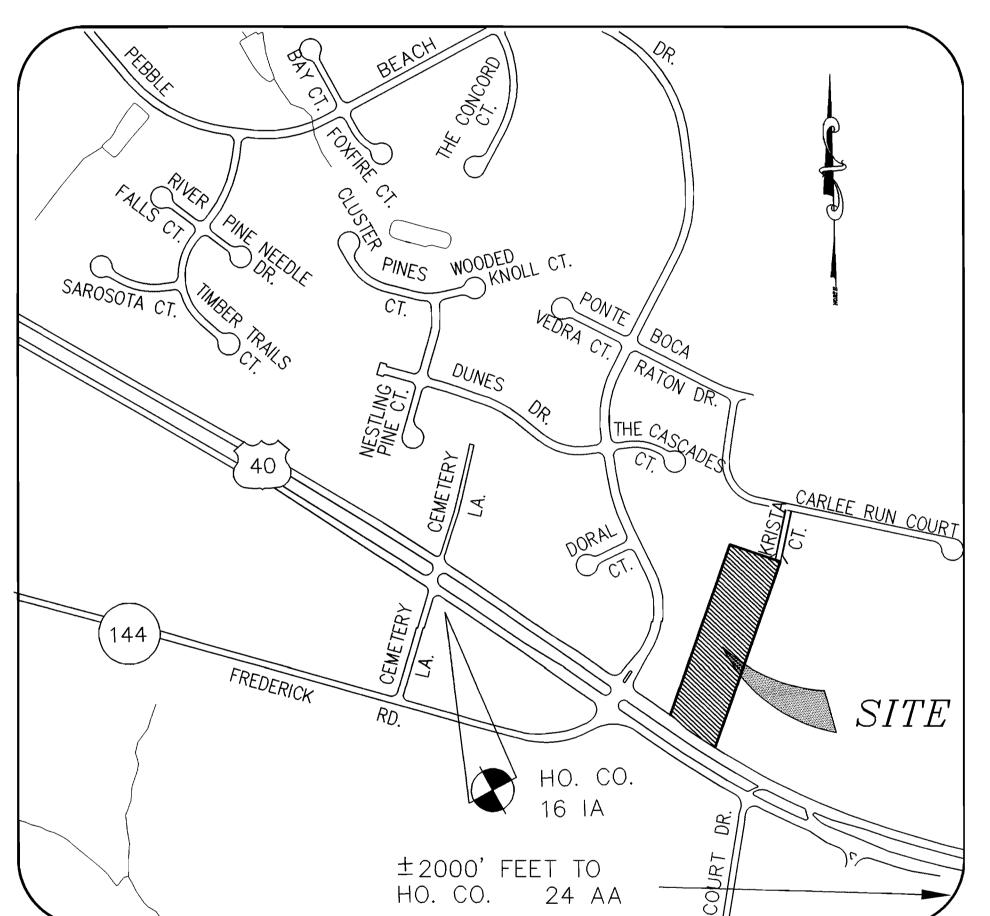
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



GENERAL NOTES:

