

**GENERAL NOTES**

- PROJECT BACKGROUND:
  - LOCATION: TAX MAP 41 GRID 6
  - PARCEL: 220
  - ZONING: R-20
  - SUBDIVISION: HOLIDAY HILLS
  - TOTAL LOT AREA: 1,0031 AC.
  - DISTURBED AREA: 0.58 AC.
  - AREA OF PLAN SUBMISSION: 1,0031 AC.
  - MINIMUM LOT SIZE: 20,000 SF
  - PROPOSED USE FOR SITE: RESIDENTIAL
  - TOTAL NUMBER OF UNITS: 2
  - TYPE OF PROPOSED UNIT: SFD
  - DEED REFERENCES: L13525 F.372, PB.0007 F.041
  - DPZ REFERENCES: ECP-13-016, F-13-082, WP-13-187, WATER CONTRACT 34-1810-D, SEWER CONTRACT 30-3123-D.
- 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.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. FEBRUARY 2010.
- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. IN FEBRUARY 2010.
- 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. 41C2 AND 0057 WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED R-20" IN ACCORDANCE WITH THE OCTOBER 06, 2013 COMPREHENSIVE ZONING PLAN.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED UNDER APPROVED F-13-083, ECP-13-017 USING THE 2007 MARYLAND STORMWATER DESIGN MANUAL (CHAPTER 5), THRU THE USE OF MICRO-SCALE PRACTICES INCLUDING DRYWELL (M-5), MICRO BIORETENTION FACILITIES (M-6), OPEN CHANNEL FLOW (WHEN IMPERVIOUS AREAS CAN NOT BE DIRECTED TO ONE OF THE MICRO BIORETENTION FACILITIES) AND (N-2) DISCONNECT OF NON-ROOFTOP RUNOFF.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS, FIELD SURVEY, ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.06 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING:
  - AT&T 1-800-252-1133
  - BGE (CONSTRUCTION SERVICES) 410-637-9713
  - BGE (EMERGENCY) 410-685-0123
  - BUREAU OF UTILITIES 410-313-4900
  - COLONIAL PIPELINE CO 410-795-1390
  - MISS UTILITY 1-800-257-7777
  - STATE HIGHWAY ADMINISTRATION 410-531-5533
  - VERIZON 1-800-743-0033
- 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.
- PER F13-082; NO WETLANDS, STREAMS, 25% STEEP SLOPES, FLOODPLAINS OR ASSOCIATED BUFFERS EXIST ON SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE FOR THIS PROJECT WILL BE PUBLIC. WATER AND SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 34-1810-D AND 30-3123-D.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ON SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-13-082. TO MEET THE 0.20 ACRES OF AFFORESTATION REQUIREMENT, THE DEVELOPER WILL PAY A FEE-IN-LIEU IN THE AMOUNT OF \$8,534.00 PRIOR TO PLAT RECORDATION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE 3 SHADE AND 10 EVERGREEN TREES IN THE AMOUNT OF \$2,400.00 (3 x 300 = 900 + 10 x 150 = 1,500) IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOTS 115 & 116.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES AND ARE BASED UPON EXISTING AND PROPOSED CONTOURS.
- ALL SINGLE FAMILY DWELLINGS WILL HAVE A MINIMUM OF A 1-1/2" WHC WITH A 1" OUTSIDE METER SETTING.
- 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 (1-1/2" MIN.)
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 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) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- FOREST STAND DELINEATION WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 28, 2012. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL SHALL BE COMPLIED WITH. NO FORESTED AREAS, WETLANDS, STREAMS OR THEIR ASSOCIATED BUFFERS ARE PRESENT ON THIS SITE.
- THIS PROJECT IS SUBJECT TO WP-13-187. ON JULY 19, 2013, THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE:
  - SECTION 16.132(A)(2)(A) OF THE AMENDED FIFTH EDITION - WHERE THE PROPERTY OWNER OWNS LAND ON ONLY ONE SIDE OF A LOCAL OR MINOR COLLECTOR ROAD, THE OWNER SHALL CONSTRUCT ONE SIDE OF THE ROAD UP TO ONE-HALF OF THE FULL DESIGNATED PAVEMENT WIDTH.
  - SECTION 16.134(A)(1) OF THE AMENDED FIFTH EDITION - IN RESIDENTIAL SUBDIVISIONS AND SITE DEVELOPMENTS, THE DEVELOPER SHALL CONSTRUCT SIDEWALKS ON BOTH SIDES OF ALL STREETS IN THE PROJECT AND ALONG THE PROJECT FRONTAGE EXCEPT THAT SIDEWALKS ARE REQUIRED ON ONLY ONE SIDE OF CUL-DE-SACS AND LOCAL STREETS OF SINGLE FAMILY DETACHED SUBDIVISIONS.
  - SECTION 16.135(A) OF THE AMENDED FIFTH EDITION - THE DEVELOPER OF SUBDIVISIONS AND SITE DEVELOPMENTS SHALL PROVIDE STREET LIGHTING IN ACCORDANCE WITH THE DESIGN MANUAL AND IN LOCATIONS APPROVED BY THE DIRECTOR OF PLANNING AND ZONING, AFTER CONSULTATION WITH THE DIRECTOR OF PUBLIC WORKS.
 APPROVAL IS SUBJECT TO THE FOLLOWING THREE (3) CONDITIONS:
  - COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION, DATED JULY 11, 2013, PRIOR TO THE SUBMISSION OF THE ORIGINAL RECORD PLAT TO THIS OFFICE FOR SIGNATURE APPROVAL AND RECORDATION IN ACCORDANCE WITH THOSE COMMENTS, THE DEVELOPER MUST PAY A FEE-IN-LIEU OF PROVIDING THESE IMPROVEMENTS AS A CONDITION OF THIS WAIVER APPROVAL.
  - APPROVAL OF THE FINAL RESUBDIVISION PLAT, F-13-082.
  - INCLUDE THIS WAIVER DECISION AS A GENERAL NOTE ON THE FINAL PLAT AND SUBSEQUENT SITE DEVELOPMENT PLAN. THIS NOTE SHALL INCLUDE THE WAIVER FILE NUMBER, SECTIONS WAIVED, DECISION DATE AND THE CONDITIONS OF APPROVAL.
- THIS PROJECT IS SUBJECT TO WP-14-098. ON MARCH 13, 2014, THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.144P(1)(2) AND SECTION 16.144Q OF THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS - WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY AND IF SUBJECT TO THE DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS. WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION.
- APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
  - THE DEVELOPER'S AGREEMENT PROCESS AND THE SUBMISSION OF THE FINAL PLAT ORIGINALS MUST BE COMPLETED WITHIN 6 MONTHS FROM THE DEADLINE DUE DATES OF NOVEMBER 22, 2013 (FOR THE DEVELOPER'S AGREEMENT) AND JANUARY 21, 2014 (FOR THE FINAL PLAT ORIGINALS). THE NEW DEADLINE DUE DATES WOULD BE AS FOLLOWS: MAY 22, 2014 FOR THE FILING OF THE DEVELOPER'S AGREEMENT AND JULY 21, 2014 FOR THE SUBMISSION OF THE FINAL PLAT ORIGINALS.
  - THE SUBMISSION OF THE FINAL PLAT ORIGINALS IS SUBJECT TO COMPLIANCE WITH ALL PREVIOUS SRC COMMENTS AND PROCEDURES OUTLINED IN OUR TECHNICALLY COMPLETE LETTER OF JULY 25, 2013 FOR FILE F-13-082 AND THOSE CONDITIONS OF APPROVAL OF THE PREVIOUSLY APPROVED WAIVER PETITION (WP-13-187).

