
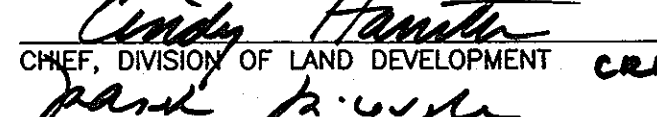
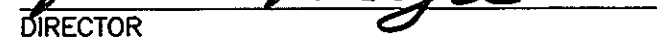


GENERAL NOTES

- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - AT &T.....1-800-252-1133
 - BGE (CONTRACTOR SERVICE).....410-850-4620
 - BGE (EMERGENCY).....410-685-1400
 - BUREAU OF UTILITIES.....410-313-4900
 - COLONIAL PIPELINE CO.....410-795-1390
 - MISS UTILITY.....1-800-257-7777
 - STATE HIGHWAY ADMINISTRATION.....410-531-5533
 - VERIZON.....1-800-743-0033/410-224-9210
- SITE ANALYSIS: 4.35 AC.*
 - TOTAL AREA OF SITE: * DOES NOT INCLUDE 0.04 ACRES OF SHA RESERVATION LOT 5 EXISTING DWELLING TO REMAIN 4.35-0.38=3.97 AC.
 - PRESENT ZONING: PER COMPREHENSIVE ZONING PLAN ADOPTED ON FEBRUARY 2004.....R-ED
 - TOTAL NUMBER OF UNITS PROPOSED: 7+1 EXISTING=8
 - LIMIT OF DISTURBANCE: 162,767 SF (3.74 AC.)
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
 - AREA OF OPEN SPACE REQUIRED: 50% OR 2.19 AC.
 - AREA OF CREDITED OPEN SPACE PROVIDED: 2.198 AC.
 - AREA OF NON-CREDITED OPEN SPACE: 0.054 AC.
 - TOTAL AREA OF OPEN SPACE PROVIDED: 2.252 AC.
 - TOTAL NUMBER OF LOTS PROPOSED: 8 LOTS
 - AREA OF RECREATION OPEN SPACE REQUIRED: N/A
 - AREA OF RECREATION OPEN SPACE PROVIDED: N/A
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 24, GRID 18, PARCEL '289'
 - ZONING: R-ED
 - DEED REFERENCE: SP-04-02, PB-367, W&S CONT.14-4329-D, F-06-066
 - DPZ REFERENCES: SP-04-02, PB-367, W&S CONT.14-4329-D, F-06-066
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 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 THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2002.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. DECEMBER 2002.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 24FB, 243.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND PROVIDED THROUGH CONT.#14-4329-D.
- STORM WATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY A DRY EXTENDED DETENTION POND FACILITY TO PROVIDE 60 AND 10-YEAR MANAGEMENT AND THE FACILITY IS HAZARD CLASS 'A'. THE FACILITY IS LOCATED ON OPEN SPACE LOT 9 AND MAINTAINED BY THE H.O.A. WQV IS PROVIDED BY GRASS CHANNEL AND BIO RETENTION FACILITY. Rev IS PROVIDED BY GRASS CHANNEL CREDIT.
- THERE ARE NO WETLANDS, STREAMS OR BUFFERS ON SITE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN MAY 2003.
- THE FOREST STAND DELINEATION PLAN WAS PREPARED BY FREDERICK WARD ASSOCIATES, DATED FEBRUARY 2003 UNDER F-06-066.
- FOREST CONSERVATION WAS FULFILLED UNDER F-06-066 BY THE CREATION OF ON-SITE REFORESTATION AND RETENTION AS WELL AS A PAYMENT OF A FEE IN LIEU.
- THE APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED APRIL 1, 2003.
- LANDSCAPING FOR THE STORMWATER MANAGEMENT POND, STREET TREES AND THE PERIMETER OF THE PROPERTY WAS FULFILLED WITH F-06-066.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING IN THE AMOUNT OF \$15,000 WAS PAID AS PART OF THE DEVELOPER'S AGREEMENT FOR F-06-066.
- STREET TREES ARE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$ 4,200.00 WAS PAID AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-06-066.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO FOREST CONSERVATION RETENTION AREAS.
- STREET LIGHTING HAS BEEN PROVIDED FOR THE PUBLIC ROAD IN ACCORDANCE WITH SECTION 16.135 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE DESIGN MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- SEDIMENT AND EROSION CONTROL HAS BEEN PROVIDED FOR THIS SITE.
- AN EXISTING HOUSE LOCATED ON LOT 5 IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRED.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE. BASED ON THE CEMETERY INVENTORY LIST AND AVAILABLE MAPS AT THE DEPARTMENT OF PLANNING AND ZONING THERE ARE NO BURIAL/CEMETERY LOCATED ON SITE.
- OPEN SPACE LOT 9 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATIONS. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND THE RESTRICTIONS ARE SHOWN HEREON.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- ALL DRIVEWAYS ARE PER HO. CO. DETAIL R - 6.03.
- THERE ARE NO FLOODPLAINS ON SITE.
- NO STEEP SLOPES ARE LOCATED ONSITE.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN OR BUILDING/GRADING PERMIT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT INTO THE FLAG OR PIPE STEM DRIVEWAY.
- o) 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
- b) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR NEW BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 5/2/07 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION yb
 5/8/07 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT CRW
 5/1/07 DATE
 DIRECTOR

SITE DEVELOPMENT PLAN

JUNEAU HILLS

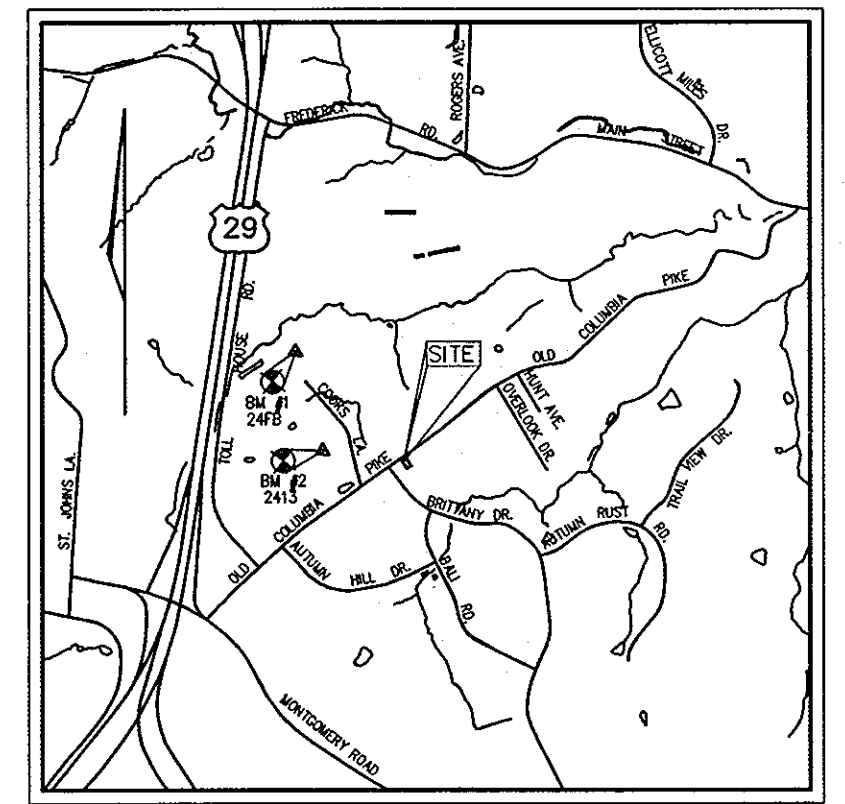
LOTS 1-8 AND OPEN SPACE LOT 9

HOWARD COUNTY, MARYLAND

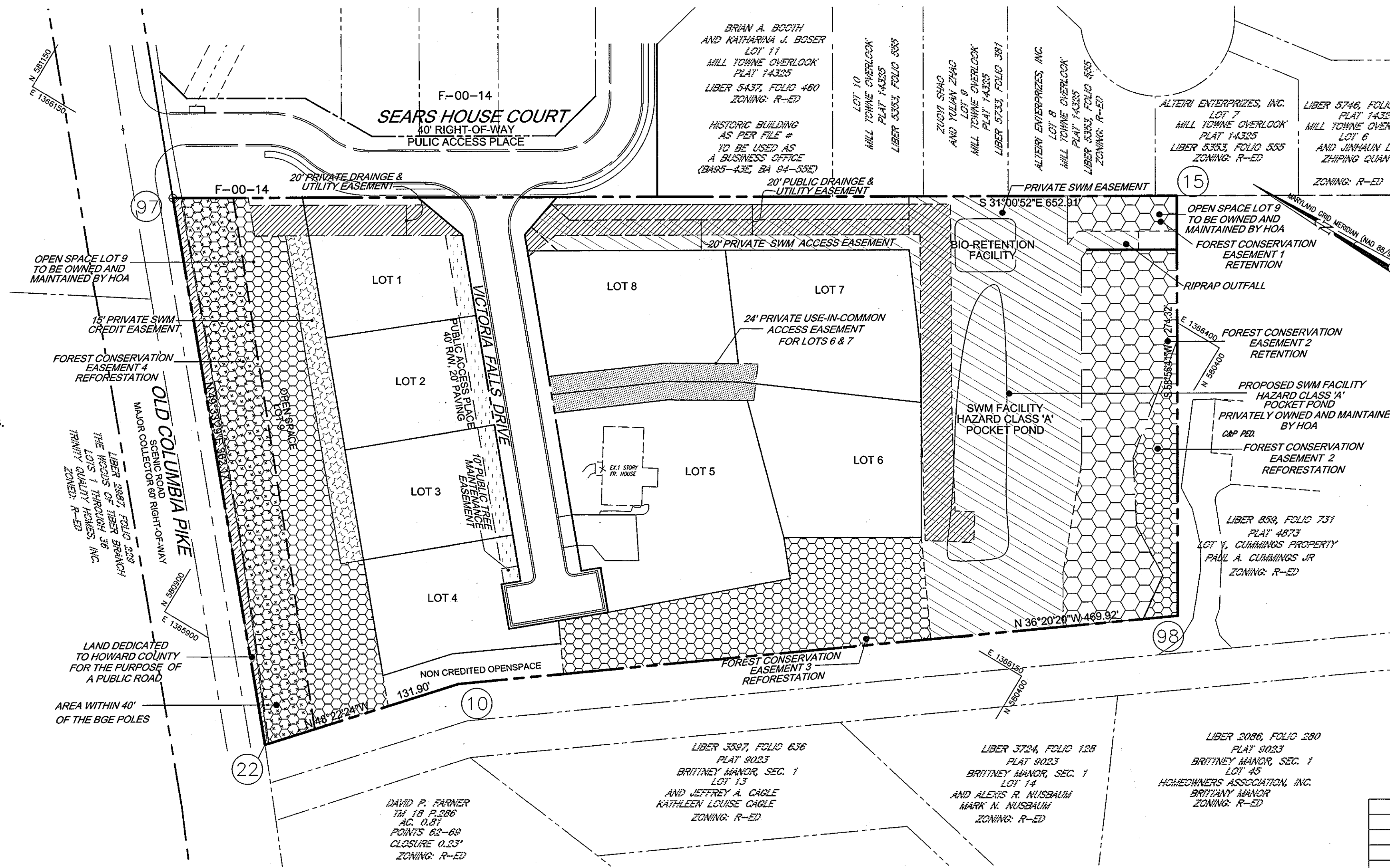
BENCHMARK

HOWARD COUNTY CONTROL STATION 24FB
 NORTH 582,652.103'
 EAST 1,364,255.930'
 ELEVATION 423.282' (NAVD 1988)

HOWARD COUNTY CONTROL STATION 2413
 NORTH 580,648.904'
 EAST 1,364,974.471'
 ELEVATION 404.481' (NAVD 1988)



VICINITY MAP
SCALE 1"=2000'



LOCATION MAP
SCALE: 1" = 50'

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH - 12 (14' FOR SERVING MORE THAN ONE RESIDENCE)
 - B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 - C. GEOMETRY - MAX 14% GRADE, MAX 10% GRADE CHANGE, AND MIN 45' TURNING RADIUS
 - D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 - F. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. THE FOUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION, FILING NO. 100036199.2273841 ON DECEMBER 15, 2005.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS PROPERTY IS ZONED R-ED PER THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 07-28-06.
- AN EXISTING HOUSE LOCATED ON LOT 5 IS TO REMAIN. NO NEW BUILDING, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRE.

