

GENERAL NOTES

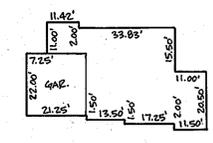
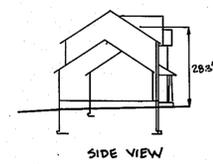
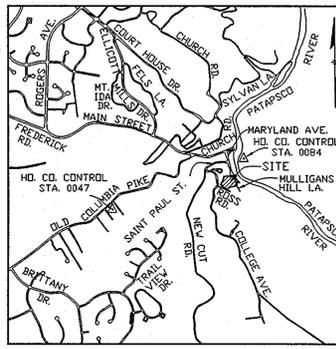
GENERAL NOTES CONT.

- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENT EFFECTIVE 7-28-06.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE APPROVED SUPPLEMENTAL SWM PLAN UNDER F-06-115. CONTOUR INTERVAL IS 2 FEET.
- THE COORDINATE SYSTEM HAS NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0047 AND 0084.
- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM ROAD CONSTRUCTION PLANS F-06-115. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
- THERE ARE NO KNOWN CEMETERIES WITHIN THE LIMIT OF THIS SITE DEVELOPMENT PLAN PER F-06-115.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S AND/OR DEVELOPER'S EXPENSE.
- THE PROPERTY IS LOCATED WITHIN THE BOUNDARY OF THE ELLICOTT CITY HISTORIC DISTRICT. ALL EXTERIOR ALTERATIONS AND NEW CONSTRUCTION ARE SUBJECT TO APPROVAL BY THE HISTORIC DISTRICT COMMISSION.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE ROAD OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE CRUSHER RUN BASE WITH TAR AND CHIP COATING. C) GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES/CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET. C) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE ARE NO STREAMS, STREAM BUFFERS OR 100-YEAR FLOODPLAIN LOCATED ON THESE LOTS.
- 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.
- WOB INDICATES WALKOUT BASEMENT, IF APPLICABLE.
- THE LAYOUT OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- "BRL" INDICATES BUILDING RESTRICTION LINE.
- THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY FOR LOTS 1-4 WAS RECORDED CONCURRENT WITH PLAT NOS. 19581-19582, IN LIBER 11015 AT FOLIO 294.
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- THIS PLAN CONFORMS WITH THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL LOTS AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN FIVE YEARS OF SIGNATURE APPROVAL OF THIS PLAN.
- WATER AND SEWER SERVICES TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDING, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATION REQUIRE.
- THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT FOR THIS PROJECT OF 0.54 AC. WAS ADDRESSED BY ON-SITE RETENTION AND A FEE-IN-LIEU UNDER THE FINAL PLAN (F-06-115).
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- ALL WATER METERS SHALL BE FOR OUTSIDE SETTING.
- THE FOREST CONSERVATION EASEMENT WITHIN THE OPEN SPACE AREA FOR THIS DEVELOPMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.120 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- STORMWATER MANAGEMENT FOR THIS PROJECT WAS APPROVED UNDER F-06-115 AND SHALL BE PROVIDED BY THE USE OF A DRY SWALE FOR WY AND R.O.V. IS NOT REQUIRED FOR THIS PROJECT.
- LANDSCAPING FOR LOTS 2 AND 3 WAS APPROVED UNDER F-06-115 AND SHALL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPING PLAN ON FILE WITH THE RECORDED PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 1 IS EXEMPT BECAUSE THE EXISTING HOUSE IS TO REMAIN ON THIS LOT. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$600.00 WAS POSTED AS PART OF THE DEVELOPER'S AGREEMENT (2 SHADE TREES, 0 EVERGREEN TREES). FINANCIAL SURETY FOR THE REQUIRED STREET TREES IN THE AMOUNT OF \$1,500.00 WAS POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR ROADS, STORM DRAINAGE AND/OR STORMWATER MANAGEMENT (5 SHADE TREES, 0 EVERGREEN TREES).
- GRAVITY SEWER SERVICE IS AVAILABLE TO THE FIRST FLOOR OF THE PROPOSED HOUSES ON LOTS 2 AND 3. CELLAR SEWER SHALL BE BY EJECTOR PUMP FOR LOTS 2 AND 3.
