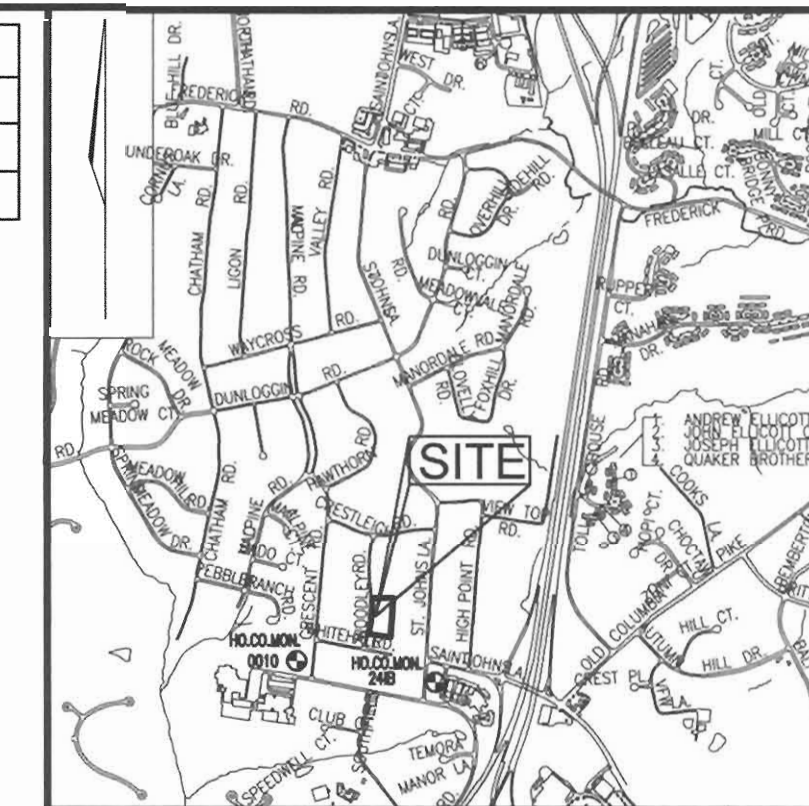


GENERAL NOTES

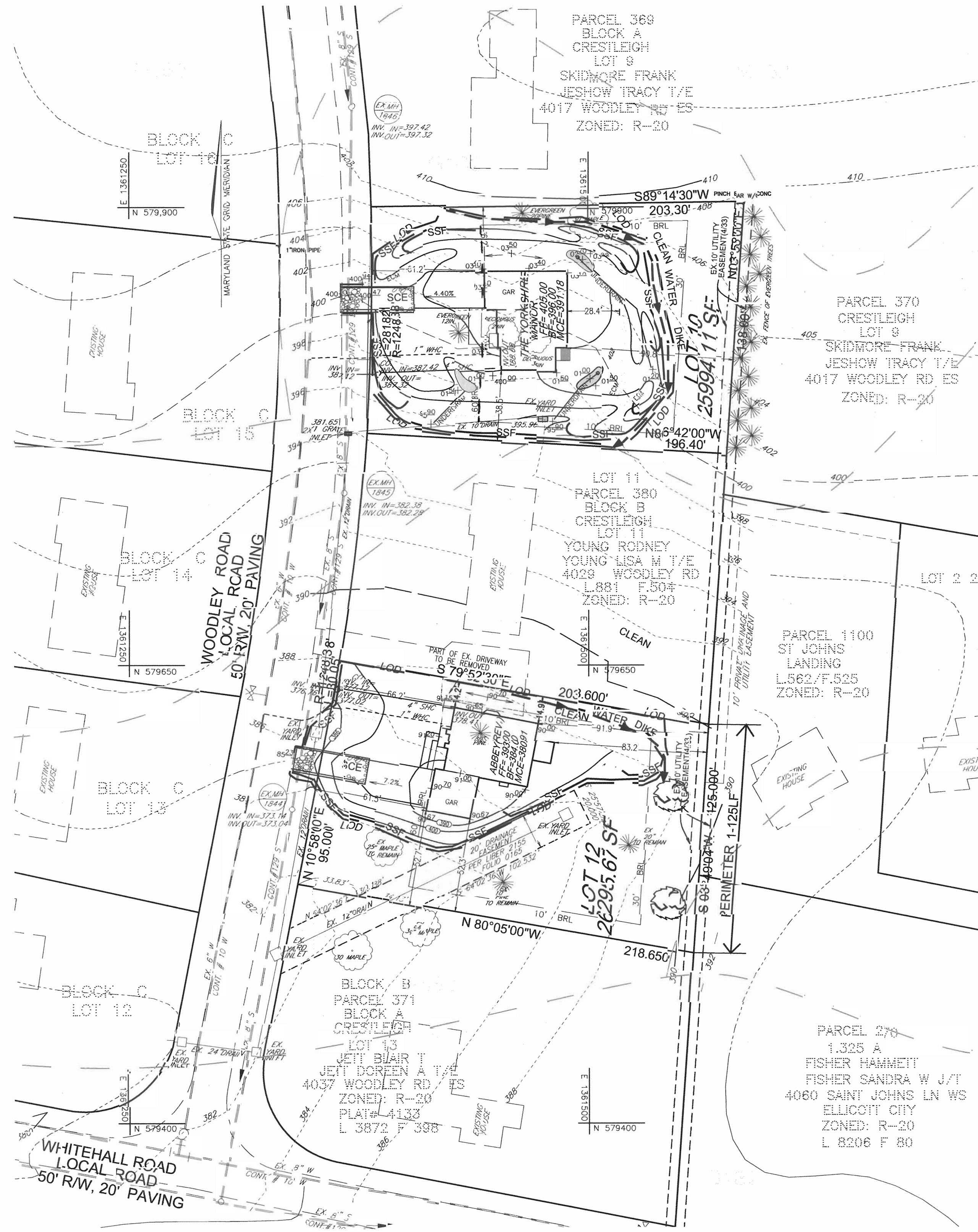
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY: 1-800-257-7777
 BELL ATLANTIC TELEPHONE CO.: 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4820
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
 TOTAL AREA OF SITE: LOT 10: 0.59
 LOT 12: 0.60
 AREA OF PLAN SUBMISSION: 1.19 AC
 PRESENT ZONING: R-20
 LIMIT OF DISTURBANCE: 43,562 SF OR 1.0 AC
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 TOTAL UNITS ALLOWED: 2
 TOTAL UNITS PROPOSED: 2
- PROJECT BACKGROUND:**
 LOCATION TAX MAP: 24 PARCEL: 380,369
 ZONING: R-20
 CRESTLEIGH SUBDIVISION
 DEED REFERENCE: LIBER 8811 FOLIO 504
 DPZ REFERENCES: 4/33
- 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 SEWER CONTRACT NO. 129 S AND WATER CONTRACT NO. 10W. 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 RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 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.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0010 AND 2418.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER, 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2004.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- 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.
- 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 (14 FEET IF 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 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO STREAMS OR WETLANDS EXIST WITHIN THE SUBMISSION AREA PER A FIELD REVIEW PERFORMED BY ECO-SCIENCE ON DECEMBER, 2004.
- NO 100 YEAR FLOODPLAINS EXISTS WITHIN THE SUBMISSION AREA.
- THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED VIA RAINGARDENS, ROOFTOP DISCONNECTS AND DRIVEWAY DISCONNECTS.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- THIS SITE PLAN FOR LOT 10 AND LOT 12 ARE EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE EACH LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- WATER IS PROVIDED UNDER CONTRACT #10W.
- SEWER IS PROVIDED UNDER CONTRACT #129 S.
- AT THE TIME OF INSTALLMENT, ALL LANDSCAPE PLANTINGS HEREWIT LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS 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 REVISION ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH AN EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- ALL EXISTING TREES ARE TO REMOVE UNLESS OTHERWISE NOTED.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 600.00 FOR 2 SHADE TREES. (For Lot 12).