- 1. SUBJECT PROPERTY ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS
- AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- 3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- 5. PROJECT BACKGROUND:
 - TAX MAP: 23, PARCEL: 13, BLOCK 6 ELECTION DISTRICT: SECOND.
 - RECORDED PLAT NO: 16035
- DPZ FILE NO. F-00-155, WP-00-104 6. AREA TABULATION
- A. TOTAL TRACT AREA: 1.14 AC.± B. AREA OF BUILDABLE LOTS: 1.14 AC.±
- C. LIMIT OF DISTURBANCE: 1.27 AC.± D. PROPOSED USE: E. NUMBER OF PROPOSED BUILDABLE LOTS:
- 7. TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT JANUARY 2000.
- 8. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT
- 9. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 & 31D4.
 - N 589.509.406 ELEV. 463.67 E 1,368,237.662
 - N 587,380.458 ELEV. 387.28 E 1,369,606.281
- 10. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1 THRU 3 WILL BE SERVED UNDER CONTRACT # 24-4017-D.
- 11. FOREST CONSERVATION OBLIGATIONS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR THE AMOUNT OF \$10,672.00 UNDER F-00-155.
- 12. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR THE AMOUNT OF \$4,500.00 UNDER F-00-155.
- 13. STORMWATER MANAGEMENT IS SATISFIED THROUGH THE USE OF THE GRASS CHANNEL CREDIT AND IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL. 1.71 ACRES IS TREATED BY THE GRASS CHANNEL CREDIT FOR A REDUCED WQV OF 1,098 CFT AND A REDUCED
- 15. NO WETLANDS, FLOODPLAIN OR STREAMS EXIST ON-SITE AS PER F-00-155.
- 16. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- 17. NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 18. LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-00-155, HOLLENBAUGH PROPERTY, LOTS 1-4 BY POSTING FINANCIAL SURETY IN THE AMOUNT OF \$5,400.00 AS PART OF THE DPW WATER AND SEWER DEVELOPER AGREEMENT CONTRACT #24--4017--D
- 19. RESIDENTIAL DRIVEWAY ENTRANCE HO.CO.STD. R-6.06 TO BE USED UNLESS OTHERWISE NOTED.
- 20. IN ACCORDANCE WITH SECTION 128(A)(1) 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 SETBACK. PORCHES AND DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. DECKS ARE NOT ALLOWED INTO THE REQUIRED 10' SIDE SETBACKS.
- 21. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, 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 OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN
- 22. THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT
- 23. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE). B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE
 - C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE
 - D) STRUCTURES (CULVERT/BRIDGES) CAPABLE OF SUPPORTING
 - E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- 24. LOT 4 IS NOT PART OF THIS SDP, HOWEVER, PERMISSION IS GRANTED TO DO OFF-SITE GRADING ON LOT 4.
- DENOTES PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- DENOTES PUBLIC WATER AND SEWER EASEMENT.
- 27. THIS SUBDIVISION IS SUBJECT OT WAIVER PETITION # WP 00-104, REQUESTING TO WAIVE SECTION 16.120.(C)(2)(iii), ADJACENT PIPESTEM LOTS WHICH SHARE A COMMON DRIVEWAY SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. THIS WAIVER PETITION WAS
- 28. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 15.
- 29. THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED JANUARY 8,2002.
- 30. LOT 4'S ACCESS TO MD. ROUTE 40 MUST BE REMOVED PRIOR TO OBTAINING THE USE AND OCCUPANCY PERMITS FOR LOTS 1-3.
- 31. ACCESS TO LOTS 1-4 HAS BEEN PROVIDED VIA THE DEVELOPMENT OF THE CARLEE MANOR
- 32. A DECLARATION OF MAINTENANCE OBLIGATION FOR THE USE—IN—COMMON DRIVEWAY HAS BEEN RECORDED IN LIBER 7328, FOLIO 387. IF AND WHEN ADJACENT PARCEL 14 OPTS TO USE THIS SHARED ACCESS EASEMENT, IT MUST BE UPGRADED TO A PRIVATE ACCESS PLACE OR TO BE IN COMPLIANCE WITH THE COUNTY REGULATIONS AT THAT TIME.
- 33. FOR LOTS 1 THRU 4, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PRIVATE USE—IN—COMMON DRIVEWAY EASEMENT AND CARLEE RUN COURT AND NOT INTO THE USE-IN-COMMON DRIVEWAY.
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT
- 35. A PRIVATE STREET NAME SIGN IS REQUIRED, DEVELOPER SHALL CONTACT DEPARTMENT OF TRAFFIC ENGINEERING AT 410-313-5752 REGARDING THE INSTALLATION AND SPECIFICATIONS.

OWNER/DEVELOPER

DONALD R. REUWER JR 8000 MAIN STREET ELLICOTT CITY, MD. 21043 410-480-9105

Rev OF 0.11 AC (AREA METHOD) PROVIDED UNDER F-00-155. 14. NO STEEP SLOPES EXIST ON-SITE. PERMIT INFORMATION CHART HOLLENBAUGH PROPERTY N/A PLAT # OR L/F BLOCK # ZONE TAX MAP ELEC. DIST. CENSUS TRACT 16035 6 R-20 23 2ND 602200 5992000 PROPOSED IMPROVEMENTS: SINGLE FAMILY DWELLINGS, GRADING & SEDIMENT CONTROL. DEVELOPERS CERTIFICATE I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING PROGRAM FOR 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 NATURAL RESOURCE CONSERVATION SERVICE. WITH TAR AND CHIP COATING. CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS. 25 GROSS TONS (H25 LOADING). 5-1-04 LOBERT L DOESTY JR. IGINEER'S CERTIFICATE 52.00' N FOR EROSION AND SEDIMENT CONTROL REPRESENTS ABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF AT IT WAS PREPARED IN ACCORDANCE WITH THE GENERIC TYPE CHAMBERLAIN II JAMES LONGSTREET - OPT. SOLARIUM - OPT. SUNROOM & MORNING ROO<u>M EXT</u>ENTION NO 2' FAM/LIB EXTENTION DOES NOT FIT NO WRAP AROUND PORCH NO SIDE LOAD GARAGE GARAGI W/ELEV. "C" W/ELV. 5 THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SUBDIVISION, ADJACENT PARCEL 123. SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL PORCH (ELV. 5) GENERIC TYPE CHAMBERLAIN II JAMES LONGSTREET JISDA - NATURAL POSOURCE PRVATION SERVICE OPT. SIDE LOAD GARAGE NO SIDE LOAD GARAGE W/ELV. "C" DOES NOT FIT NO WRAP AROUND PORCH GARAGE THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL CHAMBERLAIN I JAMES LONGSTREET SCALE 1"=30' AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS SCALE 1"=30' 66.00 **PLAN PLAN** GENERIC TYPE CHAMBERLAIN II JAMES LONGSTREET APPROVED: DEPARTMENT OF PLANNING AND ZONING 3 CAR FRONT LOAD GARAGE OR WARP AROUND PORCH NO SIDE LOAD GARAGE NO SIDE LOAD GARAGE **BUILDER** GARAGE FINISHED GRADE DORSEY FAMILY HOMES FINISHED GRADE 9926 CYRPRESSMEDE DRIVE BASEMENT ELLICOTT CITY, MD. 21042 BASEMENT 410-995-9048 GENERIC BOXES **PROFILE PROFILE**