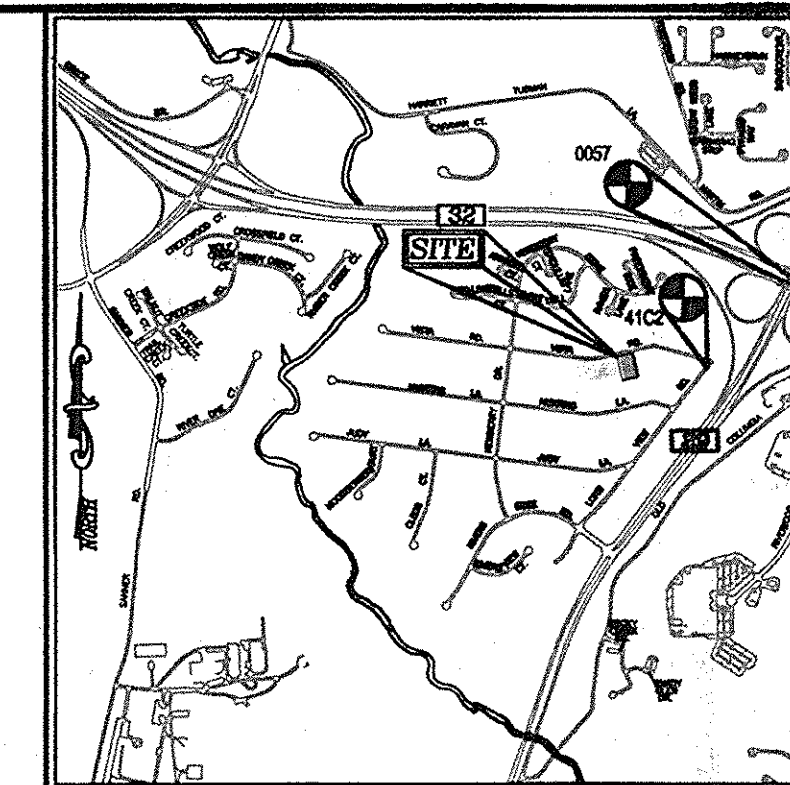
# SITE DEVELOPMENT PLAN

## HOLIDAY HILLS

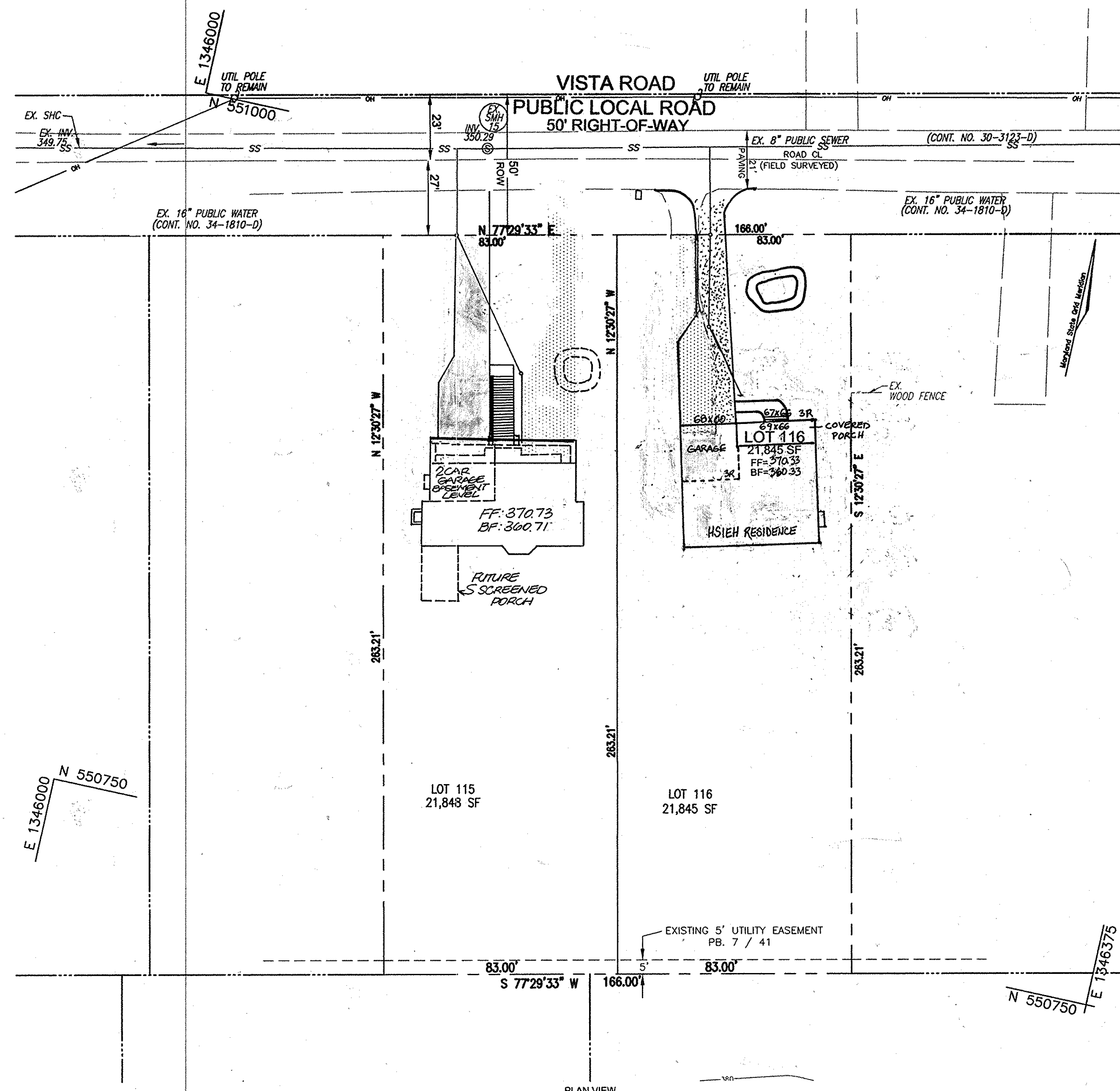
### LOTS 115 & 116

A RESUBDIVISION LOT 43 SECOND ADDITION TO HOLIDAY HILLS SUBDIVISION PLAT BOOK 7, FOLIO 41

**BENCHMARKS**  
 HOWARD COUNTY BENCHMARK 41C2  
 N 551,616.4187 E 1,348,104.2341  
 HOWARD COUNTY BENCHMARK 0057  
 N 550,835.2139 E 1,347,017.6897