- THE USE-IN-COMMON DRIVEWAY MUST BE FREE OF PARKED VEHICLES TO ALLOW ADEQUATE ACCESS TO HOUSES.
- THIS SUBDIVISION IS SUBJECT TO WP-07-030 WHICH WAS GRANTED ON NOVEMBER 16, 2006 FOR THE FOLLOWING SECTIONS: SECTION 18.120(b)(4)(i), WHICH REQUIRES LOT DIMENSIONS TO GENERALLY NOT EXCEED A 3:1 LOT DEPTH TO LOT WIDTH RATIO. SECTION 18.120(c), WHICH REQUIRES ALL LOTS, PRESERVATION PARCELS OR BULK PARCELS FOR SINGLE FAMILY DETACHED DWELLINGS TO HAVE MINIMUM LOT FRONTAGE ON APPROVED STREETS WITHIN A PUBLIC RIGHT OF WAY WHICH PROVIDES ACCESS TO THE PROPERTY. APPROVAL IS SUBJECT TO THE FOLLOWING:
 - ON THE ASSOCIATED FINAL PLAN (F-06-115), THE DEVELOPER SHALL CREATE A 24' WIDE SHARED ACCESS EASEMENT FOR LOTS 1 THROUGH 3 ACROSS LOTS 1 AND 2. WITHIN THIS SHARED ACCESS, A USE-IN-COMMON DRIVEWAY (MEETING DESIGN MANUAL STANDARDS) SHALL BE CONSTRUCTED.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PREPARATION OF A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT. THIS DOCUMENT WILL BE RECORDED WITH THE ASSOCIATED FINAL PLAN (F-06-115).
 - THE DEVELOPER SHALL COMPLY WITH COMMENTS 1 AND 3 GENERATED BY THE FIRE DEPARTMENT (BUREAU OF SAFETY).
- THIS SUBDIVISION IS SUBJECT TO WP-07-082 WHICH WAS GRANTED ON JANUARY 22, 2007 FOR THE FOLLOWING SECTIONS: SECTION 18.121(a)(1), WHICH REQUIRES OPEN SPACE LOTS TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ON A PUBLIC ROAD. SECTION 18.160(b)(4)(v), WHICH PROHIBITS RESIDENTIAL LOTS FROM BEING ENCLUMBERED BY ACCESS EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE. APPROVAL IS SUBJECT TO THE FOLLOWING:
 - ON THE ASSOCIATED FINAL PLAN (F-06-115), THE DEVELOPER SHALL CREATE A 24' WIDE SHARED ACCESS EASEMENT FOR LOTS 1 THRU 3 ACROSS LOTS 1 AND 2. WITHIN THIS SHARED ACCESS, A USE-IN-COMMON DRIVEWAY (MEETING DESIGN MANUAL STANDARDS) SHALL BE CONSTRUCTED. THIS USE-IN-COMMON WILL CONNECT DIRECTLY TO A 20' WIDE PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT THAT TRAVELS ACROSS LOT 3 AND CONNECTS TO OPEN SPACE LOT 4, PARALLEL TO THE FRONT BUILDING RESTRICTION LINE OF LOT 3. THE 20' ACCESS EASEMENT IS NOT PERMITTED TO TRAVEL BEHIND (TO THE REAR OF) ANY FUTURE DWELLING ON LOT 3. AT LEAST 12 FEET OF THE EASEMENT MUST BE CLEAR FOR VEHICULAR PASSAGE. REFERENCE 5.2.60.1.b AND 5.2.60.1.c OF THE DESIGN MANUAL VOLUME 1-STORM DRAINAGE.
 - THE 20' ACCESS EASEMENT SHALL BE PAVED IF THE ACCESS GRADE IS GREATER THAN 12%. IF THE ACCESS GRADE IS BETWEEN 10% AND 12%, THE EASEMENT SHALL BE CRUSHED STONE OR OTHER REINFORCED SURFACE. IF THE GRADE IS 10% OR LESS IT MAY BE GRASSSED. REFERENCE 5.2.60.1.b AND 5.2.60.1.c OF THE DESIGN MANUAL-VOLUME 1-STORM DRAINAGE.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PREPARATION OF A STORMWATER MANAGEMENT ACCESS EASEMENT THAT WILL BE RECORDED WITH THE ASSOCIATED FINAL PLAN (F-06-115).
- FOREST CONSERVATION FOR THIS SITE PLAN WAS ADDRESSED UNDER THE FINAL PLAN (F-06-115). SPECIMEN TREES #2 THROUGH #4 WERE REMOVED UNDER THAT PLAN. THE FOREST COMMUNITY ON THAT PLAN INCLUDES HIGH PRIORITY RETENTION AREAS PROTECTED UNDER PERPETUAL EASEMENT.
- THE EXISTING DWELLING LOCATED ON LOT 1 WAS BUILT IN 1945 PER DEPARTMENT OF ASSESSMENTS AND TAXATION. THE SPRING HOUSE IS A "BEST GUESS" PRE 1900's.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003, AND THE ZONING REGULATION AS AMENDED BY CB-75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THIS SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT. THE FRONT BRL FOR LOT 2 IS THE WESTERN SIDE OF THE 30' USE-IN-COMMON EASEMENT. THE BRL FOR LOT 2 IS MAINTAINING THE 35' ENVIRONMENTAL SETBACK.
- A PRIVATE RANGE OF ADDRESS SIGNS ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

- FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.06.
- ANY TREES 12 INCHES IN DIAMETER OR LARGER THAT ARE PROPOSED TO BE REMOVED ON LOTS 1 THROUGH 4 MUST RECEIVE APPROVAL FROM THE HISTORIC DISTRICT COMMISSION.
- THE PROPOSED HOUSE ON LOT 2 (CASE #09-43) WAS APPROVED BY THE HISTORIC DISTRICT COMMISSION ON JANUARY 7, 2010. THE PROPOSED HOUSE ON LOT 3 (REFERRED TO AS LOT 1 IN THE COMMISSION MINUTES) MUST BE APPROVED BY THE HISTORIC COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- GRAVITY SEWER SERVICE PROVIDED FOR FIRST FLOOR ONLY. THE BASEMENT SEWER SERVICE IS TO BE PROVIDED BY PRIVATE ON-SITE PUMP. CONTACT THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS TO OBTAIN REQUIREMENTS ON THE USE OF PRIVATE PUMPING UNITS.
- WP-11-08, A REQUEST TO WANE SECTION 16.120 (a)(4)(i)(a) WHICH REQUIRES THE BUILDING ENVELOPE TO BE LOCATED NO CLOSER THAN 25 FEET FROM STEEP SLOPES ON LOTS 29,000 SF OR GREATER WAS APPROVED ON JUNE 22, 2011 WITH THE FOLLOWING CONDITIONS:
 - PROPOSED DWELLING ON LOT 3 MAY BE NO CLOSER THAN 25' AT ANY POINT FROM SLOPES 25% OR GREATER. ALL OTHER BRL'S AND SETBACKS AS SHOWN ON THIS SDP AND F-06-115 MUST BE RESPECTED.
 - NO ADDITIONAL CLEARING IS PERMITTED BEYOND WHAT WAS APPROVED UNDER F-06-115.
 - DECK SHALL NOT EXTEND MORE THAN 12 FEET FROM THE HOUSE INTO THE 25' ENVIRONMENTAL SETBACK.
 - A RETURN TO THIS SDP TO AMEND HOUSE LOCATION AND MODEL MUST BE SUBMITTED ON OR BEFORE 12/19/2011.

BENCH MARKS-(NAD'83)

HO. CO. #0084	EL. 124.912
STANDARD DISC ON CONC. MONUMENT	
NORTH SIDE OF FREDERICK RD. NEAR	
THE CORNER OF OELLA AVE AND	
FREDERICK RD.	
N 583158.7615	E 1370739.9782
HO. CO. #0047	EL. 305.895
STANDARD DISC ON CONC. MONUMENT	
OLD COLUMBIA PIKE 76.7' SW OF	
HUNTER RD.	
N 581905.6712	E 1367596.0573



HOUSE FOOTPRINT FOR LOT 3
SCALE: 1" = 30'

SITE ANALYSIS DATA CHART

GENERAL SITE DATA

- PRESENT ZONING: R-ED
- APPLICABLE DPZ FILE REFERENCES: F-06-115, WP-07-62, WP-07-30
- PROPOSED USE OF SITE: RESIDENTIAL
- PROPOSED WATER AND SEWER SYSTEMS: PUBLIC

AREA TABULATION

- TOTAL PROJECT AREA: 2.03 AC ±
- AREA OF PLAN SUBMISSION: 0.83 AC ±
- TOTAL AREA OF 25% OR GREATER STEEP SLOPES: 0.06 AC ±
- LIMIT OF DISTURBED AREA (SEE SHEET 2 OF 2): 0.49 AC ±
- TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS THIS SUBMISSION: 2
- AREA OF RECREATIONAL OPEN SPACE REQUIRED: NA