SITE DEVELOPMENT PLAN
MAP OF CRESTLEIGH, BLOCK B
LOT 10 AND LOT 12
HOWARD COUNTY, MARYLAND

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
0010	579,167.018	1,360,260.20	357.208	CONCRETE MONUMENT
2418	578,753.503	1,362,302.965	391.245	CONCRETE MONUMENT



VICINITY MAP
 SCALE: 1"=2000'



PLAN
 SCALE: 1"=40'

HOWARD COUNTY MAP NO. 32

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIC2	GLENNELG LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	B
GnB2	GLENNVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	C

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (110.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
- INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
- MAINTAIN EXISTING CONTROL (CLEANWATER EARTH DIKE)
- CONSTRUCT RAINGARDEN.
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

ADDRESS CHART

LOT #	STREET ADDRESS
LOT 10	4021 WOODLEY ROAD
LOT 12	4033 WOODLEY ROAD

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	PARCEL NUMBER
CRESTLEIGH SUBDIVISION	1/1	380,369
PLAT REF: 4/23	BLOCK NO. 17	ZONE R-20
	TAX MAP 24	ELECT. DIST. 2ND
		CENSUS TR. 6023.04
WATER CODE: 607	SEWER CODE: 5752100	

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

LEGEND	
--- 535 ---	EXISTING 2 FT CONTOUR
--- 580 ---	EXISTING 10 FT CONTOUR
--- [582] ---	PROPOSED 2 FT CONTOUR
--- [580] ---	PROPOSED 10 FT CONTOUR
--- [SS] ---	SILT FENCE
--- [L] ---	LIMIT OF DISTURBANCE
[SCE]	STABILIZED CONSTRUCTION ENTRANCE
[E]	EX. DRAINAGE AND UTILITY EASEMENT
[M]	EROSION CONTROL MATTING

SEWER CONNECTION TABULATION				
LOT NO	TYPE	ELEVATION @ MAN	ELEVATION @ R/W	M.C.E.
10	4" SHC	387.12	387.32	391.18
12	4" SHC	376.76	377.02	380.91

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

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

SITE DEVELOPMENT AND LANDSCAPE PLAN
MAP OF CRESTLEIGH, BLOCK B
LOT 10 AND LOT 12
 DPZ REF: PLAT# 4/33

TAX MAP 24 BLOCK 17
 2ND ELECTION DISTRICT

PARCEL 380,369
 HOWARD COUNTY, MARYLAND

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

DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHJ
 DATE: SEPTEMBER, 2005
 SCALE: 1"=40'
 W.O. NO.: 04162.00

1 SHEET OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 9/27/05

Chief, Division of Land Development: *[Signature]* 9/28/05

Director: *[Signature]* 9/28/05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

