

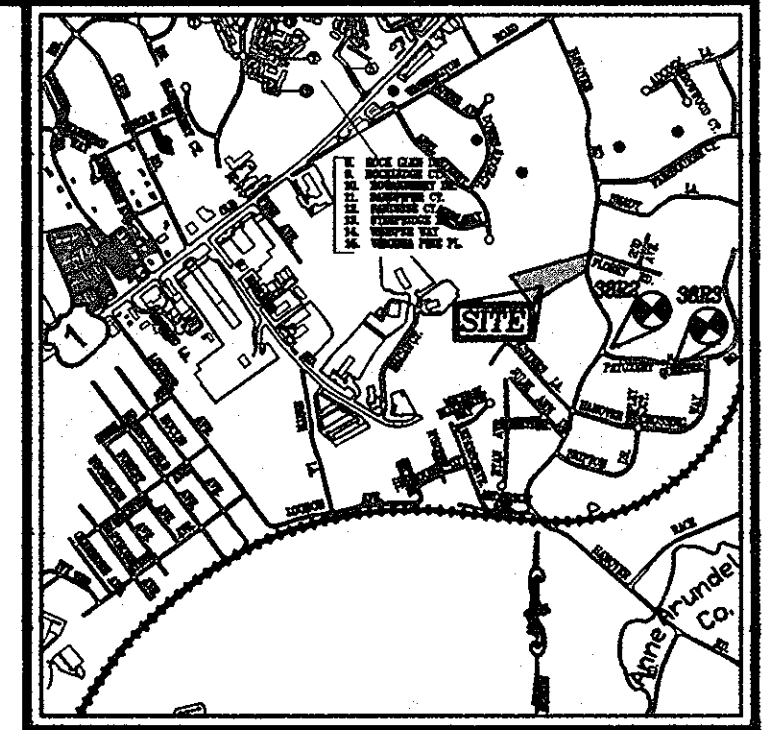
GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2003.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 38R2 AND 38R3 WERE USED FOR THIS PROJECT.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT UNDER F-09-087 BY A POCKET POND (P-S) TO PROVIDE CPV AND WQV. BY GRASSED SWALES TO PROVIDE RW, AND THE SWM POND WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY THE HOA AND HOWARD COUNTY. CLASS A POND 3 ALSO PROVIDES OP AND QD OF MANAGEMENT.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. 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 PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 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-6.03.
- 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
 VERIZON CABLE LOCATION DIVISION 393-3553
 B.G.S.E. CO. CONTRACTOR SERVICES 850-4620
 B.G.S.E. CO. UNDERGROUND DAMAGE CONTROL 787-4620
 STATE HIGHWAY ADMINISTRATION 531-5533
- THE SUBJECT PROPERTY IS ZONED "R-12" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- 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.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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 (1-1/2" MIN.);
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS;
 D) STRUCTURES (CULVERTS/ BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE 654BA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 654BA NOISE EXPOSURE. THE 654BA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- FOREST STAND DELINEATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY, 2003. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN MET UNDER F-01-067 BY FOREST RETENTION BANK. COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN MET BY FOREST RETENTION BANK. THE FOREST CONSERVATION OBLIGATIONS OF 2.10 ACRES OF REFORESTATION TO BE PROVIDED BY AN OFFSITE FOREST BANK, CYPRESS SPRINGS, LLO FOREST BANK SDP-09-061, TAX MAP 38, PARCELS 42, 44, 45 AND 46.
- PERIMETER AND SWM LANDSCAPING SCREENING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, AND HAS BEEN PROVIDED UNDER F-09-087.
- NO WETLANDS OR STREAMS ARE LOCATED ONSITE. NO FLOOD PLAN IS LOCATED ONSITE.
- NO STEEP SLOPES ARE LOCATED ONSITE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.