INDEX OF DRAWINGS

ADDRESS CHART

SEWER HOUSE CONNECTION

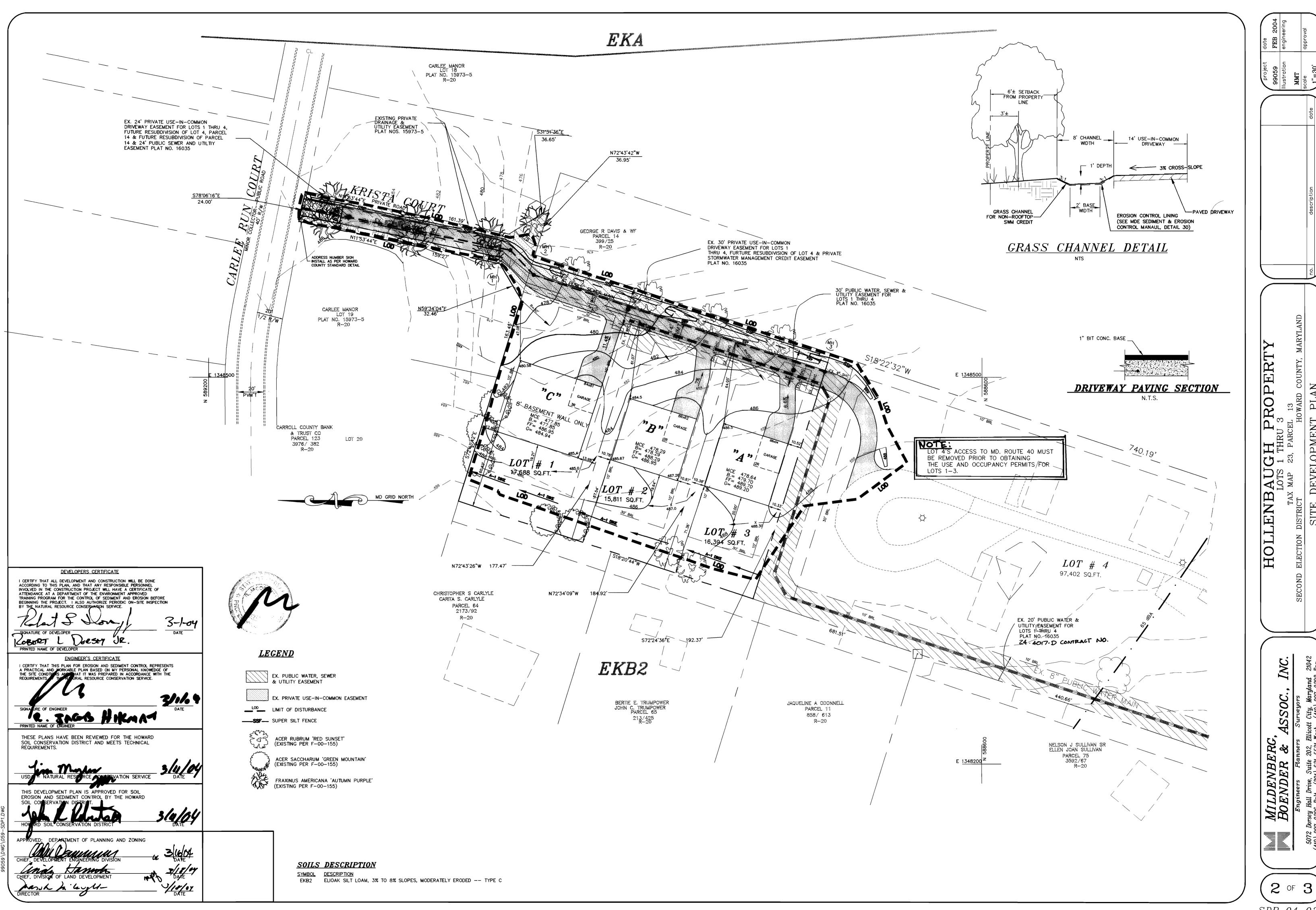
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DEV