[Signature] 9-28-05
 SCD-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

[Signature] 9-28-05
 HOWARD SCD DATE

ENGINEERS CERTIFICATE

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

[Signature] 9/14/05
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE 16193 DATE

DEVELOPER'S CERTIFICATE

I 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

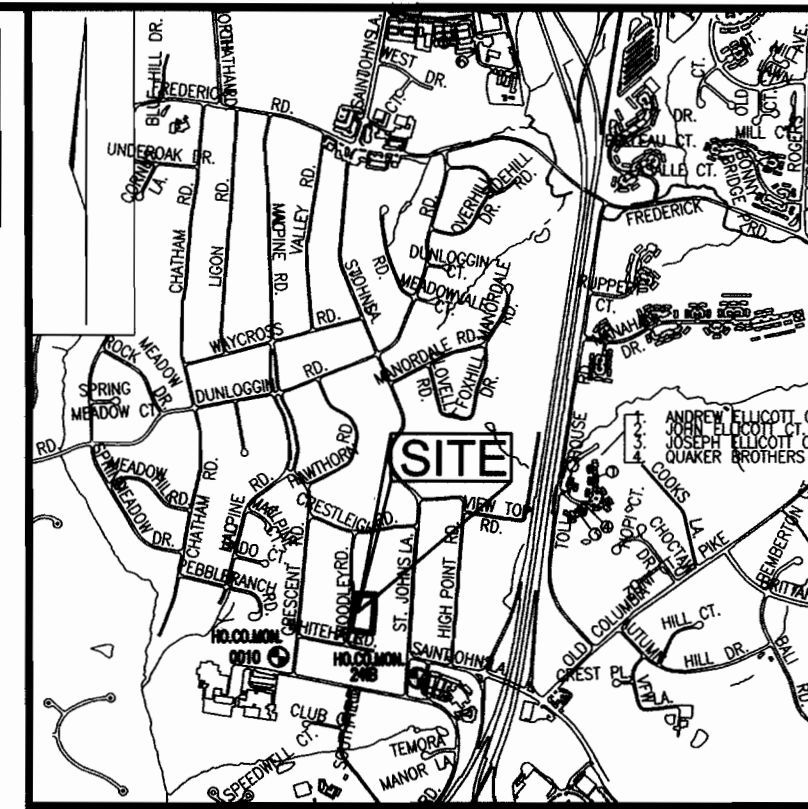
[Signature] 9/15/05
 SIGNATURE OF DEVELOPER DATE

