

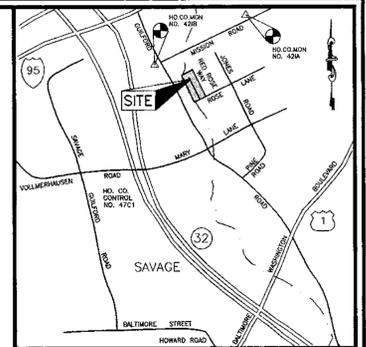
LOT 2, SEC E-5
NORDAU SUBDIVISION
PLAT NO. 3/51
SAMUEL AND BEAULA MOORE
P.115
L.2701 / F.715
ZONED: R-12

SHEET INDEX

1	SITE DEVELOPMENT PLAN
2	DETAIL SHEET

**SCHEDULE A
PERMETER LANDSCAPE EDGE**

LANDSCAPE EDGE	1	2	3	4	5
LANDSCAPE TYPE	A	A	B	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERMETER	500	114	240	N/A	105
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 135	YES 70	YES 65	N/A	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	N/A	NO
NUMBER OF PLANTS REQUIRED					
SHADE TREES (1:60) (1:50)	8	2	4	N/A	2
EVERGREEN TREES (1:40)	0	0	0	0	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS TO BE PROVIDED AT FINAL PLAN STAGE	500	114	240	N/A	505
SHADE TREES (1:60) (1:50)	135	20	175	N/A	450
EVERGREEN TREES (1:40)	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

BM-1 HOWARD COUNTY CONTROL NO. 3241001(NAD27)
CONCRETE MONUMENT
N. 52653.714 E. 840096.686
ELEVATION 388.648

BM-2 HOWARD COUNTY CONTROL NO. 3241002(NAD27)
CONCRETE MONUMENT
N. 526397.261 E. 841575.709
ELEVATION 354.602

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS WSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITIES" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY: 1-800-257-7777
 - C & P TELEPHONE COMPANY: 725-9876
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2368
 - AT&T CABLE LOCATION DIVISION: 393-3553
 - B.G.R.E. CO. CONTRACTOR SERVICES: 850-4820
 - STATE HIGHWAY ADMINISTRATION: 781-4920
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
 - AREA OF SITE: 3.088 AC
 - AREA OF ZONING: 3.088 AC
 - PRESENT ZONING: R-12
 - LIMIT OF DISTURBANCE: 2.06 AC
 - PROPOSED USE OF SITE: SINGLE FAMILY DWELLINGS
 - TOTAL NUMBER OF UNITS: 5
- PROJECT BACKGROUND:**
 - LOCATION: TAX MAP: 42 PARCEL: 116
 - ZONING: R-12
 - SUBDIVISION: ROSE LANE, SECTION 1 & SECTION 2
 - DPZ REFERENCES: F-98-71, F-98-72
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION 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. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL DRIVEWAY APPROXS SHALL BE PER HOWARD COUNTY STANDARD DETAIL R-6.05.
- 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.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- IN LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON FEBRUARY 10, 1998. DRY WELLS WILL BE PROVIDED FOR EACH LOT WITHIN THIS SITE DEVELOPMENT PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENTS.
- EXISTING TOPOGRAPHY IS BASED ON PLANS PREPARED BY A FIELD SURVEY PREPARED BY VOGEL & ASSOC. DATED APRIL, 1999.
- SEWER CONTRACT NO. 322-S
- WATER CONTRACT NO. 24-3677-D
- PERMETER LANDSCAPING FOR SECTION 1 (F-98-71) AND SECTION 2 (F-98-72) HAS BEEN FULFILLED THROUGH THE RETENTION OF EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS.
- A FEE-IN-LIEU OF OPEN SPACE HAS BEEN PROVIDED UNDER F-98-71, SECTION 1 AND F-98-72, SECTION 2.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN FULFILLED BY ESTABLISHMENT OF A FOREST CONSERVATION EASEMENT UNDER F-98-71, SECTION 1 AND BY FEE-IN-LIEU UNDER F-98-72, SECTION 2.
- A FEE-IN-LIEU OF STORMWATER MANAGEMENT IS PERMITTED FOR SECTION 1 AND SECTION 2 HAS BEEN PROVIDED.
- NO CONSTRUCTION OR GRADING IS PERMITTED WITHIN WETLANDS, STREAM OR THEIR BUFFERS.

OWNER
RIAFA, LLP
2519 LOUDONBERRY ROAD
TIMONIUM, MARYLAND 21093

DEVELOPER
ROBERT HAWBAKER
P.O. BOX 3290
BALTIMORE, MARYLAND 21228
410-747-5454

SEWER CONNECTION INVERTS

LOT	INV. @ R/W	M.C.E.
1	235.40	245.15
2	230.85	235.84
3	232.48	235.84
4	238.32	241.60
SECTION 2		
1	243.90	243.15
2	243.78	250.50
3	243.74	243.89
4	238.93	242.76

NOTE: SEWER INVERTS ARE BASED ON CONTRACT NO.

ADDRESS CHART

LOT	STREET ADDRESS
SECTION 1	
1	8790 ROSE LANE
SECTION 2	
1	8780 ROSE LANE
2	7904 RED ROSE WAY
3	7908 RED ROSE WAY
4	7912 RED ROSE WAY

NO.	REVISION	DATE
2	REVISE LOT 1 PER AS BUILT	12/11/99
1	ADDED WASHINGTON MODEL TO LOT 1, SECT. 1	8/9/99

ROSE LANE
SECTION 1, LOT 1 SECTION 2, LOTS 1-4

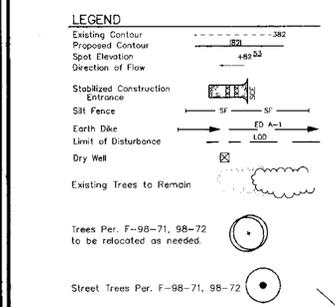
**SITE DEVELOPMENT PLAN,
GRADING & SEDIMENT CONTROL PLAN**

