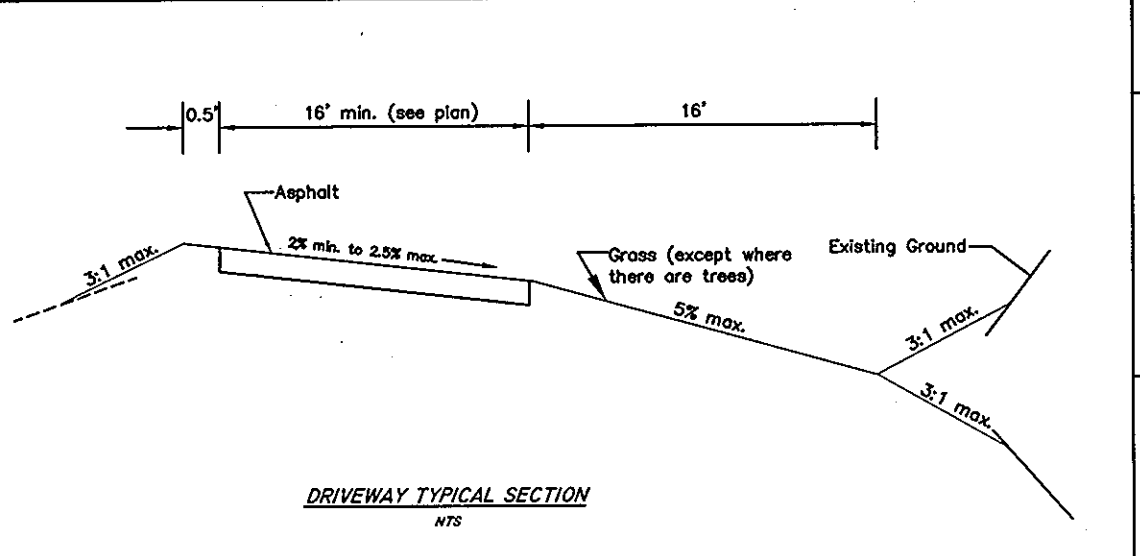
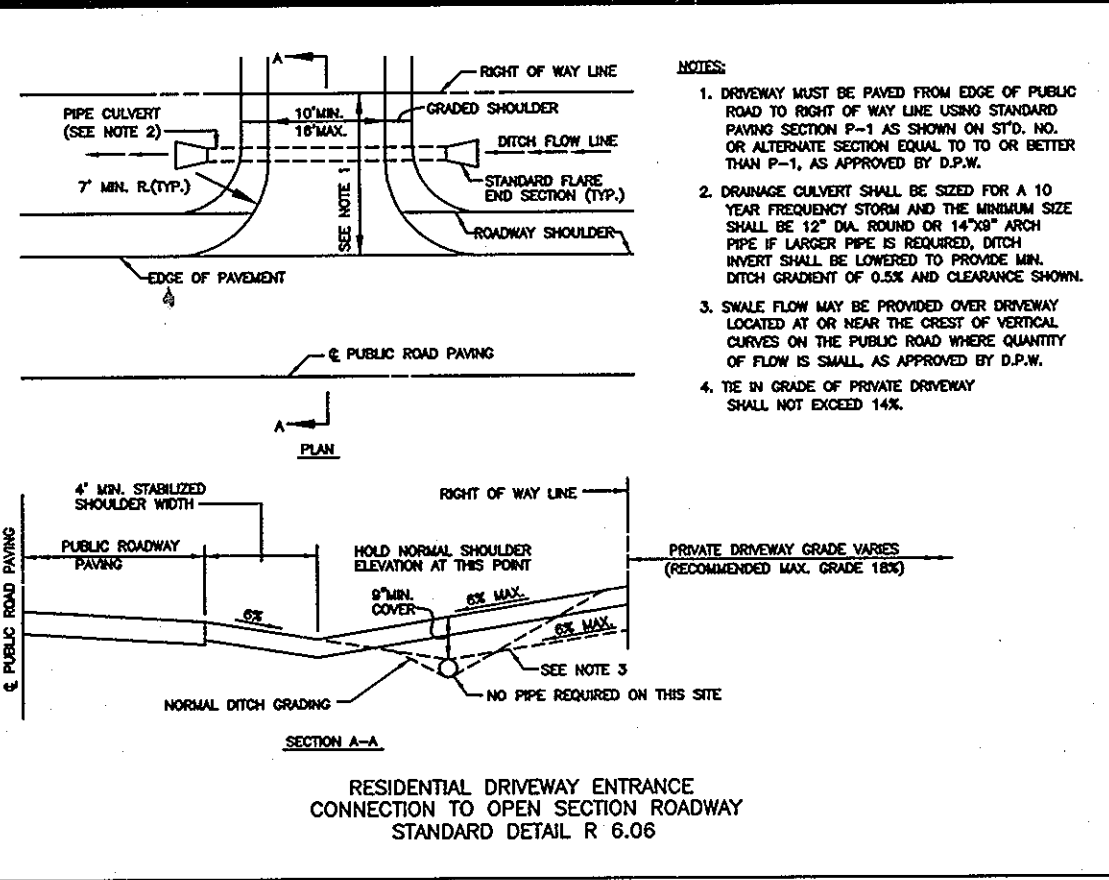