GENERAL NOTES

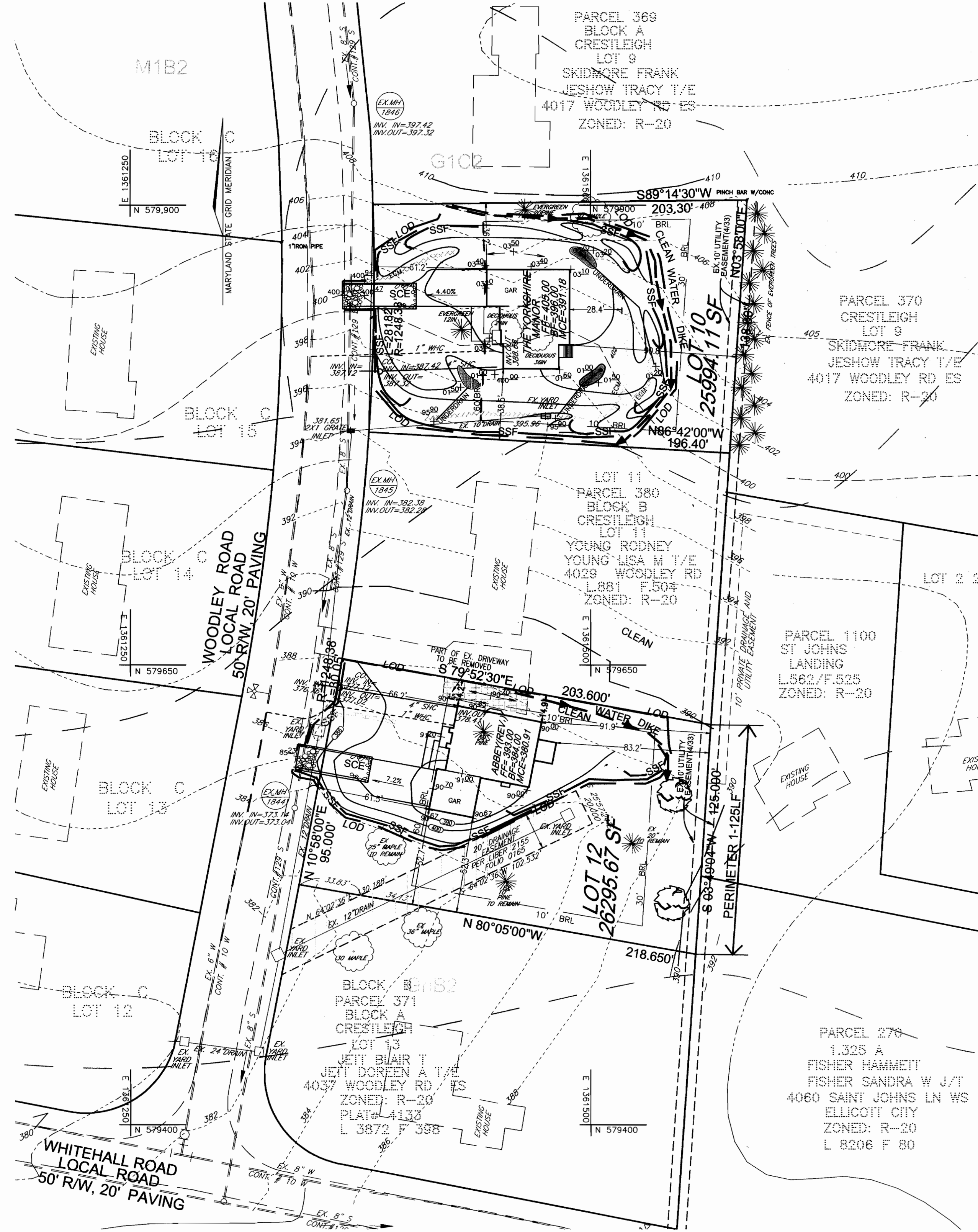
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- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 BELL ATLANTIC TELEPHONE CO. 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2368
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 TOTAL AREA OF SITE: LOT 10: 0.59
 LOT 12: 0.60
 AREA OF PLAN SUBMISSION: 1.19 AC
 PRESENT ZONING: R-20
 LIMIT OF DISTURBANCE: 43,562 SF OR 1.0 AC
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 TOTAL UNITS ALLOWED: 2
 TOTAL UNITS PROPOSED: 2
- PROJECT BACKGROUND:
 LOCATION: TAX MAP: 24 PARCEL: 380,369
 ZONING: R-20
 CRESTLEIGH SUBDIVISION
 DEED REFERENCE: LIBER 8811 FOLIO 504
 DPZ REFERENCES: 4/33
- 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 SEWER CONTRACT NO. 129 S AND WATER CONTRACT NO. 10W. 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 RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 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.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0010 AND 241B.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER, 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2004.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- 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.
- 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 (14 FEET IF 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 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO STREAMS OR WETLANDS EXIST WITHIN THE SUBMISSION AREA PER A FIELD REVIEW PERFORMED BY ECO-SCIENCE ON DECEMBER, 2004.
- NO 100 YEAR FLOODPLAINS EXISTS WITHIN THE SUBMISSION AREA.
- THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED VIA RAINGARDENS, ROOFTOP DISCONNECTS AND DRIVEWAY DISCONNECTS.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- THIS SITE PLAN FOR LOT 10 AND LOT 12 ARE EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE EACH LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- WATER IS PROVIDED UNDER CONTRACT #10W.
- SEWER IS PROVIDED UNDER CONTRACT #129 S.
- AT THE TIME OF INSTALLMENT, ALL LANDSCAPE PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS 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 REVISION ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH AN EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- ALL EXISTING TREES ARE TO REMOVE UNLESS OTHERWISE NOTED.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 600.00 FOR 2 SHADE TREES (C Per Lot 12).

SITE DEVELOPMENT PLAN
MAP OF CRESTLEIGH, BLOCK B
LOT 10 AND LOT 12
HOWARD COUNTY, MARYLAND

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
0010	579,167.018	1,360,260.20	357.208	CONCRETE MONUMENT
241B	578,753.503	1,362,302.965	391.245	CONCRETE MONUMENT



VICINITY MAP
SCALE: 1"=2000'



PLAN
SCALE: 1"=40'

HOWARD COUNTY MAP NO. 32

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIC2	GLENEGL LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	B
GnB2	GLENNVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	C

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
 - INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
 - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
 MAINTAIN EXISTING CONTROLS (CLEANWATER EARTH DIKE)
 - CONSTRUCT RAINGARDEN.
 - UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

ADDRESS CHART

LOT #	STREET ADDRESS
LOT 10	4021 WOODLEY ROAD
LOT 12	4033 WOODLEY ROAD

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	PARCEL NUMBER
CRESTLEIGH SUBDIVISION LOT 10 & LOT 12	N/A	369,380
PLAT REF. 4/33	BLOCK NO. 17	TAX MAP 24
WATER CODE: 607	SEWER CODE: 5752100	ELECT. DIST. 2ND
		CENSUS TR. 6023.06

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

LEGEND

--- 585 ---	EXISTING 2 FT CONTOUR
--- 580 ---	EXISTING 10 FT CONTOUR
--- 582 ---	PROPOSED 2 FT CONTOUR
--- 580 ---	PROPOSED 10 FT CONTOUR
--- SSF ---	SILT FENCE
--- LOD ---	LIMIT OF DISTURBANCE
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	EX. DRAINAGE AND UTILITY EASEMENT
[Symbol]	EROSION CONTROL MATTING

SEWER CONNECTION TABULATION

LOT NO	TYPE	ELEVATION @ MAN	ELEVATION @ R/W	M.C.E.
10	4" SHC	387.12	387.32	391.18
12	4" SHC	376.76	377.02	380.91

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 [Signature] 9/26/05
 Chief, Division of Land Development
 [Signature] 9/26/05
 Director