REFERENCE: F-98-71, F-98-72
TAX MAP #42 BLOCK # 24
6TH ELECTION DISTRICT

PARCEL 116
HOWARD COUNTY, MARYLAND



DESIGN BY: J.C.O.
DRAWN BY: G.M.S.
CHECKED BY: R.H.V.
DATE: JULY 1, 1999
SCALE: 1"=30'
W.O. NO.: 98-143



LOT 15, SECTION G
NORDAU SUBDIVISION
PLAT NO. 1/75
AMERICAN TURKISH ASSOC.
P.112
L.718 / F.714
ZONED: R-12

SECTION 2
PLAT NO. 13367

SECTION 1
PLAT NO. 13366

LOT 16, SECTION G
NORDAU SUBDIVISION
PLAT NO. 1/75
ROYSTER LEE LEACH
P.111
L.1234 / F.748
ZONED: R-12

EX. 20' PUBLIC SEWER AND
UTILITY EASEMENT AS SHOWN
ON HO.CO. CONTRACT NO. 322-2

EX. 20' PUBLIC SEWER
AND UTILITY EASEMENT
AS SHOWN ON HO.CO
CONTRACT NO. 322-2

EX. 20' PUBLIC SEWER AND
UTILITY EASEMENT AS SHOWN
ON HO.CO. CONTRACT NO. 322-2

LOT 52 SECTION F
SUSAN V. & EDWARD D. SMITH
P.124
L.2101 / F.467
ZONED: R-12

LOT 51 SECTION F
ANDREW CHERSON & WIFE
P.125
L.702 / F.62
ZONED: R-12

LOT 50 SECTION F
BERNICE EXUM & WIFE
P.129
L.308 / F.634
ZONED: R-12

LOT 48 SECTION F
LORETTA ANNE SCORE
DIPONERS
P.135
L.178 / F.515
ZONED: R-12

LOT 47 SECTION F
SAMUEL MOORE & WIFE
L.116 / N.18
ZONED: R-12

LOT 46 SECTION F
LEONARD MOORE & WIFE
L.174 / F.431
ZONED: R-12

LOT 45 SECTION F
LAUREL SAND AND GRAVEL, INC.
P.189
L.2738 / F.617
ZONED: R-12

LOT 44 SECTION F
SEDONIA WHITE
P.126
L.1862 / F.155
ZONED: R-12

PLAN
SCALE: 1"=30'

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

7/1/99
SIGNATURE OF ENGINEER
ROBERT H. VOGEL

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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.

7-2-99
SIGNATURE OF DEVELOPER

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

7/1/99
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

7/1/99
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING

7/1/99
DIRECTOR DATE

7/15/99
CHIEF, LAND DEVELOPMENT DIVISION DATE

7/1/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
ROSE LANE	SECTION 1 & 2	SECTION 1, LOT 1 SECTION 2, LOTS 1-4
PLAT NO. 13366	BLOCK NO. 24	ZONE R-12
13367	TAX/ZONE 42	ELECT. DIST. 6TH
		CENSUS TR. 8069.01
	WATER CODE B 03	SEWER CODE 440000

LEGEND

- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Stabilized Construction Entrance
- Silt Fence
- Earth Dike
- Limit of Disturbance
- Dry Well
- Existing Trees to Remain
- Trees Per. F-98-71, 98-72 to be relocated as needed.
- Street Trees Per. F-98-71, 98-72

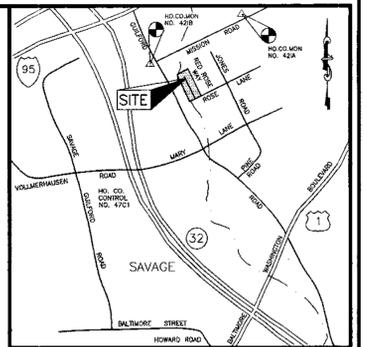
LOT 2, SEC E-8
 NORDAU SUBDIVISION
 PLAT NO. 3/51
 SAMUEL AND BEAULA MOORE
 P.115
 L.2701 / F.715
 ZONED: R-12

SHEET INDEX

1	SITE DEVELOPMENT PLAN
2	DETAIL SHEET

SCHEDULE A PERIMETER LANDSCAPE EDGE

LANDSCAPE EDGE	1	2	3	4	5
LANDSCAPE TYPE	A	A	B	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	500	114	240	N/A	105
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 135 NO 0	YES 70 NO 0	YES 65 NO 0	N/A	NO 0
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	N/A	NO
NUMBER OF PLANTS REQUIRED					
SHADE TREES (1:60)	8	2	4	N/A	2
EVERGREEN TREES (1:20)	0	0	0	N/A	0
SHRUBS (1:10)	0	0	0	N/A	0
NUMBER OF PLANTS TO BE PROVIDED AT FINAL PLAN STAGE	500	114	240	505	505
SHADE TREES (1:60)	135	70	65	N/A	50
EVERGREEN TREES (1:20)	0	0	0	N/A	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	N/A	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	N/A	0



LOT 15, SECTION G
 NORDAU SUBDIVISION
 PLAT NO. 1/75
 AMERICAN TURKISH ASSOC.
 P.112
 L.718 / F.714
 ZONED: R-12

LOT 6, SEC E-3
 NORDAU SUBDIVISION
 PLAT NO. 3/51

SECTION 2
 PLAT NO. 13367
 SECTION 1
 PLAT NO. 13366

LOT 16, SECTION G
 NORDAU SUBDIVISION
 PLAT NO. 1/75
 ROYSTER LEE LEACH
 P.111
 L.1234 / F.748
 ZONED: R-12

ROSE LANE
 (40' RIGHT-OF-WAY)
 (COUNTY ROAD)