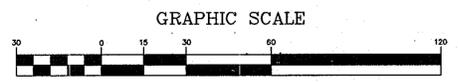
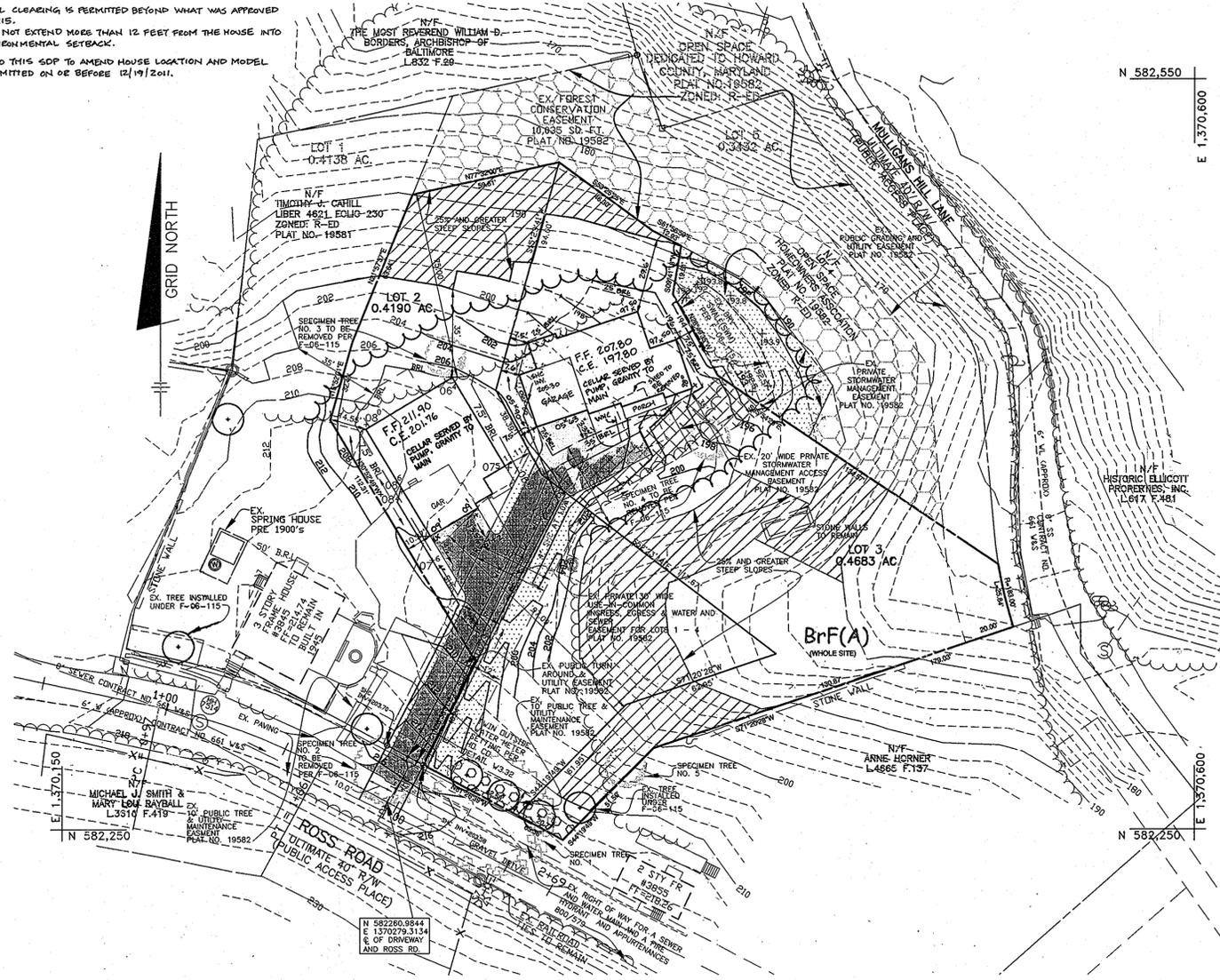
ADDRESS CHART

LOT	STREET ADDRESS
2	3847 ROSS ROAD
3	3849 ROSS ROAD

SHC TABLE

LOT NO.	BASEMENT SERVICE	SEC. HW. AT RIGHT OF WAY
2	EJECTOR PUMP	203.58
3	EJECTOR PUMP	203.57

CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.