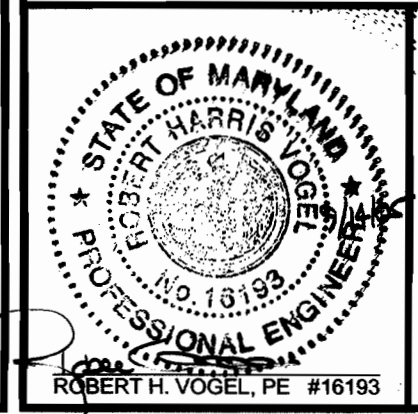
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 [Signature] 9-22-05
 JSDA-NATURAL RESOURCES CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 9-22-05
 HOWARD SCD DATE

ENGINEERS CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 9/14/05
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE 16193 DATE

DEVELOPER'S CERTIFICATE
 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] 9/15/05
 SIGNATURE OF DEVELOPER DATE

SITE DEVELOPMENT AND LANDSCAPE PLAN
MAP OF CRESTLEIGH, BLOCK B
LOT 10 AND LOT 12
 DPZ REF: PLAT# 4/33
 TAX MAP 24 BLOCK 17 2ND ELECTION DISTRICT
 PARCEL 380,369
 HOWARD COUNTY, MARYLAND

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



DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: SEPTEMBER, 2005
 SCALE: 1"=40'
 W.O. NO.: 04-182.00

1 SHEET OF 2

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
 BELL ATLANTIC TELEPHONE CO.: 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.A.E. CO. CONTRACTOR SERVICES: 850-4820
 B.G.A.E. CO. UNDERGROUND DAMAGE CONTROL: 937-4820
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 TOTAL AREA OF SITE: LOT 10: 0.59
 LOT 12: 0.60
 AREA OF PLAN SUBMISSION: 1.19 AC
 PRESENT ZONING: R-20
 LIMIT OF DISTURBANCE: 43,562 SF OR 1.0 AC
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 TOTAL UNITS ALLOWED: 2
 TOTAL UNITS PROPOSED: 2
- PROJECT BACKGROUND:
 LOCATION: TAX MAP: 24 PARCEL:380,369
 ZONING: R-20
 CRESTLEIGH SUBDIVISION
 DEED REFERENCE: LIBER 8811 FOLIO 504
 DPZ REFERENCES: 4/33
- 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 SEWER CONTRACT NO. 129 S AND WATER CONTRACT NO. 10W. 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 RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 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.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0010 AND 241B.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER, 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2004.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 12B 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.
- 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 (14 FEET IF 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 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO STREAMS OR WETLANDS EXIST WITHIN THE SUBMISSION AREA PER A FIELD REVIEW PERFORMED BY ECO-SCIENCE ON DECEMBER, 2004.
- NO 100 YEAR FLOODPLAINS EXISTS WITHIN THE SUBMISSION AREA.
- THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-8.01.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED VIA RAINGARDENS, ROOFTOP DISCONNECTS AND DRIVEWAY DISCONNECTS.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- THIS SITE PLAN FOR LOT 10 AND LOT 12 ARE EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE EACH LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- WATER IS PROVIDED UNDER CONTRACT #10W.
- SEWER IS PROVIDED UNDER CONTRACT #129 S.
- AT THE TIME OF INSTALLMENT, ALL LANDSCAPE PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS 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 REVISION ARE MADE TO APPLICABLE PLANS AND CERTIFICATES
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH AN EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- ALL EXISTING TREES ARE TO REMOVE UNLESS OTHERWISE NOTED.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 800.00 FOR 2 SHADE TREES, 2" DIA. @ 12'.