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS WSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 C & P TELEPHONE COMPANY 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 113-2366
 AT&T CABLE LOCATION DIVISION 393-3553
 B.G.&K. CO. CONTRACTOR SERVICES 850-4620
 B.G.&K. CO. UNDERGROUND DAMAGE CONTROL 850-4620
 STATE HIGHWAY ADMINISTRATION 531-5533
- SITE ANALYSIS:**
 AREA OF SITE: 3.088 AC
 AREA OF SUBMISSION: 3.088 AC
 PRESENT ZONING: R-12
 LIMIT OF DISTURBANCE: 2.06 AC
 PROPOSED USE OF SITE: SINGLE FAMILY DWELLINGS
 TOTAL NUMBER OF UNITS: 5
- PROJECT BACKGROUND:**
 LOCATION: TAX MAP: 42 PARCEL: 116
 ZONING: R-12
 SUBDIVISION: ROSE LANE, SECTION 1 & SECTION 2
 DPZ REFERENCES: F-98-71, F-98-72
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1890 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. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL DRIVEWAY APRONS SHALL BE PER HOWARD COUNTY STANDARD DETAIL R-6-05.
- 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.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING DESIGN, BASED ON SOILS TEST.
- IN LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON FEBRUARY 10, 1998, DRY WELLS WILL BE PROVIDED FOR EACH LOT WITHIN THIS SITE DEVELOPMENT PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENTS.
- EXISTING TOPOGRAPHY IS BASED ON PLANS PREPARED BY A FIELD SURVEY PREPARED BY VOGEL & ASSOC. DATED APRIL, 1999.
- SEWER CONTRACT NO. 322-S
- WATER CONTRACT NO. 24-3677-D
- PERIMETER LANDSCAPING FOR SECTION 1(F-98-71) AND SECTION 2(F-98-72) HAS BEEN FULFILLED THROUGH THE RETENTION OF EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS.
- A FEE-IN-LIEU OF OPEN SPACE HAS BEEN PROVIDED UNDER F-98-71, SECTION 1 AND F-98-72, SECTION 2.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN FULFILLED BY ESTABLISHMENT OF A FOREST CONSERVATION EASEMENT UNDER F-98-71, SECTION 1 AND BY FEE-IN-LIEU UNDER F-98-72, SECTION 2.
- A FEE-IN-LIEU OF STORMWATER MANAGEMENT FOR SECTION 1 AND SECTION 2 HAS BEEN PROVIDED.
- NO CONSTRUCTION OR GRADING IS PERMITTED WITHIN WETLANDS, STREAM OR THEIR BUFFERS.

OWNER
 RIAFA, LLP
 2519 LOUDONBERRY ROAD
 TIMONIUM, MARYLAND 21093

DEVELOPER
 ROBERT HAWBAKER
 P.O. BOX 3290
 BALTIMORE, MARYLAND 21228
 410-747-5454

SEWER CONNECTION INVERTS

LOT	INV. @ R/W	M.C.E.
SECTION 1		
1	235.40	245.15
2	230.85	235.84
3	232.48	235.84
4	238.32	241.60
SECTION 2		
1	243.90	243.15
2	243.76	250.50
3	243.74	253.09
4	238.93	242.76

NOTE: SEWER INVERTS ARE BASED ON CONTRACT NO.

ADDRESS CHART

LOT	STREET ADDRESS
SECTION 1	
1	8790 ROSE LANE
SECTION 2	
1	8780 ROSE LANE
2	7904 RED ROSE WAY
3	7908 RED ROSE WAY
4	7912 RED ROSE WAY

1	ADDED WASHINGTON MODEL TO LOT 1, SECT. 1	8/9/99
NO.	REVISION	DATE

ROSE LANE
 SECTION 1, LOT 1 SECTION 2, LOTS 1-4

**SITE DEVELOPMENT PLAN,
 GRADING & SEDIMENT CONTROL PLAN**

REFERENCE: F-98-71, F-98-72
 TAX MAP #42 BLOCK # 24
 6TH ELECTION DISTRICT

PARCEL 116
 HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS

3891 Park Avenue, Suite 101 • Beltsville, Maryland 21043
 Tel: 410.461.5828 Fax: 410.465.3555



DESIGN BY: J.C.O.
 DRAWN BY: G.M.S.
 CHECKED BY: R.H.V.
 DATE: JULY 1, 1999
 SCALE: 1"=30'
 W.O. NO.: 98-143

1 SHEET OF 2

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

7/1/99
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THESE PLANS, AND THAT ANY 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.

7-2-99
 SIGNATURE OF DEVELOPER

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

7/9/99
 Cheryl Simmons
 USDA-NATURAL RESOURCES CONSERVATION SERVICE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

7/9/99
 John R. Peltzer
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/16/99
 Director

7/15/99
 Chief, LAND DEVELOPMENT DIVISION

7/15/99
 Chief, DEVELOPMENT ENGINEERING DIVISION

SUBDIVISION NAME	ROSE LANE	SECTION/AREA	SECTION 1 & 2	LOT/PARCEL #	SECTION 1, LOT 1 SECTION 2, LOTS 1-4
PLAT NO. #	13366 13367	BLOCK NO.	24	ZONE	R-12
TAX ZONE	42	ELECT. DIST.	6TH	CENSUS TR.	8089.01
WATER CODE	B 03	SEWER CODE	440000		

TEMPORARY SEEDING

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 periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq. ft.). For the period November 16 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 sod.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal. per acre (8 gal./1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent, long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing, or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Use one of the following schedules:

- 1) 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 into upper 3 inches of soil. At time of seeding apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq. ft.).
- 2) 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 into upper three inches of soil.

Seeding: For the periods March 1 thru April 30 and August 1 thru October 15, seed with 50 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. 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 thru February 28, protect site by Option 1 - 2 tons per acre of well-anchored straw mulch, and seed as soon as possible in the spring. Option 2 - Use sod. Option 3 - Seed with 60 lbs. per acre Kentucky 31 Tall Fescue, and mulch with 2 tons per acre well anchored straw.

Mulching: Apply 1 1/2 to 2 tons per acre (70-90 lbs./1000 sq. ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal. per acre (8 gal./1000 sq. ft.) for anchoring.

Maintenance: Inspect all seeded areas, and make needed repairs, replacements, and reseeding.