**VICINITY MAP**  
 SCALE: 1"=2000'  
 ADC MAP COORDINATES: 32 E-6



SHEET INDEX		
DESCRIPTION	SHEET NO.	
COVER SHEET	1	OF 5
SITE LAYOUT AND LANDSCAPE PLAN	2	OF 5
GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN	3	OF 5
GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS	4	OF 5
STORMWATER MANAGEMENT PLAN & DETAILS	5	OF 5

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE OF EXISTING STREAM
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	PROPOSED MICRO BIORETENTION FACILITY

STORMWATER MANAGEMENT PRACTICES CHART		
LOT #	IMP. AREA	ESD PRACTICE
LOT 115	HOUSE DRIVEWAY	MICRO-BIORETENTION (M-6) (2) DRY WELL (M-5)
LOT 116	HOUSE DRIVEWAY	MICRO-BIORETENTION (M-6) (2) DRY WELL (M-5)

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/ AREA	LOTS			
HOLIDAY HILLS	-	115 AND 116			
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
2293A	6	R-20	41	5TH	6051.02

NO.	REVISION	DATE
2	REV HSE TYPE, GRADING AND REMOVE RETAINING WALL LOT 116	APR 2016
1	REVISE HOUSE TYPE AND GRADING ON LOT 115	7/9/15

**PARKING TABULATION:**

TOTAL NUMBER OF DWELLING UNITS PROPOSED : 2

- OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT = 4 SPACES  
 PARKING SPACES PROVIDED:  
 SFD = 2 GARAGE/2 DRIVEWAY  
 2 SPACES IN GARAGE = 4 SPACES (FOR 2 UNITS)  
 2 SPACES ON DRIVEWAY = 4 SPACES (FOR 2 UNITS)  
 TOTAL OFF STREET PARKING SPACES PROVIDED: = 8 SPACES MIN OFF-STREET
- OVERFLOW PARKING REQUIRED:  
 OVERFLOW / GUEST PARKING SPACES REQUIRED:  
 0.5 SPACES PER SFD UNIT X 2 = 1 SPACES REQUIRED  
 TOTAL OVERFLOW PARKING SPACES PROVIDED: = 2 SPACES (SEE ABOVE EXTRA)

**SITE ANALYSIS DATA**

A. TOTAL PROJECT AREA:	1.00 AC
B. AREA OF PLAN SUBMISSION:	1.00 AC (LOTS 115 & 116)
C. LIMIT OF DISTURBANCE:	29,201 SF OR 2.58 AC
D. PRESENT ZONING DESIGNATION:	R-20
E. PROPOSED USES FOR SITE AND STRUCTURES:	SINGLE FAMILY DETACHED
F. FLOOR SPACE ON EACH LEVEL OF BUILDING PER USE:	N/A
G. TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT AS SHOWN ON FINAL PLAT:	2 BUILDABLE LOTS TOTAL
H. TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION:	2
I. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:	N/A
J. NUMBER OF PARKING SPACES REQUIRED BY H.O.C.S. ZONING REGULATIONS:	SEE PARKING TABULATION
L. OPEN SPACE ON SITE:	N/A
M. AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION & LAND DEVELOPMENT REGULATIONS:	N/A
N. BUILDING COVERAGE OF SITE:	N/A
O. APPLICABLE DPZ FILE REFERENCES:	N/A
P. ANY OTHER INFORMATION WHICH MAY BE RELEVANT:	TAX MAP 41, GRID 6, PARCEL 220 5TH ELECTION DISTRICT
Q. FLOOR AREA RATIO:	N/A

**SOILS LEGEND**

SYMBOL	NAME/DESCRIPTION	TYPE
GnB	GLENVILLE-BAILE SILT LOAM 0 TO 8 PERCENT SLOPES	C
GfB	GLADSTONE-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	B

**ADDRESS CHART**

LOT NO.	STREET ADDRESS
115	10605 VISTA ROAD
116	10603 VISTA ROAD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 7-29-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Walter DeLoach* 9-04-14  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Marion DeLoach* 9/14/14  
 DIRECTOR DATE