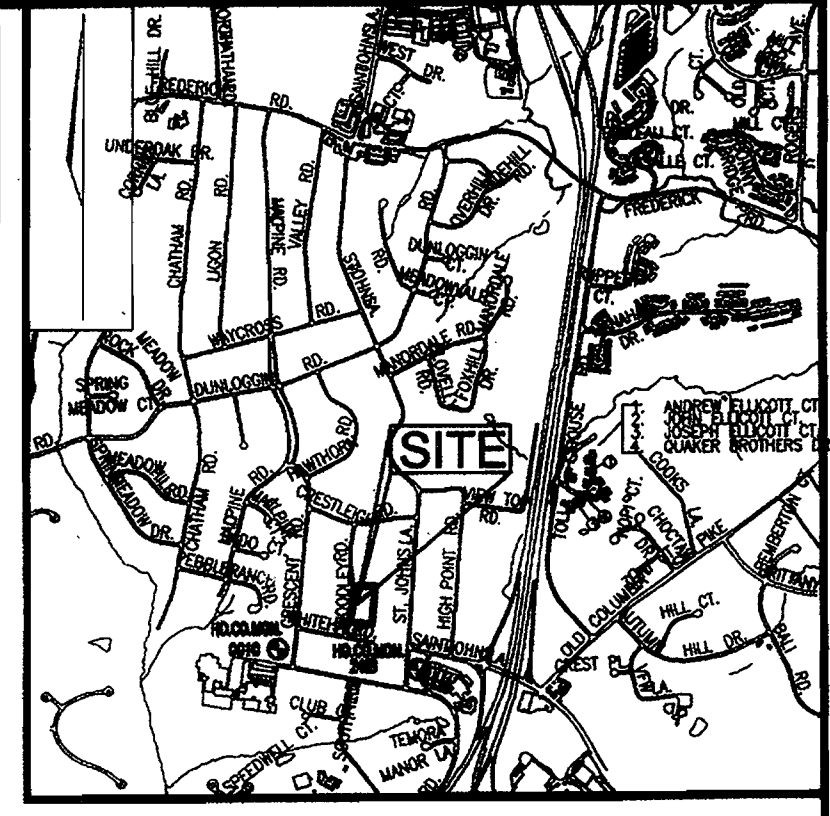
SITE DEVELOPMENT PLAN

MAP OF CRESTLEIGH, BLOCK B

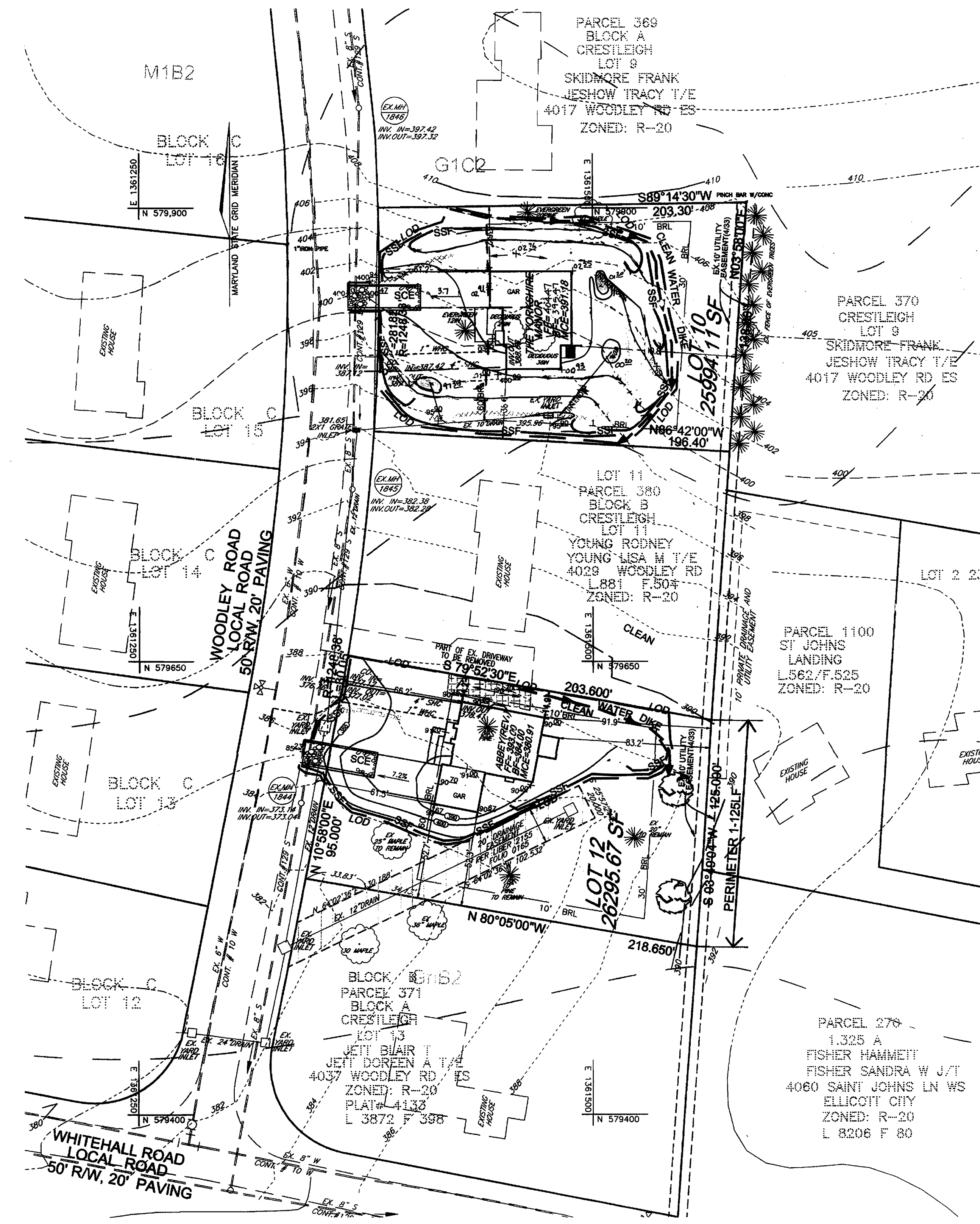
LOT 10 AND LOT 12

HOWARD COUNTY, MARYLAND

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
0010	579,167.018	1,360,260.20	357.208	CONCRETE MONUMENT
241B	578,753.503	1,362,302.965	391.245	CONCRETE MONUMENT



VICINITY MAP
SCALE: 1"=2000'



PLAN
SCALE: 1"=40'

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIC2	GLENNELG LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	B
GnB2	GLENNVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	C

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
 - INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
 - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
 MAINTAIN EXISTING CONTROLS(CLEARWATER EARTH DIKE)
 - CONSTRUCT RAINGARDEN.
 - UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

ADDRESS CHART	
LOT #	STREET ADDRESS
LOT 10	4021 WOODLEY ROAD
LOT 12	4033 WOODLEY ROAD

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	PARCEL NUMBER		
CRESTLEIGH SUBDIVISION LOT 10 & LOT 12	N/A	369,380		
PLAT REF. 4/33	BLOCK NO. 17	ZONE R-20	TAX MAP 24	ELECT. DIST. 2ND
			CENSUS TR. 6023.06	
WATER CODE: 607		SEWER CODE: 5752100		