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, DISKING 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 ACRES DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BÉFORE SEEDING. HARROW OR DISK INTO UPPER THREE 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 DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE 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 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LOBS. 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 OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD. OPTION (3) -SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONE/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 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.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, FOR 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 OCTOBER 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 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE 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 ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF NAY CONSTRUCTION, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", 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.
- 4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD

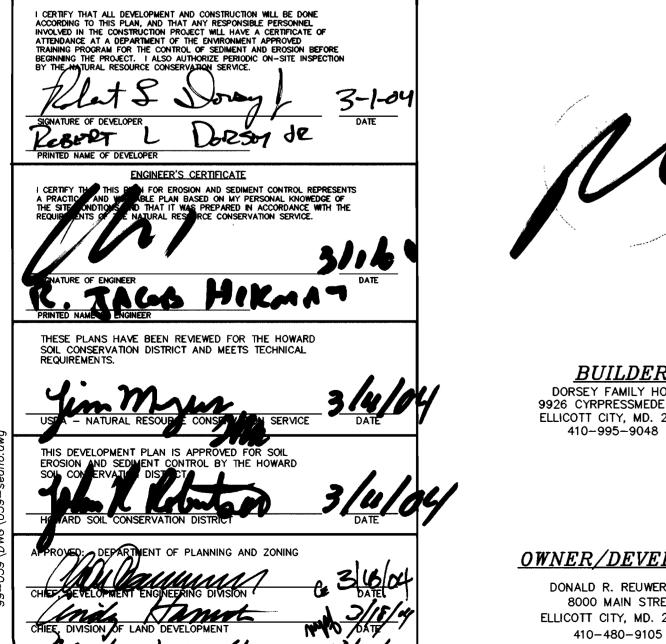
	COUNTY SEDIMENT CONTROL INSPECTOR.	
')	SITE ANALYSIS:	1.14 ACRES
	TOTAL AREA OF SITE:	1.27 ACRES
	AREA TO BE ROOFED OR PAVED:	0.43 ACRES
	AREA TO BE VEGITATIVELY STABILIZED:	0.84 ACRES
	TOTAL CUT:	1200 CU. YDS.
	TOTAL FILL:	
	TOTAL WASTE/BORROW AREA LOCATION:	

MANUAL, STORM DRAINAGE.

DEVELOPERS CERTIFICATE

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITIES MEASUREMENTS.

- 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 CONTROL 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 CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



<u>BUILDER</u> DORSEY FAMILY HOMES 9926 CYRPRESSMEDE DRIVE ELLICOTT CITY, MD. 21042 410-995-9048

OWNER/DEVELOPER

DONALD R. REUWER JR. 8000 MAIN STREET ELLICOTT CITY, MD, 21043

STANDARD 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 VEGETATIVE 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

- I. 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
 - 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

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. 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.
- II. TOPSOIL SPECIFICATIONS SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
- TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CON-TRASTING 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 1/2" IN
- TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- WHERE THE SUBSOIL IS FITHER 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.
- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING
 - g. ph for topsoils shall be between 6.0 and 7.5. If the tested soil demonstrates a ph of
 - LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.
 - b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - d. NO SOD 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 PHYTO-TOXIC 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

- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- V. TOPSOIL APPLLICATION
 - 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" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING 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.
 - . 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.
- VI. ALTERNATIVE FOR PERMANENT SEEDING INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE **ENVIRONMENT UNDER COMAR 26.04.06.**
 - b. COMPOSTED SLUDGE SHALL CONTAIN AT LEASE 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOURUS, AND 0.2 PERCENT POTASSIUM AND HAVE A Ph OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
- COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILLIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

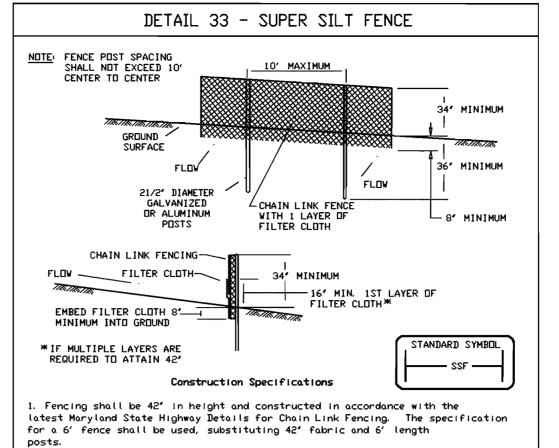
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTE, REVISED 1973.