SEEDING CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).
 2. 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 thereon.
 3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: (a) 7 calendar days for all perimeter sediment control structures, dikes, silt fences, ditch perimeter slopes, slopes and all slopes greater than 3:1, (b) 14 days as to all other disturbed or graded areas on the project site.
 4. 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.
 5. 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. 3). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
 6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 7. Site Analysis:

Area Disturbed	2.06 Acres
Area to be roofed or paved	0.34 Acres
Area to be vegetatively stabilized	1.72 Acres
Total Cut	4500 CY
Total Fill	2200 CY

 Offsite waste/borrow area location:
 8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 9. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
 10. 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.
 11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- * To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

SEQUENCE OF CONSTRUCTION

1. Obtain grading permit.
2. Notify Howard County Bureau of Inspections and Permits (313-1850) at least 24 hours before starting any work.
3. Construct Stabilized Construction Entrances.
4. Install silt fence.
5. Rough grade site.
6. Construct house. The first floor elevation cannot be more than 1' higher or 0' lower than the elevations shown on this plan. The foundation footprint must be within the generic block.
7. Final lot grade to be in substantial conformance with site development plan.
8. During grading and after each rainfall, the contractor shall inspect and provide the necessary maintenance on the sediment and erosion control measures shown hereon.
9. Following initial soil disturbance or redistribution permanent or temporary stabilization shall be completed within:
 - A. 7 calendar days for all perimeter sediment control.
 - B. 14 calendar days for all other disturbed areas, structures, dikes, silt fences, ditch perimeter slopes, slopes and all slopes greater than 3:1.
10. Upon stabilization of all disturbed areas and with the approval of the sediment control inspector, remove all sediment control devices.

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 structure.

Conditions Where Practice Applies: This practice is limited to areas having 2:1 or flatter slopes where:

- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- b. 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.
- c. The original soil to be vegetated contains material toxic to plant growth.
- d. 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.

Construction and Material Specifications

- I. 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 Experiment Station.
- II. Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - a. 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 2% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1 1/2" in diameter.
 - b. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, johnsongrass, nutgrass, ivy, thistle, or others as specified.
 - c. Where the subsoil is either highly acidic or composed of heavy clay, 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.

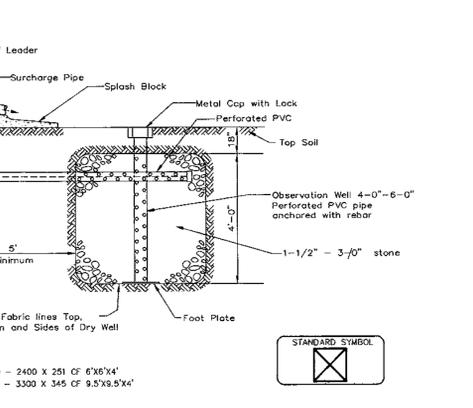
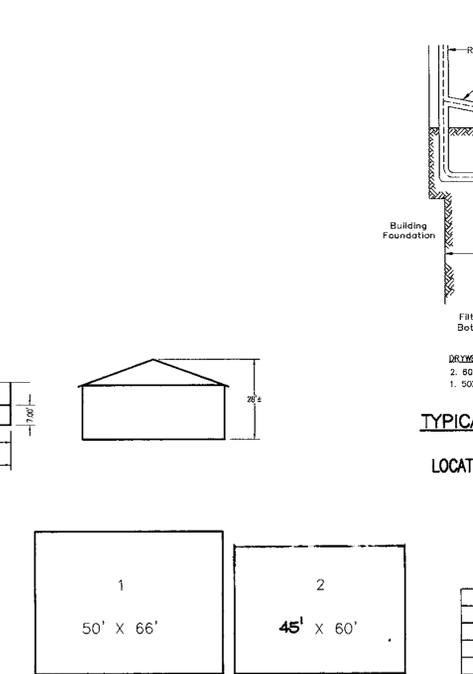
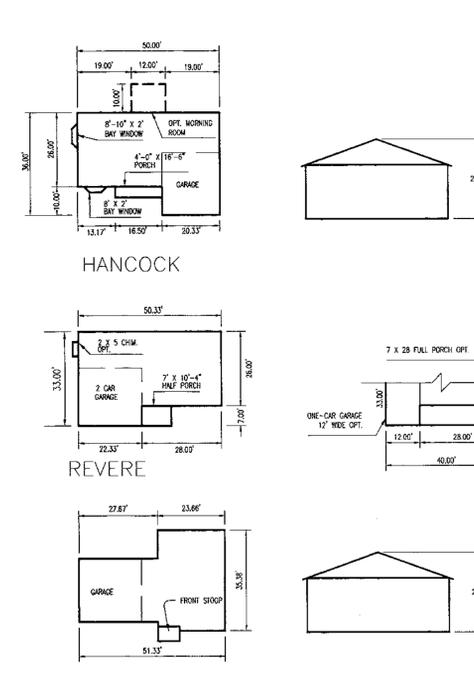
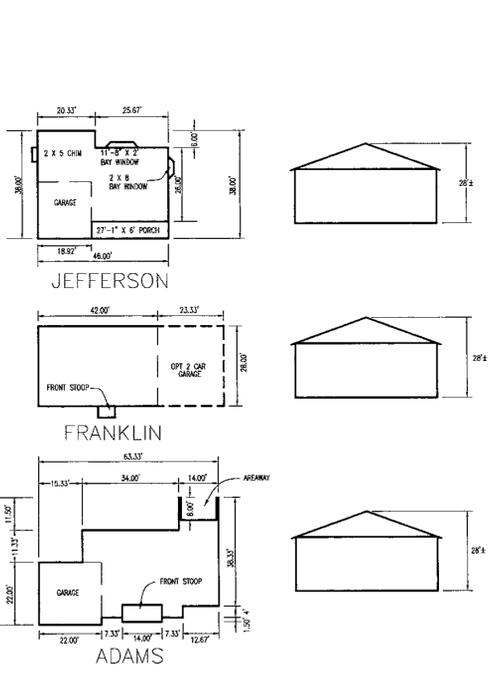
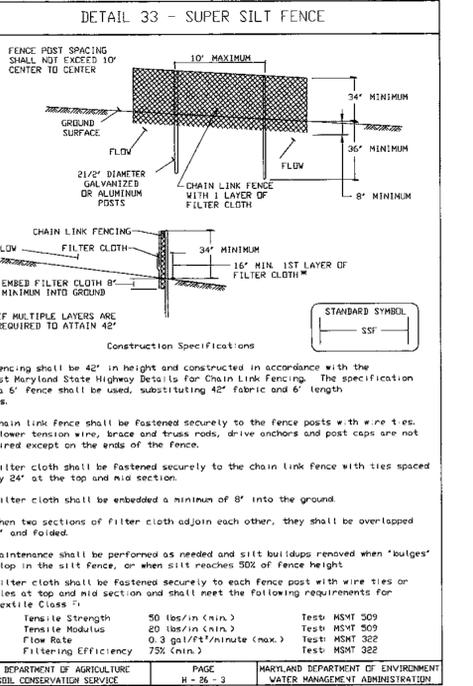
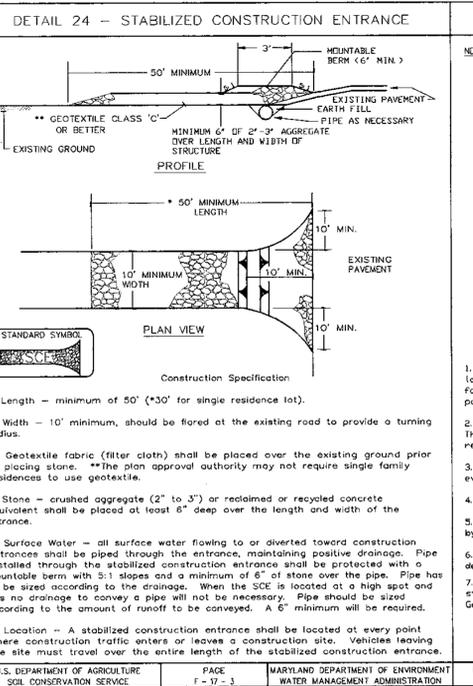
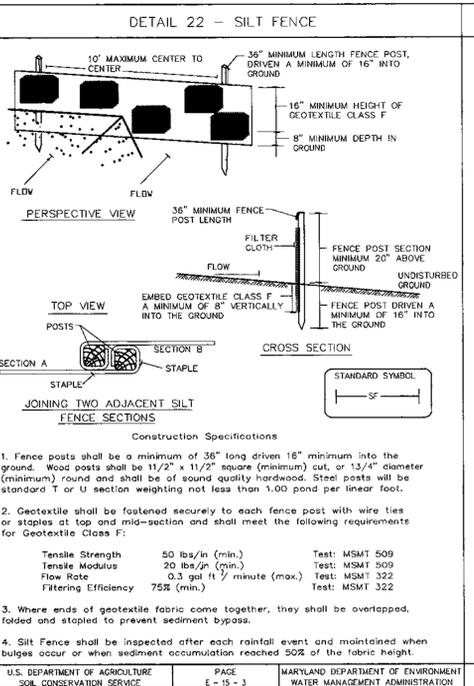
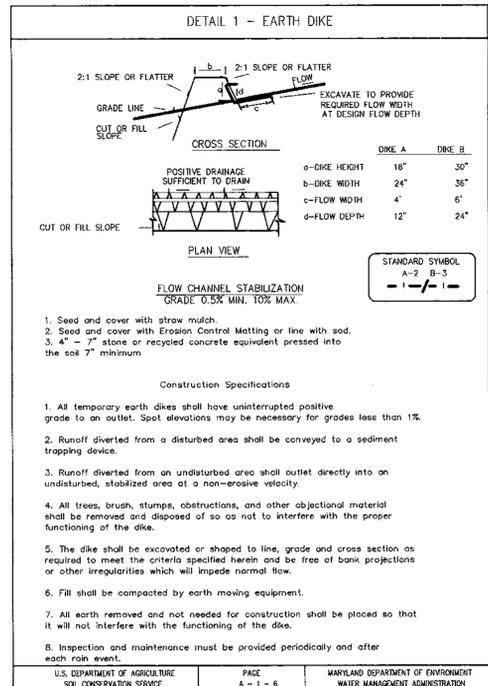
- II. For sites having disturbed areas under 5 acres:
 - i. Place topsoil (if required), and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
 - ii. For sites having disturbed areas over 5 acres:
 - a. On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - i. pH for topsoil shall be between 6.0 and 7.5. If the least soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - ii. Organic content of topsoil shall be not less than 1.5 percent by weight.
 - iii. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - iv. 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.

