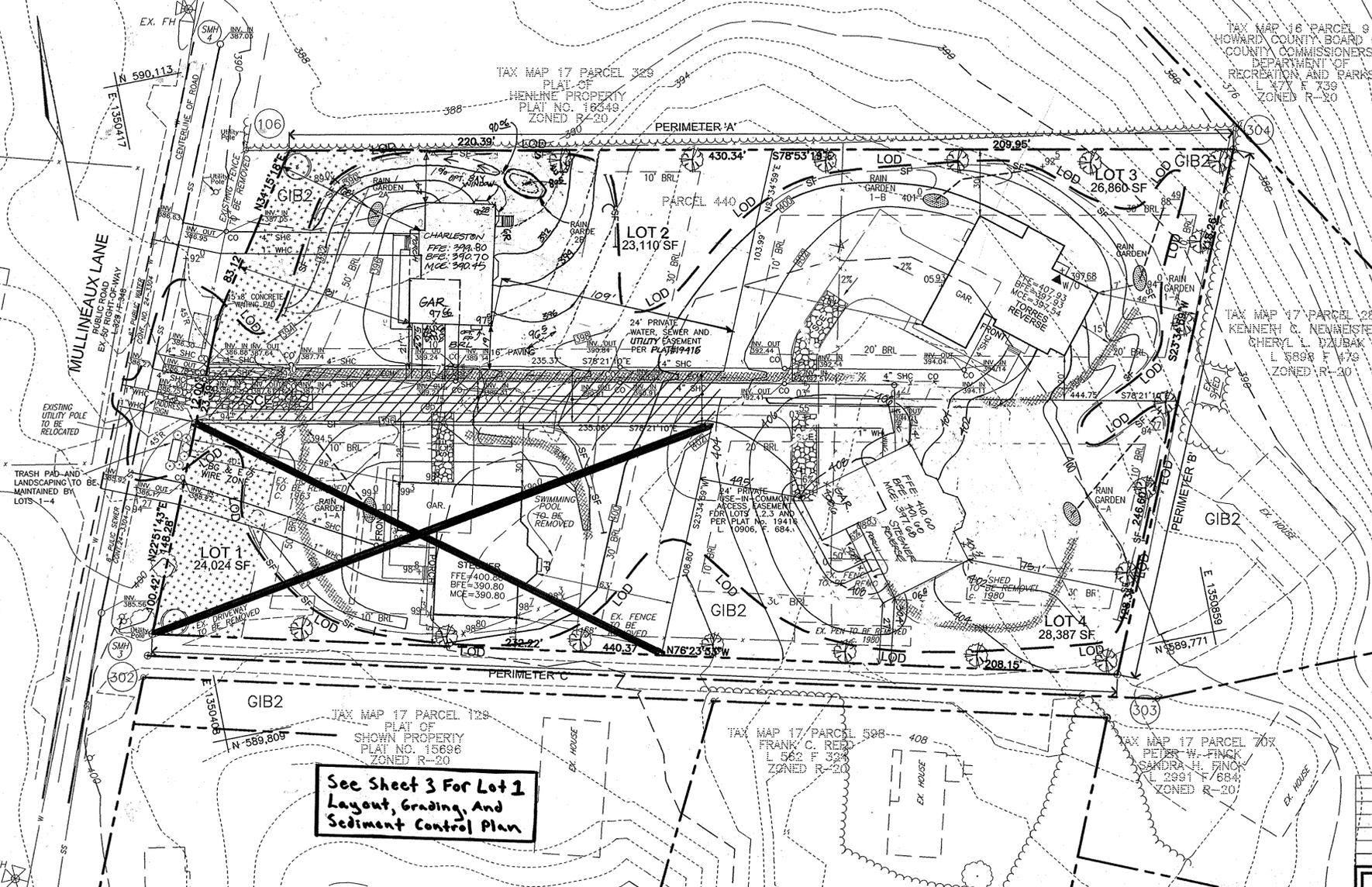
**ADDRESS CHART**

LOT #	STREET ADDRESS
LOT 1	3057 MULLINEAUX LANE
LOT 2	3051 MULLINEAUX LANE
LOT 3	3053 MULLINEAUX LANE
LOT 4	3055 MULLINEAUX LANE