SHEET INDEX	
DESCRIPTION	SHEET NO
COVER SHEET	1 OF 5
SITE AND LAYOUT PLAN	2 OF 5
GRADING, SEDIMENT AND EROSION CONTROL PLAN	3 OF 5
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 5
HOUSE TYPES	5 OF 5

COORDINATE TABLE		
POINT	NORTHING	EASTING
10	580711.8128	1365957.5364
15	580474.7914	1368470.9940
22	580709.4312	1365958.9423
97	581034.3620	1368134.5773
98	580333.2798	1366235.9920

OWNER/DEVELOPER
 TRINITY QUALITY HOMES, INC.
 3575 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

ADDRESS CHART	
LOT NO	STREET ADDRESS
1	4002 VICTORIA FALLS DRIVE
2	4006 VICTORIA FALLS DRIVE
3	4010 VICTORIA FALLS DRIVE
4	4014 VICTORIA FALLS DRIVE
5	4015 VICTORIA FALLS DRIVE (EXISTING 3985 OLD COLUMBIA PIKE)
6	4011 VICTORIA FALLS DRIVE
7	4007 VICTORIA FALLS DRIVE
8	4003 VICTORIA FALLS DRIVE

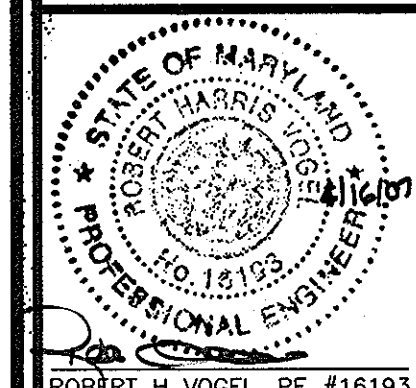
PERMIT INFORMATION CHART					
PROJECT NAME	SECTION/AREA	LOT/PARCEL	TAX MAP	ELECT DIST	CENSUS TR
JUNEAU HILLS	N/A	1-8	24	2ND	602800
PLAT REF 18688-18689	BLOCK NO 18	ZONE R-ED	24	2ND	602800
WATER CODE:	F-04	SEWER CODE:	1400500		

NO.	REVISION	DATE

COVER SHEET
 SITE DEVELOPMENT PLAN
JUNEAU HILLS
 LOTS 1-8 AND OPENSPACE LOT 9
 REF: SP-04-02, PB-367, W&S CONT.14-4329-D, F-06-066

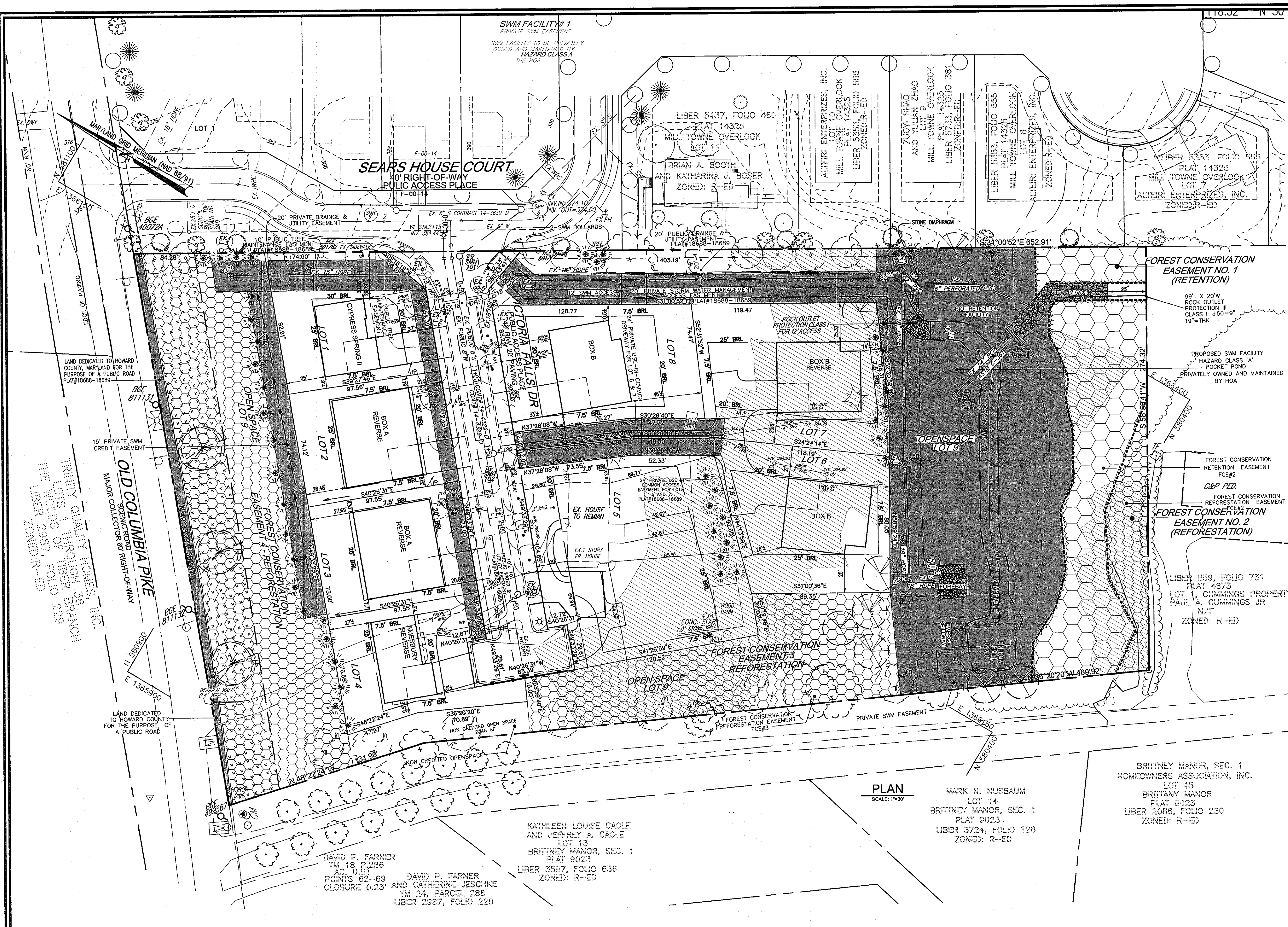
TAX MAP #24 GRID 18 2ND ELECTION DISTRICT PARCEL 289 HOWARD COUNTY, MARYLAND

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: MYRJ
 DRAWN BY: MYRJ
 CHECKED BY: RHV
 DATE: 05-18-2006
 SCALE: AS SHOWN
 W.O. NO.: 2034013.00

1 SHEET OF 5



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- EASEMENT HATCH
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- FOREST CONSERVATION EASEMENT (RETENTION)
- AREA WITHIN 40' OF THE BGE POLES
- 15% - 24.4% SLOPE AREA

PLAN
SCALE: 1"=30'

MARK N. NUSBAUM
LOT 14
BRITNEY MANOR, SEC. 1
PLAT 9023
LIBER 3724, FOLIO 128
ZONED: R-ED

BRITNEY MANOR, SEC. 1
HOMEOWNERS ASSOCIATION, INC.
LOT 45
BRITNEY MANOR
PLAT 9023
LIBER 2086, FOLIO 280
ZONED: R-ED

DAVID P. FARNER
IM 18 P.286
AC. 0.81
POINTS 62-69
CLOSURE 0.23'
LIBER 2987, FOLIO 229

KATHLEEN LOUISE CAGLE
AND JEFFREY A. CAGLE
LOT 13
BRITNEY MANOR, SEC. 1
PLAT 9023
LIBER 3587, FOLIO 636
ZONED: R-ED

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 5/15/07
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 5/16/07
DIRECTOR

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT 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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

[Signature] 4/17/07
TRINITY QUALITY HOMES, INC. DATE

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION AND 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. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

[Signature] 4/16/07
SIGNATURE OF ENGINEER
ROBERT H. VOGEL DATE

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

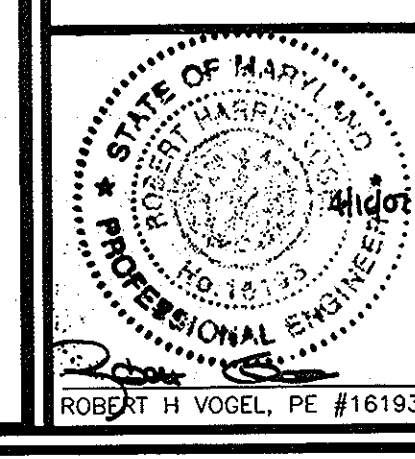
HOWARD SCD

NO.	REVISION	DATE

SITE AND LAYOUT PLAN
SITE DEVELOPMENT PLAN
JUNEAU HILLS
LOTS 1-8 AND OPENSACE LOT 9
REF: SP-04-02, PB-367, W&S CONT.14-4329-D,F-06-066
F-06-066

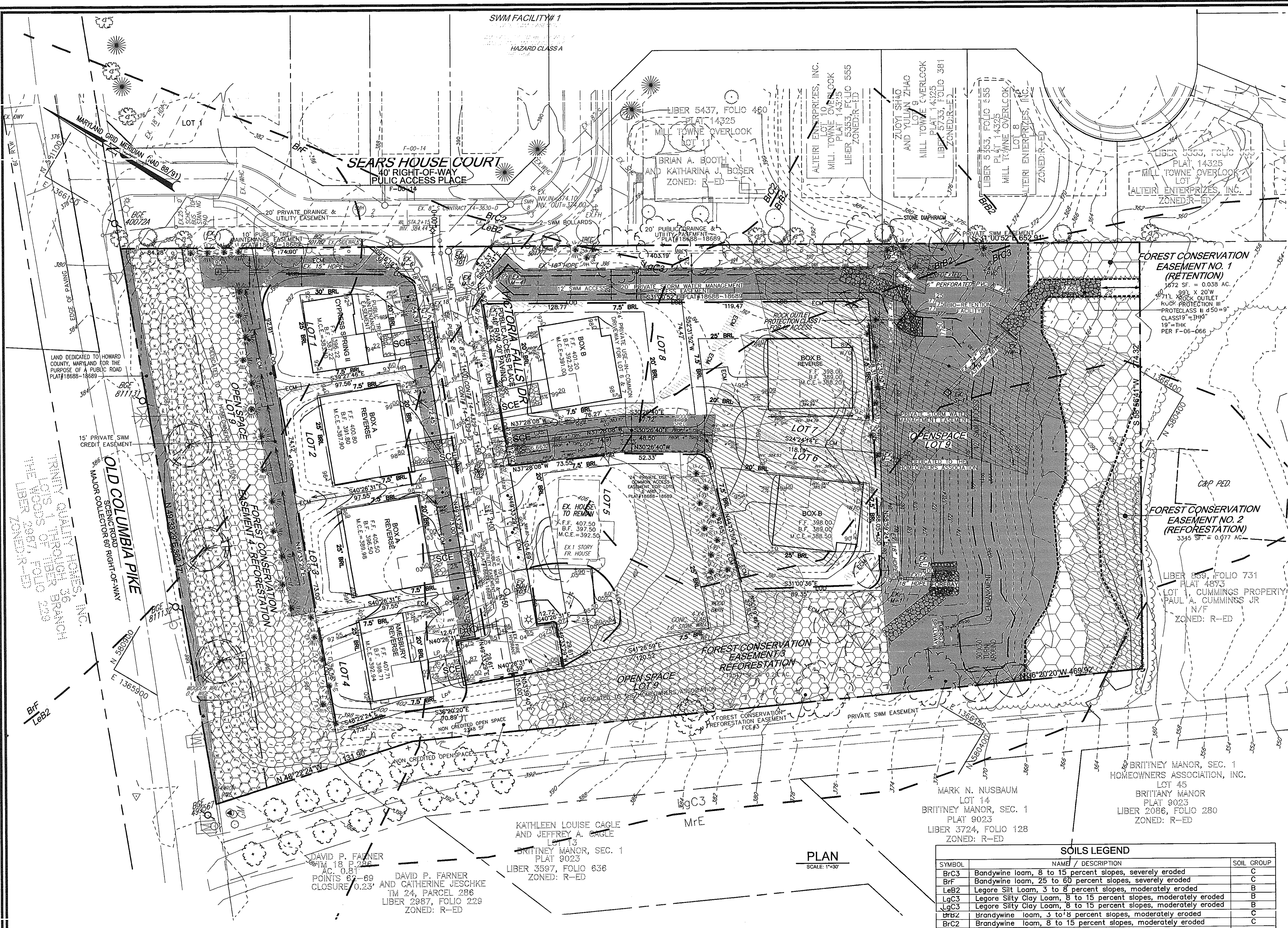
TAX MAP #24 GRID 18 PARCEL 289
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