SITE DEVELOPMENT PLAN EAST POINT PHASE I LOTS 1-3 HOWARD COUNTY, MARYLAND

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- LIGHT POLES
- SIDWALK
- FOREST CONSERVATION EASEMENT



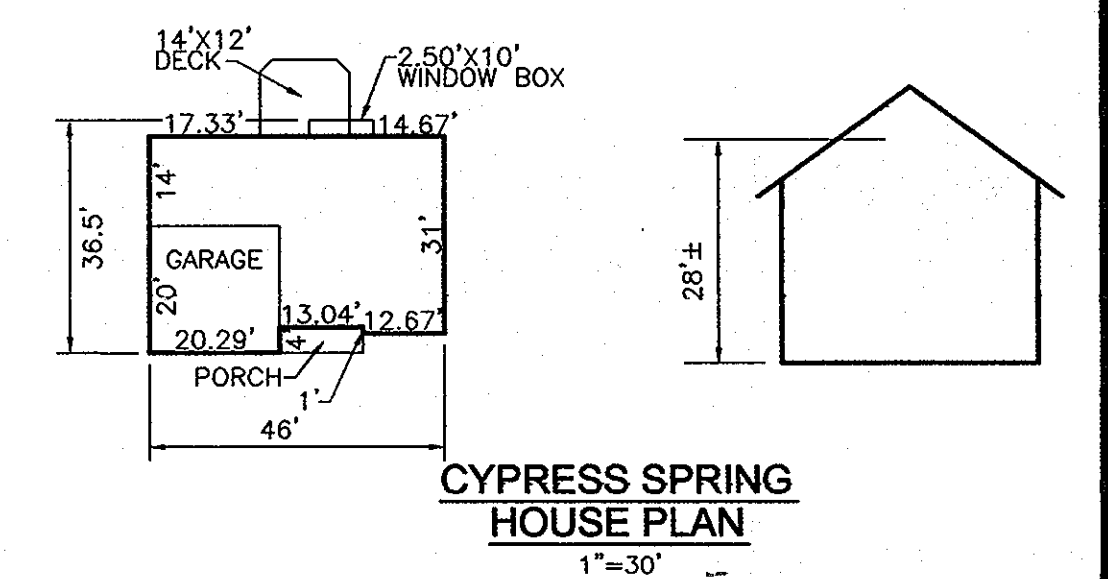
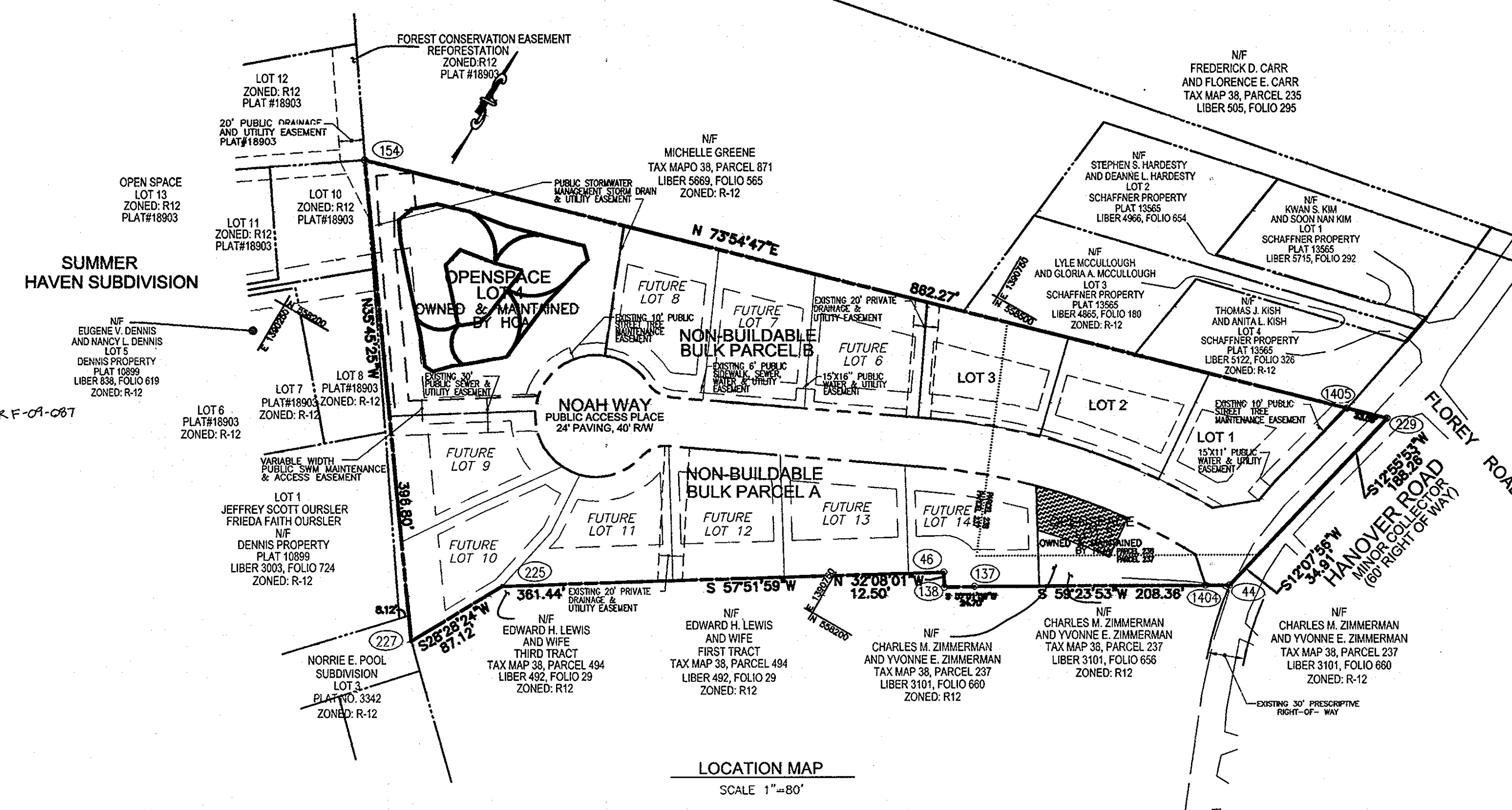
VICINITY MAP
SCALE 1"=2000'
ADC COORDINATE: 4957
13