**PERMIT INFORMATION CHART**

PROJECT NAME	SECTION/AREA	LOT NUMBER				
REED FARM AT TURF VALLEY	N/A	LOT 1, 2, 3, 4				
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	PARCEL	ELECT. DIST.	CENSUS TR.
19416	19	R-20	17	440	2ND	6022.00
WATER CODE: H08		SEWER CODE: 5991000				

NO.	REVISION	DATE
4	Revise the plan to change the house type, grading, and soil	9/23/15
3	ADD REVISED RAIN GARDEN LOCATION AS-BUILT GRADES	8/19/10
2	REVISE HOUSE TYPE LOT 2 TO CHARLESTON	9/27/10
1	REVISE LOCATION OF HOUSE, ELEVATIONS AND ASSOCIATED	1/13/09
	GRADING ON LOT 4 TO REPRESENT AS-BUILT CONDITIONS	



**See Sheet 3 For Lot 1  
Layout, Grading, And  
Sediment Control Plan**

**B G & E NOTES:**

- THE LANDSCAPING ON WIREZONE (40' FROM BGE POLES) IS IN ACCORDANCE WITH BGE LIST OF TREES AND PLANTS, WHICH WILL BE PROVIDED UNDER FUTURE FINAL PLAN STAGE.
- BGE RESERVES THE RIGHT TO TRIM, TOP OR CUT DOWN ANY TREE IN PROXIMITY TO THE LINE THAT IN THE OPINION OF BGE SHALL BE DEEMED A HAZARD TO THE SAFE AND RELIABLE DELIVERY OF ELECTRICITY.
- THE DEPARTMENT OF PLANNING AND ZONING MAY AUTHORIZE THE TRIMMING OR REMOVAL OF TREES OR VEGETATION IMMEDIATELY ADJACENT TO THE BGE R/W OR EASEMENT, IF BGE DETERMINES THE TREES ARE COMPROMISING THE SAFETY OF A TRANSMISSION LINE LOCATED WITHIN THEIR UTILITY R/W OR EASEMENT. IF BGE INTENDS TO TRIM OR REMOVE TREES WITHIN A FOREST CONSERVATION EASEMENT, A LETTER SPECIFYING THE LOCATION AND SCOPE OF WORK NEEDS TO BE SENT TO DPZ AT LEAST 30 DAYS IN ADVANCE OF UNDERTAKING THE WORK. DPZ UNDERSTANDS CONSTELLATION ENERGY'S NEED TO PROTECT ITS TRANSMISSION LINES AND WILL NOT UNREASONABLE, WITHHOLD PERMISSION.

**LAYOUT, GRADING, SEDIMENT & LANDSCAPE PLAN**

SCALE: 1"=30'

**LEGEND**

- 585 EXISTING 2 FT CONTOUR
- 580 EXISTING 10 FT CONTOUR
- 582 PROPOSED 2 FT CONTOUR
- 580 PROPOSED 10 FT CONTOUR
- SF-SF SILT FENCE
- LOD LIMIT OF DISTURBANCE

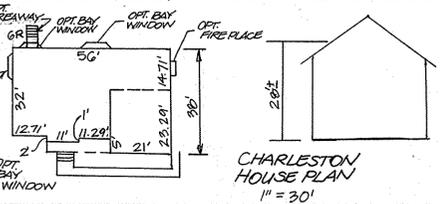
- SCE STABILIZED CONSTRUCTION ENTRANCE
- BG & E WIRE ZONE
- EROSION CONTROL MATTING
- (PERMETER LANDSCAPING) SHADE TREE

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA SQ. FT.	PIPESTEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
3	26,860 SF	2,823 SF	24,037 SF
4	28,387 SF	2,821 SF	25,566 SF



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edmondson* 6/16/15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*Kat Sheehan* 6-17-09  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE

*Robert H. Vogel* 6/16/15  
DIRECTOR  
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.

*Robert H. Vogel*  
SIGNATURE OF ENGINEER  
ROBERT H. VOGEL

6/16/15  
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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

*John K. Reintges*  
SIGNATURE OF DEVELOPER

6/12/08  
DATE

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

*John K. Reintges* 6/12/08  
HOWARD SCD

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2008."

**DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE**

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

*Robert H. Vogel* 6/16/15  
DEVELOPER'S/OWNER'S NAME:  
FOCAL DEVELOPMENT, LLC

**OWNER & DEVELOPER**

FOCAL DEVELOPMENT LLC  
3059 MULLINEAUX LN  
ELLICOTT CITY, MD 21042  
410-977-0864

**SITE DEVELOPMENT PLAN  
REED FARM AT TURF VALLEY  
LOTS 1, 2, 3 & 4  
LAYOUT, GRADING, SEDIMENT  
& LANDSCAPE PLAN**

TAX MAP 17, GRID 19, F-05-150, F-06-092 PARCEL 440  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

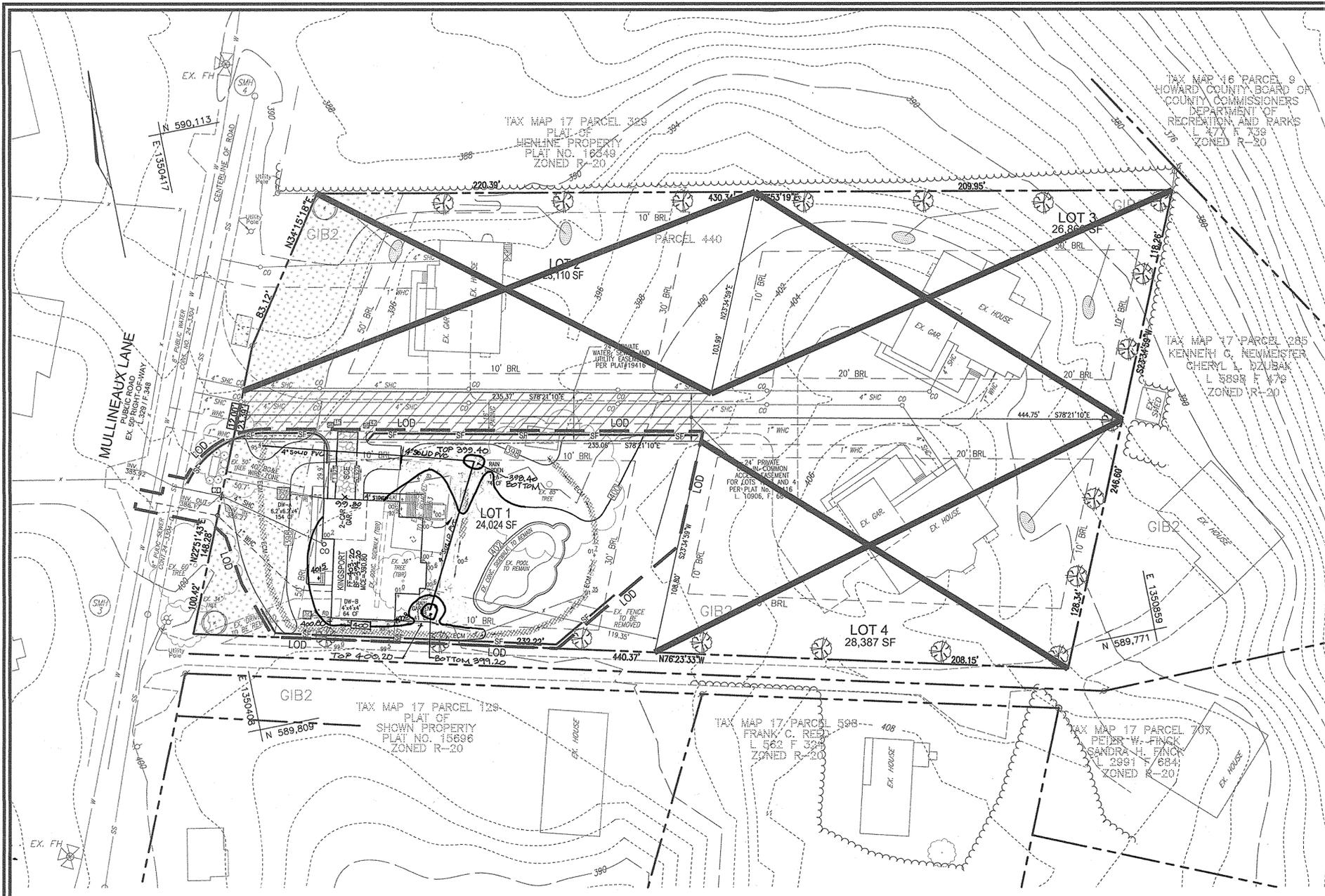
**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