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS.
- 2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS.
- 3. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON THE UPGRADE SIDE OF THE MAIN TRENCH. 4. EXCAVATION AND BACKFILL SHALL BE LIMITED TO THAT WHICH CAN BE STABILIZED WITHIN ONE WORKING DAY.
- 5. IMMEDIATELY FOLLOWING BACKFILL OF THE SEWER TRENCH, ALL DISTURBED AREAS ARE TO BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION AND SEEDING NOTES SHOWN ON THIS SHEET.
- 6. THROUGHOUT THE PROJECT, THE CONTRACTOR SHALL REGULARLY INSPECT ALL SEDIMENT CONTROL DEVICES AND PROVIDE ALL NECESSARY MAINTENANCE TO INSURE THAT ALL DEVICES ARE IN OPERATIVE CONDITION.
- 7. ALL SEDIMENT CONTROL FACILITIES SHALL REMAIN IN PLACE UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT (1 DAY)
- 2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM AT LOCATION INDICATED.(1 DAY)
- 3. CONSTRUCT SUPER SILT FENCES AND EARTH DIKE. (1 DAY)
- 4. CLEAR SITE PER LIMIT INDICATED.(3 DAYS)
- 5. BRING SITE TO GRADE INDICATED ON THE PLAN.(5 DAYS)
- 6. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS.



2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced

every 24° at the top and mid section. 4. Filter cloth shall be embedded a minimum of 8' into the ground.

0.3 gal/ft²/minute (max.)

Test: MSMT 322

Test: MSMT 328

MARYLAND DEPARTMENT OF ENVIRONMENT

VATER MANAGEMENT ADMINISTRATION

5. When two sections of filter cloth adjoin each other, they shall be overlapped 6. Maintenance shall be performed as needed and silt buildups removed when 'bulges'

develop in the silt fence, or when silt reaches 50% of fence height 7. 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 Test: MSMT 509 20 lbs/in (min,) Test: MSMT 509

75% (min.)

Tensile Modulus

U.S. DEPARTMENT OF AGRICULTURE

SOIL CONSERVATION SERVICE

Filtering Efficiency

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE
GEDTEXTILE CLASS 'C' MINIMUM ## GEDTEXTILE CLASS 'C' OR BETTER MINIMUM 6' DF 2'-3' AGGREGATE DVER LENGTH AND WIDTH DF EXISTING GROUND STRUCTURE
PROFILE
* 50' MINIMUM—————————————————————————————————
O' MINIMUM PAVEMENT
STANDARD SYMPTE PLAN VIEW 10' MIN

. Length - minimum of 50' (*30' for single residence lot).

SUIL CONSERVATION SERVICE

2. Width - 10' minimum, should be flared at the existing road to provide a turning 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior

Construction Specification

to placing stone. **The plan approval authority may not require single family residences to use geotextile. 4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete

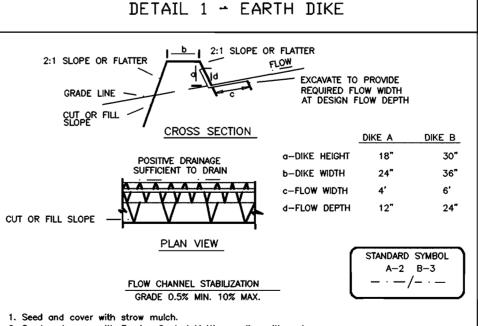
equivalent shall be placed at least 6' deep over the length and width of the

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6° of stone over the pipe. Pipe ha to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6' minimum will be required.

PAGE MARYLAND DEPARTMENT OF ENVIRONMEN F - 17 - 3 VATER MANAGEMENT ADMINISTRATION

PAGE MARYLAND DEPARTMENT OF ENVIRONMEN A - 1 - 6 WATER MANAGEMENT ADMINISTRATION

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance



2. Seed and cover with Erosion Control Matting or line with sod. 3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%. 2. Runoff diverted from a disturbed area shall be conveyed to a sediment

3. Runoff diverted from an undisturbed area shall outlet directly into an

4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.

5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.