GENERAL NOTES

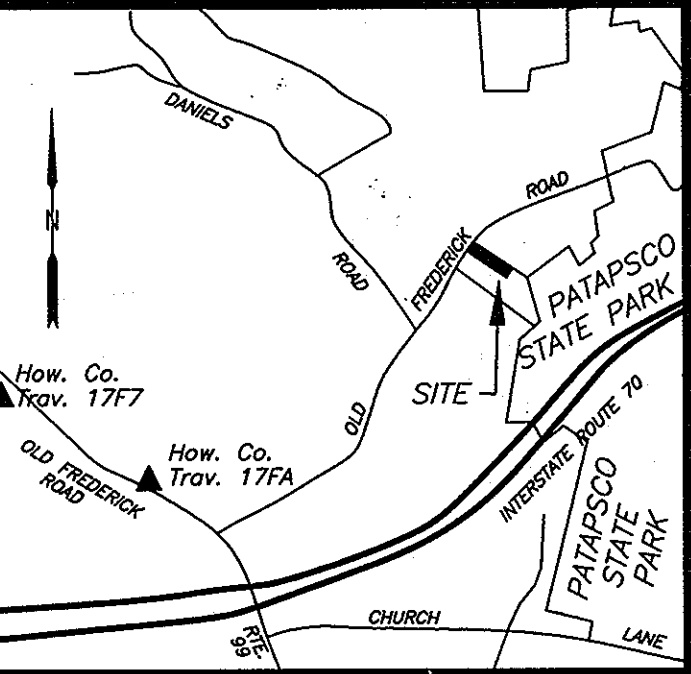
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT 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.
- THERE ARE NO STEEP SLOPES, BUFFERS OR FOREST CONSERVATION EASEMENT AREAS ON THIS PROPERTY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM OF 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'-00" DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- LANDSCAPE SURETY IN THE AMOUNT OF \$1950.00 (4 shade and 5 evergreen) WILL BE POSTED FOR LOT 4 WITH THE GRADING PERMIT APPLICATION FOR LOT 4.
- THIS PROJECT IS IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. A PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$10,236.50 FOR 0.47 ACRES (20,473 SQ.FT.) WAS PAID AT THE TIME OF SUBDIVISION UNDER DPZ FILE # F-06-236.
- 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 THE START OF CONSTRUCTION.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREETS AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD-RUN SURVEY BY SHANABERGER & LANE IN DECEMBER 2005 TIED TO HOWARD COUNTY CONTROL STATIONS:
 HORIZONTAL: NAD83, VERTICAL: NAVD29
 HOWARD COUNTY MONUMENT NO. 17FA EL:476.79 N 594948.366 E 1364626.79
 HOWARD COUNTY MONUMENT NO. 17F7 EL:469.47 N 595229.824 E 1363086.37
 BENCHMARK: REBAR SET TRAVERSE NO. 1 EL. 446.47
 BENCHMARK: REBAR SET TRAVERSE NO. 10 EL. 436.47
- BEARINGS AND DISTANCES SHOWN HEREON ARE FROM A BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN DECEMBER OF 2005.
- WATER IS PUBLIC (CONTRACT # 14-3799-D)
- SEWER IS PRIVATE
- STORMWATER MANAGEMENT FOR WQV AND Rev HAS BEEN PROVIDED WITH ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS. CPM IS NOT REQUIRED BECAUSE THERE IS NO INCREASE IN THE 1-YEAR STORM PEAK DISCHARGE AFTER THE CREDITS HAVE BEEN APPLIED. PLEASE REFER TO THE SWM REPORT AND SUPPLEMENTAL SWM PLAN PREPARED BY CIVIL DESIGN SERVICES, LC DATED MAY 10, 2006 FOR MORE INFORMATION.
- EXISTING UTILITIES SHOWN HEREON WERE FIELD-LOCATED, WHERE POSSIBLE, AND SHOWN PER AVAILABLE PLANS OF RECORD IN OTHER CASES.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, OR A FORESTED AREA ON THIS SITE PER A SITE INSPECTION PERFORMED BY EXPLORATION RESEARCH ON MAY 6, 2006.
- EXISTING PAVED DRIVEWAY ENTRANCE TO BE REMOVED AND RELOCATED AS SHOWN IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION NOTES ON SHEET 2 OF 4.
- A DESIGN MANUAL WAIVER VOLUME III, SECTION 2.5.2.H.2., FOR SIGHT DISTANCE REQUIREMENTS WAS APPROVED ON SEPTEMBER 29, 2005. THE EXISTING DRIVEWAY ENTRANCE MUST BE CLOSED AND RELOCATED.
- PREVIOUS FILE NUMBERS: BA-87-11E, WP-92-207, F-93-11, F-06-236.
- THE EXISTING ANTIQUE SHOP CURRENTLY UTILIZES THE SEPTIC AREA ON LOT 4. THE ANTIQUE SHOP WILL BE DEMOLISHED AND THE SEPTIC DISPOSAL AREA LOCATED ON LOT 3 WHEN A BUILDING PERMIT FOR LOT 4 IS ISSUED.
- PUBLIC WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE GRANTED UNDER OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS RESERVE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS INTO THE PRIVATE SEWAGE RESERVE AREA.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

GENERAL NOTES (cont.)

- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY FOR THE SHARED DRIVEWAY SERVING LOTS 2, 3, & 4. IT WAS RECORDED IN LIBER 10745, FOLIO 001 ON JUNE 19, 2007.
- THE EXISTING WELL ON LOT 3 IS ABANDONED. THE HOUSE ON LOT 3 IS CONNECTED TO PUBLIC WATER.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOL. IV, STANDARD DETAIL R-6.06.



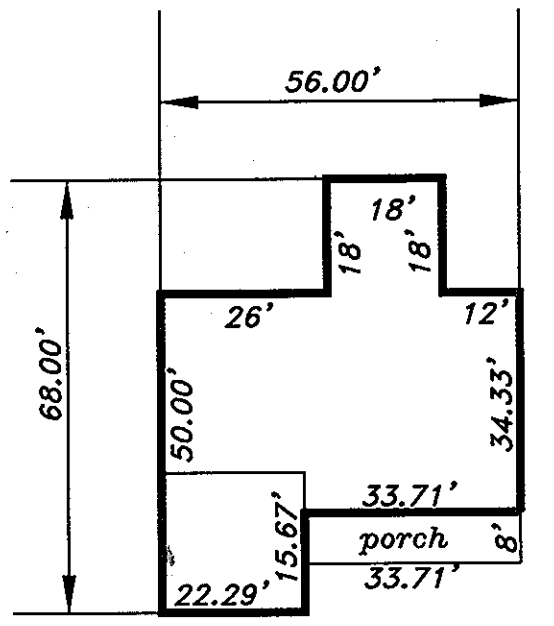
SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING BAYS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO HEAVY TRUCKS	1" BIT. CONC. SURFACE	1" BIT. CONC. SURFACE 2" BIT. CONC. SURFACE
	TRAVELWAYS FOR APARTMENTS AND COMMERCIAL INDUSTRIAL ZONES WITH NO HEAVY TRUCKS	4" BIT. CONC. BASE	4" GRADED AGGREGATE BASE (GAB)