DESIGN BY: MY/RJ
DRAWN BY: MY/RJ
CHECKED BY: RHY
DATE: 04-09-2007
SCALE: AS SHOWN
W.O. NO.: 2034013.00
1"=50'

2 OF 5



LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	EXISTING TREES TO REMAIN	EASEMENT HATCH	FOREST CONSERVATION EASEMENT (REFORESTATION)	FOREST CONSERVATION EASEMENT (RETENTION)	AREA WITHIN 40' OF THE POLES	LOD	LIMIT OF DISTURBANCE	EROSION CONTROL MATTING AS SHOWN ON F-06-066 TO REMAIN	SCE	STABILIZED CONSTRUCTION ENTRANCE	GABION INFLOW PROTECTION	TREE PROTECTION FENCE	REMOVABLE PUMPING STATION	15%-24.99% STEEP SLOPE AREA	MID2	CUB
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NOTE:
THE FRONT OF THE LOTS ARE TO BE PROTECTED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BrC3	Brandywine loam, 8 to 15 percent slopes, severely eroded	C
BrF	Brandywine loam, 25 to 60 percent slopes, severely eroded	C
LeB2	Legore Silt Loam, 3 to 8 percent slopes, moderately eroded	B
LgC3	Legore Silty Clay Loam, 8 to 15 percent slopes, moderately eroded	B
LgC3	Legore Silty Clay Loam, 8 to 15 percent slopes, moderately eroded	B
BrB2	Brandywine loam, 3 to 8 percent slopes, moderately eroded	C
BrC2	Brandywine loam, 8 to 15 percent slopes, moderately eroded	C
MrE	Montalto and Relay soils, 15 to 45 percent slopes	C

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION *Yo* 5/2/07 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT *cah* 5/15/07 DATE
 DIRECTOR *David P. Farnier* 5/14/07 DATE

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT 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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Michael Flaw 4/12/07 DATE
 TRINITY QUALITY HOMES, INC.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION AND 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. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Robert H. Vogel 4/16/07 DATE
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL

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

Jim Meyer 4/26/07 DATE
 USA - NATURAL RESOURCES
 CONSERVATION SERVICES

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

John K. Roberts 4/24/07 DATE
 HOWARD SCD

NO.	REVISION	DATE

GRADING, SEDIMENT AND EROSION CONTROL PLAN
 SITE DEVELOPMENT PLAN
JUNEAU HILLS
 LOTS 1-8 AND OPENSOURCE LOT 9
 REF: SP-04-02, PB-367, W&S CONT.14-4329-D.F-06-066
 F-06-066

TAX MAP #24 GRID 18 2ND ELECTION DISTRICT
 PARCEL 289 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
 ENGINEERS • SURVEYORS • PLANNERS

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

DESIGN BY: *MYRJ*
 DRAWN BY: *MYRJ*
 CHECKED BY: *RHV*
 DATE: 04-09-2007
 SCALE: AS SHOWN
 W.O. NO.: 2034013.00

3 SHEET OF 5

ROBERT H. VOGEL, PE #16193

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETABLE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- 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 GROWTH.
 - B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT 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.

- II. 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 MATERIALS SPECIFICATIONS

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE PROVIDED 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-SOCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL 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 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - B. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 LBS/1000 SF) PRIOR TO THE PLACEMENT OF TOPSOIL. LIMESTONE 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 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - A. ON SOIL MEETING TOPSOIL SPECIFICATION, OBTAIN TEST RESULTS DICATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 2. ORGANIC CONTENT OF TOPSOIL SHALL NOT BE LESS THAN 1.5 PERCENT BY WEIGHT.
 3. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 4. 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 PREVENT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - B. QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - C. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- V. TOPSOIL APPLICATION:
 - A. 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.
 - B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALTHOUGH 4"-8" HIGHER IN ELEVATION.
 - C. 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 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.
 - D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MOIST CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

TEMPORARY SEEDING NOTES

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL/ACRE ANNUAL RYE (3.2 LBS/1000 SF). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS/ACRE WEEPING LOVEGRASS (0.07 LBS/1000 SF). FOR THE PERIOD NOVEMBER 15 THRU FEBRUARY 29, PROTECT SITE BY APPLYING 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR 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 THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSEMED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1. **PREFERRED** - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/100 SF) AND 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING. APPLY 400 LBS/ACRE 20-0-0 UREAFORM FERTILIZER (9 LBS/1000 SF)
2. **ACCEPTABLE** - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SF) AND APPLY 1000 LBS/ACRE 10-10-10 FERTILIZER (23 LBS/1000 SF) 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 60 LBS/ACRE (1.4 LBS/1000 SF) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEE WITH 60 LBS/ACRE OF KENTUCKY 31 TALL FESCUE AND 2 LBS/ACRE (0.05 LBS/1000 SF) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 29, PROTECT SITE BY: OPTION 1) 2 TONS/ACRE WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION 2) USE SOD. OPTION 3) 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

SEDIMENT 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 (410) 313-1855.
 2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISION OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
 3. 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 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
 5. ALL DISTURBED AREAS MUST BE STABILIZED WITH THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC G). 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 CONTROLS 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:**

TOTAL AREA	4.39 AC.
AREA DISTURBED	3.74 AC.
AREA TO BE ROOFED OR PAVED	0.69 AC.
AREA TO BE VEGETATIVELY STABILIZED	3.05 AC.
TOTAL CUT	2141 CY
TOTAL FILL	2141 CY
OFFSITE WATE/BORROW AREA LOCATION	N/A
 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.

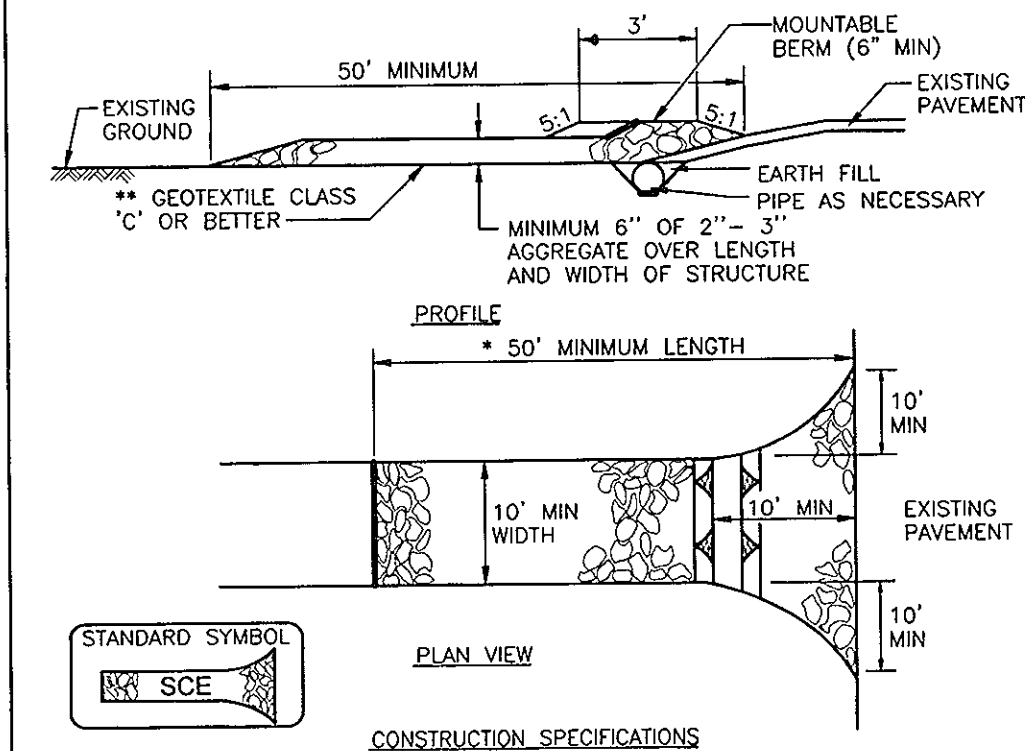
SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
3. INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS. (5 DAYS)
4. INSPECT SEDIMENT CONTROL MEASURES FROM F-06-066 TO REMAIN PER SDP. REPAIR AS NEEDED. (1 DAY)
5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)
6. CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1" HIGHER OR 0.2 LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)
7. INSTALL PERIMETER LANDSCAPING FOR LOTS 19, & 8 (1 DAY)
8. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

NOTES

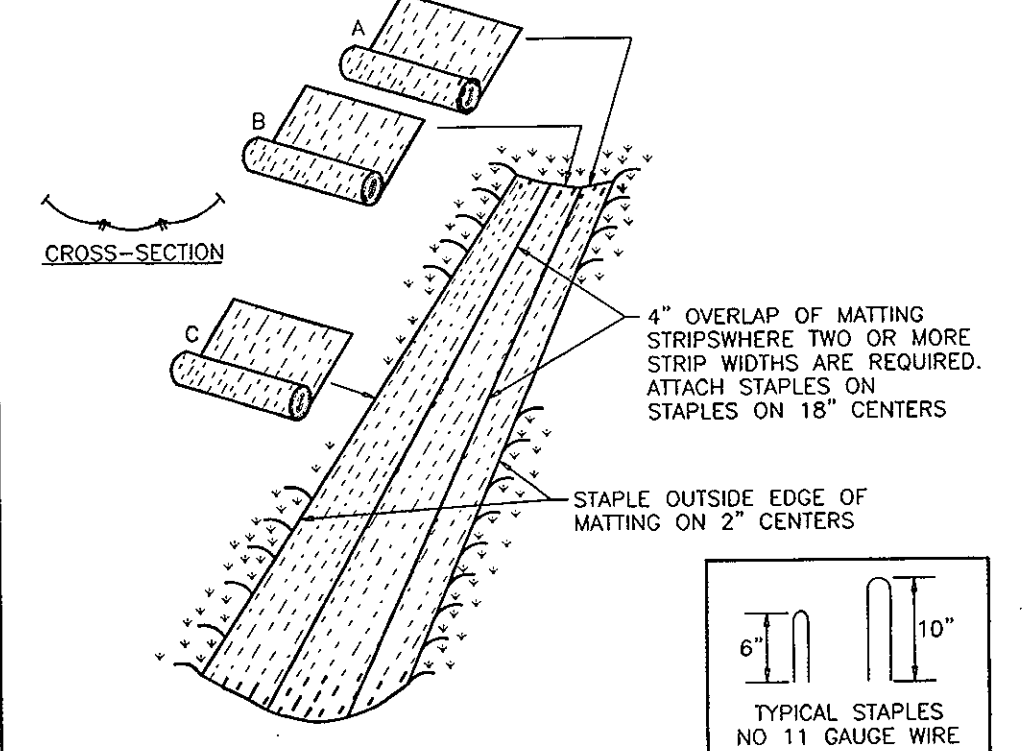
1. DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
2. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



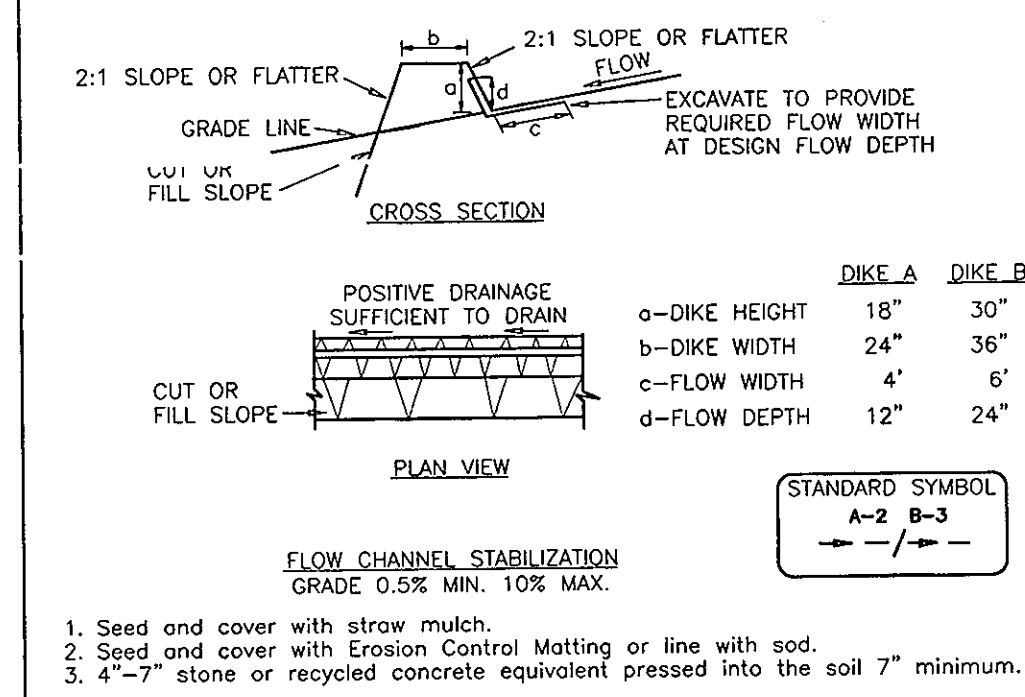
- CONSTRUCTION SPECIFICATIONS**
1. Length - Minimum of 50' (+ 30' for a single residence lot).
 2. Width - 10' minimum. Should be fixed of the existing road to provide a turning radius.
 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
 4. Stone - Crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" over the length and width of the entrance.
 5. Surface Flow - 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 has to 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 upper 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.