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
38R2	557,500.663	1,391,227.052	-
38R3	557,417.823	1,391,983.177	-

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 4
LAYOUT	2 OF 4
GRADING, SOILS AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 4
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 4

COORDINATE LIST		
POINT	NORTHING	EASTING
44	558381.5974	1391033.0790
46	558282.9781	1390826.1781
137	558285.5294	1390853.7409
138	558272.3930	1390832.8268
154	558336.1500	1390248.7008
225	558090.7300	1390520.1070
227	558014.1456	1390478.5710
229	558375.0807	1391075.2084
1101	558381.8487	1391018.2541
1405	558565.7725	1391042.9316
1413	558485.1666	1391022.4034
1414	558484.0377	1391018.5552
1415	558439.3953	1390988.8255
1417	558388.1697	1390756.7569
1418	558294.3431	1390561.4297
1420	558294.6972	1390539.0719
1422	558240.8134	1390565.0514
1424	558258.2872	1390578.7494
1425	558352.1138	1390774.0766
1426	558399.2124	1390996.7214

ADDRESS CHART	
LOT NO.	STREET ADDRESS
1	6102 NOAH WAY
2	6106 NOAH WAY
3	6110 NOAH WAY



PERMIT INFORMATION CHART				
SUBDIVISION NAME		SECTION/ AREA		
EAST POINT		PHASE I		
LOT/ PARCEL		238 & 237		
PLAT REF	BLOCK NO	ZONE	TAX MAP	ELECT DIST
PLAT 21105	15	R-12	38	1
WATER CODE: -		SEWER CODE: -		

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA: 188,152 SF. (4.3193 AC.)
 AREA OF PLAN SUBMISSION: 29,069 SF. (0.67 AC.)
 LIMIT OF DISTURBED AREA: 0.64 AC.
 ZONING: R-12
 RESIDENTIAL SINGLE FAMILY DE-ATTACHED HOMES
 TOTAL UNITS ALLOWED: 12
 TOTAL UNITS PER SUBMISSION: 3
 DPZ FILE NUMBERS: S-05-01, SP-05-013, WP-05-27, F-03-179, F-09-87.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 7/23/10
 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 7/26/10
 DATE

DIRECTOR *[Signature]* 7/26/10
 DATE

OWNER
 MICHAEL L. PFAU
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

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

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
COVER SHEET
EAST POINT
PHASE I
LOTS 1-3**