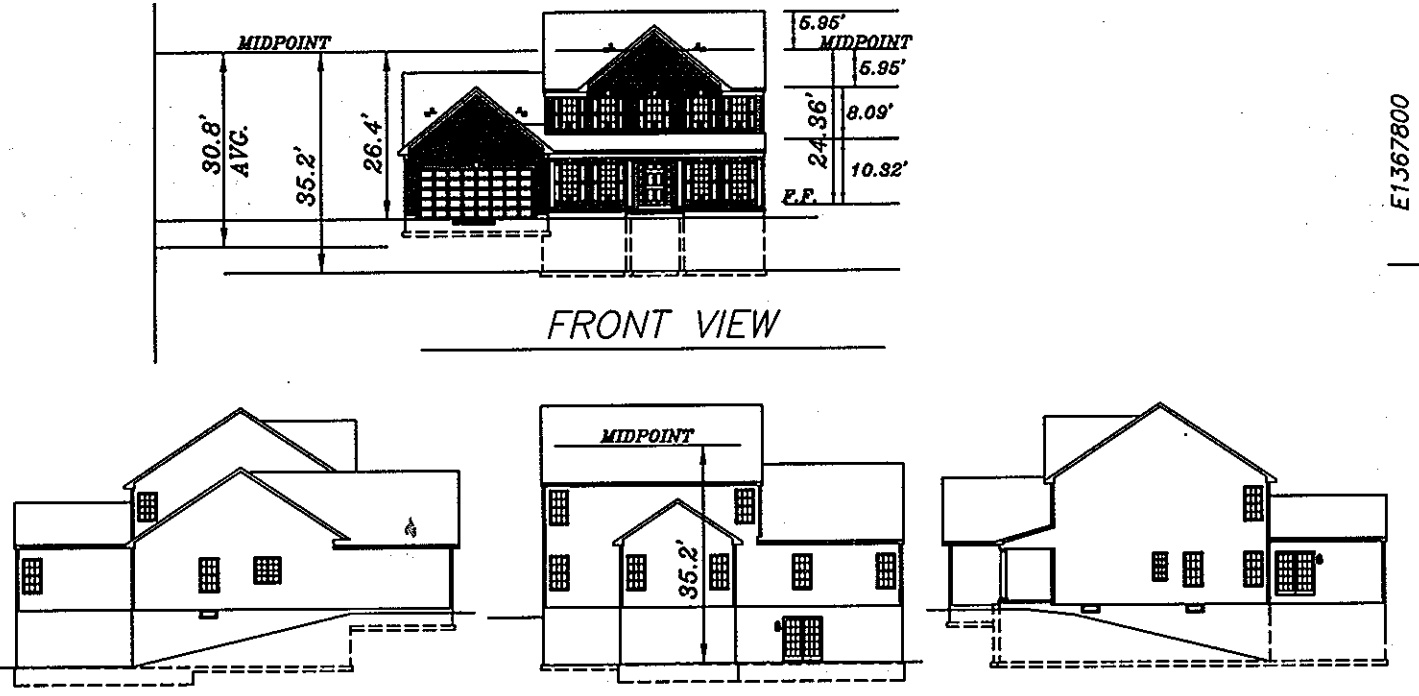
VICINITY MAP
SCALE: 1"=2000'
ADC MAP 12, GRID F-2

SITE ANALYSIS DATA CHART

- TOTAL PROJECT AREA: 51,412 S.F.±
- AREA OF PLAN SUBMISSION: 51,412 S.F.±
- LIMIT OF DISTURBED AREA: 24,143 S.F.±
- PRESENT ZONING DESIGNATION: R-20
- EXISTING/PROPOSED USE: VACANT/SINGLE FAMILY RESIDENTIAL
- FLOOR SPACE: (2095 x 2) + (2596) = 6786 SQ. FT.
- TOTAL NUMBER OF UNITS ALLOWED: 1
- TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION: 1
- NUMBER OF EMPLOYEES: N/A
- NUMBER OF PARKING SPACE REQUIRED: 2
- NUMBER OF PARKING SPACE PROVIDED: 2 IN GARAGE
- OPEN SPACE: NONE
- AREA OF RECREATIONAL OPEN SPACE: NONE
- BUILDING COVERAGE: 2596 SQ.FT.± OR 5.05% OF GROSS AREA
- DPZ FILE REFERENCES: BA-87-11E, WP-92-207, F-93-11, F-06-236.
- N/A



HOUSE DETAIL
SCALE: 1"=30'



SCHEMATIC VIEWS

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	PLAN VIEW
2	GRADING, EROSION & SEDIMENT CONTROL PLAN & DETAILS
3	LANDSCAPING PLAN/SOILS MAP
4	STORMWATER MANAGEMENT PLAN

ADDRESS CHART	
LOT NO.	STREET ADDRESS
4	8429 OLD FREDERICK RD.

OWNERS:
MAURICE E. SAUTER
ELIZABETH SAUTER
8431 OLD FREDERICK RD.
ELLCOTT CITY, MD. 21043

DEVELOPERS:
JEFFREY KLESSIG
CAROL KLESSIG
9741 SOFTWATER WAY
COLUMBIA, MD 21045

PERMIT INFORMATION CHART		
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL
SAUTER PROPERTY, LOTS 3 & 4, PLAT #19184	N/A	4/ 313
L/F 1355/633	GRID # 1 ZONE R-20	ELECT. DISTRICT 2 CENSUS TRACT 6021.00
WATER CODE: 1-H02	SEWER CODE: N/A	

SITE DEVELOPMENT PLAN
LOT 4, SAUTER PROPERTY
AND USE-IN-COMMON DRIVEWAY
IMPROVEMENTS ONTO LOT 3
"SAUTER PROPERTY, LOTS 3 & 4" F-06-236

LIBER 1355/FOLIO 633
TAX MAP 18 GRID 1 PARCEL 313
2nd ELECTION DIST. HOWARD COUNTY MARYLAND
SCALE: 1"=50' JUNE 21, 2007

DESIGNED: GSS
DRAWN: GSS
CHECKED: GSS
DATE: 4/4/2007

SCALE: 1"=50'
DRAWING: 9231SDP1
JOB NO.: 03-42
COUNTY FILE NO.'S: BA-87-11E, WP-92-207, F-06-236

SHEET 1 OF 4

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Peter Bileman, MD 8/13/07
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 7/26/07 DATE

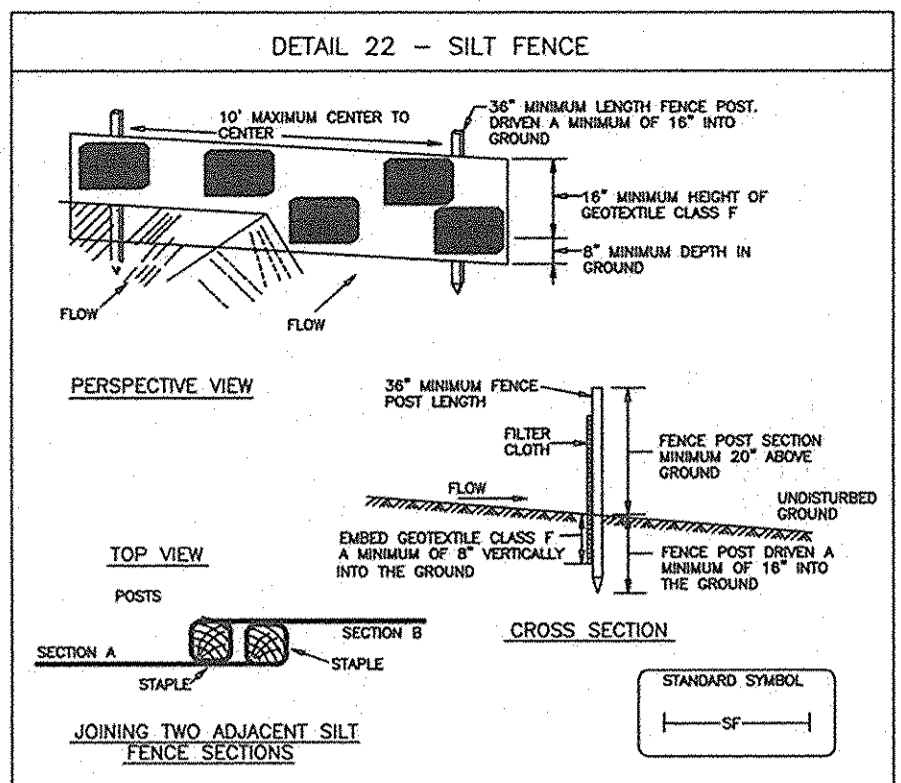
Chief, Division of Land Development 8/10/07 DATE