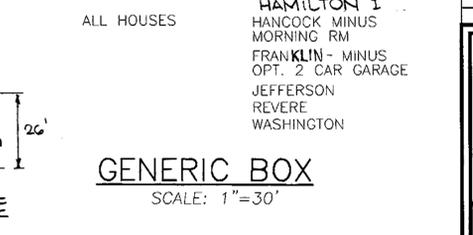
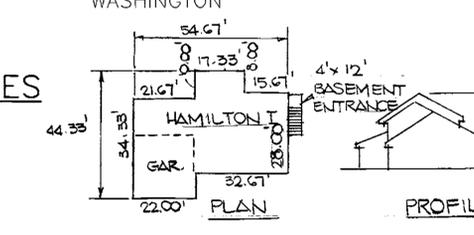
V. Topsoil Application

- i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
- iii. 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 adding 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.

STATE OF MARYLAND
 EARL D. COLLINS P.E.
 REV. ADD HAMILTON MODEL, REV.
 GENERIC BOX 2



LOCATION OF DRY WELLS ARE APPROXIMATE AND ARE TO BE DETERMINED IN FIELD.



ENGINEERS CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ROBERT H. VOGEL
 SIGNATURE OF ENGINEER
 7/11/99
 DATE

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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.

7-2-99
 SIGNATURE OF DEVELOPER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/16/99
 DIRECTOR
 DATE

7/15/99
 CHIEF, LAND DEVELOPMENT DIVISION
 DATE

7/13/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

SUBMISSION NAME	SECTION/AREA	PARCEL NUMBER			
ROSE LANE	SECTION 1 & 2	116			
PLAT NO.#	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
13366	24	R-12	42	6TH	6612
13367					
WATER CODE	SEWER CODE	440000			

NO.	REVISION	DATE
1	REVISE GENERIC BOX 2 ADD HAMILTON I	6/16/00

ROSE LANE
 SECTION 1, LOT 1 SECTION 2, LOTS 1-4
 DETAILS

REFERENCE: F-98-71, F-98-72
 TAX MAP #42 BLOCK # 24
 6TH ELECTION DISTRICT

PARCEL 116
 HOWARD COUNTY, MARYLAND

AVOGEL & ASSOCIATES
 ENGINEERS SURVEYORS PLANNERS

3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel: 410.481.5828 Fax: 410.485.2666