DETAIL 30 - EROSION CONTROL MATTING



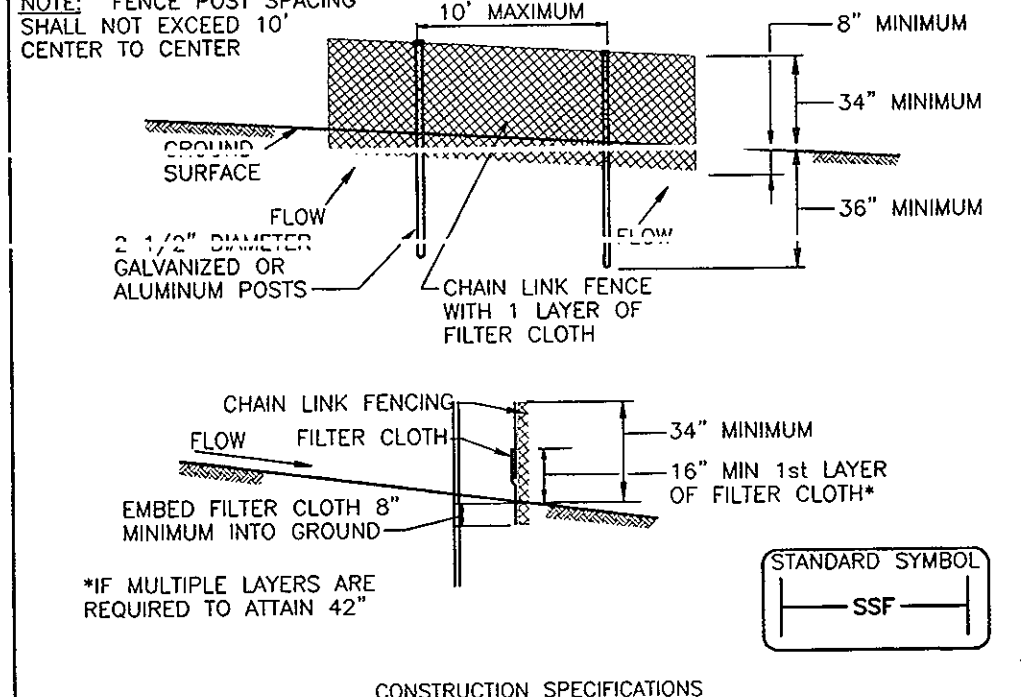
- CONSTRUCTION SPECIFICATIONS**
1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with grow of staples, about 4" down from the trench. Spacing between staples is 6".
 2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
 3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
 4. Staples shall be placed 2" apart with 4 rows for each strip, 2 outer row, and 2 alternating rows down the center.
 5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4" shingle fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
 6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.
- Note: If flow will enter from the edge of the matting then the area affected by the flow must be keyed-in.

DETAIL 1 - EARTH DIKE



- 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 trapping device.
 3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
 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 moving equipment.
 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 each rain event.

DETAIL 33 - SUPER SILT FENCE



- CONSTRUCTION SPECIFICATIONS**
1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
 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 midsection.
 4. Filter cloth shall be embedded a minimum of 8" into the ground.
 5. When two sections of filter cloth adjoin each other, they shall be overlapped by 8" and folded.
 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 end midsection and shall meet the following requirements for Geotextile Class F:
- | | | |
|----------------------|--------------------------|----------------|
| Tensile Strength | 50 lbs/in (min) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in (min) | Test: MSMT 509 |
| Flow Rate | 0.3 gpm/1/2 minute (max) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min) | Test: MSMT 322 |
- *IF MULTIPLE LAYERS ARE REQUIRED TO ATTAIN 42"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

5/2/07
5/8/07
5/10/07

CHIEF DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT 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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AND "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

4/12/07
MICHAEL PLOW
TRINITY QUALITY HOMES, INC.

ENGINEER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION AND 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. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

4/10/07
ROBERT H. VOGEL
SIGNATURE OF ENGINEER
ROBERT H. VOGEL

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

4/20/07
JIM MURPHY
OWNER/DEVELOPER
TRINITY QUALITY HOMES, INC.
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

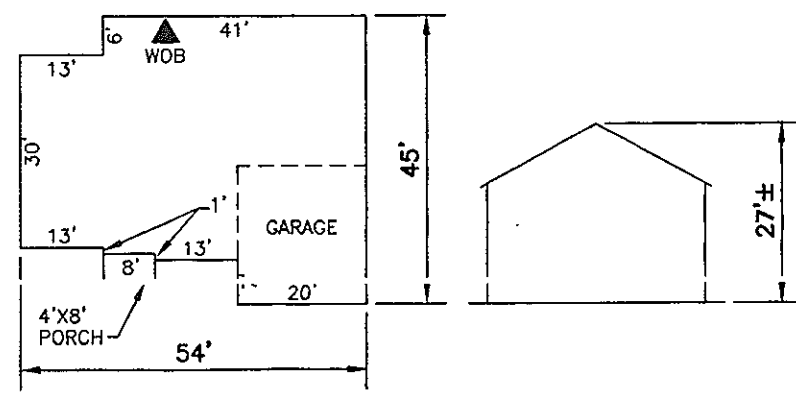
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MD 21043

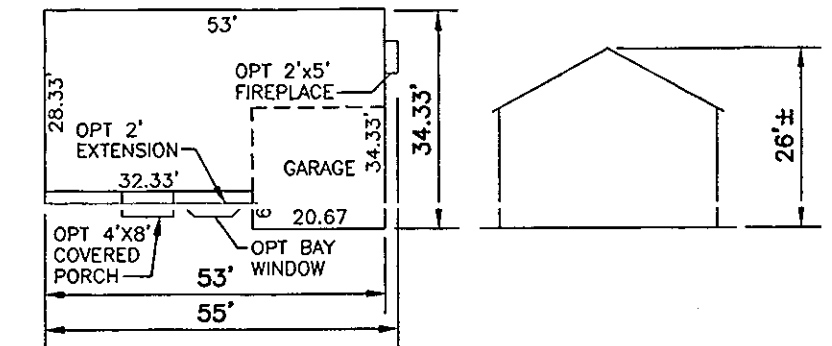
TEL: 410.461.7666
FAX: 410.461.8961

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DRAWN BY: MYRJ
CHECKED BY: RHV
DATE: 04-09-2007
SCALE: AS SHOWN
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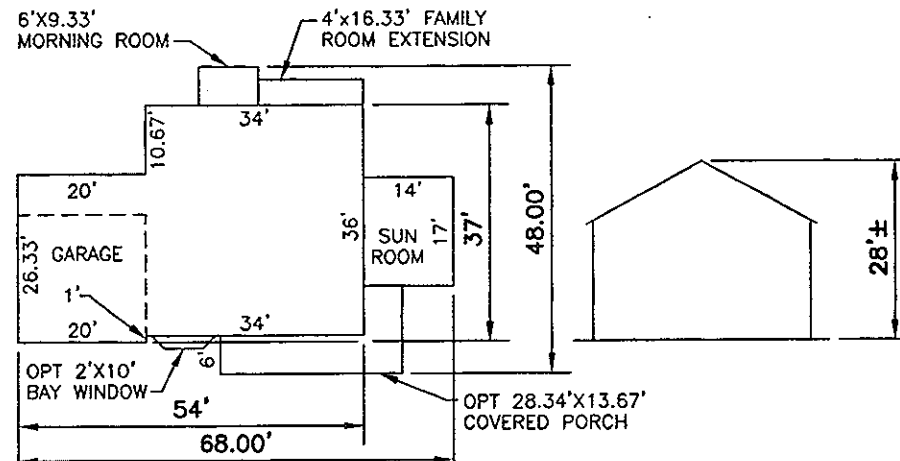
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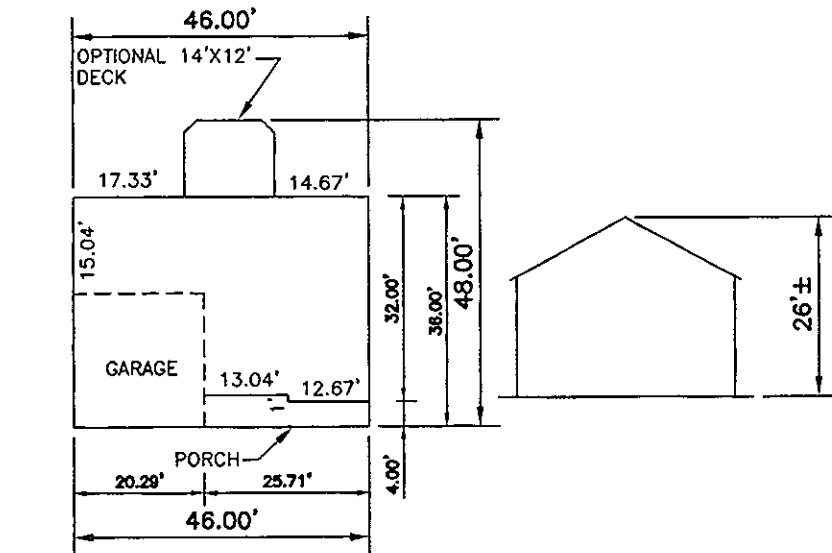
YORKSHIRE MANOR



AMESBURY



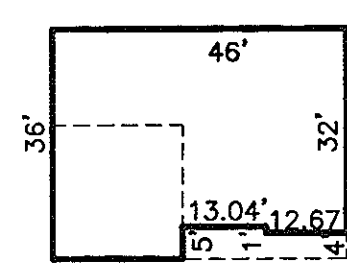
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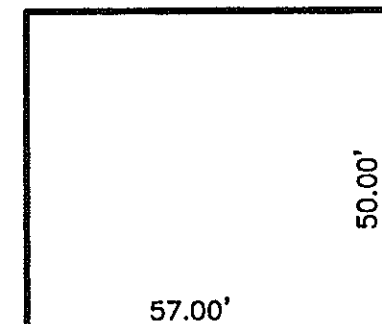
CYPRESS SPRING II

BUILDING FOOTPRINTS

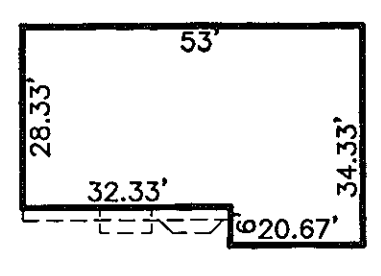
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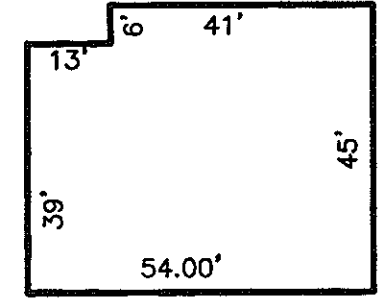
CYPRESS SPRING II