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

LEGEND	
--- 585 ---	EXISTING 2 FT CONTOUR
--- 580 ---	EXISTING 10 FT CONTOUR
--- 582 ---	PROPOSED 2 FT CONTOUR
--- 580 ---	PROPOSED 10 FT CONTOUR
--- SSF --- SSF	SILT FENCE
--- LOD ---	LIMIT OF DISTURBANCE
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	EX. DRAINAGE AND UTILITY EASEMENT
[Symbol]	EROSION CONTROL MATTING

SEWER CONNECTION TABULATION				
LOT NO	TYPE	ELEVATION @ M/N	ELEVATION @ R/W	M.C.E.
10	4" SHC	387.12	387.32	391.18
12	4" SHC	376.76	377.02	380.91

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 9/22/05
 Chief, Division of Land Development: *[Signature]* 9/22/05
 Director: *[Signature]* 9/22/05

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE: 9/22/05
 HOWARD SCD DATE: 9/22/05

ENGINEERS CERTIFICATE

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

Signature of Engineer: *[Signature]* 9/15/05
 Robert H. Vogel, PE 16193

DEVELOPER'S CERTIFICATE

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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *[Signature]* 9/15/05

SITE DEVELOPMENT AND LANDSCAPE PLAN
MAP OF CRESTLEIGH, BLOCK B
 LOT 10 AND LOT 12
 DPZ REF: PLAT# 4/33

TAX MAP 24 BLOCK 17 2ND ELECTION DISTRICT PARCEL 380,369 HOWARD COUNTY, MARYLAND

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

DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: SEPTEMBER, 2005
 SCALE: 1"=40'
 W.O. NO.: 04-182.00

1 SHEET OF 2

GENERAL NOTES

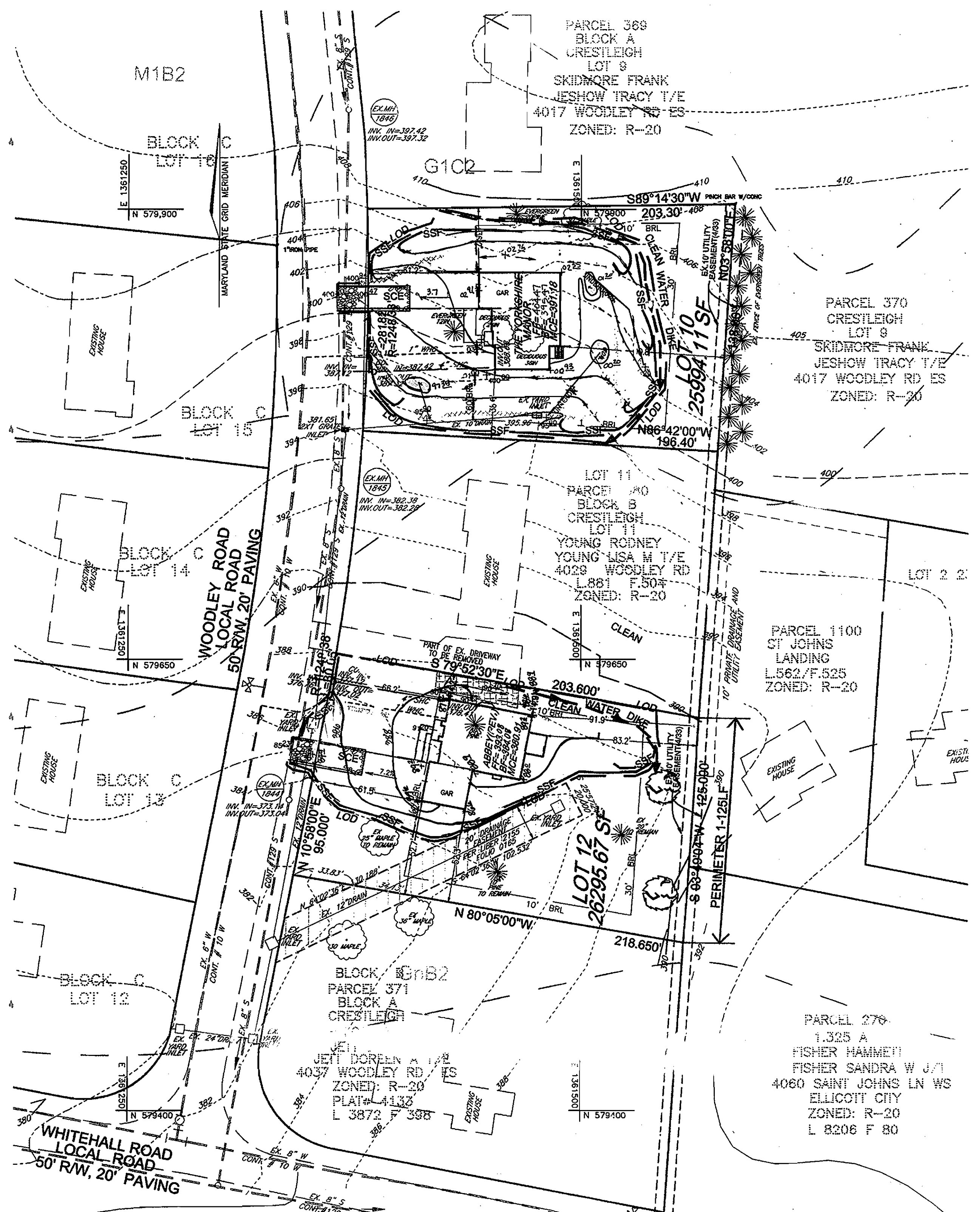
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- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 BELL ATLANTIC TELEPHONE CO. 725-8976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 TOTAL AREA OF SITE: LOT 10: 0.59
 LOT 12: 0.60
 AREA OF PLAN SUBMISSION: 1.19 AC
 PRESENT ZONING: R-20
 LIMIT OF DISTURBANCE: 43,562 SF OR 1.0 AC
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 TOTAL UNITS ALLOWED: 2
 TOTAL UNITS PROPOSED: 2
- PROJECT BACKGROUND:
 LOCATION: TAX MAP: 24 PARCEL: 380,369
 ZONING: R-20
 CRESTLEIGH SUBDIVISION
 DEED REFERENCE: LIBER 8811 FOLIO 504
 DPZ REFERENCES: 4/33
- 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 SEWER CONTRACT NO. 129 S AND WATER CONTRACT NO. 10W. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS 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 RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- 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.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 0010 AND 2418.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER, 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER, 2004.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 18 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.
- 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 (14 FEET IF 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 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO STREAMS OR WETLANDS EXIST WITHIN THE SUBMISSION AREA PER A FIELD REVIEW PERFORMED BY ECO-SCIENCE ON DECEMBER, 2004.
- NO 100 YEAR FLOODPLAINS EXISTS WITHIN THE SUBMISSION AREA.
- THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED VIA RAINGARDENS, ROOFTOP DISCONNECTS AND DRIVEWAY DISCONNECTS.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- THIS SITE PLAN FOR LOT 10 AND LOT 12 ARE EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE EACH LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- WATER IS PROVIDED UNDER CONTRACT #10W.
- SEWER IS PROVIDED UNDER CONTRACT #129 S.
- AT THE TIME OF INSTALLMENT, ALL LANDSCAPE PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS 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 REVISION ARE MADE TO APPLICABLE PLANS AND CERTIFICATES
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH AN EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- ALL EXISTING TREES ARE TO REMOVE UNLESS OTHERWISE NOTED.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$ 600.00 FOR 2 SHADE TREES. (Per Lot 12).