6. Fill shall be compacted by earth maving equipment

SOIL CONSERVATION SERVICE

7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike. 8. Inspection and maintenance must be provided periodically and after

SUPER SILT FENCE Design Criteria Slope Slope Length Silt Fence Length Slope Steepness (maximum) (maximum) 0 - 10% 0 - 10: 1 Unlimited Unlimited 10 - 20% 10:1 - 5:1 200 feet 1,500 feet 5 1 - 3 1 100 feet 1,000 feet 33 - 50% 3 1 - 2 1 100 feet 500 feet 2:1 + 50 feet 250 feet MARYLAND DEPARTMENT OF ENVIRONMENT

1. Length – minimum of 50' (** 30' for single residence lot).

SUIL CONSERVATION SERVICE

2. Width - 10' minimum, should be flared at the existing road to provide a turning

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

equivalent shall be placed at least 6' deep over the length and width of the

entrances shall be piped through the entrance, maintaining positive drainage. Pipe

where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance

MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION U.S. DEPARTMENT OF AGRICULTURE F - 17 - 3A SUIL CONSERVATION SERVICE

STABILIZED CONSTRUCTION ENTRANCE

WATER MANAGEMENT ADMINISTRATION

Construction Specification

4. Stone - crushed aggregate (2' to 3'), or reclaimed or recycled concrete

5. Surface Water - all surface water flowing to or diverted toward construction

installed through the stabilized construction entrance shall be protected with a mountable berm with 5.1 slopes and a minimum of 6' of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6' minimum will be required. 6. Location - A stabilized construction entrance shall be located at every point

LENB

COUNTY, MAR DETAILS

GRII WARD AND

NOTES 1

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3 of

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



INDEX OF DRAWINGS

SEWE	R HOUSE C	CONNECTION			
LOT NO.	INV. • PROPERTY LINE	MIN. CELLAR EL			
1	472.85	477.85			
2	473.55	478.29			
3	473.93	478.64			

PERMIT INFORMATION CHART						
SUBDIVISION NAME HOLLENBAUGH PROPERTY			SECTION/AREA		LOT/P/	ARCEL #
			N/A		13	
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELE	C. DIST.	CENSUS TRACT
16035	6	R-20	23	2	ND	602200
WATER CODE			SEWER CODE			
H-07			599	200	0	

SINGLE FAMILY DWELLINGS, GRADING & SEDIMENT CONTROL

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL

PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

NGINEER'S CERTIFICATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD

SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

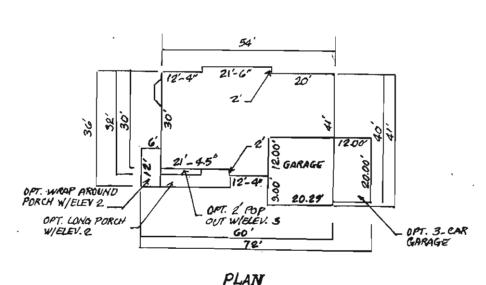
Namale

IN FOR EROSION AND SEDIMENT CONTROL REPRESENTS ABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF ID THAT IT WAS PREPARED IN ACCORDANCE WITH THE

RESOURCE CONSERVATION SERVICE.