A
YORKSHIRE MANOR
AMESBURY
KENT (NO SUNROOM)



AMESBURY

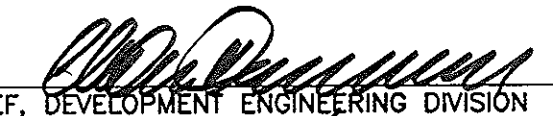

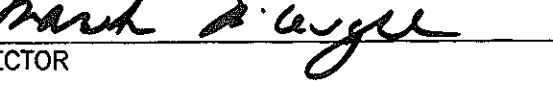


B
YORKSHIRE MANOR
AMESBURY

GENERIC BOXES

SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 5/2/07 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION YG
 5/15/07 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT CBH
 5/11/07 DATE
 DIRECTOR

NO.	REVISION	DATE

HOUSE TYPES
SITE DEVELOPMENT PLAN
JUNEAU HILLS
LOTS 1-8 AND OPENSACE LOT 9
REF: SP-04-02, PB-367, W&S CONT.14-4329-D,F-06-066
F-06-066

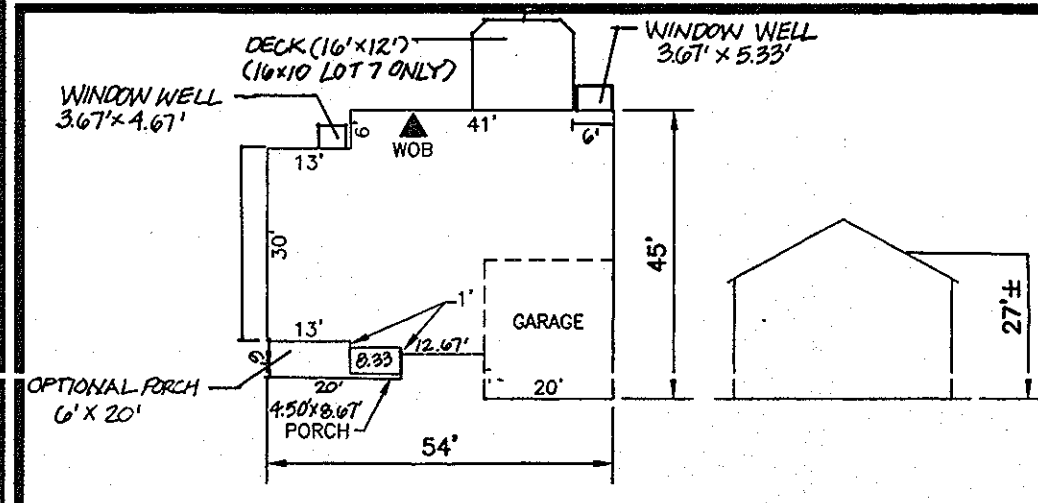
TAX MAP #24 GRID 18 PARCEL 289
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

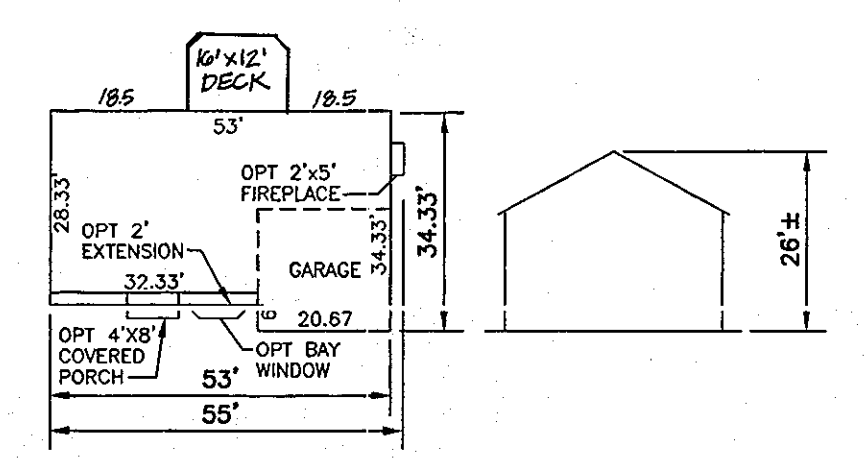
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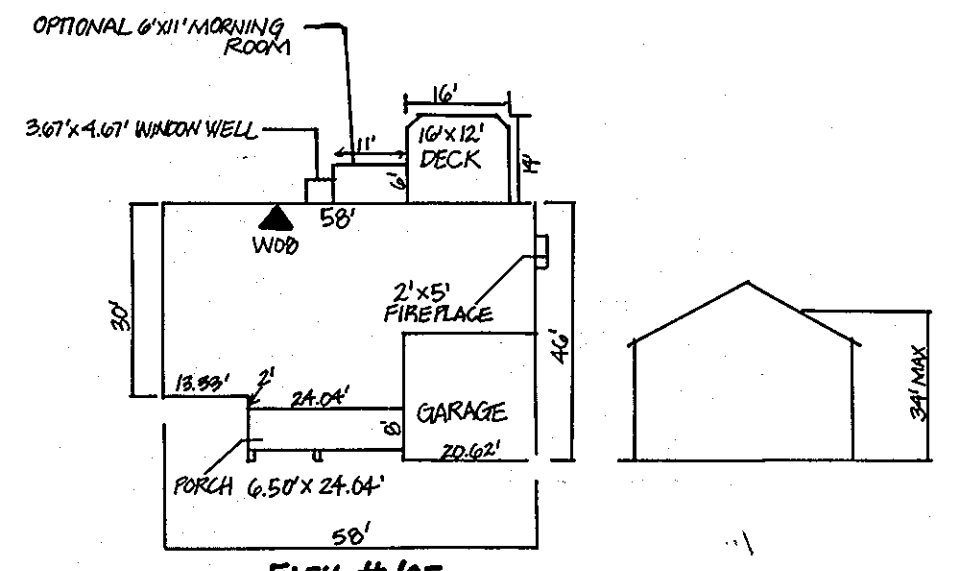
OWNER/DEVELOPER
TRINITY QUALITY HOMES, INC.
3875 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023



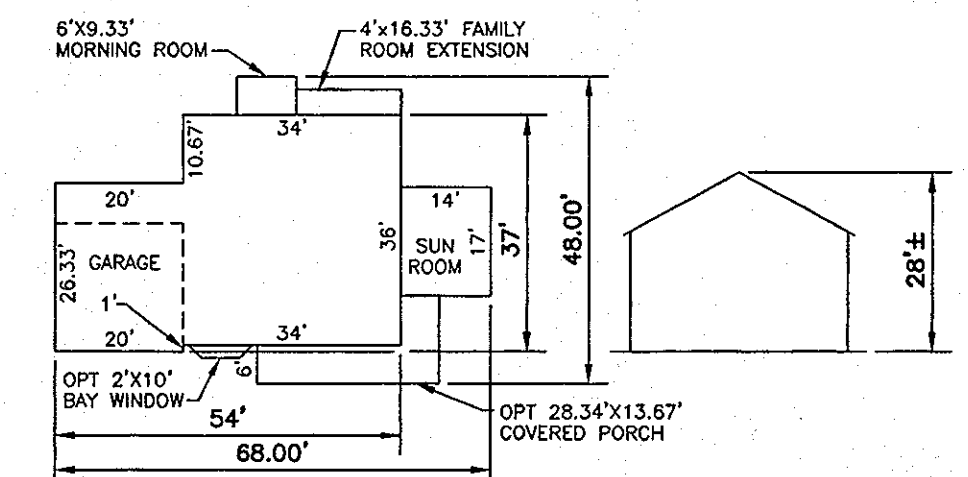
YORKSHIRE MANOR



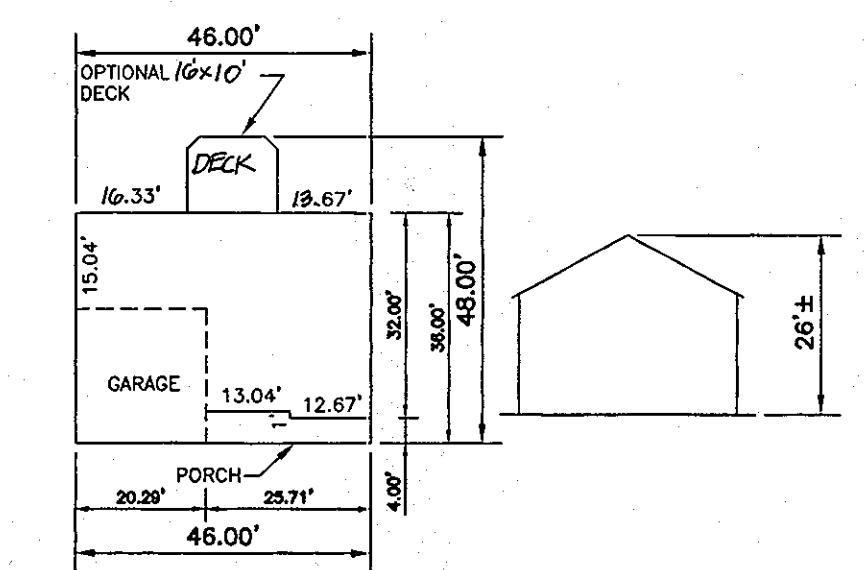
AMESBURY



**ELEV. # 105
TRENTON
SCALE: 1"=30'**



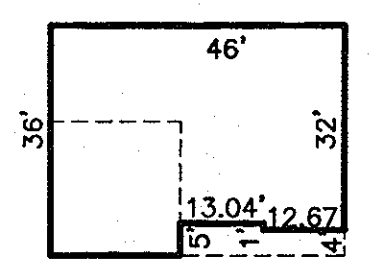
KENT



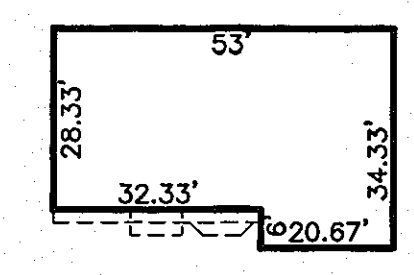
CYPRESS SPRING II

BUILDING FOOTPRINTS

SCALE: 1"=30'



CYPRESS SPRING II



AMESBURY

GENERIC BOXES

SCALE: 1"=30'

NO.	REVISION	DATE
2	ADD PORCH TO LOT 2 AND LOT 7	8/7/07
1	REVISE HOUSE TYPES, ADD DECKS	6/29/07

HOUSE TYPES
SITE DEVELOPMENT PLAN
JUNEAU HILLS
LOTS 1-8 AND OPENSACE LOT 9
REF: SP-04-02, PB-367, W&S CONT.14-4329-D,F-06-066
F-06-066

TAX MAP #24 GRID 18
2ND ELECTION DISTRICT

PARCEL 289
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: MY/RJ
DRAWN BY: MY/RJ
CHECKED BY: RHY
DATE: 04-09-2007
SCALE: AS SHOWN
W.O. NO.: 2034013.00