**OWNER/DEVELOPER**

SD PROPERTIES, LLC  
 3138 ROGERS AVENUE  
 ELLICOTT CITY, MD 21043  
 PHONE: (410) 203-2460

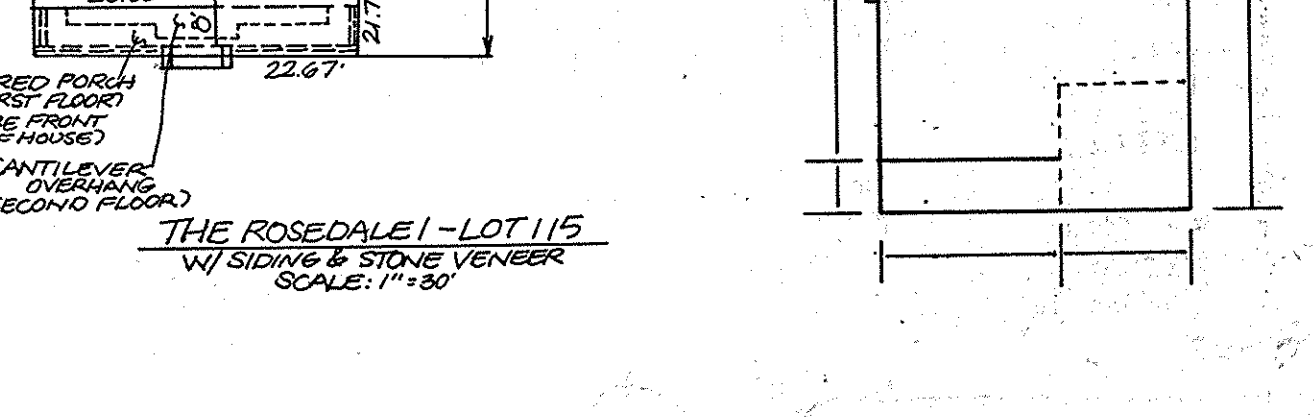
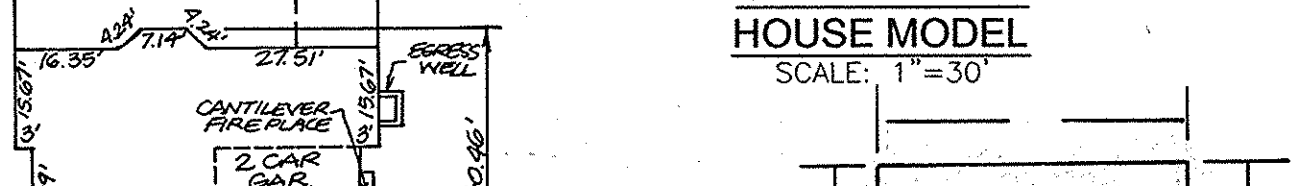
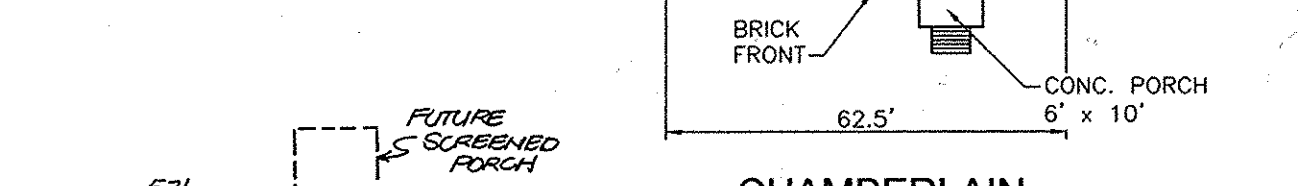
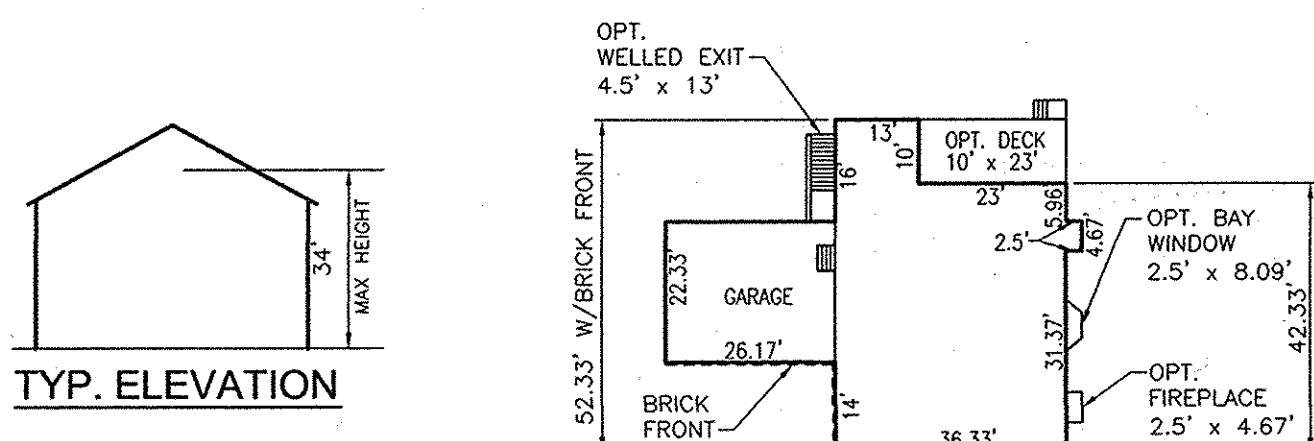
**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET  
 ELLICOTT CITY, MD 21043  
 TEL: 410.461.7666  
 FAX: 410.461.8961

DESIGN BY: EDS  
 DRAWN BY: GAH  
 CHECKED BY: RHW  
 DATE: JUNE 2014  
 SCALE: AS SHOWN  
 W.O. NO.: 12-28

PROFESSIONAL CERTIFICATE  
 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: 09-27-2014

1 SHEET OF 5



**DEVELOPER/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPE SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 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.

Signature: *[Signature]* DATE: 7-18-2014

**SCHEDULE 'A' PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER AND ROADS				TOTAL
	1	2	3	4	
PERIMETER/FRONTAGE DESIGNATION	N/A	A	A	A	
LANDSCAPE TYPE	N/A	A	A	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	166'	263'	166'	263'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	N/A	28'	166'	30'	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No	No	
NUMBER OF PLANTS REQUIRED					
SHADE TREES	1-60	1-60	1-60	1-60	11
EVERGREEN TREES	1-4	1-4	1-4	1-4	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	2	0	1	3	10
EVERGREEN TREES	2	0	1	3	6
EX SHADE TREES	2	0	1	3	10
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED					

**LANDSCAPE SCHEDULE NOTE:**

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL CONFORMING TO THE MOST CURRENT AMERICAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HARD PLANTING SPECIFICATIONS.

2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.

4. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

**PLANT LIST**

QUAN.	BOTANICAL NAME	SIZE	REM.
3	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE	2 1/2"-3" CAL.	B & B
10	LEYLAND CYPRESS CUPRESSOCYPARIS LEYLANDI	5'-6" HT	B & B

**GENERAL NOTES:**

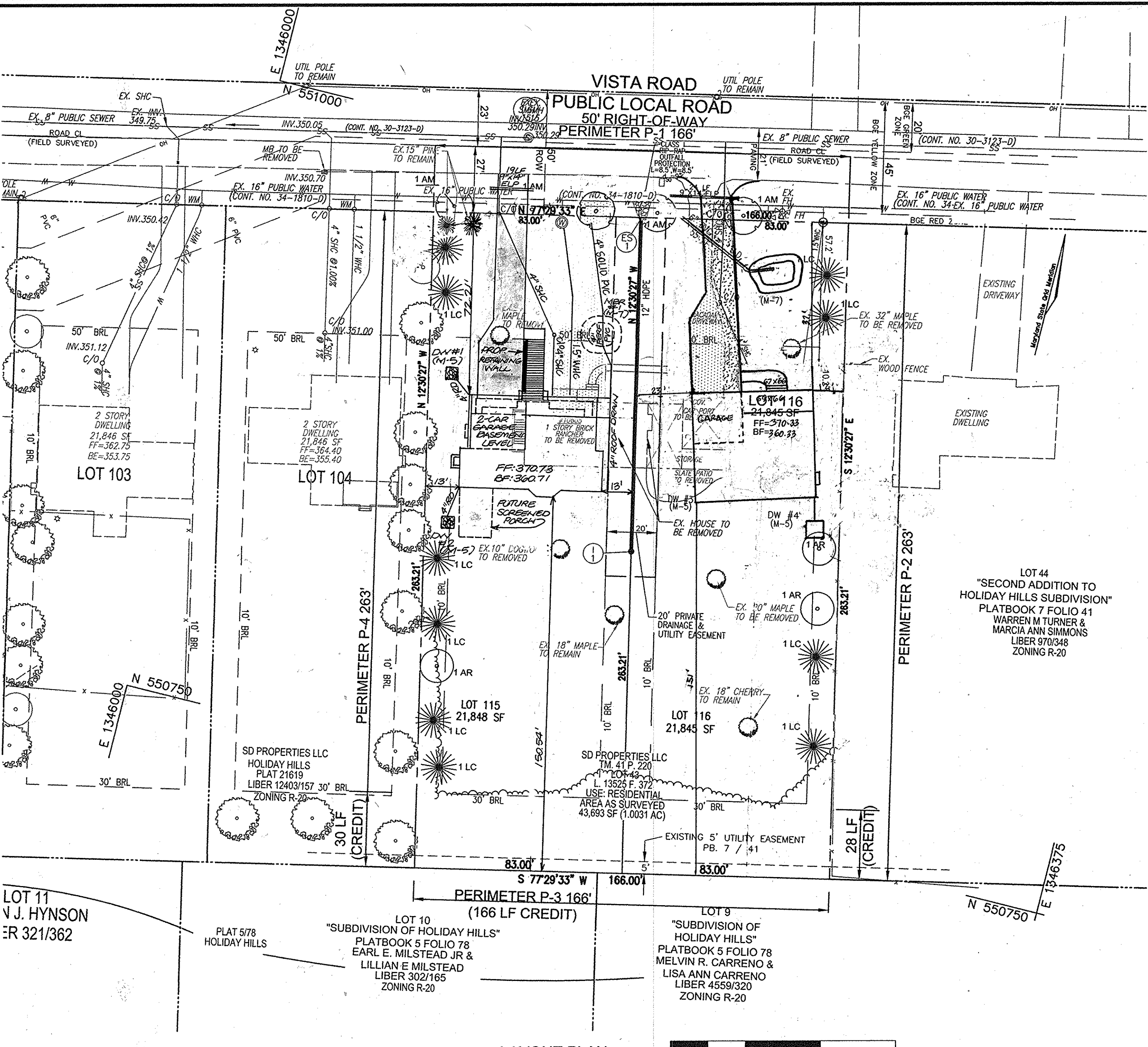
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- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS LISTED HERewith AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTION 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* DATE: 7-29-14