Director 8/16/07 DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD., 21043
(410)-461-9563



BY	NO.	REVISION	DATE



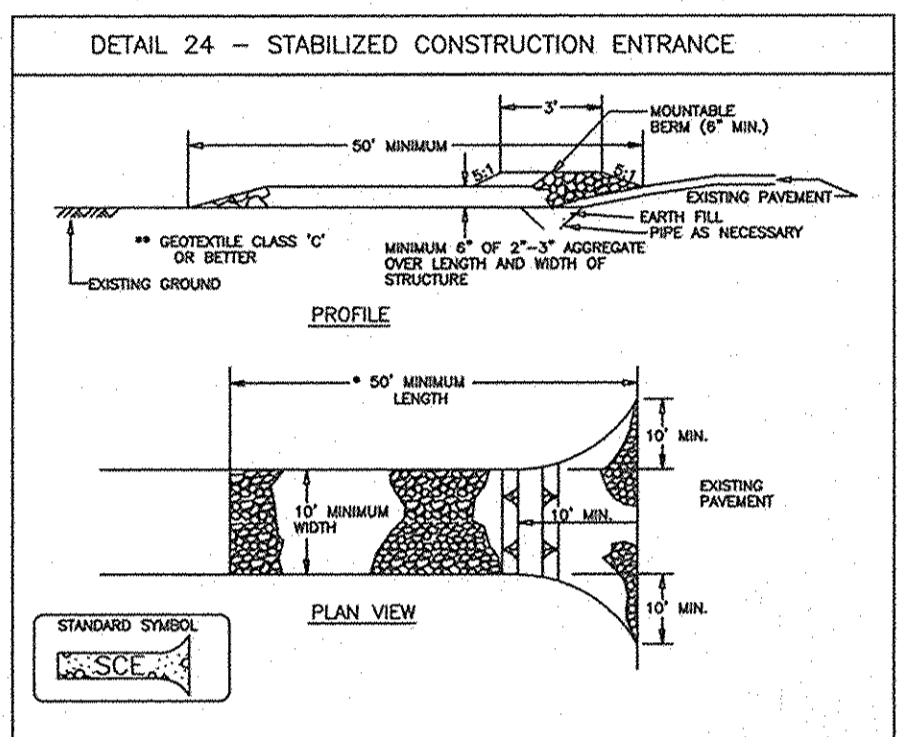
CONSTRUCTION SPECIFICATIONS

- FENCE POSTS SHALL BE A MINIMUM OF 3/4" DIA. UNDRIVEN 14" MINIMUM INTO THE GROUND. POSTS SHALL BE 1-1/2" x 1-1/2" SQUARE (MINIMUM DIA. OR 1-3/4" DIA. (MINIMUM) ROUND AND SHOULD BE OF SOLID QUALITY HARDWOOD. STEEL POSTS WILL BE STAMPED 1" OR 1 1/2" SECTION WEIGHING NOT LESS THAN 100 POUNDS PER LINEAR FOOT.
- GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS./IN. (MIN.)	TEST METHOD	509
TENSILE ELONGATION	20 LBS./IN. (MIN.)	TEST METHOD	509
FLOW RATE	2.5 GAL./172" WHITE (MAX.)	TEST METHOD	522
FILTRATION EFFICIENCY	75% (MIN.)	TEST METHOD	522

- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEEDBANK BYPASS.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED SIDE OF THE FABRIC HEIGHT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-15-3 MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION



CONSTRUCTION SPECIFICATIONS

- LENGTH - MINIMUM OF 50' (30' FOR SINGLE ROUTING LOT).
- WIDTH - 10' MINIMUM, SHOULD BE PLACED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- GEOTEXTILE FABRIC FILTER CLOTH SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO GRADING STONE. HOME PLANS REQUIRE SINGLE LAYER GEOTEXTILE.
- STONE - CRUSHED AGGREGATE (1/2" TO 3/4") OR RECYCLED OR RECYCLED CONCRETE (CRUSHED) SHALL BE PLACED AT LEAST 18" OVER THE ENTIRE LENGTH AND WIDTH OF THE ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A WOODEN BOARD WITH 5:1 SLOPE AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SEED ACCORDING TO THE GRADING MAP. THE SIZE OF THE PIPE SHALL BE DETERMINED AND NO BRANCHES TO CURVE TO BE MADE. NECESSARY PIPE SHALL BE SEED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONTROLLED. A 6" MINIMUM WILL BE REQUIRED.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

SEDMIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (11-1-1950).
- ALL GRADING AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
- FOLLOWING WITH SOLE DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 - 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SLOPE TRACES SHOWN MUST BE FITTED AND MAINTAINED AS POSTED AROUND THEIR PERIMETERS IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE, IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOIL TEMPORARY SEEDING AND MULCHING (SEC-01). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.

SEDMIMENT CONTROL INSPECTOR:

- SITE ANALYSIS:
 - TOTAL AREA OF SITE: 57775 SF ***
 - AREA TO BE ROOFED OR PAVED: 25435 SF
 - AREA TO BE REGENERATED OR STABILIZED: 17732 SF
 - TOTAL CUT: 724 CY
 - TOTAL FILL: 283 CY
- OFFSITE WASTE/BORROW AREA LOCATION: SITE WITH AN APPROVED ACTIVE GRADING PERMIT *** TOTAL AREA OF LOT 4 + LOT ON LOT 3
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON THE COMPLETION OF THE INSTALLATION OF PERMANENT EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTIONS MAY NOT BE AUTHORIZED UNTIL THIS WRITABLE APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- THE TOTAL AMOUNT OF SILT FENCE = 420 LF.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE.
- EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND TEMPORARILY STABILIZE.
- CONSTRUCT HOUSE, SIDEWALKS AND DRIVEWAYS.
- INSTALL TRENCHES FOR SEPTIC SYSTEM PRIOR TO PLACING FILL IN NW CORNER OF SEPTIC AREA.
- REMOVE EXISTING DRIVEWAY ENTRANCE.
- FINAL GRADE AND STABILIZE IN ACCORDANCE WITH STDS. & SPECS.
- UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE.