5 SHEET OF 5

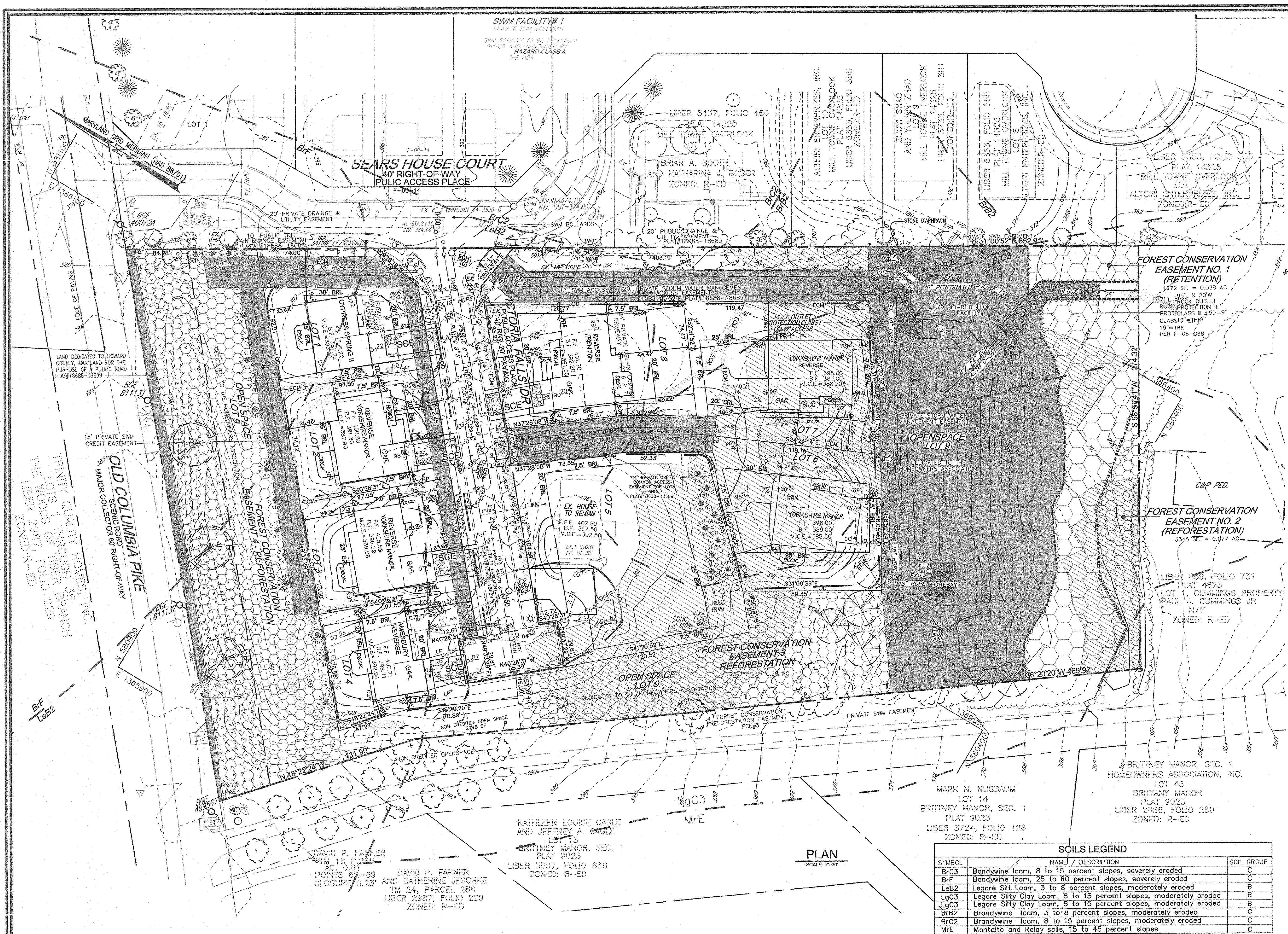
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION *[Signature]* 5/2/07 DATE

CHIEF DIVISION OF LAND DEVELOPMENT *[Signature]* 5/18/07 DATE

DIRECTOR *[Signature]* 5/11/07 DATE

OWNER/DEVELOPER
TRINITY QUALITY HOMES, INC.
3575 PARK AVE., STE. 301
ELLICOTT CITY, MARYLAND 21043
(410) 480-0023



LEGEND

EXISTING CONTOUR	--- 382	LOD	--- 382	LIMIT OF DISTURBANCE
PROPOSED CONTOUR	--- 382	ECM	--- 382	EROSION CONTROL MATING AS SHOWN ON F-06-066 TO REMAIN
EXISTING TREES TO REMAIN	(Symbol)	SCE	(Symbol)	STABILIZED CONSTRUCTION ENTRANCE
EASEMENT HATCH	(Symbol)	GABION INFLOW PROTECTION	(Symbol)	(Symbol)
FOREST CONSERVATION EASEMENT (REFORESTATION)	(Symbol)	TREE PROTECTION FENCE	(Symbol)	(Symbol)
FOREST CONSERVATION EASEMENT (RETENTION)	(Symbol)	REMOVABLE PUMPING STATION	(Symbol)	(Symbol)
AREA WITHIN 40' OF THE BSE POLES	(Symbol)	15%-24.99% STEEP SLOPE AREA	(Symbol)	(Symbol)
		MID2	(Symbol)	(Symbol)
		CuB	(Symbol)	(Symbol)

NOTE:
THE FRONT OF THE LOTS ARE TO BE PROTECTED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

* DECKS ARE A MAX. 10' PROJECTED BEYOND BUILDING RESTRICTION LINE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BrC3	Bandywine loam, 8 to 15 percent slopes, severely eroded	C
BrF	Bandywine loam, 25 to 60 percent slopes, severely eroded	C
LeB2	Legore Silt Loam, 3 to 8 percent slopes, moderately eroded	B
LgC3	Legore Silty Clay Loam, 8 to 15 percent slopes, moderately eroded	B
LgC3	Legore Silty Clay Loom, 8 to 15 percent slopes, moderately eroded	B
BrC2	Brandywine loam, 3 to 8 percent slopes, moderately eroded	C
BrC2	Brandywine loam, 8 to 15 percent slopes, moderately eroded	C
MrE	Montalto and Relay soils, 15 to 45 percent slopes	C

2	ADD PORCH TO LOT 2 AND LOT 7	6/17/07
1	REVISE HOUSE TYPES, ADD DECKS	6/29/07
NO.	REVISION	DATE

GRADING, SEDIMENT AND EROSION CONTROL PLAN
 SITE DEVELOPMENT PLAN
JUNEAU HILLS
 LOTS 1-8 AND OPENSACE LOT 9
 REF: SP-04-02, PB-367, W&S CONT.14-4329-D,F-06-066
 F-06-066

TAX MAP #24 GRID 18 PARCEL 289
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

DESIGN BY: MYRJ
 DRAWN BY: MYRJ
 CHECKED BY: RHV
 DATE: 04-09-2007
 SCALE: AS SHOWN
 W.O. NO.: 2034013.00

3 SHEET OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

5/2/07 DATE
 5/8/07 DATE
 5/14/07 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION yo
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT 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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

DAVID P. FARNER
 TRINITY QUALITY HOMES, INC. 4/17/07 DATE

ENGINEER'S CERTIFICATE

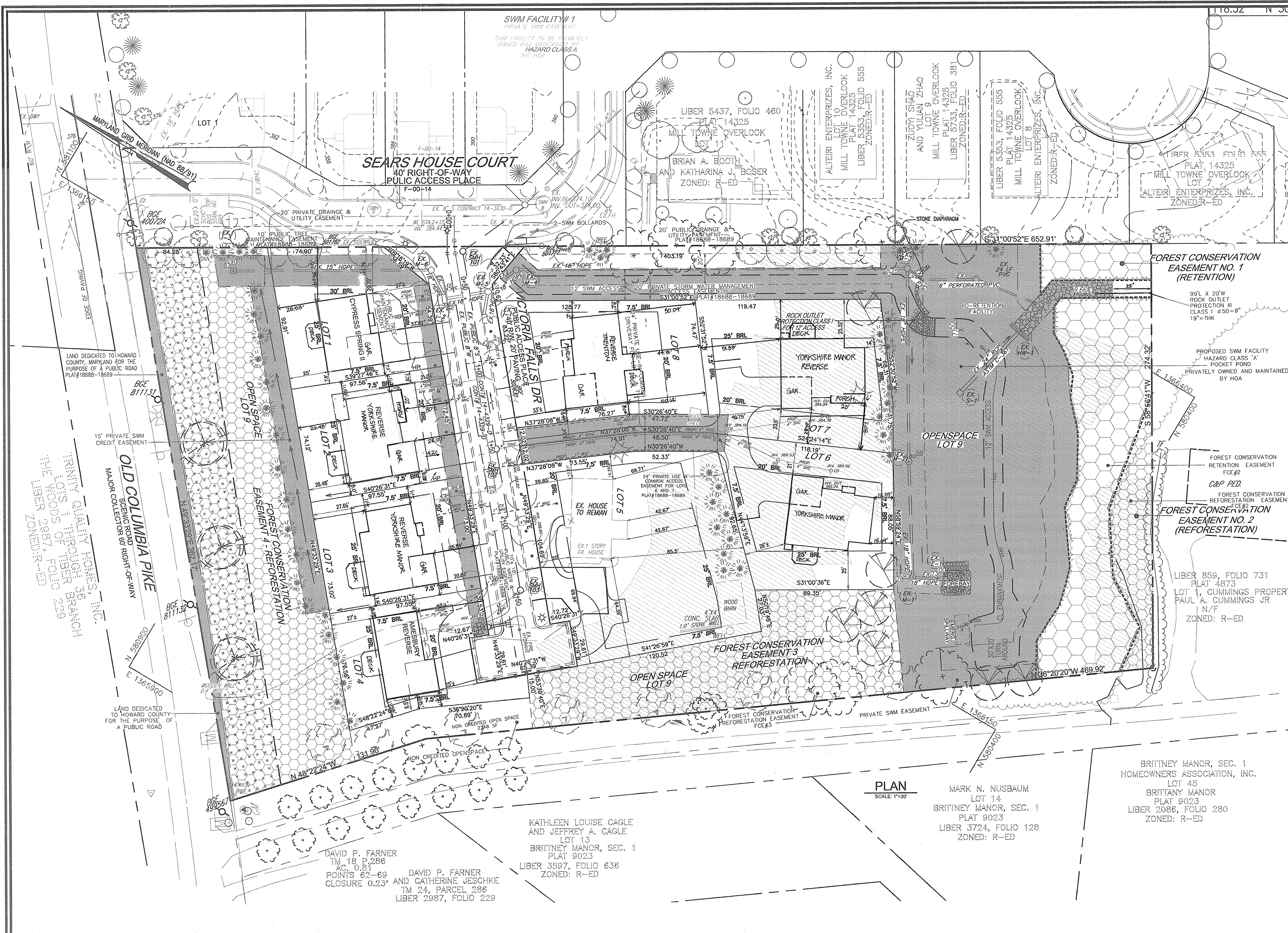
I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION AND SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

4/16/07 DATE
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL

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

4/26/07 DATE
 4/26/07 DATE

OWNER/DEVELOPER
 TRINITY QUALITY HOMES, INC.
 3875 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023



LEGEND

- EXISTING CONTOUR (dashed line)
- PROPOSED CONTOUR (solid line)
- EXISTING TREES TO REMAIN (cloud symbol)
- EASEMENT HATCH (diagonal lines)
- FOREST CONSERVATION EASEMENT (REFORESTATION) (cross-hatch)
- FOREST CONSERVATION EASEMENT (RETENTION) (dotted pattern)
- AREA WITHIN 40' OF THE BSE POLYLINE (stippled pattern)
- 15% 24-PT. GROUND SLOPE AREA (diagonal lines with dots)
- DECKS ARE MAX. 10' PROTECTED BEYOND BUILDING RESTRICTION LINE

PLAN
SCALE: 1"=30'

MARK N. NUSBAUM
LOT 14
BRITNEY MANOR, SEC. 1
PLAT 9023
LIBER 3724, FOLIO 128
ZONED: R-ED

BRITNEY MANOR, SEC. 1
HOMEOWNERS ASSOCIATION, INC.
LOT 45
BRITNEY MANOR
PLAT 9023
LIBER 2086, FOLIO 280
ZONED: R-ED

DAVID P. FARNER
TM 18 P.286
AC. 0.81
POINTS 62-69
CLOSURE 0.23'

DAVID P. FARNER
AND CATHERINE JESCHKE
TM 24, PARCEL 288
LIBER 2987, FOLIO 229

KATHLEEN LOUISE CAGLE
AND JEFFREY A. CAGLE
LOT 13
BRITNEY MANOR, SEC. 1
PLAT 9023
LIBER 3587, FOLIO 636
ZONED: R-ED

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/07
CHIEF DEVELOPMENT ENGINEERING DIVISION yq
DATE

[Signature] 5/5/07
CHIEF, DIVISION OF LAND DEVELOPMENT cam
DATE

[Signature] 5/16/07
DIRECTOR
DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT 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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

[Signature] 4/17/07
TRINITY QUALITY HOMES, INC. DATE

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION AND 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. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