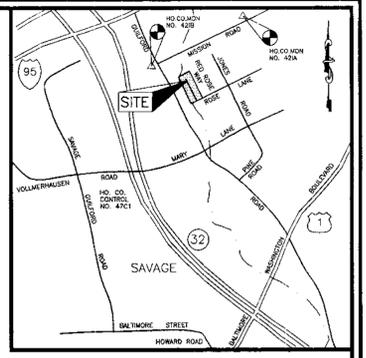
DESIGN BY: J.C.O.
 DRAWN BY: G.M.S.
 CHECKED BY: R.H.V.
 DATE: JULY 1, 1999
 SCALE: AS NOTED
 W.O. NO.: 98-143

2 SHEET OF 2

LOT 2, SEC E-5
NORDAU SUBDIVISION
PLAT NO. 3/51
SAMUEL AND BEAULA MOORE
P.115
L.2701 / F.715
ZONED: R-12

SHEET INDEX	
1	SITE DEVELOPMENT PLAN
2	DETAIL SHEET

LANDSCAPE EDGE	PERIMETER LANDSCAPE EDGE				
	1	2	3	4	5
LANDSCAPE TYPE	A	A	B	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	500	114	240	N/A	105
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 135	YES 70	YES 85	N/A	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	N/A	NO
NUMBER OF PLANTS REQUIRED					
TYPE A TYPE B	8	2	4	N/A	2
SHADE TREES (1:60) (1:50)	0	0	0	0	0
EVERGREEN TREES (1:60) (1:50)	0	0	0	0	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS TO BE PROVIDED AT FINAL PLAN STAGE	500	114	240	505	505
TYPE A TYPE B	135	70	85	N/A	105
SHADE TREES (1:60) (1:50)	0	0	0	0	0
EVERGREEN TREES (1:60) (1:50)	0	0	0	0	0
SHRUBS (1:60) (1:50)	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0



BENCHMARKS
 BM-1 HOWARD COUNTY CONTROL NO. 3241001(NAD27)
 CONCRETE MONUMENT
 N. 526573.744 E. 840096.686
 ELEVATION 388.648
 BM-2 HOWARD COUNTY CONTROL NO. 3241002(NAD27)
 CONCRETE MONUMENT
 N. 526397.261 E. 841575.709
 ELEVATION 354.602

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 C & P TELEPHONE COMPANY 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-2366
 AT&T CABLE LOCATION DIVISION 933-3253
 B.G.R.E. CO. CONTRACTOR SERVICES 850-4620
 (FOR BACKGROUND DAMAGE CONTROL) 787-4620
 STATE HIGHWAY ADMINISTRATION 531-5533
- SITE ANALYSIS:**
 AREA OF SITE: 3.088 AC
 AREA OF SUBMISSION: 3.088 AC
 PRESENT ZONING: R-12
 LIMIT OF DISTURBANCE: 2.06 AC
 PROPOSED USE OF SITE: SINGLE FAMILY DWELLINGS
 TOTAL NUMBER OF UNITS: 5
- PROJECT BACKGROUND:**
 LOCATION: TAX MAP: 42 PARCEL: 116
 ZONING: R-12
 SUBDIVISION: ROSE LANE, SECTION 1 & SECTION 2
 OPZ REFERENCES: F-98-71, F-98-72
- 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 ROADS-OR-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. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL DRIVEWAY APRONS SHALL BE PER HOWARD COUNTY STANDARD DETAIL R-6.05.
- 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.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPOSITION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- IN LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON FEBRUARY 10, 1998, DRY WELLS WILL BE PROVIDED FOR EACH LOT WITHIN THIS SITE DEVELOPMENT PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENTS.
- EXISTING TOPOGRAPHY IS BASED ON PLANS PREPARED BY A FIELD SURVEY PREPARED BY VOGEL & ASSOC. DATED APRIL, 1999.
- SEWER CONTRACT NO. 322-S
- WATER CONTRACT NO. 24-3677-D
- PERIMETER LANDSCAPING FOR SECTION 1(F-98-71) AND SECTION 2(F-98-72) HAS BEEN FULFILLED THROUGH THE RETENTION OF EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS.
- A FEE-IN-LIEU OF OPEN SPACE HAS BEEN PROVIDED UNDER F-98-71, SECTION 1 AND F-98-72, SECTION 2.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN FULFILLED BY ESTABLISHMENT OF A FOREST CONSERVATION EASEMENT UNDER F-98-71, SECTION 1 AND BY FEE-IN-LIEU UNDER F-98-72, SECTION 2.
- A FEE-IN-LIEU OF STORMWATER MANAGEMENT FOR SECTION 1 AND SECTION 2 HAS BEEN PROVIDED.
- NO CONSTRUCTION OR GRADING IS PERMITTED WITHIN WETLANDS, STREAM OR THEIR BUFFERS.

OWNER
 RIAFA, LLP
 2519 LOUDONBERRY ROAD
 TIMONIUM, MARYLAND 21093

DEVELOPER
 ROBERT HAWBAKER
 P.O. BOX 3290
 BALTIMORE, MARYLAND 21228
 410-747-5454

SEWER CONNECTION INVERTS			
LOT	INV. @ R/W	R/W	M.C.E.
SECTION 1			
1	235.40	245.15	
2	230.85	235.84	
3	232.48	235.84	
4	238.52	241.60	
SECTION 2			
1	243.90	243.15	
2	243.76	250.50	
3	243.74	253.99	
4	238.93	242.78	

NOTE: SEWER INVERTS ARE BASED ON CONTRACT NO.