PLAN
SCALE: 1" = 30'

SPECIMEN TREE CHART

NO.	D.B.H.	DESCRIPTION	TO BE REMOVED
1	56"	GREEN ASH	NO
2	34"	GREEN ASH	YES
3	50"	CHESTNUT	YES
4	36"	MAPLE	YES
5	32"	GREEN ASH	NO

DEED REFERENCE

1	PARCEL 329; LIBER 4821 FOLIO 230
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SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT AND EROSION CONTROL PLAN AND DETAILS

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	LOT #
CAHILL OVERLOOK		LOTS 2 & 3
PLAT No.	GRID No.	ZONE
19581-19582	24	R-ED
TAX MAP	ELECTION DISTRICT	CENSUS TRACT
25 A	2	602700
WATER CODE	SEWER CODE	
-	-	

REVISIONS

NO.	DATE	REVISION
2	8-24-2011	REVISE HOUSE TYPE AND GRADES ON LOT 3.
1	8-27-2010	REVISE FF PER WALL CHECK. REVISE GRADES ACCORDINGLY

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844
WWW.BEI-CIVILENGINEERING.COM

Professional Certification. 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. 22390, Expiration Date: 6-30-2011.

OWNER/DEVELOPER:
TIMOTHY J. CAHILL
3845 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND 21043
410-336-3140

BUILDER:
MARCUS PAUL BUILDING & DEVELOPMENT GROUP, LLC
4841 BONNIE BRANCH ROAD
ELLICOTT CITY, MARYLAND 21043
410-948-7046

PROJECT:
CAHILL OVERLOOK LOTS 2 AND 3

LOCATION: TAX MAP: 25 A PARCEL: 329
GRID: 24 ZONED: R-ED
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND

TITLE:
SITE DEVELOPMENT PLAN

DATE: NOVEMBER 2009
APRIL 2010

PROJECT NO.: 2255

SCALE: AS SHOWN

SHEET: 1 OF 2

DESIGN: CAM **DRAFT:** EDD **CHECK:** CAM

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
Bf	A	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 16

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
3	20,400 S.F.	2,345 S.F.	18,055 S.F.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

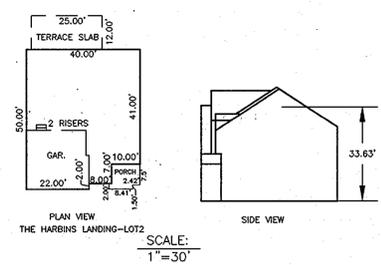
Chief, Division of Land Development: *[Signature]* DATE: 4/22/10

Chief, Development Engineering Division: *[Signature]* DATE: 4/22/10

Director: *[Signature]* DATE: 4/22/10

LEGEND

EXISTING CONTOURS	2 FOOT - 999 - - - - -	FOREST CONSERVATION EASEMENT (RETENTION)	[Pattern]
PROPOSED CONTOURS	10 FOOT - 999 - - - - -	TREE MAINTENANCE EASEMENT	[Pattern]
EXISTING TREE LINE	-----	30' PRIVATE USE-IN-COMMON AND WATER & SEWER, SWM EASEMENT	[Pattern]
PROPOSED TREE LINE	~~~~~	25% OR GREATER STEEP SLOPE	[Pattern]
EXISTING STRUCTURE	[Symbol]	SWM ACCESS EASEMENT	[Pattern]
PROPOSED STRUCTURE	[Symbol]		



SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (311-1850).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A 7 CALENDAR DAYS FOR ALL PERMANENT SEDIMENT CONTROL STRUCTURES, DICES, PERMITS 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 SHALL BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE 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, PERMANENT SEEDINGS (SEC. 51) 500 (SEC. 5A), TEMPORARY SEEDING (SEC. 52) AND MULCHING (SEC. 53). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	0.83 ± ACRES
AREA DISTURBED	0.49 ± ACRES
AREA TO BE ROOFED OR PAVED	0.16 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.33 ACRES
TOTAL CUT	— CY
TOTAL FILL	— CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A

PERMANENT SEEDBED PREPARATIONS

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 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC UNDER UPPER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS PER ACRE 0-0-0 UREA-FORM FERTILIZER (1 LBS/1000 SQ FT).
- ACCEPTABLE — APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC UNDER UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND AUGUST 15 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (14 LBS/1000 SQ FT) OF 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 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS FOLLOWS: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS FOLLOWS: OPTION (2) 2 TONS PER ACRE OF EMULSIFIED ASPHALT ON FLAT AREAS, OR SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTATED SMALL GRASS 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, OR SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM 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: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSSELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT) FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (4.0 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THROUGH 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 SOO.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTATED SMALL GRASS 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, OR 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.