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS: *John K. Roberts* 7/19/07 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION:

John K. Roberts 7/19/07 DATE

U.S.D.A. - NATURAL RESOURCES CONSERVATION SERVICES DATE

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER 3 INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING IF NOT PREVIOUSLY LOOSED.

SOIL AMENDMENTS: APPLY 800 LBS./ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQUARE FEET).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQUARE FEET). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WINTERING LOVEGRASS (0.7 LBS./1000 SQUARE FEET). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 80 LBS./1000 SQUARE FEET) OF UNROTATED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL. PER ACRE (5 GAL./1000 SQUARE FEET) OF EMULSIFIED ASPHALT ON FLAT AREAS OR SLOPES 6 FT. OR HIGHER, USE 3/8 GAL. PER ACRE (6 GAL./1000 SQUARE FEET) FOR ANCHORING.

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

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE 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.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, 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 CHINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 AND 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER 3 INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING IF NOT PREVIOUSLY LOOSED.

SOIL AMENDMENTS: USE ONE OF THE FOLLOWING SCHEDULES:

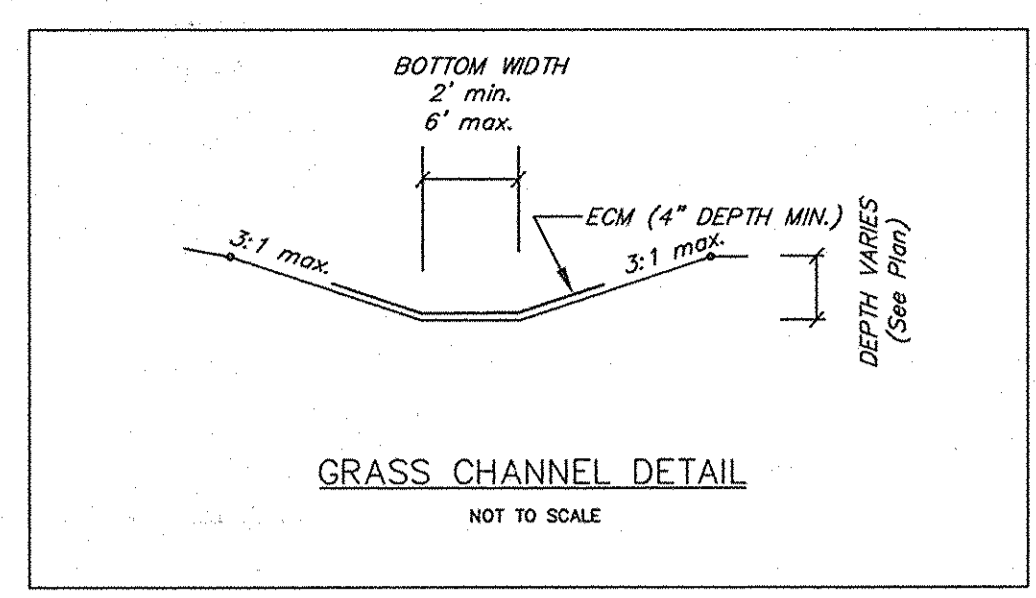
- PREFERRED - APPLY 4 TONS PER ACRE OF LIMESTONE (9 LBS./SQUARE FEET) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQUARE FEET) BEFORE SEEDING. HARROW OR DISC INTO DEPTH OF 2-3 INCHES. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (91 LBS./1000 SQUARE FEET).
- ACCEPTABLE - APPLY 2 TONS PER ACRE OF LIMESTONE (9 LBS./1000 SQUARE FEET) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQUARE FEET) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQUARE FEET). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WINTERING LOVEGRASS (0.7 LBS./1000 SQUARE FEET). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 80 LBS./1000 SQUARE FEET) OF UNROTATED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL 218 GALLONS PER ACRE (5 GAL./1000 SQUARE FEET) OF EMULSIFIED ASPHALT FLAT AREAS, ON SLOPES 6 FEET OR HIGHER, USE 3/8 GAL. PER ACRE (6 GAL./1000 SQUARE FEET) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS DISCING OR OTHER RESEEDINGS.

- TOPSOIL SHALL BE A LOAM, SANDY LOAM, 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 CHINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 AND 1/2" IN DIAMETER.
- TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- 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 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES:
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- TOPSOIL APPLICATION:
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS TRENCHES, GRADE STABILIZATION STRUCTURES, BARRIERS, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE PREVIOUSLY BEEN ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPRINKLING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MOIST CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.



SOIL TYPES			
NAME	HYDRIC	HYDRIC INCLUSIONS	SLOPES < 15% WITH HIGH EROSION POTENTIAL
EnB2	NO		
GIB2	NO		
GIC3	NO		

DESIGNED	GSS
DRAWN	GSS
CHECKED	GSS
DATE	4/4/2007

EROSION & SEDIMENT CONTROL PLAN
LOT 4, SAUTER PROPERTY
AND USE-IN-COMMON DRIVEWAY
IMPROVEMENTS ONTO LOT 3
 "SAUTER PROPERTY, LOTS 3 & 4" F-06-236

LIBER 1355/FOLIO 633
 TAX MAP 18 GRID 1 PARCEL 313
 2nd ELECTION DIST. HOWARD COUNTY MARYLAND
 SCALE: 1"=50' APRIL 4, 2007

OWNERS:
 MAURICE E. SAUTER
 ELIZABETH SAUTER
 8431 OLD FREDERICK RD.
 ELLICOTT CITY, MD. 21043

DEVELOPERS:
 JEFFREY KLESSIG
 CAROL KLESSIG
 9741 SOFTWATER WAY
 COLUMBIA, MD 21045

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

Carl Klessig 7/19/07 DATE

G. SCOTT SHANABERGER PROFESSIONAL L.S. #10849 DEVELOPERS CERTIFICATE

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT."