Chief, Division of Land Development: *[Signature]* DATE: 8-04-14

Director: *[Signature]* DATE: 8-14-14



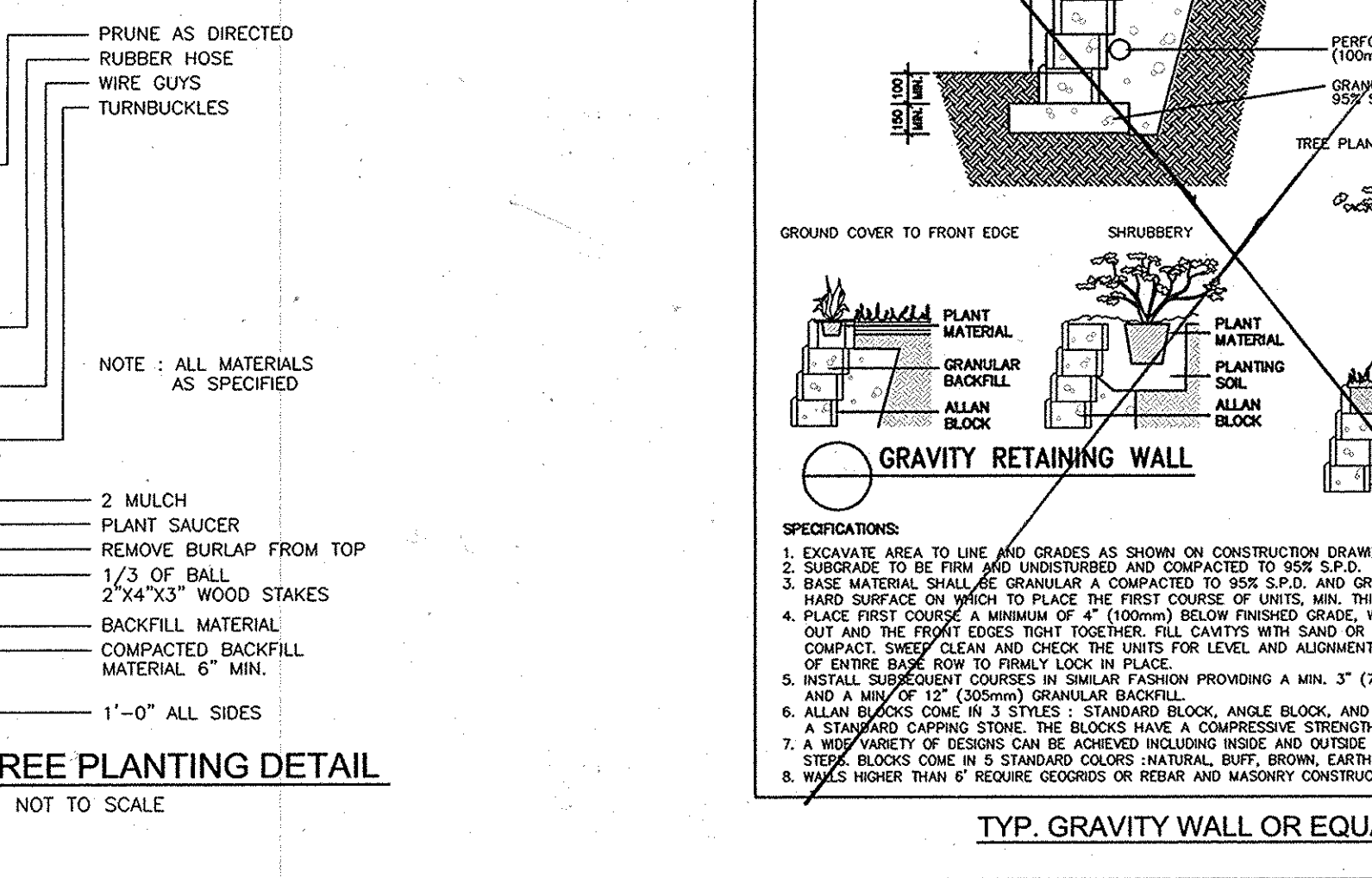
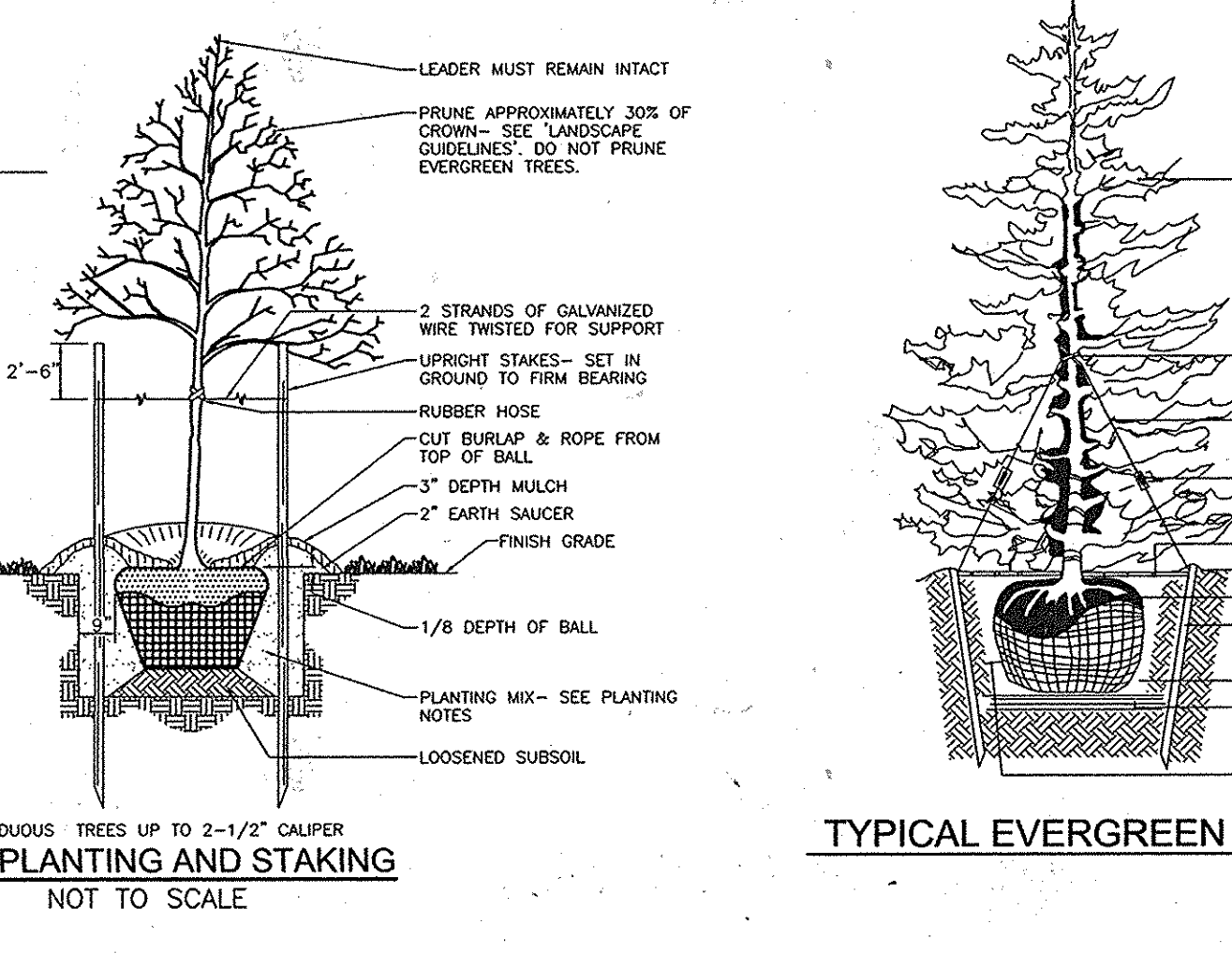
**LANDSCAPE PER APPROVED F-13-082 LAYOUT PLAN**  
SCALE: 1"=30'