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
BfF	A	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 16

ENGINEER'S 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.

Cl Malaga 4-12-10
ENGINEER - CHRISTOPHER MALAGA, P.E. #22390 DATE

BUILDER'S CERTIFICATE

I HEREBY 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 COUNTY SOIL CONSERVATION DISTRICT.

John K. Robertson 4/20/10
MARCUS PAUL BUILDING & DEVELOPMENT GROUP DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John K. Robertson 4/20/10
HARDY SCD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John K. Robertson 4/20/10
DATE

TOPSOIL SPECIFICATIONS

Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typical 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 soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, trash, or other materials larger than 1-1/2" in diameter.
- Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutgrass, 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 1 — 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 or 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 soil 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.

For sites having disturbed areas over 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization — Section 1 — Vegetative Stabilization Methods and Materials.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

- OBTAIN GRADING PERMITS.
- INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
- EXCAVATE FOR FOUNDATION, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING NOTES.
- CONSTRUCT HOUSE, BACKFILL AND CONSTRUCT DRIVEWAY.
- FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
- WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

* INDICATES SINGLE HOUSE CONSTRUCTION.

NOTE: EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SOIL SHOULD BE USED.

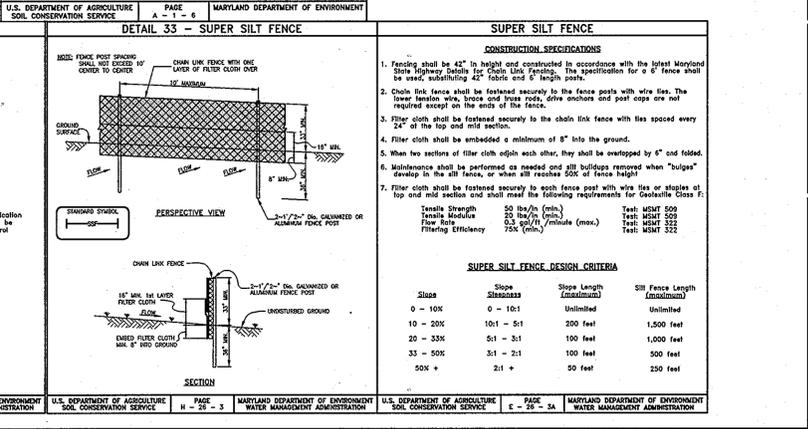
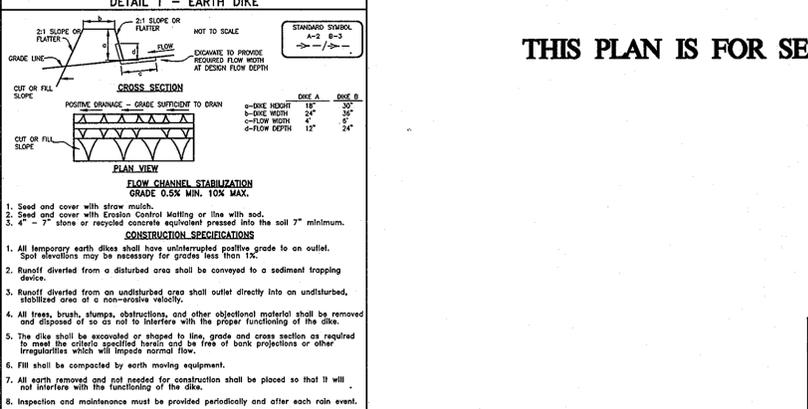
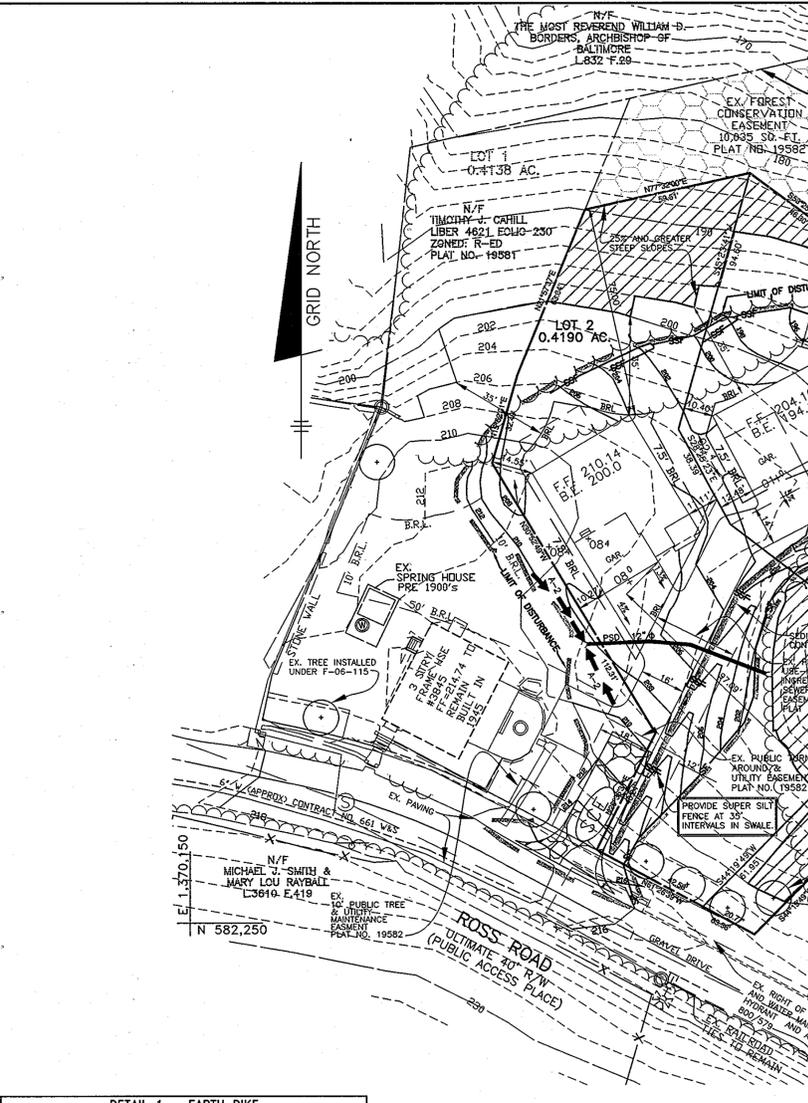
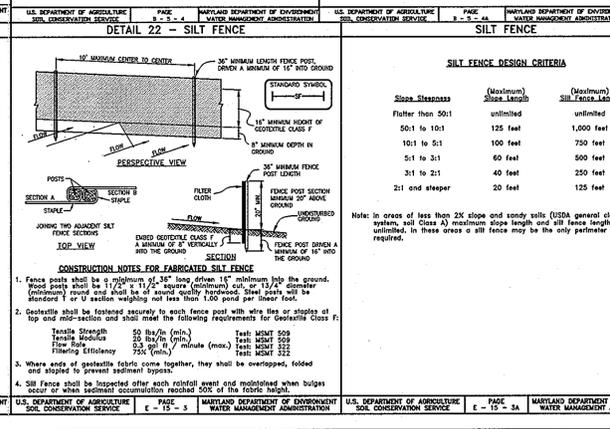
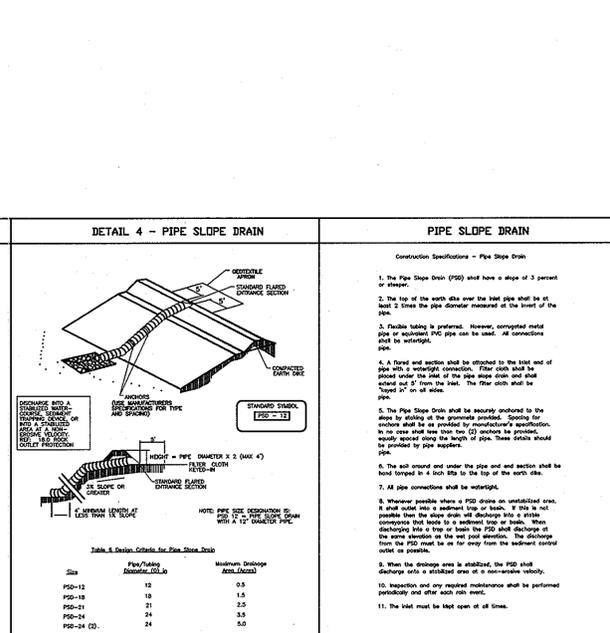
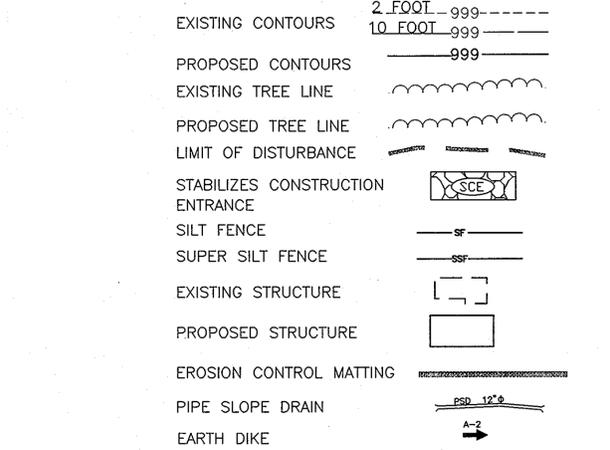
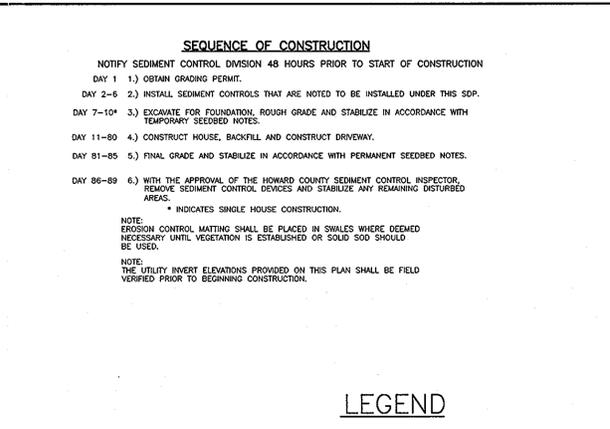
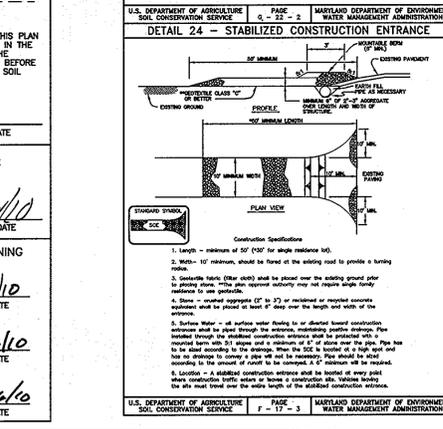
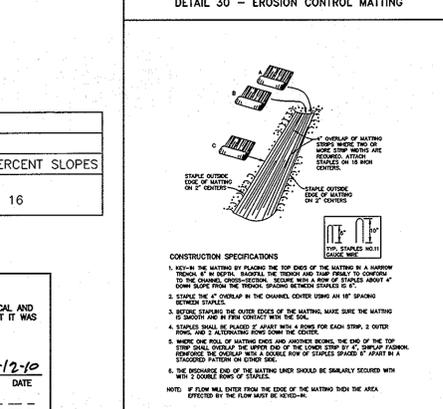
NOTE: THE UTILITY INVERT ELEVATIONS PROVIDED ON THIS PLAN SHALL BE FIELD VERIFIED PRIOR TO BEGINNING CONSTRUCTION.