ADDRESS CHART			
LOT	STREET ADDRESS	SECTION	LOT/PARCEL #
SECTION 1			
1	8790 ROSE LANE		
SECTION 2			
1	8780 ROSE LANE		
2	7904 RED ROSE WAY		
3	7908 RED ROSE WAY		
4	7912 RED ROSE WAY		

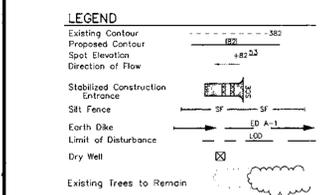
NO.	REVISION	DATE
2	REVISE LOT 1 PER AS BUILT	12/17/99
1	ADDED WASHINGTON MODEL TO LOT 1, SECT. 1	8/7/99

ROSE LANE
 SECTION 1, LOT 1 SECTION 2, LOTS 1-4
SITE DEVELOPMENT PLAN,
GRADING & SEDIMENT CONTROL PLAN
 REFERENCE: F-98-71, F-98-72
 TAX MAP #42 BLOCK # 24
 6TH ELECTION DISTRICT
 PARCEL 116
 HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 3601 Park Avenue, Suite 103 • Ellicott City, Maryland 21037
 Tel: 410-588-7800 Fax: 410-462-3955



DESIGN BY: J.C.O.
 DRAWN BY: G.M.S.
 CHECKED BY: R.M.V.
 DATE: JULY 1, 1999
 SCALE: 1"=30'
 W.O. NO.: 98-143
 1 SHEET OF 2



Trees Per: F-98-71, 98-72 to be relocated as needed.
 Street Trees Per: F-98-71, 98-72

LOT 15, SECTION C
 NORDAU SUBDIVISION
 PLAT NO. 1/75
 AMERICAN TURKISH ASSOC.
 P.112
 L.718 / F.714
 ZONED: R-12

SECTION 2
 PLAT NO. 13367
 SECTION 1
 PLAT NO. 13366

LOT 16, SECTION C
 NORDAU SUBDIVISION
 PLAT NO. 1/75
 ROYSTER LEE LEACH
 P.111
 L.1234 / F.748
 ZONED: R-12

EX. 20' PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON H.O.CO. CONTRACT NO. 322-2
 EX. 20' PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON H.O.CO. CONTRACT NO. 322-2

LOT 50 SECTION F
 SUSAN V. & EDWARD D. SMITH
 P.124
 L.2101 / F.467
 ZONED: R-12

LOT 51 SECTION F
 ANDREW CHESSON & WIFE
 P.126
 L.702 / F.62
 ZONED: R-12

LOT 50 SECTION H
 BERNICE EXUM & VIVIAN OFFER
 P.126
 L.3538 / F.634
 ZONED: R-12

LOT 48 SECTION F
 LORETTA ANNE MOORE
 P.128
 L.1788 / F.515
 ZONED: R-12

LOT 47 SECTION F
 SAMUEL MOORE & WIFE
 P.127
 L.116 / F.118
 ZONED: R-12

LOT 46 SECTION F
 LEONARD MOORE & WIFE
 P.134
 L.174 / F.431
 ZONED: R-12

LOT 45 SECTION F
 LAUREL SAND AND GRAVEL, INC.
 P.189
 L.2798 / F.617
 ZONED: R-12

LOT 44 SECTION F
 SEPONIA WHITE
 P.128
 L.1362 / F.155
 ZONED: R-12

LOT 41 SECTION F

PLAN
 SCALE: 1"=30'

ENGINEERS CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF ENGINEER: Robert H. Vogels
 DATE: 7/1/99

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
 SIGNATURE OF DEVELOPER: [Signature]
 DATE: 7-2-99

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 SIGNATURE: Cheryl Simmons
 DATE: 7/1/99
 USDA-NATURAL RESOURCES CONSERVATION SERVICE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE: John R. Roberts
 DATE: 7/1/99
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 SIGNATURE: [Signature]
 DATE: 7/16/99
 DIRECTOR

SIGNATURE: Cindy Hamilton
 DATE: 7/15/99
 CHIEF, LAND DEVELOPMENT DIVISION

SIGNATURE: [Signature]
 DATE: 7/13/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #			
ROSE LANE	SECTION 1 & 2	SECTION 1, LOT 1 SECTION 2, LOTS 1-4			
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
13366	24	R-12	42	6TH	6089.01
13367					
WATER CODE	SEWER CODE				
B 03	440000				

LEGEND

Existing Contour	--- 352
Proposed Contour	--- 352
Spot Elevation	40.53
Direction of Flow	→
Stabilized Construction Entrance	---
Silt Fence	---
Earth Dike	---
Limit of Disturbance	---
Dry Well	---
Existing Trees to Remain	○

Trees Per. F-98-71, 98-72 to be relocated as needed.

Street Trees Per. F-98-71, 98-72 to be relocated as needed.

LOT 15, SECTION G
NORDAU SUBDIVISION
PLAT NO. 1776
AMERICAN TURKISH ASSOC.
P.112
L718 / F.714
ZONED: R-12

SECTION 2
PLAT NO. 13367

SECTION 1
PLAT NO. 13366

LOT 16, SECTION G
NORDAU SUBDIVISION
PLAT NO. 1776
ROYSTER LEE LEACH
P.111
L.1234 / F.748
ZONED: R-12

EX. 20' PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON HO.CO. CONTRACT NO. 322-2

EX. 20' PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON HO.CO. CONTRACT NO. 322-2

EX. 20' PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON HO.CO. CONTRACT NO. 322-2



BARL D. COLLINS PE
REV. GENERIC BOX 2
ON SECTION 2 LOTS 2 & 3

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER
ROBERT H. VOGEL
DATE 7/1/99

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE OF DEVELOPER
DATE 7-2-99

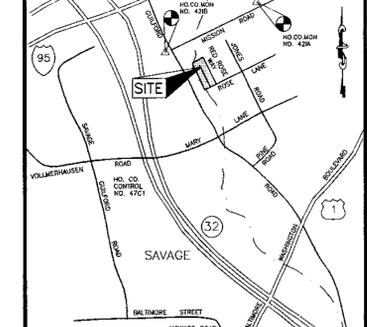
LOT 2, SEC E-8
NORDAU SUBDIVISION
PLAT NO. 3/51
SAMUEL AND BEAULA MOORE
P.115
L2701 / F.715
ZONED: R-12