TAX MAP 38 GRID 15
1ST ELECTION DISTRICT

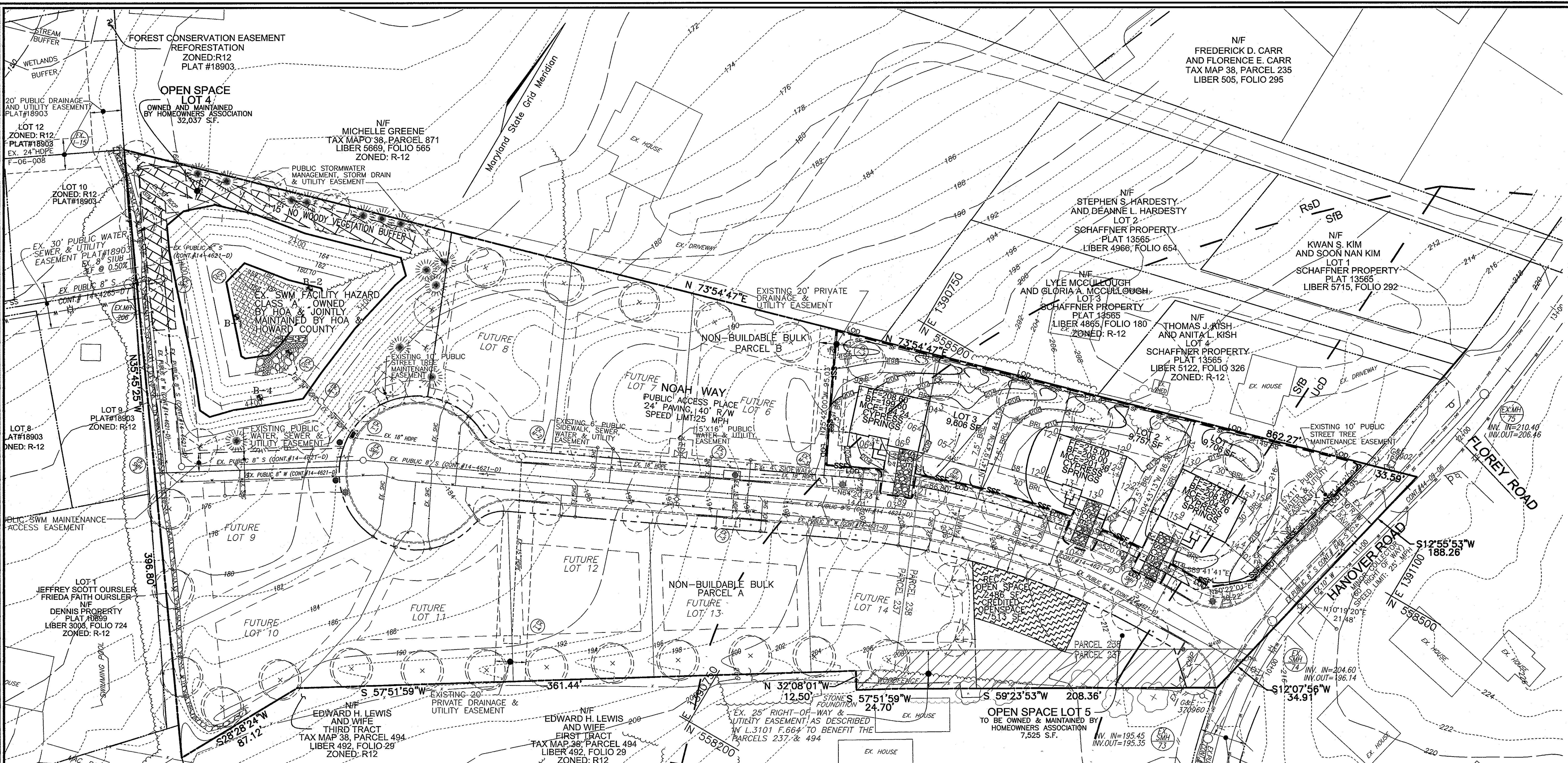
PARCEL 238, 237
HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE
 DESIGN BY: JCO
 DRAWN BY: HS
 CHECKED BY: RHV
 DATE: JUNE, 2010
 SCALE: AS SHOWN
 W.O. NO.: 03-28

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 06-27-2010

1 SHEET OF 4



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
SfB	SASSAFRAS CRAVELY SANDY LOAM, 2 TO 5 PERCENT SLOPES	B
Rsd	RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	B
Ucd	URBAN LAND CHILLUM -BELTSVILLE COMPLEX 5 TO 15 PERCENT SLOPES	B

LEGEND

	PROPOSED SPOT ELEVATION		NO WOODY VEGETATION BUFFER		EXISTING FENCE
	EXISTING SPOT ELEVATION		RECREATIONAL OPEN SPACE		PROPERTY LINE
	EXISTING CURB AND GUTTER		EROSION CONTROL MATTING		RIGHT-OF-WAY LINE
	EXISTING UTILITY POLE		EXISTING TREE LINE		SOILS BOUNDARY
	EXISTING LIGHT POLE		EXISTING STREET TREE		EXISTING SIDEWALK
	EXISTING MAILBOX		EXISTING TREES		SILT FENCE
	EXISTING SIGN				LIMIT OF DISTURBANCE
	EXISTING SANITARY MANHOLE				STABILIZED CONSTRUCTION ENTRANCE
	EXISTING SANITARY LINE				
	EXISTING CLEANOUT				
	EXISTING FIRE HYDRANT				
	EXISTING WATER LINE				
	EXISTING STORM DRAIN				
	EXISTING CONTOUR				

NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

OWNER
MICHAEL L. PFAU
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

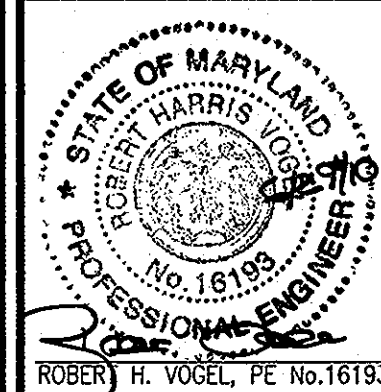
BUILDER
TRINITY HOMES
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

**SITE DEVELOPMENT PLAN
GRADING, SOILS AND SEDIMENT
& EROSION CONTROL PLAN
EAST POINT
PHASE I
LOTS 1-3**

TAX MAP 38 GRID 15
1ST ELECTION DISTRICT

PARCEL 238, 237
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
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8407 MAIN STREET
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FAX: 410.461.8961



PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE: 08-27-2010.

DESIGN BY: JCC
DRAWN BY: HS
CHECKED BY: RLV
DATE: JUNE, 2010
SCALE: 1"=30'
W.O. NO.: 03-23

3 SHEET OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/24/10
DATE

7/26/10
DATE

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

7/23/10
DATE

BY THE BUILDER:

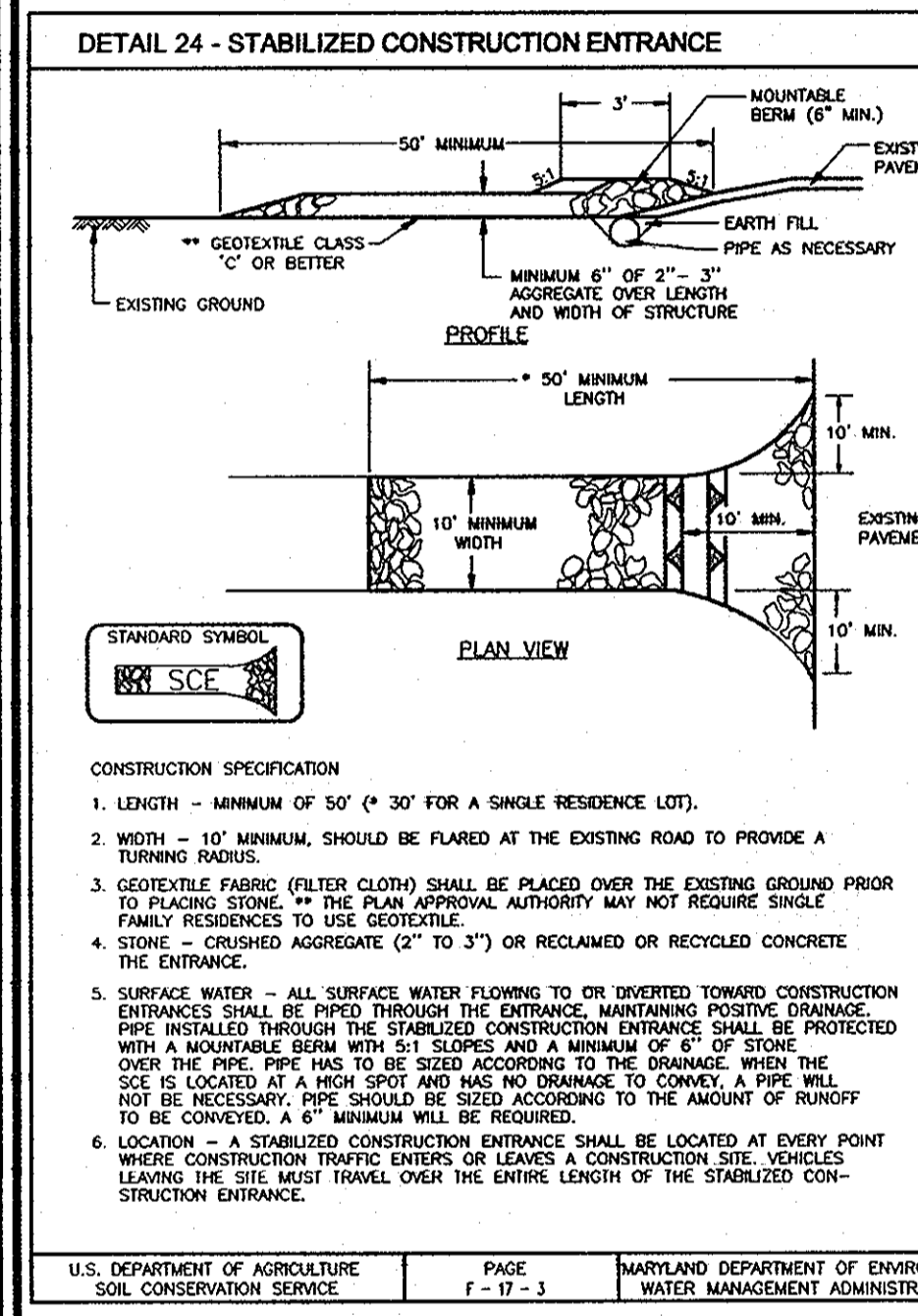
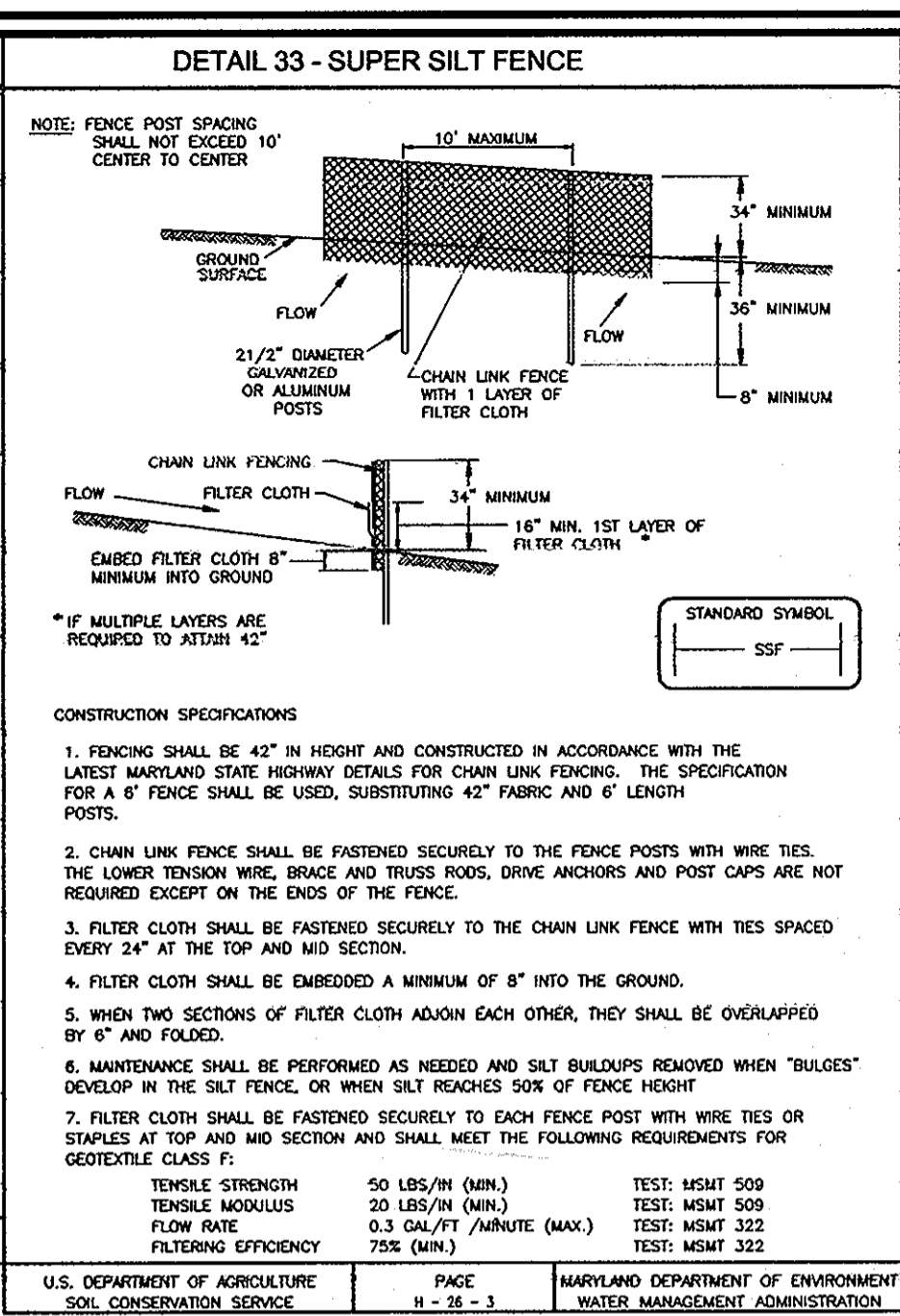
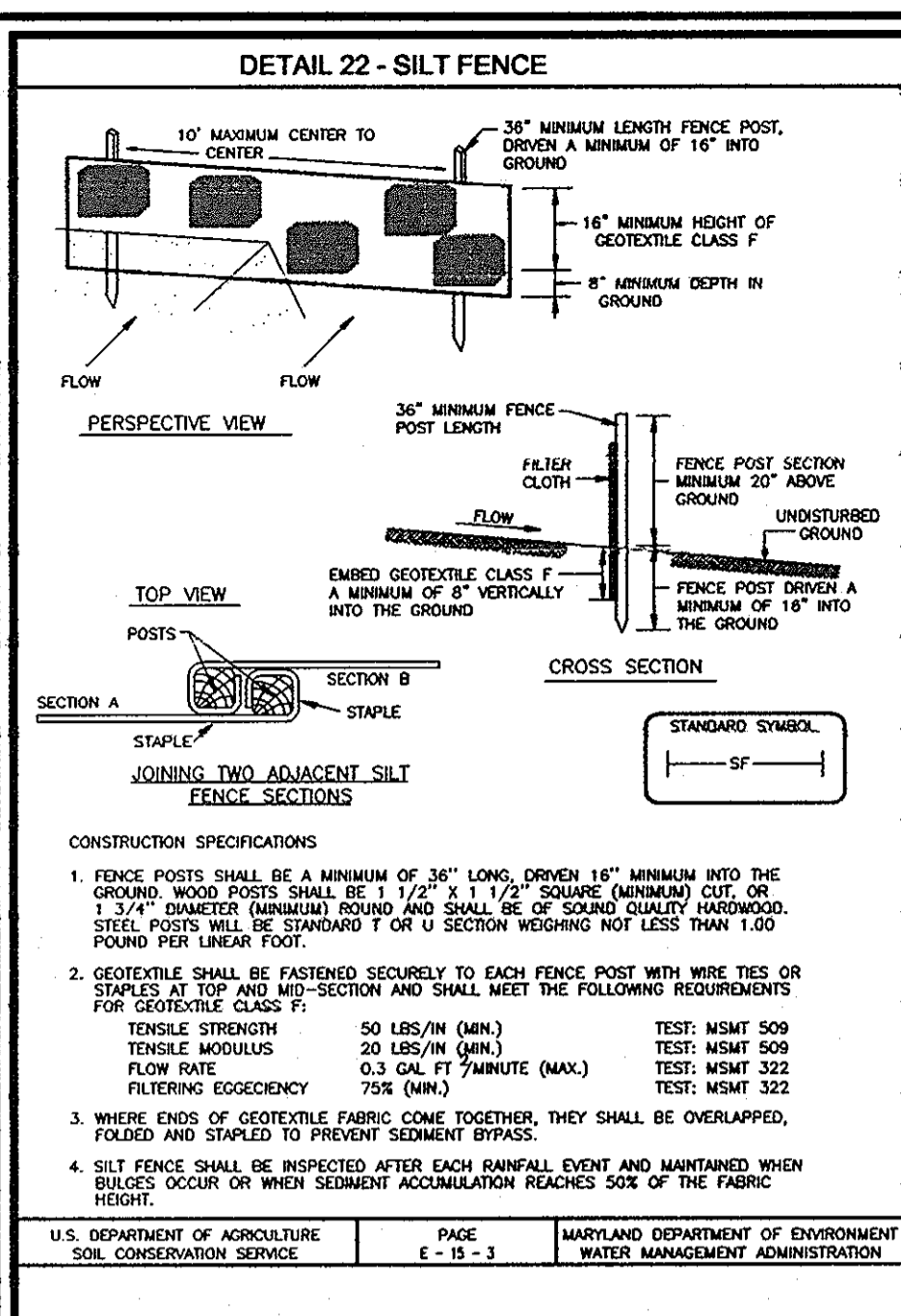
I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL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