**F 13-082 STREET TREE CALCULATION**

ROAD NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED
VISTA ROAD	166/40	4	4

**F 13-082 STREET TREE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AM	4	AMUR MAPLE (SHADE TREES - GROWTH HEIGHT=20')	2 1/2"-3" CAL.	B & B
AC		ACER GINNALLA		



**NOTE:**

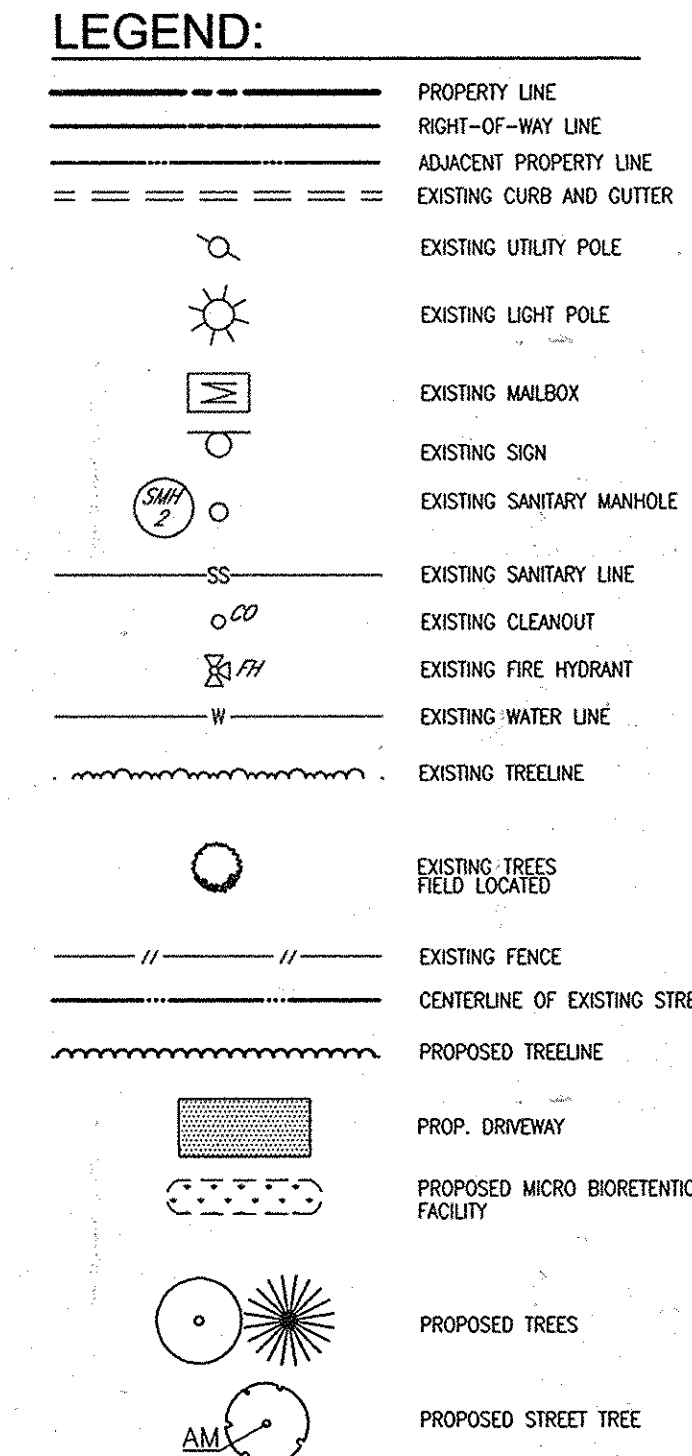
1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

**DPZ'S POLICIES GOVERNING THE PLACEMENT OF LANDSCAPING AND STREET TREES IN PROXIMITY TO BGE'S POWER LINES OR TRANSMISSION RIGHT-OF-WAY ARE BASED ON BGE'S PUBLISHED "PLANTING ZONE CONCEPT" WHICH STIPULATES THE MAXIMUM ALLOWABLE SIZE OF PLANT MATERIALS FOR THREE DEFINED ZONES. AS THE DISTANCE FROM BGE EQUIPMENT INCREASES, SO DOES THE SIZE OF THE ALLOWABLE PLANT MATERIALS. THESE THREE ZONES ARE DEFINED AS FOLLOWS:**