Carl Klessig developer July 11, 2007 NAME AND TITLE DATE

LEGEND:

- DESIGNATES 10,000 SEPTIC EASEMENT
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- DESIGNATES SPOT ELEVATION
- DESIGNATES SILT FENCE
- DESIGNATES TREE TO REMAIN
- DESIGNATES TREE TO BE REMOVED
- 436 DESIGNATES EXISTING CONTOUR
- DESIGNATES PROPOSED CONTOUR
- DESIGNATES SILT FENCE
- DESIGNATES LIMIT OF DISTURBANCE
- DESIGNATES FENCE

SCALE 1"=50'

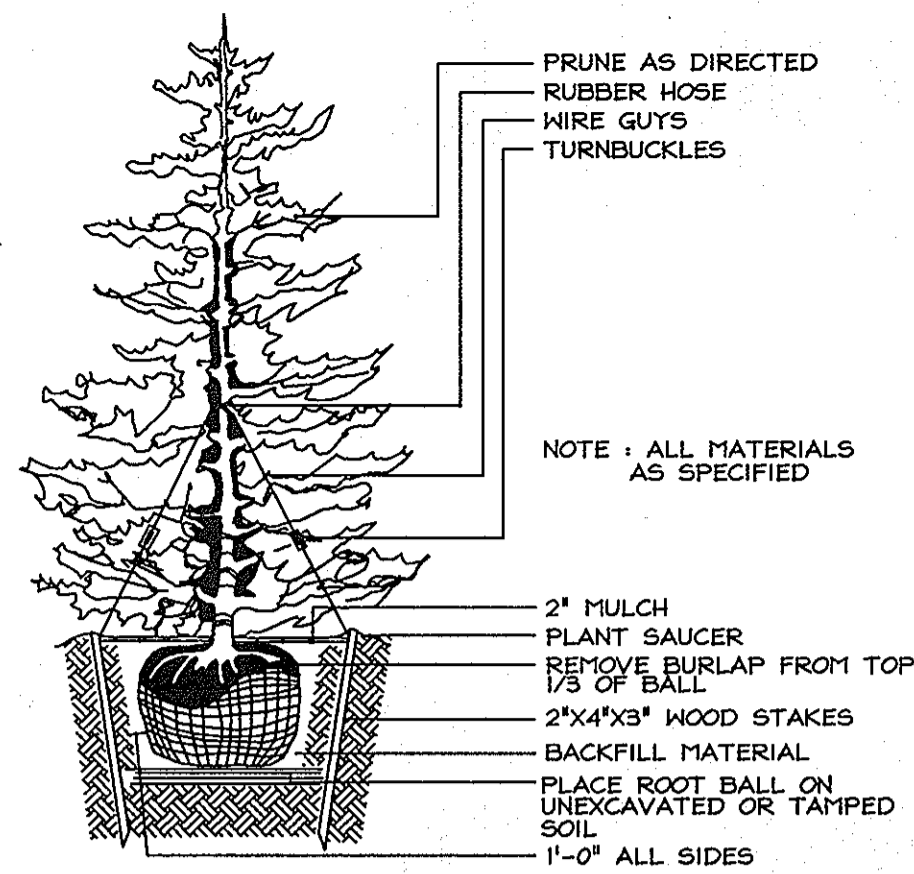
DRAWING 9231SDP2

JOB NO. 03-42

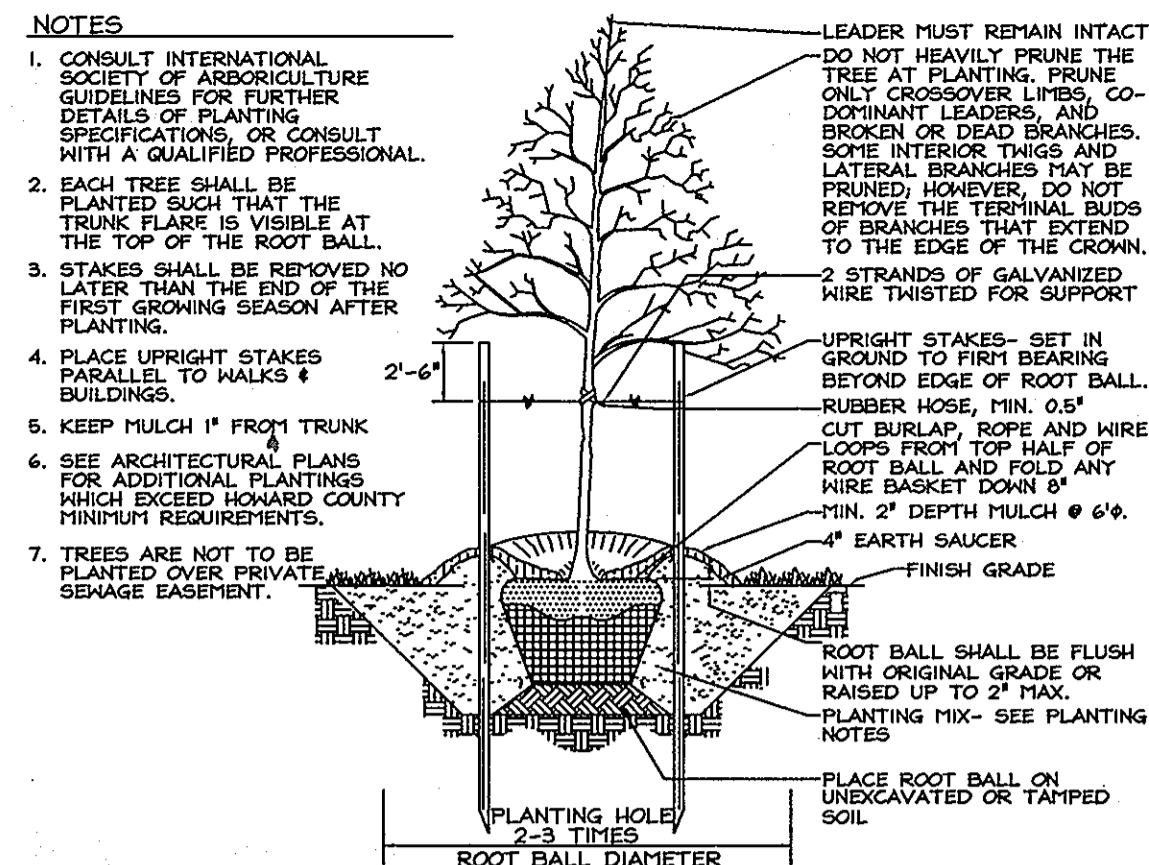
COUNTY FILE NO. S BA-82-115 F-93-11 F-06-236