RVATION SERVICE

3-1-01



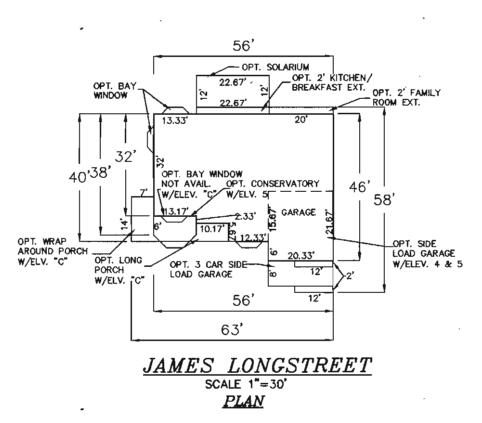
SCALE 1 = 30

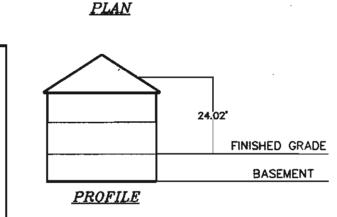
AUSTIN WESLEY

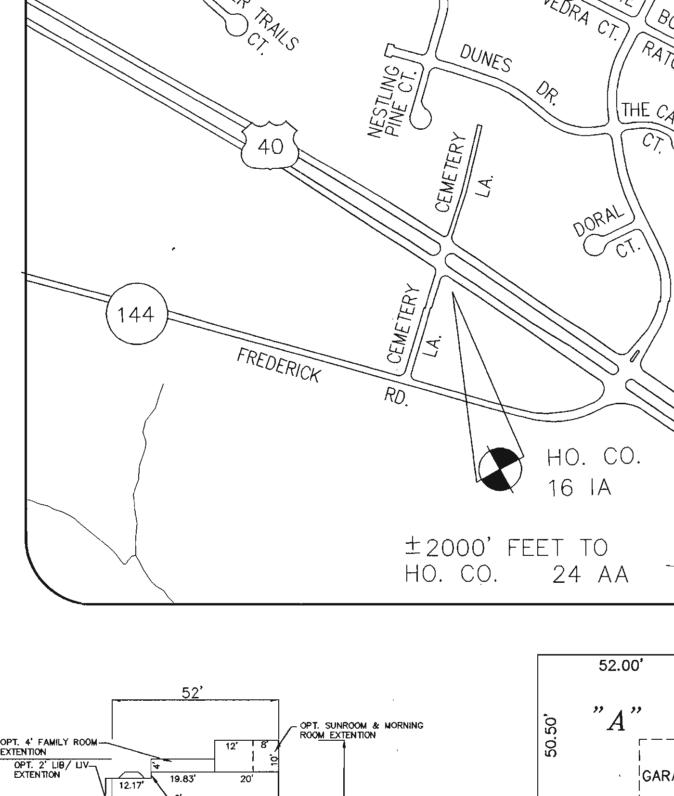
PROFILE

FINISHED GRADE

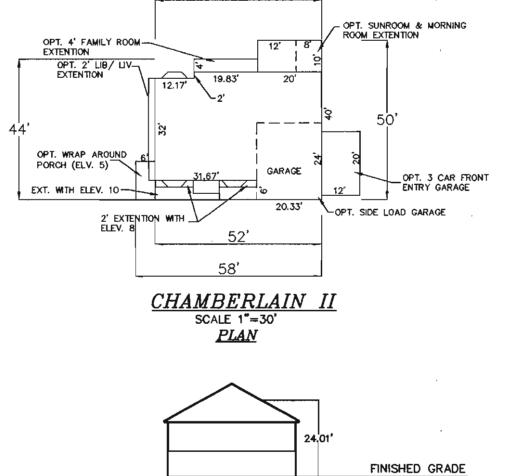
BASEMENT



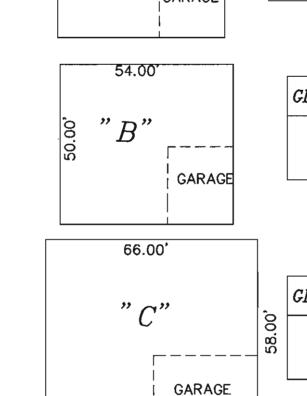




BASEMENT



<u>PROFILE</u>



GENERIC BOXES

, !	GARAGE					
					AUSTIN WESLEY	
					DOES NOT FIT	
00′			GENERIC	TYPE	CHAMBERLAIN II	JAMES LONGSTREET
"	F		(LOT 2)		NO SIDE LOAD GARAGE NO WRAP AROUND PORCH	DOES NOT FIT
	GARAGE				AUSTIN WESLEY	
					NO 3 CAR GARAGE NO WRAP AROUND PORCH	-
6.00)'					
C"			GENERIC	TYPE	CHAMBERLAIN II	JAMES LONGSTREET
<i>C</i>		58.00	C (LOT 1)	-	NO SIDE LOAD GARAGE	3 CAR FRONT LOAD GARAGE OR WARP AROUND PORCH NO SIDE LOAD GARAGE

AUSTIN WESLEY

3 CAR FRONT LOAD GARAGE

NO 2' FAM/LIB EXTENTION

NO WRAP AROUND PORCH

NO SIDE LOAD GARAGE

JAMES LONGSTREET

DOES NOT FIT

GENERIC TYPE CHAMBERLAIN II

GENERAL NOTES:

- 1. SUBJECT PROPERTY ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- 3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT
- PROJECT BACKGROUND: TAX MAP: 23, PARCEL: 13, BLOCK 6

ELECTION DISTRICT: SECOND. ZONING: R-20 RECORDED PLAT NO: 16035 DPZ FILE NO. F-00-155, WP-00-104

LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.