DISTANCE FROM THE BGE POWER LINE OR TRANSMISSION RIGHT-OF-WAY	MAXIMUM HEIGHT OF VEGETATION
GREEN ZONE: UP TO 20 FEET	25 FEET
YELLOW ZONE: BETWEEN 20 FEET AND 45 FEET	40 FEET
RED ZONE: BEYOND 45 FEET	ABOVE 40 FEET

**B & G E NOTES:**

- 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 OR 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 UNREASONABLY WITHOLD PERMISSION.
- CALL MISS UTILITY TO MARK UP THE LOCATION OF EXISTING GAS LINE BEFORE PLANTING STREET TREES ALONG HANOVER ROAD & PLANT STREET TREES 10' AWAY FROM EXISTING GASLINE AS REQUIRED.
- BGE ISSUED THEIR APPROVAL OF THE LANDSCAPING SHOWN HEREON ON NOV. 21, 2013.



NO.	REVISION	DATE
1	REV. H-SE TYPE, GRADING, AND REMOVE RETAINING WALL/LOT 116	APR 2016
2	REVISE HOUSE TYPE AND GRADING ON LOT 115	7/9/15

**SITE DEVELOPMENT PLAN LAYOUT & LANDSCAPE PLAN**

**HOLIDAY HILLS LOTS 115 & 116**  
PLAT # 22434

TAX MAP 41, GRID 6  
5TH ELECTION DISTRICT  
DPZ REF'S: SEE GENERAL NOTE NO. 1

PARCEL 220  
HOWARD COUNTY, MARYLAND  
ZONED: R-20

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET  
ELICOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

DESIGN BY: EDS.  
DRAWN BY: GAIL  
CHECKED BY: RHY.  
DATE: JUNE, 2014  
SCALE: AS SHOWN  
W.O. NO.: 12-29

PROFESSIONAL CERTIFICATE  
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 09-27-2014

2 OF 5 SHEETS

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT. (1 DAY)
- DEVELOPER / CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO BEGINNING CONSTRUCTION. (1 DAY)
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS AT (410) 313-1880 AT LEAST 24 HOURS BEFORE STARTING ANY WORK. (1 DAY)
- CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER CONTROLS (1 DAY)
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS AS SHOWN HEREON AND STABILIZE DISTURBANCES. (2 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED COMPLETE ANY REMAINING GRADINGS WITHIN THE INSTALLED PERIMETER CONTROLS. (5 DAYS)
- COMPLETE HOUSE AND UTILITY WORK AS REQUIRED BY PLAN. (1 WEEK)
- INSTALL DRIVEWAY PAVING AS SHOWN HEREON (3 DAYS)
- INSTALL STORMWATER MANAGEMENT FEATURES, MICRO-BIORETENTION AND DRYWELLS (3 DAYS)
- COMPLETE ANY REMAINING FINE GRADING WITHIN THE INSTALLED PERIMETER CONTROLS AND STABILIZE WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. (5 DAYS)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE DISTURBANCES WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.

NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

**U.S. STANDARDS AND SPECIFICATIONS**

**FOR DUST CONTROL**

**Definition**

Controlling the suspension of dust particles from construction activities.

**Purposes**

To prevent blowing and movement of dust from exposed soil surfaces to reduce on and off-site damage including health and aesthetic hazards.

**Conditions Where Practice Applies**

Areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

**Specifications**

- Mulching: See Section B-4.3 Soil Preparation, Topsoiling, and Soil Amendments, Section B-4.3 Seeding and Mulching, and Section B-4.4 Temporary Stabilization. Mulch must be anchored to prevent blowing.
- Vegetation Cover: See Section B-4.4 Temporary Stabilization.
- Tillage: Till to roughen surface and bring clods to the surface. Begin plowing on windward side of site. Clod-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.
- Irrigation: Sprinkle site with water until the surface is moist. Repeat as needed. The site must not be irrigated to the point that runoff occurs.
- Barriers: Solid board fences, silt fences, snow fences, brush fences, straw bales, and similar material can be used to control air currents and soil blowing.
- Chemical Treatment: Use of chemical treatment requires approval by the appropriate plan review authority.

H.22

Table H.21. Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate *		Seeding Depth (inches)	Recommended Seeding Dates by Plant Hardiness Zone **		
	lb/acre	#/1000 ft <sup>2</sup>		1b and 1a	4b	7a and 7b
<b>Cool-Season Grasses</b>						
Annual Ryegrass (Cultivar perennator spp. annual)	40	1.0	0.5	Mar 15 to May 31, Aug 1 to Sep 30	Mar 15 to May 31, Aug 15 to Nov 30	Mar 15 to May 31, Aug 15 to Nov 30
Blue ryegrass (Cultivar)	90	2.2	1.0	Mar 15 to May 31, Aug 1 to Sep 30	Mar 15 to May 31, Aug 15 to Nov 30	Mar 15 to May 31, Aug 15 to Nov 30
Creole (Cultivar)	72	1.7	1.0	Mar 15 to May 31, Aug 1 to Sep 30	Mar 15 to May 31, Aug 15 to Nov 30	Mar 15 to May 31, Aug 15 to Nov 30
White (Cultivar)	130	2.8	1.0	Mar 15 to May 31, Aug 1 to Sep 30	Mar 15 to May 31, Aug 15 to Nov 30	Mar 15 to May 31, Aug 15 to Nov 30
<b>Cool-Season Grasses (continued)</b>						
Perennial Ryegrass (Cultivar)	111	2.8	1.0	Mar 15 to May 31, Aug 1 to Sep 30	Mar 15 to May 31, Aug 15 to Nov 30	Mar 15 to May 31, Aug 15 to Nov 30
<b>Warm-Season Grasses</b>						
Perennial Bahia (Cultivar)	30	0.7	0.5	Mar 1 to Jul 31	Mar 1 to Jul 31	Mar 1 to Jul 31
Perennial St. Augustine (Cultivar)	20	0.5	0.5	Mar 1 to Jul 31	Mar 1 to Jul 31	Mar 1 to Jul 31

NOTES:  
 \* Seeding rates for the warm season grasses are in pounds of fine seed (75%); actual planting rates should be adjusted to reflect percent seed germination and purity, as noted. \*\* Seeding rates are based on the following assumptions:  
 1. Seeding is done in a broadcast manner, using a mechanical seeder.  
 2. The seed is applied to a well-prepared seedbed.  
 3. The seed is applied to a well-prepared seedbed.  
 4. The seed is applied to a well-prepared seedbed.  
 5. The seed is applied to a well-prepared seedbed.