SHEET
2 OF 4

SDP-07-074 9231SDP2.dwg



TYPICAL EVERGREEN TREE PLANTING DETAIL

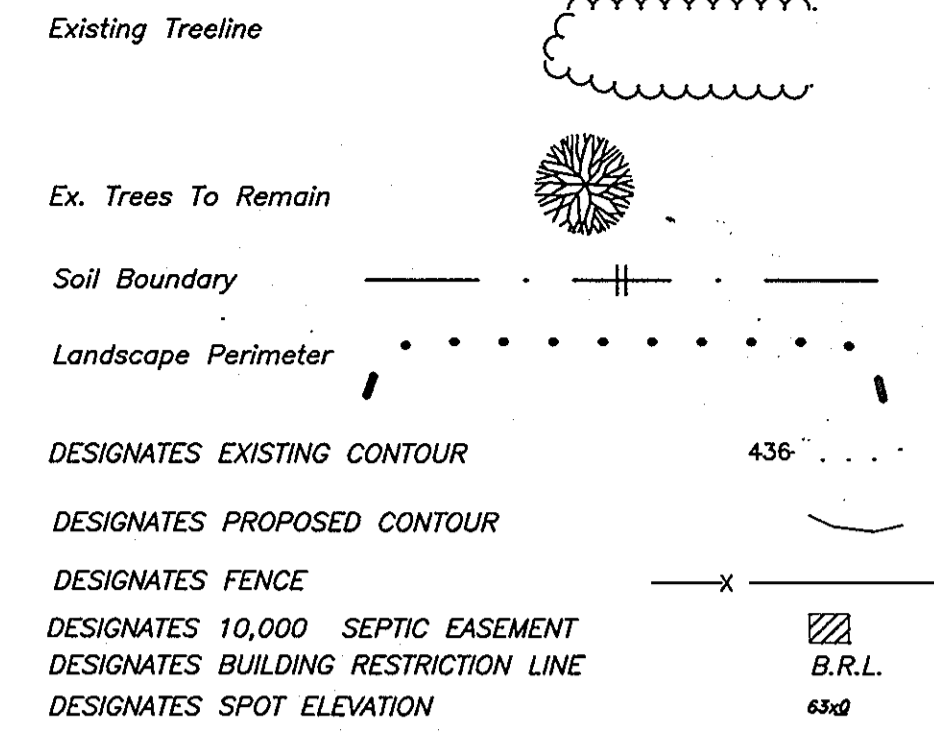


TYPICAL TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWERAGE EASEMENT.

LEGEND



LANDSCAPE NOTES

- At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping 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 revisions are made to applicable plans and certificates.
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, repaired with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- Financial surety for the required perimeter landscaping will be posted with the grading permit application or as part of the Developer's Agreement in the amount of \$1950.00 (4 shade trees @ \$300.00 ea. and 5 evergreens @ 150.00 ea).
- Red Oak or equivalent street tree shall not be planted closer than 45' from BGE utility pole lines.

SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	Adjacent to Perimeter Properties
Perimeter/Frontage Designation	A
Linear Feet of Roadway	450
Credit for Existing Vegetation (Yes, No, Linear Feet)	3 Spruce
Remaining Perimeter Length	-
Shade Trees	-
Evergreen Trees	3*
Shrubs (10:1 Substitution)	-
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	No
Remaining Perimeter Length	-
Number of Plants Required	1:60 B
Shade Trees	-
Evergreen Trees	-
Shrubs	-
Number of Plants Provided	4
Shade Trees	5
Evergreen Trees	5
Other Trees (2:1 Substitution)	-
Shrubs (10:1 Substitution)	-
(Describe Plant Substitution Credits Below if needed)	-

* 3 Existing Evergreen trees to remain - see chart, this sheet. Applied toward Shade Tree requirement at a 2:1 ratio.

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
X	2	Quercus rubra Red Oak	2 1/2"-3" Cal.	B & B
⊕	2	Acer Rubrum 'Red Sunset' Red Sunset Red Maple	2 1/2"-3" Cal.	B & B
⊙	5	Ilex opaca American Holly	5-6' Ht.	B & B

CREDIT FOR EXISTING VEGETATION		
KEY	DIA.	BOTANICAL NAME
L1	7.5"	Spruce
L2	22"	Spruce
L3	8"	Spruce

DEVELOPER'S BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Carol Klessig
SIGNATURE OF DEVELOPER

July 11 2007
DATE

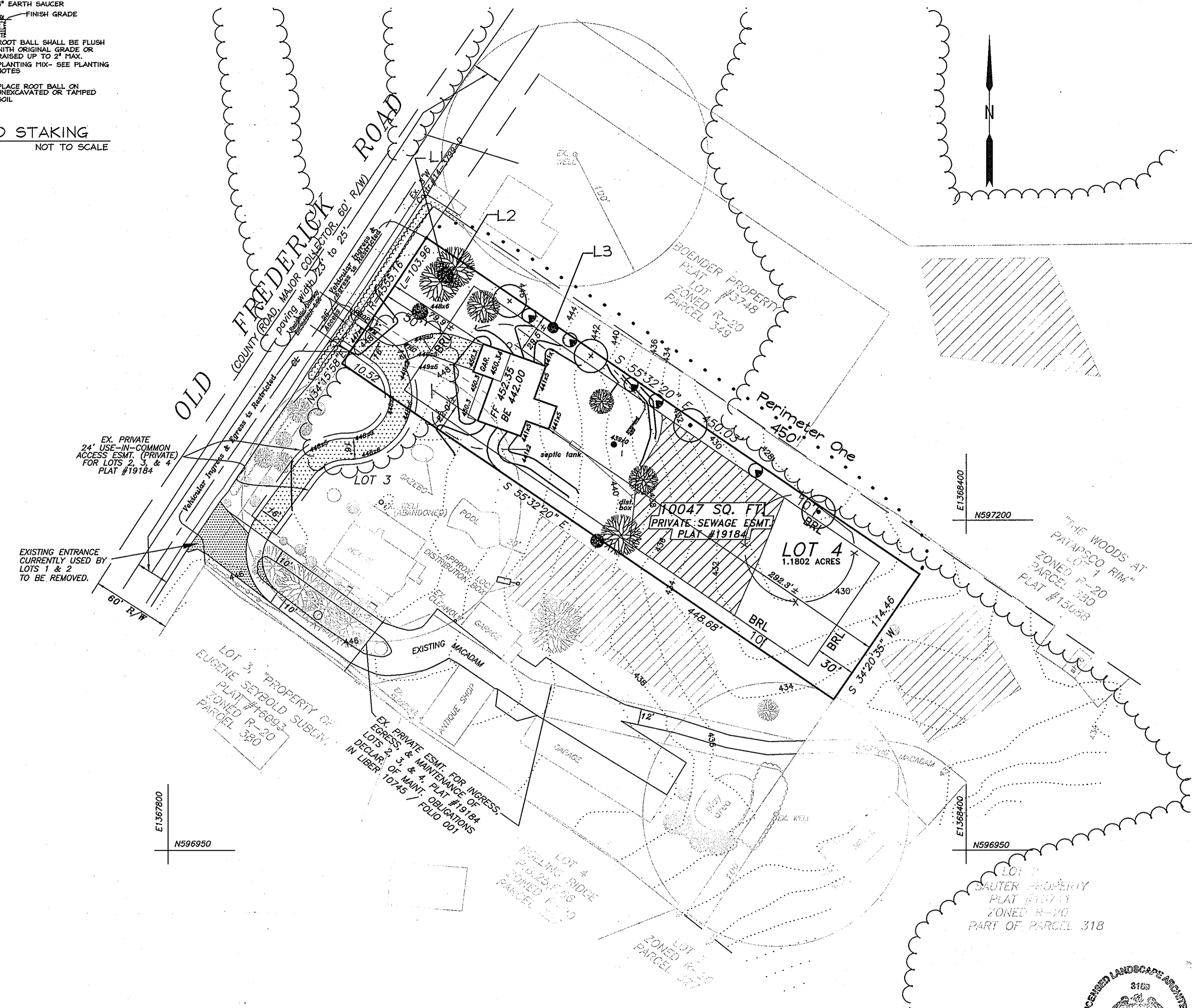
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELICOTT CITY, MD., 21043
(410)-461-9563