SHEET INDEX

1	SITE DEVELOPMENT PLAN
2	DETAIL SHEET

SCHEDULE A PERIMETER LANDSCAPE EDGE

LANDSCAPE EDGE	1	2	3	4	5
LANDSCAPE TYPE	A	A	B	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	000	114	240	N/A	105
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 135	YES 70	YES 65	N/A	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	N/A	NO
NUMBER OF PLANTS REQUIRED					
SHADE TREES (1-100)	8	2	4	N/A	2
EVERGREEN TREES (1-140)	0	0	0	N/A	0
NUMBER OF PLANTS TO BE PROVIDED AT FINAL PLAN STAGE	500	114	240	505	505
SHADE TREES (1-100)	135	70	65	N/A	450
EVERGREEN TREES (1-140)	0	0	0	N/A	0
OTHER TREES (2-1 SUBSTITUTION) SHRUBS (10-1 SUBSTITUTION)	0	0	0	0	0



VICINITY MAP
SCALE: 1"=200'

BENCHMARKS

BM-1 HOWARD COUNTY CONTROL NO. 3241001(NAD27)
CONCRETE MONUMENT
N. 52639.744 E. 840066.686
ELEVATION 388.648

BM-2 HOWARD COUNTY CONTROL NO. 3241002(NAD27)
CONCRETE MONUMENT
N. 52639.261 E. 841575.709
ELEVATION 354.602

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY 1-800-257-7777
 - C & P TELEPHONE COMPANY 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES 513-2366
 - AT&T CABLE LOCATION DIVISION 393-3553
 - B.G.A.E. CO. CONTRACTOR SERVICES 850-4520
 - B.G.A.E. DISTRICT UNDERGROUND DAMAGE CONTROL 867-4600
 - STATE HIGHWAY ADMINISTRATION 531-5533
- SITE ANALYSIS:**
 - AREA OF SITE: 3.088 AC
 - AREA OF SUBMISSION: 3.088 AC
 - PRESENT ZONING: R-12
 - LIMIT OF DISTURBANCE: 2.06 AC
 - PROPOSED USE OF SITE: SINGLE FAMILY DWELLINGS
 - TOTAL NUMBER OF UNITS: 5
- PROJECT BACKGROUND:**
 - LOCATION: TAX MAP: 42 PARCEL: 116
 - ZONING: R-12
 - SUBDIVISION: ROSE LANE, SECTION 1 & SECTION 2
 - DPZ REFERENCES: F-98-71, F-98-72
- 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. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL DRIVEWAY ARROWS SHALL BE PER HOWARD COUNTY STANDARD DETAIL R-6-05.
- 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.
- ESTIMATES OF GROUNDWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- IN LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON FEBRUARY 10, 1998, DRY WELLS WILL BE PROVIDED FOR EACH LOT WITHIN THIS SITE DEVELOPMENT PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENTS.
- EXISTING TOPOGRAPHY IS BASED ON PLANS PREPARED BY VOGEL & ASSOC. DATED APRIL, 1998.
- SEWER CONTRACT NO. 322-S
- WATER CONTRACT NO. 24-3677-D
- PERIMETER LANDSCAPING FOR SECTION 1(F-98-71) AND SECTION 2(F-98-72) HAS BEEN FULFILLED THROUGH THE RETENTION OF EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS.
- A FEE-IN-LIEU OF OPEN SPACE HAS BEEN PROVIDED UNDER F-98-71, SECTION 1 AND F-98-72, SECTION 2.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN FULFILLED BY ESTABLISHMENT OF A FOREST CONSERVATION EASEMENT UNDER F-98-71, SECTION 1 AND BY FEE-IN-LIEU UNDER F-98-72, SECTION 2.
- A FEE-IN-LIEU OF STORMWATER MANAGEMENT FOR SECTION 1 AND SECTION 2 HAS BEEN PROVIDED.
- NO CONSTRUCTION OR GRADING IS PERMITTED WITHIN WETLANDS, STREAM OR THEIR BUFFERS.

OWNER
RIAFA, LLP
2519 LOUDONBERRY ROAD
TIMONIUM, MARYLAND 21093

DEVELOPER
ROBERT HAWBAKER
P.O. BOX 3290
BALTIMORE, MARYLAND 21228
410-747-5454

SEWER CONNECTION INVERTS

LOT	INV. @ R/W	M.C.E.
SECTION 1		
1	235.40	245.15
2	230.85	235.84
3	232.48	235.84
4	238.32	241.60
SECTION 2		
1	243.90	243.15
2	243.76	250.50
3	243.74	253.09
4	238.93	242.76

NOTE: SEWER INVERTS ARE BASED ON CONTRACT NO.

ADDRESS CHART

LOT	STREET ADDRESS
SECTION 1	
1	8790 ROSE LANE
SECTION 2	
1	8780 ROSE LANE
2	7904 RED ROSE WAY
3	7908 RED ROSE WAY
4	7912 RED ROSE WAY

NO.	REVISION	DATE
3	REVISE GENERIC BOX 2	6-16-00
2	REVISE LOT 1 PER AS BUILT	12/17/99
1	ADDED WASHINGTON MODEL TO LOT 1, SECT. 1	8/9/99

ROSE LANE
SECTION 1, LOT 1 SECTION 2, LOTS 1-4
SITE DEVELOPMENT PLAN,
GRADING & SEDIMENT CONTROL PLAN

REFERENCE: F-98-71, F-98-72
TAX MAP #42 BLOCK # 24
6TH ELECTION DISTRICT

PARCEL 116
HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
Professional Engineers
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel: 410-461-5838 Fax: 410-465-3860



DESIGN BY: J.C.O.
DRAWN BY: G.M.S.
CHECKED BY: R.H.V.
DATE: JULY 1, 1999
SCALE: 1"=30'
W.O. NO.: 98-143

1 SHEET OF 2

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
ROSE LANE	SECTION 1 & 2	SECTION 1, LOT 1 SECTION 2, LOTS 1-4
PLAT NO. & BLOCK NO.	ZONE	TAX/ZONE
13366 13367	24 R-12	42
WATER CODE	B 03	SEWER CODE 440000
ELECT. DIST.	6TH	CENSUS TR. 60689.01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James S. Smith 7/16/99
DIRECTOR DATE

Cindy Hamilton 7/15/99
CHIEF, LAND DEVELOPMENT DIVISION DATE

William J. ... 7/13/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Cheyl Simmons 7/9/99
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John R. ... 7/9/99
HOWARD SOIL CONSERVATION DISTRICT DATE

PLAN
SCALE: 1"=30'