SITE DEVELOPMENT PLAN
MAP OF CRESTLEIGH, BLOCK B
LOT 10 AND LOT 12
HOWARD COUNTY, MARYLAND

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
0010	579,167.018	1,360,260.20	357.208	CONCRETE MONUMENT
2418	578,753.503	1,362,302.965	391.245	CONCRETE MONUMENT



VICINITY MAP
 SCALE: 1"=200'



HOWARD COUNTY MAP NO. 32

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
G1C2	GLENELO LOAM, 8% TO 15% SLOPES, MODERATELY ERODED	B
G0B2	GLENEVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED	C

SEQUENCE OF CONSTRUCTION

- OPEN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410) 313 1880 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
- INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED WITH THE GRADING WORK. (4 DAYS) MAINTAIN EROSION CONTROL THROUGHOUT THE GRADING WORK.
- CONSTRUCT RAINGARDEN.
- UPON STABILIZATION OF ALL DISTURBED AREAS AND APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, PROCEED WITH THE CONSTRUCTION OF THE BUILDING.

ADDRESS CHART

LOT #	STREET ADDRESS
LOT 10	4021 WOODLEY ROAD
LOT 12	4033 WOODLEY ROAD

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	PARCEL NUMBER
CRESTLEIGH SUBDIVISION LOT 10 & LOT 12	N/A	339,380
PLAT REF. 4/33	BLOCK NO. 17	ZONING R-20
WATER CODE: 607	SEWER CODE: 5732100	DIST. 2ND
		CENSUS TR. 60206

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

LEGEND

--- 585 ---	EXISTING 2 FT CONTOUR
--- 580 ---	EXISTING 10 FT CONTOUR
--- 582 ---	PROPOSED 2 FT CONTOUR
--- 580 ---	PROPOSED 10 FT CONTOUR
--- SSF --- SSF ---	SILT FENCE
--- LOD ---	LIMIT OF DISTURBANCE
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	EX. DRAINAGE AND UTILITY EASEMENT
[Symbol]	EROSION CONTROL MATTING

PLAN
 SCALE: 1"=40'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 9/2/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 9/2/05
 DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 [Signature] 9-28-05
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 9-22-05
 HOWARD SCD DATE

ENGINEERS CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 9/14/05
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE 16193 DATE

DEVELOPER'S CERTIFICATE
 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 9/15/05
 SIGNATURE OF DEVELOPER DATE

SEWER CONNECTION TABULATION

LOT NO	TYPE	ELEVATION @ MAN	ELEVATION @ R/W	M.C.
10	14" SHC	387.12	387.32	391.18
12	14" SHC	376.76	377.02	380.91

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

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

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

STATE OF MARYLAND PROFESSIONAL ENGINEER
 [Seal]

CHECKED BY: RHV
 DATE: SEPTEMBER 2005
 SCALE: 1"=40'
 W.O. NO.: 04-162.00

1 SHEET OF 2