[Signature] 4/16/07
SIGNATURE OF ENGINEER DATE
ROBERT H. VOGEL

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION AND SOIL EROSION AND SEDIMENT CONTROL

USDA - NATURAL RESOURCES DATE
CONSERVATION SERVICE

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

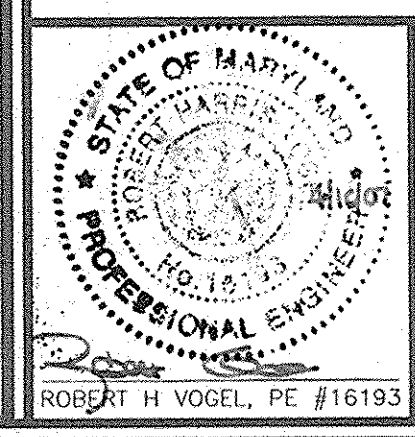
HOWARD SCD DATE

2	ADD PORCH TO LOT 2 AND LOT 7	8-17-07
1	REVISE HOUSE TYPES, ADD DECKS	4/29/07
NO.	REVISION	DATE

SITE AND LAYOUT PLAN
SITE DEVELOPMENT PLAN
JUNEAU HILLS
LOTS 1-8 AND OPENSACE LOT 9
REF: SP-04-02, PB-367, W&S CONT.14-4329-D,F-06-066
F-06-066

TAX MAP #24 GRID 18 PARCEL 289
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



DESIGN BY: MYRJ
DRAWN BY: MYRJ
CHECKED BY: RHV
DATE: 04-09-2007
SCALE: AS SHOWN
W.O. NO.: 2034013.00
1"=50'

2 SHEET OF 5

GENERAL NOTES

- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 AT & T 1-800-252-1133
 BGE (CONTRACTOR SERVICE) 410-850-4620
 BGE (EMERGENCY) 410-685-1400
 BUREAU OF UTILITIES 410-313-4900
 COLONIAL PIPELINE CO 410-795-1390
 MISS UTILITY 1-800-257-7777
 STATE HIGHWAY ADMINISTRATION 410-531-5533
 VERIZON 1-800-743-0033/410-224-9210
- SITE ANALYSIS:
 TOTAL AREA OF SITE: 4.35 AC.*
 * DOES NOT INCLUDE 0.04 ACRES OF SHA RESERVATION LOT 5 EXISTING DWELLING TO REMAIN 4.35-0.38=3.97 AC.
 PRESENT ZONING: PER COMPREHENSIVE ZONING PLAN ADOPTED ON FEBRUARY 2004 R-ED
 TOTAL NUMBER OF UNITS PROPOSED: 7+1 EXISTING=8
 LIMIT OF DISTURBANCE: 162,767 SF (3.74 AC.)
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
 AREA OF OPEN SPACE REQUIRED: 50% OR 2.19 AC.
 AREA OF CREDITED OPEN SPACE PROVIDED: 2.198 AC.
 AREA OF NON-CREDITED OPEN SPACE: 0.054 AC.
 TOTAL AREA OF OPEN SPACE PROVIDED: 2.252 AC.
 TOTAL NUMBER OF LOTS PROPOSED: 8 LOTS
 AREA OF RECREATION OPEN SPACE REQUIRED: N/A
 AREA OF RECREATION OPEN SPACE PROVIDED: N/A
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 24, GRID 18, PARCEL '289'
 ZONING: R-ED
 DEED REFERENCE: 257/95
 DPZ REFERENCES: SP-04-02, PB-367, W&S CONT.14-4329-D, F-06-066.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 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 THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2002.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. DECEMBER 2002.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 24FB, 2413.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND PROVIDED THROUGH CONT.#14-4329-D.
- STORM WATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY A DRY EXTENDED DETENTION POND FACILITY TO PROVIDE 60 AND 10-YEAR MANAGEMENT AND THE FACILITY IS HAZARD CLASS 'A'. THE FACILITY IS LOCATED ON OPEN SPACE LOT 9 AND MAINTAINED BY THE H.O.A. W&S PROVIDED BY GRASS CHANNEL AND BIO RETENTION FACILITY. Rev IS PROVIDED BY GRASS CHANNEL CREDIT.
- THERE ARE NO WETLANDS, STREAMS OR BUFFERS ON SITE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN MAY 2003.
- THE FOREST STAND DELINEATION PLAN WAS PREPARED BY FREDERICK WARD ASSOCIATES, DATED FEBRUARY 2003 UNDER F-06-066.
- FOREST CONSERVATION WAS FULFILLED UNDER F-06-066 BY THE CREATION OF ON-SITE REFORESTATION AND RETENTION AS WELL AS A PAYMENT OF A FEE IN LIEU.
- THE APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED APRIL 1, 2003.
- LANDSCAPING FOR THE STORMWATER MANAGEMENT POND, STREET TREES AND THE PERIMETER OF THE PROPERTY WAS FULFILLED WITH F-06-066.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING IN THE AMOUNT OF \$15,000 WAS PAID AS PART OF THE DEVELOPER'S AGREEMENT FOR F-06-066.
- STREET TREES ARE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$ 4,200.00 WAS PAID AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-06-066.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO FOREST CONSERVATION RETENTION AREAS.
- STREET LIGHTING HAS BEEN PROVIDED FOR THE PUBLIC ROAD IN ACCORDANCE WITH SECTION 16.135 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE DESIGN MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- SEDIMENT AND EROSION CONTROL HAS BEEN PROVIDED FOR THIS SITE.
- AN EXISTING HOUSE LOCATED ON LOT 5 IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRED.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE. BASED ON THE CEMETERY INVENTORY LIST AND AVAILABLE MAPS AT THE DEPARTMENT OF PLANNING AND ZONING THERE ARE NO BURIAL/CEMETERY LOCATED ON SITE.
- OPEN SPACE LOT 9 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATIONS. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND THE RESTRICTIONS ARE SHOWN HEREON.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- ALL DRIVEWAYS ARE PER HO. CO. DETAIL R - 6.03.
- THERE ARE NO FLOODPLAINS ON SITE.
- NO STEEP SLOPES ARE LOCATED ONSITE.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR BUILDING/GRADING PERMIT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- a) 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
 b) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/07 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION YD

[Signature] 5/8/07 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT CAN

[Signature] 5/16/07 DATE
 DIRECTOR

SITE DEVELOPMENT PLAN

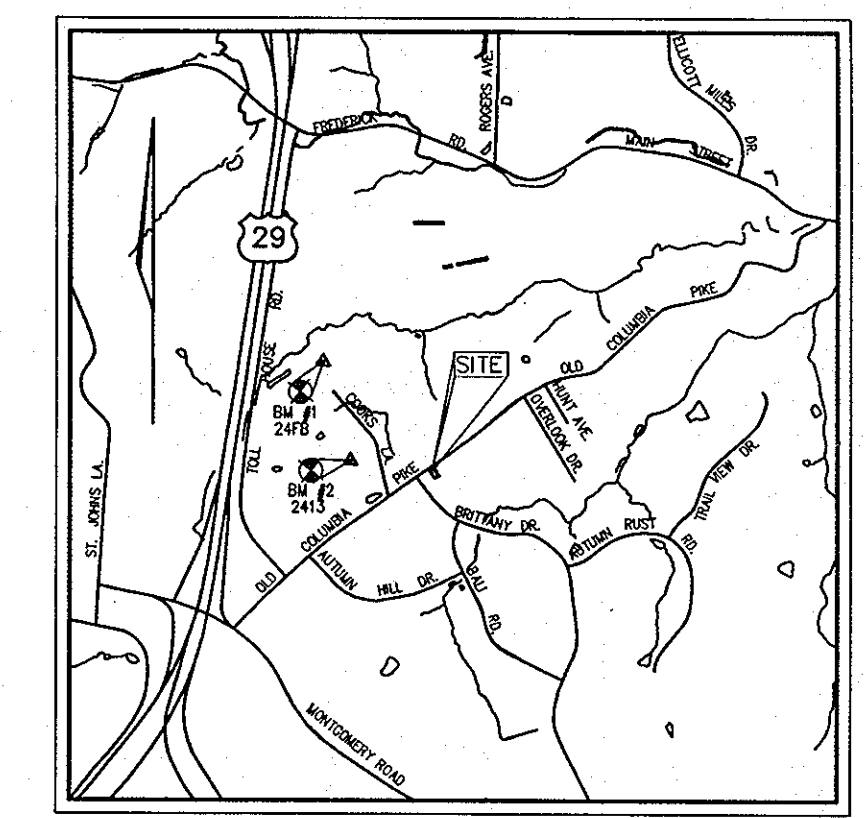
JUNEAU HILLS

LOTS 1-8 AND OPEN SPACE LOT 9

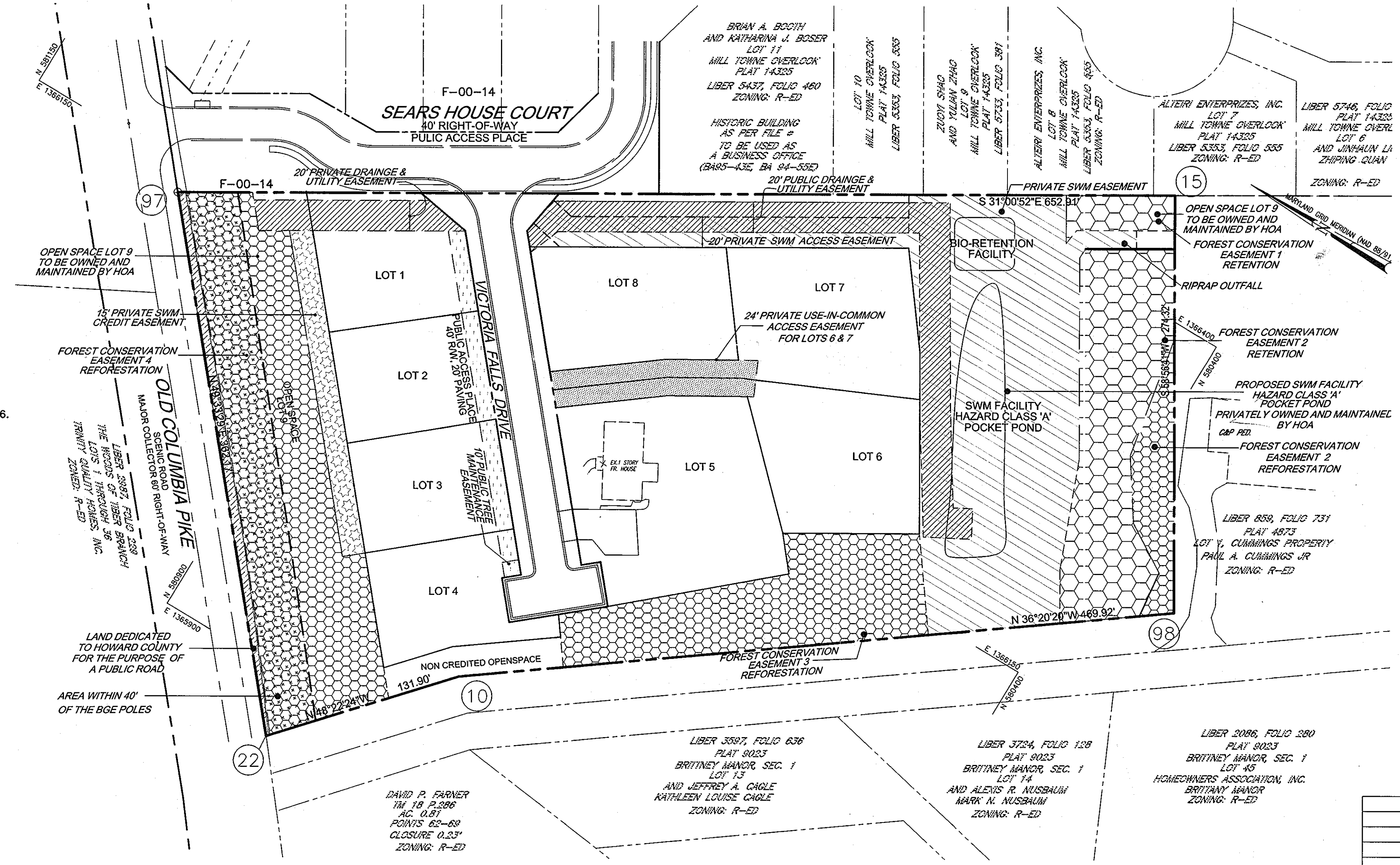
HOWARD COUNTY, MARYLAND

BENCHMARK
 HOWARD COUNTY CONTROL STATION 24FB
 NORTH 582,652.103'
 EAST 1,364,255.930'
 ELEVATION 423.282' (NAVD 1988)