NOTE:  
 EITHER PERMANENT OR TEMPORARY SEEDING AND/OR STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAMES REQUIRED BY THE 2011 STANDARDS AND SPECIFICATIONS WHICHEVER IS MORE RESTRICTIVE.

SYMBOL	NAME/DESCRIPTION	TYPE
GnB	GLENVILLE-BAILE SILT LOAM 0 TO 8 PERCENT SLOPES, HYDRIC	C
G1B	GLADSTONE-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	B

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 Director

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Signature of Developer  
 Date: 7/24/14

BY THE DEVELOPER:  
 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 of Developer  
 Date: 7-18-2014

BY THE ENGINEER:  
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL, PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
 Signature of Engineer  
 Date: 8/1/14

OWNER/DEVELOPER  
 SD PROPERTIES, LLC  
 3138 ROGERS AVENUE  
 ELLICOTT CITY, MD 21043  
 PHONE: (410) 203-2460

PROFESSIONAL CERTIFICATE  
 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: 09-27-2014  
 DESIGN BY: EDS  
 DRAWN BY: GAH  
 CHECKED BY: RHV  
 DATE: JUNE, 2014  
 SCALE: AS SHOWN  
 W.O. NO.: 12-29  
 3 SHEET OF 5

**NOTE:**

ANY DISTURBANCE BELOW THE PIPE OUTFALLS (DRIVEWAY CULVERT, MBR1 & MBR2) SHALL BE IMMEDIATELY STABILIZED WITH SOD OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR

NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

NOTE: STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.

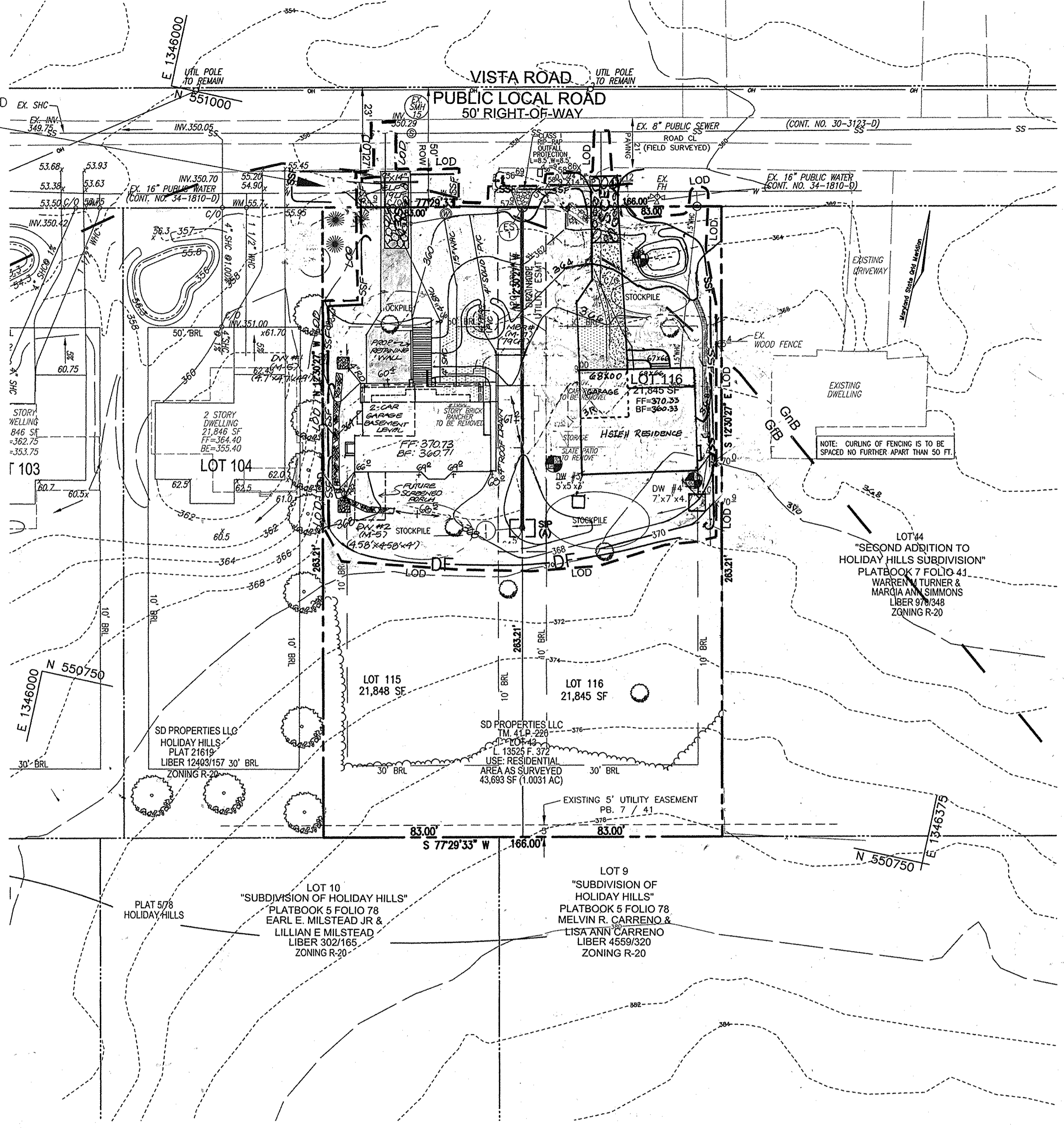
NOTE: DIVERSION FENCE SHALL BE INSTALLED AS SHOWN HEREON OR AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR

NOTE: - SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
 - SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART  
 - DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

NOTE: SUPER SILT FENCE MAY BE REPLACED BY STANDARD SILT FENCE WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR

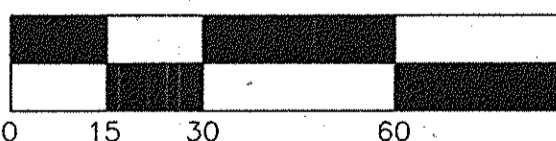
**LEGEND:**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREETRINE
- EXISTING FENCE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED DIVERSION FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE



**SEDIMENT CONTROL PLAN**

SCALE: 1"=30'



NO.	REVISION	DATE
1	REVISE HOUSE TYPE AND GRADING ON LOT 115	7/9/15
2	REV HOUSE TYPE GRADING AND REMOVE RETAINING WALL LOT 116	APR 2016

**SITE DEVELOPMENT PLAN  
 GRADING & SOIL EROSION  
 AND SEDIMENT CONTROL PLAN  
 HOLIDAY HILLS  
 LOTS 115 & 116  
 PLAT # 22234**

TAX MAP 41, GRID 6  
 5TH ELECTION DISTRICT  
 DPZ REF'S: SEE GENERAL NOTE NO. 1  
 PARCEL 220  
 HOWARD COUNTY, MARYLAND  
 ZONED: R-20

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