PERMANENT SEEDING

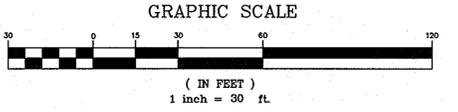
Alternative for Permanent Seeding — Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of application of the compost) by the Maryland Department of the Environment under COMAR 26.04.02.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
- Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, one 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Sowing, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.



THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY



NO.	DATE	REVISION

BENCHMARK ENGINEERS, LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE, SUITE 418
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CAHILL OVERLOOK LOTS 2 AND 3
TAX MAP: 25 A PARCEL: 329
GRID: 24 ZONED: R-ED
ELECTION DISTRICT NO. 2
HOWARD COUNTY, MARYLAND

SEDIMENT AND EROSION CONTROL PLAN AND DETAILS

OWNER/DEVELOPER: TIMOTHY J. CAHILL
3845 COLLEGE AVENUE
ELLCOTT CITY, MARYLAND 21043
410-336-3140

BUILDER: MARCUS PAUL BUILDING & DEVELOPMENT GROUP, LLC
4841 BONNIE BRACH ROAD
ELLCOTT CITY, MARYLAND 21043
410-948-7046

DESIGN: CAM DRAFT: EDD CHECK: CAM

DATE: NOVEMBER, 2009 PROJECT NO. 2255
APRIL, 2010 SHEET 2 OF 2
SCALE: AS SHOWN