7/23/10
DATE

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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.

7/23/10
DATE



CONSTRUCTION SPECIFICATIONS

- FENCE POSTS SHALL BE A MINIMUM OF 36" LONG, DRIVEN 18" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" x 1 1/2" SQUARE (MINIMUM) OR 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WELDING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
- GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR CAPS AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: NSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: NSMT 509
FLOW RATE	0.3 GAL/FT ² /MINUTE (MAX.)	TEST: NSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: NSMT 322
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-15-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael L. Pfau 6-22-10
SIGNATURE OF DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/13/10
DATE

John R. Roberts 7/13/10
DATE

7/24/10
DATE

Thomas E. Buttle 7/24/10
DATE

7/24/10
DATE

CONSTRUCTION SPECIFICATIONS

- 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 6" LENGTH POSTS.
- CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES. 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 MID SECTION.
- FILTER CLOTH SHALL BE EMBEDDED A MINIMUM OF 8" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJACENT EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SALT 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 MID SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: NSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: NSMT 509
FLOW RATE	0.3 GAL/FT ² /MINUTE (MAX.)	TEST: NSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: NSMT 322
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE H-16-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPT. OF INSPECTION, LICENSES 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 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 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. 6). 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:**

TOTAL AREA	0.67 AC.
AREA DISTURBED	0.84 AC.
AREA TO BE ROOFED OR PAVED	0.15 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.36 AC.
TOTAL CUT	1,360 CY
TOTAL FILL	1,357 CY
- 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 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

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL 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 AND 1/2" IN DIAMETER.
 - 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 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

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. (5 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH 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)
- 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:

- 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES, DITCH PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
- 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.

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.

II. 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 SOODING 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.

IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

SOIL PROTECTION ZONE INCLUDES

- THE SOIL PROTECTION ZONE INCLUDES ALL AREAS CONTAINED INSIDE THE LIMIT OF DISTURBANCE.
- WHERE POSSIBLE, THE SOIL PROTECTION ZONE SHALL EXTEND TO THE DRIP LINE OF SPECIFIC TREES. FOR OTHER GROUPS OF TREES, THE ZONE SHALL BE THE DRIP LINE OF 40% OF THE HEIGHT OF THE TREE, WHICHEVER IS GREATER.
- NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE SOIL PROTECTION ZONE.
- IF SOIL HAS BEEN COMPACTED OR GRADING HAS TAKEN PLACE IN THE VICINITY OF THE SOIL PROTECTION ZONE, ROOT PRUNING SHALL BE IMPLEMENTED PER ROOT PRUNING DETAIL SHOWN ON THIS PLAN.
- ROOT PRUNING SHALL OCCUR PRIOR TO THE BEGINNING OF CONSTRUCTION.
- WHERE THE SOIL PROTECTION ZONE MUST ENDOUR INSIDE THE CRITICAL ROOT ZONE OF A TREE, SOIL DISTURBANCE SHALL BE MITIGATED WITH VERTICAL MULCHING, OR RADIAL TRENCHING.
- PRIOR TO CONSTRUCTION, THE LIMITS OF DISTURBANCE SHALL BE MARKED AND THE DETERMINE WHICH TREES WILL NEED PREVENTATIVE TREATMENT OF REMOVAL.
- TREE MAINTENANCE AND REMOVAL SHALL BE UNDERTAKEN BY A QUALIFIED MD TREE EXPERT TO ENSURE DAMAGE TO SURROUNDING TREES IS MINIMIZED.
- BRUSH AND LIMES REMOVED FOR CONSTRUCTION SHALL BE CHIPPED AND SPREAD AT THE EDGE OF THE SOIL PROTECTION ZONE TO A DEPTH OF 6 INCHES. THIS SHALL OCCUR OUTSIDE THE SOIL PROTECTION ZONE WHERE COMPACTION COULD IMPACT OTHERWISE UNPROTECTED CRITICAL ROOT ZONE.

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 800 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING. APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.)
- ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND APPLY 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR 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 80 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO. OPTION (3) SEED WITH 80 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 80 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. SUPERIOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 80 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 SHOWN ON THIS PLAN.

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SEDIMENT AND EROSION CONTROL DETAILS

EAST POINT
PHASE I
LOTS 1-3

TAX MAP 38 GRID 15
1ST ELECTION DISTRICT

PARCEL 238, 237
HOWARD COUNTY, MARYLAND

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BUILDER
TRINITY HOMES
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ELLICOTT CITY, MARYLAND 21043
(410) 480-0023

PROFESSIONAL CERTIFICATE

DESIGN BY: JCO.
DRAWN BY: HS.
CHECKED BY: RHV.
DATE: JUNE, 2010
SCALE: AS SHOWN
W.O. NO.: 03-23

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. 11643 EXPIRATION DATE: 06-27-2010

4 SHEET OF 4

SDP-10-080