HOWARD COUNTY CONTROL STATION 2413
 NORTH 580,648.904'
 EAST 1,364,974.471'
 ELEVATION 404.481' (NAVD 1988)



VICINITY MAP
 SCALE 1"=2000'



LOCATION MAP
 SCALE: 1" = 50'

ADDRESS CHART	
LOT NO.	STREET ADDRESS
1	4002 VICTORIA FALLS DRIVE
2	4006 VICTORIA FALLS DRIVE
3	4010 VICTORIA FALLS DRIVE
4	4014 VICTORIA FALLS DRIVE
5	4015 VICTORIA FALLS DRIVE (EXISTING 3985 OLD COLUMBIA PIKE)
6	4011 VICTORIA FALLS DRIVE
7	4007 VICTORIA FALLS DRIVE
8	4003 VICTORIA FALLS DRIVE

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	LOT/PARCEL		
JUNEAU HILLS	N/A	1-8		
PLAT REF 18688-18689	BLOCK NO 18	ZONE R-ED	TAX MAP 24	ELECT DIST 2ND CENSUS TR 602800
WATER CODE: F-04		SEWER CODE: 1400500		

NO.	REVISION	DATE
1	REVISE HOSE TYPES ADD DECKS	6/29/07

- c) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- WIDTH - 12 (14' FOR SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6' OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
 - GEOMETRY - MAX 14% GRADE, MAX 10% GRADE CHANGE, AND MIN 45' TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. THE FOUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK.
 - THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION, FILING NO. 100036199.2273841 ON DECEMBER 15, 2005.
 - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
 - THIS PROPERTY IS ZONED R-ED PER THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 07-28-06.
 - AN EXISTING HOUSE LOCATED ON LOT 5 IS TO REMAIN. NO NEW BUILDING, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRED.

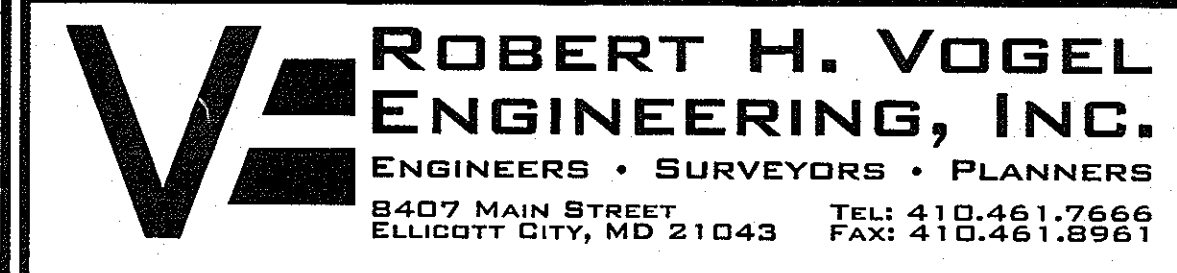
SHEET INDEX	
DESCRIPTION	SHEET NO
COVER SHEET	1 OF 5
SITE AND LAYOUT PLAN	2 OF 5
GRADING, SEDIMENT AND EROSION CONTROL PLAN	3 OF 5
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 5
HOUSE TYPES	5 OF 5

COORDINATE TABLE		
POINT	NORTHING	EASTING
10	580711.8128	1365957.5364
15	580474.7914	1366470.9840
22	580799.4312	1365858.9423
97	581034.3620	1366134.5773
98	580333.2798	1366235.9920

OWNER/DEVELOPER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
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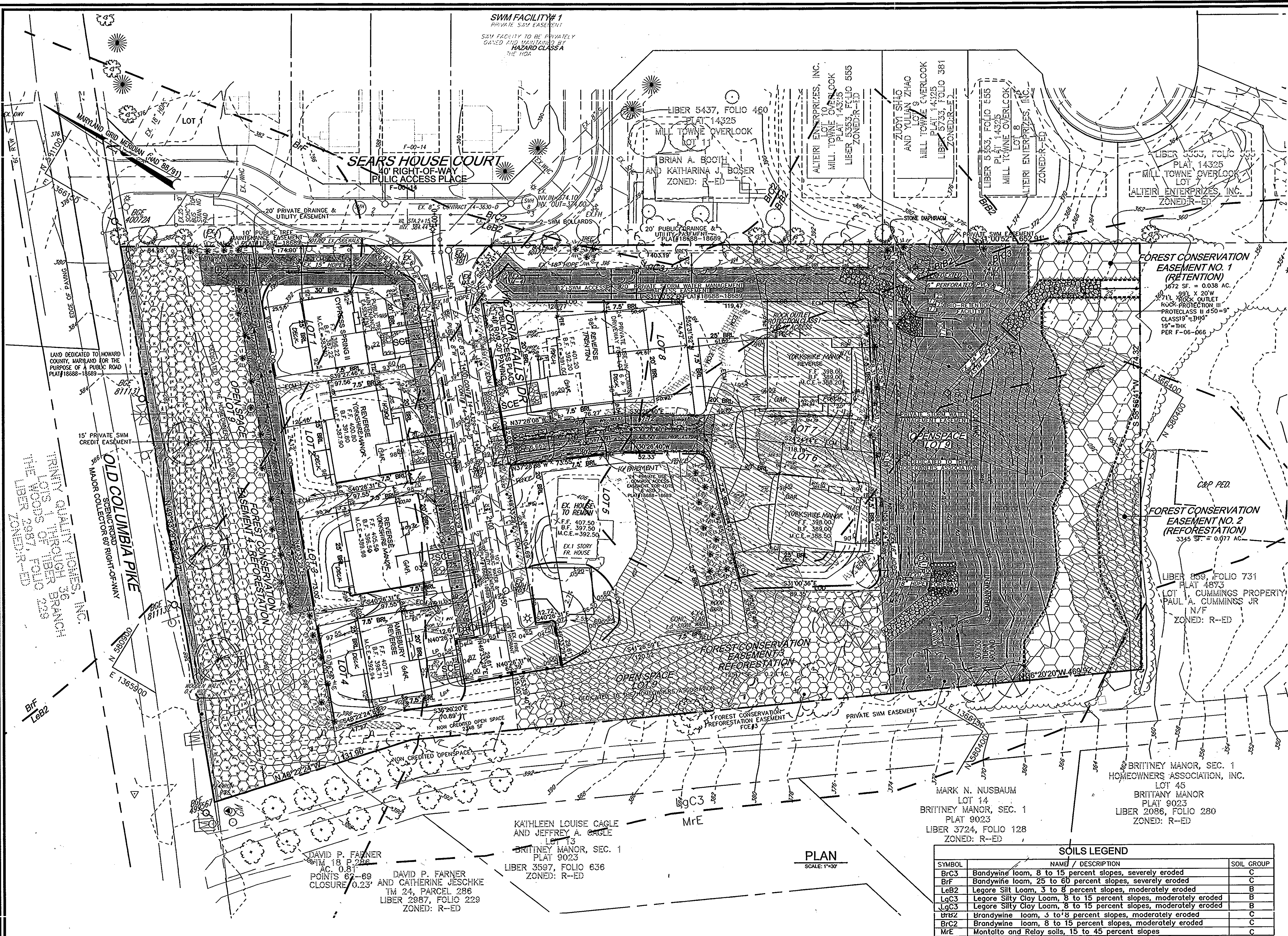
COVER SHEET
 SITE DEVELOPMENT PLAN
JUNEAU HILLS
 LOTS 1-8 AND OPENSACE LOT 9
 REF: SP-04-02, PB-367, W&S CONT.14-4329-D, F-06-066

TAX MAP #24 GRID 18 PARCEL 289
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



DESIGN BY: MY/RJ
 DRAWN BY: MY/RJ
 CHECKED BY: RHV
 DATE: 05-18-2006
 SCALE: AS SHOWN
 W.O. NO.: 2034013.00

1 SHEET OF 5



LEGEND

EXISTING CONTOUR	--- 362	LOD	--- 362	LIMIT OF DISTURBANCE
PROPOSED CONTOUR	--- 362	EROSION CONTROL MATING AS SHOWN ON F-06-066 TO REMAIN		
EXISTING TREES TO REMAIN		SCS		STABILIZED CONSTRUCTION ENTRANCE
EASEMENT HATCH		GABION INFLOW PROTECTION		GABION INFLOW PROTECTION
FOREST CONSERVATION EASEMENT (REFORESTATION)		TREE PROTECTION FENCE		TREE PROTECTION FENCE
FOREST CONSERVATION EASEMENT (RETENTION)		REMOVABLE PUMPING STATION		REMOVABLE PUMPING STATION
AREA WITHIN 4 FT OF THE BGE POLES		15%-24.99% STEEP SLOPE AREA		15%-24.99% STEEP SLOPE AREA
		MID2		MID2
		CuB		CuB

NOTE:
THE FRONT OF THE LOTS ARE TO BE PROTECTED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

* DECKS ARE A MAX. 10' PROJECTED BEYOND BUILDING RESTRICTION LINE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BRC3	Bandywine loam, 8 to 15 percent slopes, severely eroded	C
BrF	Bandywine loam, 25 to 60 percent slopes, severely eroded	C
LeB2	Legare Silt Loam, 3 to 8 percent slopes, moderately eroded	B
LaC3	Legare Silty Clay Loam, 8 to 15 percent slopes, moderately eroded	B
LaG3	Legare Silty Clay Loam, 8 to 15 percent slopes, moderately eroded	B
BrH2	Brandywine loam, 3 to 8 percent slopes, moderately eroded	C
BrC2	Brandywine loam, 8 to 15 percent slopes, moderately eroded	C
MrE	Montalto and Relay soils, 15 to 45 percent slopes	C

3	ADJUST LOCATION OF USE-IN-COMMON DRIVEWAY FOR LOTS 6&7	7/22/06
2	ADD PORCH TO LOT 2 AND LOT 7	8/17/07
1	REVISE HOUSE TYPES, ADD DECKS	6/29/07
NO.	REVISION	DATE

GRADING, SEDIMENT AND EROSION CONTROL PLAN
SITE DEVELOPMENT PLAN
JUNEAU HILLS
LOTS 1-8 AND OPENSACE LOT 9
REF: SP-04-02, PB-367, W&S CONT.14-4329-D-F-06-066 F-06-066

TAX MAP #24 GRID 18 PARCEL 289
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
2407 MAIN STREET, ELLICOTT CITY, MD 21043 TEL: 410-461-7969

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/2/07 DATE
CHIEF DEVELOPMENT ENGINEERING DIVISION YG

[Signature] 5/5/07 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT CAH

[Signature] 5/1/07 DATE
DIRECTOR

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT 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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZED PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

[Signature] 4/17/07 DATE
TRINITY QUALITY HOMES, INC.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION AND 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. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

[Signature] 4/16/07 DATE
SIGNATURE OF ENGINEER
ROBERT H. VOGEL

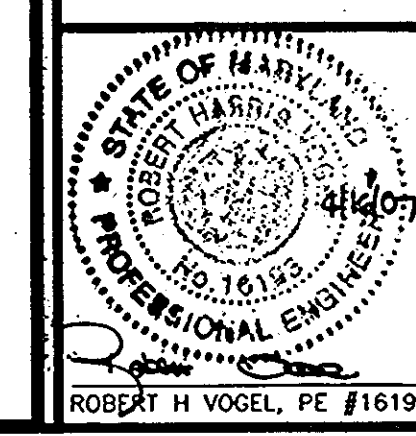
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION AND SOIL EROSION AND SEDIMENT CONTROL.

[Signature] 4/26/07 DATE
USDA - NATURAL RESOURCES CONSERVATION SERVICE

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

[Signature] 4/24/07 DATE
HOWARD SO.

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



DESIGN BY: MYRJ
DRAWN BY: MYRJ
CHECKED BY: RLV
DATE: 04-09-2007
SCALE: AS SHOWN
W.O. NO.: 2034013.00

3 SHEET OF 5