DESIGN BY: RHV/RJ  
DRAWN BY: RHV  
CHECKED BY: RHV  
DATE: DECEMBER 2007  
SCALE: AS SHOWN  
W.O. NO.: 04-66

ROBERT H. VOGEL, PE No.16193

1 SHEET OF 3





LAYOUT, GRADING, AND SEDIMENT CONTROL PLAN (FOR LOT 1 ONLY)

SCALE: 1"=30'

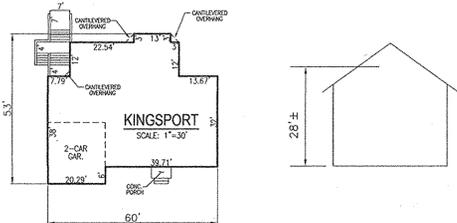
\*SEE SHEET 1 FOR LAYOUT, GRADING, AND SEDIMENT CONTROL PLAN FOR LOTS 2-4

QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
1	UNDERA BENZON SPICEBUSH	5 GALLON	CONT
1	ILEX GLABRA INKBERRY	3 GALLON	CONT
1	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	3 GALLON	CONT

5' x 75' x 0.229 STEMS PER SQUARE FOOT = PLANTS REQUIRED

QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
1	UNDERA BENZON SPICEBUSH	5 GALLON	CONT
1	ILEX GLABRA INKBERRY	3 GALLON	CONT
1	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	3 GALLON	CONT

5' x 75' x 0.229 STEMS PER SQUARE FOOT = PLANTS REQUIRED



SWM PRACTICE CHART		
ESD PRACTICES BY LOT		
LOT #	ADDRESS	ESD PRACTICE
#1	3057 MULLINEAUX LANE	RAIN GARDENS (M-7), AND DRY WELLS (M-5)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 9-21-15  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 9-24-15  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 9-24-15  
 DIRECTOR 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]* 9/11/15  
 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]* 9/18/15  
 SIGNATURE OF DEVELOPER DATE

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

*[Signature]* 9/18/15  
 HOWARD SCD DATE

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2008.

SCALE 1"=30'

**DRYWELL-A**  
 ROOFTOP = 784 SF  
 $P_e = 1"$   $R_v = 0.95$   
 $ESDV = A(P_e/R_v)/12 = 55$   
 $ESDV = 784 SF(1(0.95)/12) = 59 CF$   
 62 CF/4 VOLUMES = 15.5 CF  
 6.2' x 6.2' x 4' DEEP = 154 CF

**DRYWELL-B**  
 ROOFTOP = 320 SF  
 $P_e = 1"$   $R_v = 0.95$   
 $ESDV = A(P_e/R_v)/12 = 25$   
 $ESDV = 320 SF(1(0.95)/12) = 25 CF$   
 25 CF/4 VOLUMES = 6.3 CF  
 4' x 4' x 4' DEEP = 64 CF

**MBR 1-A**  
 ROOFTOP = 913 SF  
 $P_e = 1"$   $R_v = 0.95$   
 $ESDV = A(P_e/R_v)/12 = 73$   
 $ESDV = 917 SF(1(0.95)/12) = 73 CF$

**MBR 1-B**  
 ROOFTOP = 522 SF  
 $P_e = 1"$   $R_v = 0.95$   
 $ESDV = A(P_e/R_v)/12 = 41$   
 $ESDV = 522 SF(1(0.95)/12) = 41 CF$