AREA TABULATION A. TOTAL TRACT AREA: 1.14 AC.± B. AREA OF BUILDABLE LOTS: 1.14 AC.± C. LIMIT OF DISTURBANCE: 1.27 AC.± D. PROPOSED USE:

E. NUMBER OF PROPOSED BUILDABLE LOTS: 3

- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT JANUARY 2000.
- 8. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 & 31D4. N 589,509,406 ELEV. 463,67 E 1,368,237.662

N 587,380.458 ELEV. 387.28 E 1,369,606.281

- 10. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1 THRU 3 WILL BE SERVED UNDER CONTRACT # 24-4017-D.
- 11. FOREST CONSERVATION OBLIGATIONS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR THE AMOUNT OF \$10,672.00 UNDER F-00-155.
- 12. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR THE AMOUNT OF \$4,500.00 UNDER F-00-155.
- 13. STORMWATER MANAGEMENT IS SATISFIED THROUGH THE USE OF THE GRASS CHANNEL CREDIT AND IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL. 1.71 ACRES IS TREATED BY THE GRASS CHANNEL CREDIT FOR A REDUCED WQV OF 1,098 CFT AND A REDUCED
- Rev OF 0.11 AC (AREA METHOD) PROVIDED UNDER F-00-155. 14. NO STEEP SLOPES EXIST ON-SITE.
- 15. NO WETLANDS, FLOODPLAIN OR STREAMS EXIST ON-SITE AS PER F-00-155.
- 16. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- 17. NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 18. LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-00-155, HOLLENBAUGH PROPERTY, LOTS 1-4 BY POSTING FINANCIAL SURETY IN THE AMOUNT OF \$5,400.00 AS PART OF THE DPW WATER AND SEWER DEVELOPER AGREEMENT CONTRACT #24-4017-D.
- 19. RESIDENTIAL DRIVEWAY ENTRANCE HO.CO.STD. R-6.06 TO BE USED UNLESS OTHERWISE NOTED.
- 20. IN ACCORDANCE WITH SECTION 128(A)(1) 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 SETBACK. PORCHES AND DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. DECKS ARE NOT ALLOWED INTO THE REQUIRED 10' SIDE SETBACKS.
- 21. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, 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 OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- 22. THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT
- 23. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE). B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE
 - WITH TAR AND CHIP COATING. C) GEOMETRY -- MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERT/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.
- 24. LOT 4 IS NOT PART OF THIS SDP, HOWEVER, PERMISSION IS GRANTED TO DO OFF-SITE GRADING ON LOT 4.
- DENOTES PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
 - DENOTES PUBLIC WATER AND SEWER EASEMENT.
- 27. THIS SUBDIVISION IS SUBJECT OF WAIVER PETITION # WP 00-104, REQUESTING TO WAIVE SECTION 16.120.(C)(2)(iii), ADJACENT PIPESTEM LOTS WHICH SHARE A COMMON DRIVEWAY SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. THIS WAIVER PETITION WAS
- 28. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 15.
- 29. THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED JANUARY 8,2002.
- 30. LOT 4'S ACCESS TO MD. ROUTE 40 MUST BE REMOVED PRIOR TO OBTAINING THE USE AND OCCUPANCY PERMITS FOR LOTS 1-3.
- 31. ACCESS TO LOTS 1-4 HAS BEEN PROVIDED VIA THE DEVELOPMENT OF THE CARLEE MANOR SUBDIVISION, ADJACENT PARCEL 123.
- 32. A DECLARATION OF MAINTENANCE OBLIGATION FOR THE USE—IN—COMMON DRIVEWAY HAS BEEN RECORDED IN LIBER 7328, FOLIO 387. IF AND WHEN ADJACENT PARCEL 14 OPTS TO USE THIS SHARED ACCESS EASEMENT, IT MUST BE UPGRADED TO A PRIVATE ACCESS PLACE OR TO BE IN COMPLIANCE WITH THE COUNTY REGULATIONS AT THAT TIME.
- 33. FOR LOTS 1 THRU 4, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PRIVATE USE—IN—COMMON DRIVEWAY EASEMENT AND CARLEE RUN COURT AND NOT INTO THE USE-IN-COMMON DRIVEWAY.
- 34. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA 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
- 35. A PRIVATE STREET NAME SIGN IS REQUIRED. DEVELOPER SHALL CONTACT DEPARTMENT OF TRAFFIC ENGINEERING AT 410-313-5752 REGARDING THE INSTALLATION AND SPECIFICATIONS.

<u>BUILDER</u> DORSEY FAMILY HOMES 9926 CYRPRESSMEDE DRIVE

ELLICOTT CITY, MD. 21042

410-995-9048

OWNER/DEVELOPER

DONALD R. REUWER JR. 8000 MAIN STREET ELLICOTT CITY, MD. 21043 410-480-9105

SDP-04-022

SHEE

OF **3**