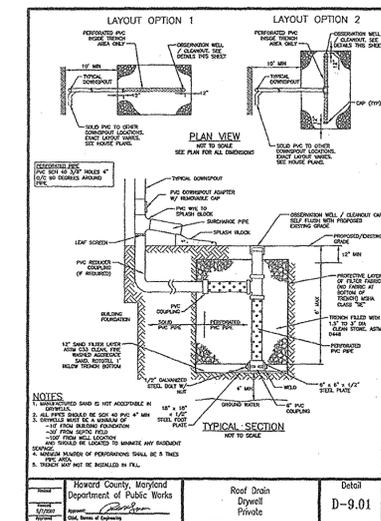
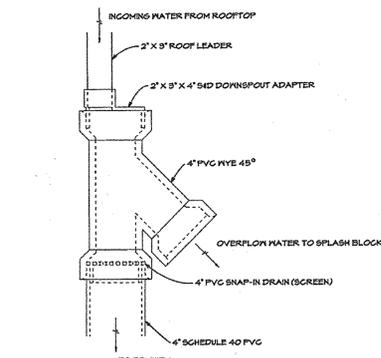


FIGURE 3  
STANDARD DRYWELL DOWNSPOUT FITTINGS



NOTES:  
 1. THE SNAP-IN SCREEN IS REQUIRED TO PREVENT CLOGGING OF THE DRYWELL WITH DEBRIS.  
 2. SEE FIGURE 3B LIST OF POTENTIAL SUPPLIERS TO ACCOMPANY FIGURE 3 STANDARD DRYWELL DOWNSPOUT FITTINGS FOR INFORMATION ON SOME LOCAL RETAILERS THAT SUPPLY COMPONENTS FOR THIS SYSTEM.

Mark B. Colwell, P.E.  
 ORIGINALLY EFFECTIVE APRIL, 2006  
 REVISED MARCH 18, 2008  
 DISTRIBUTED AT C.C. SURVEYORS MTS.

LEGEND

- 585 --- EXISTING CONTOUR
- 582 --- PROPOSED CONTOUR
- SSF-SSF --- SILT FENCE
- LOD --- LIMIT OF DISTURBANCE
- SCE --- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- NON-TIDAL WETLANDS PER PLAT#
- Co --- SOILS
- MIC3 --- FOREST CONSERVATION EASEMENT PER PLAT No. 16349
- EX. FOREST CONSERVATION SIGN PER F-03-011
- EXIST. TREELINE
- PROP. TREELINE
- LEVEL SPREADER
- EXISTING PRIVATE 12" PEDESTRIAN AND VEHICULAR ACCESS EASEMENT PLAT No. 16349
- EXISTING PUBLIC 20" DRAINAGE AND UTILITY EASEMENT PLAT No. 16349
- 40" BGE WIRE ZONE

HOWARD COUNTY - OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRYWELL (M-5)

A. THE OWNER SHALL INSPECT & CLEAN ANNUALLY, INCLUDING PIPES, GUTTERS, DOWNSPOUTS AND FILTERS.

B. PONDING STANDING WATER OR ALGAL GROWTH ON THE TOP OF A DRYWELL MAY INDICATE FAILURE DUE TO SEDIMENTATION IN THE GRAVEL MEDIA. IF WATER PONDING FOR MORE THAN 48 HOURS AFTER A MAJOR STORM OR MORE THAN SIX INCHES OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.

NO.	REVISION	DATE
4	REVISE MBR Loc. AND ELEV. LOT 1	05/03/16
3	REVISE HOUSE TYPE AND GRADING ON LOT 1	07/01/15

REVISED  
 SITE DEVELOPMENT PLAN  
 REED FARM AT TURF VALLEY  
 LOTS 1, 2, 3 & 4  
 LAYOUT, GRADING, AND SEDIMENT CONTROL PLAN (FOR LOT 1 ONLY)

TAX MAP 17 GRID 19 F-05-150, F-06-092 PARCEL 440  
 2ND 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: RHV/RJ  
 DRAWN BY: HD  
 CHECKED BY: RHV  
 DATE: DECEMBER 2007  
 SCALE: AS SHOWN  
 W.O. NO.: 04-68

OWNER & DEVELOPER  
 PRADEEP THOMAS  
 JULIA THOMAS  
 3197 PINE ORCHARD LN  
 ELLICOTT CITY, MD 21042  
 215-776-4452

3 SHEET OF 3