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John P. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION 7/20/07 DATE

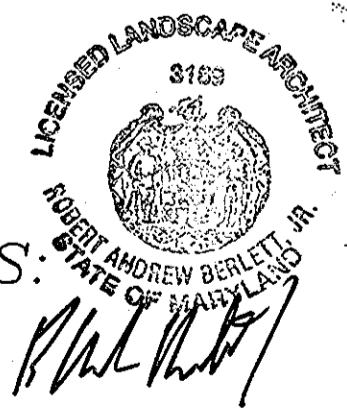
Kate ...
CHIEF, DIVISION OF LAND DEVELOPMENT 8/6/07 DATE

David ...
DIRECTOR 8/6/07 DATE



OWNERS:
MAURICE E. SAUTER
ELIZABETH SAUTER
8431 OLD FREDERICK RD.
ELICOTT CITY, MD. 21043

DEVELOPERS:
JEFFREY KLESSIG
CAROL KLESSIG
9741 SOFTWATER WAY
COLUMBIA, MD 21045



EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
6839 HOWARD LANE
THURSDAY, MARYLAND 21075
TEL: (410) 697-5210 FAX: (410) 796-1662

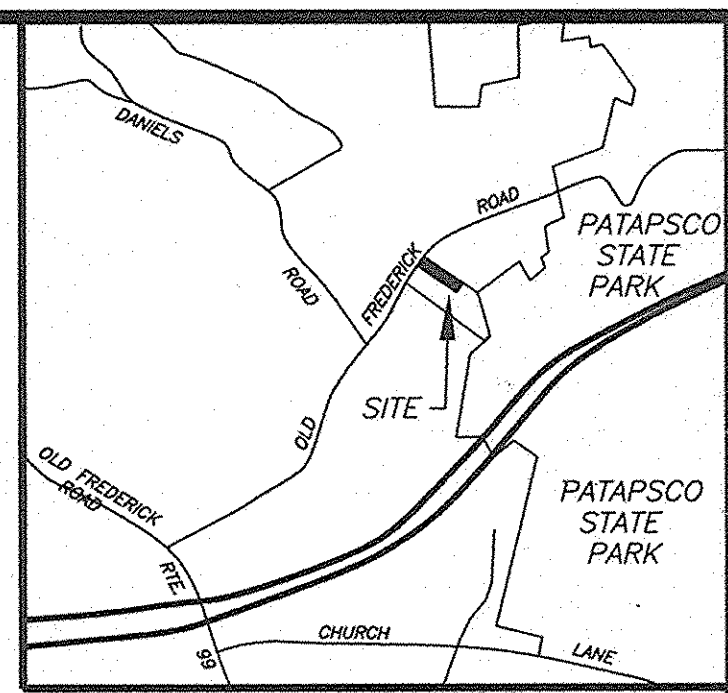
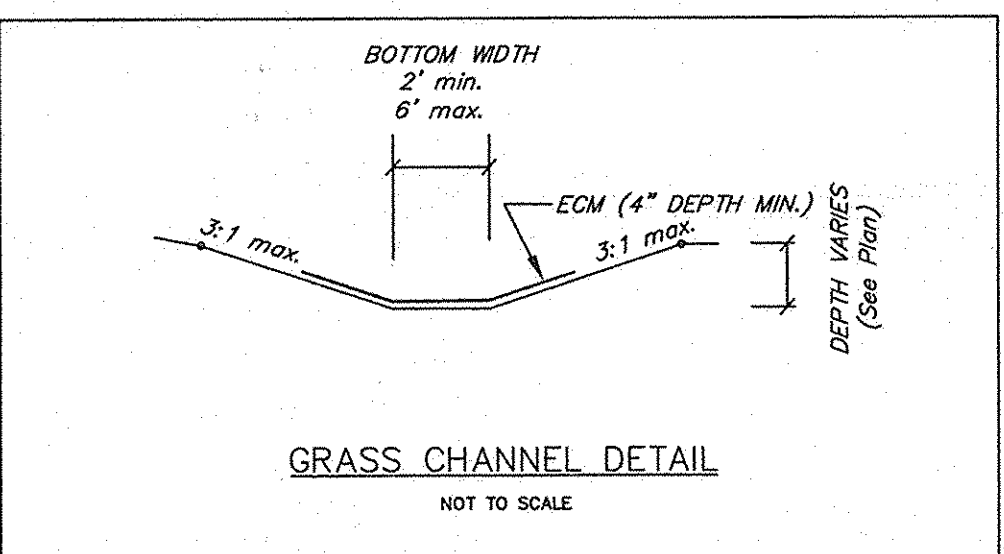
DESIGNED GSS/RAB	<p>LANDSCAPE PLAN AND SOILS MAP LOT 4, SAUTER PROPERTY AND USE-IN-COMMON DRIVEWAY IMPROVEMENTS ONTO LOT 3 "SAUTER PROPERTY, LOTS 3 & 4" F-06-236</p> <p>LIBER 1355/FOLIO 633 TAX MAP 18 GRID 1 PARCEL 313 2nd ELECTION DIST. HOWARD COUNTY MARYLAND SCALE: 1"=50'</p> <p>APRIL 4, 2007</p>	SCALE 1"=50'	SHEET 3 OF 4
DRAWN GSS/RAB		DRAWING 9231LP3	
CHECKED GSS		JOB NO. 03-42	
DATE 7/10/2007		COUNTY FILE NO.'S BA-87-11E WP-92-207 F-06-236	
BY NO. REVISION DATE			

GENERAL STORMWATER MANAGEMENT NOTES

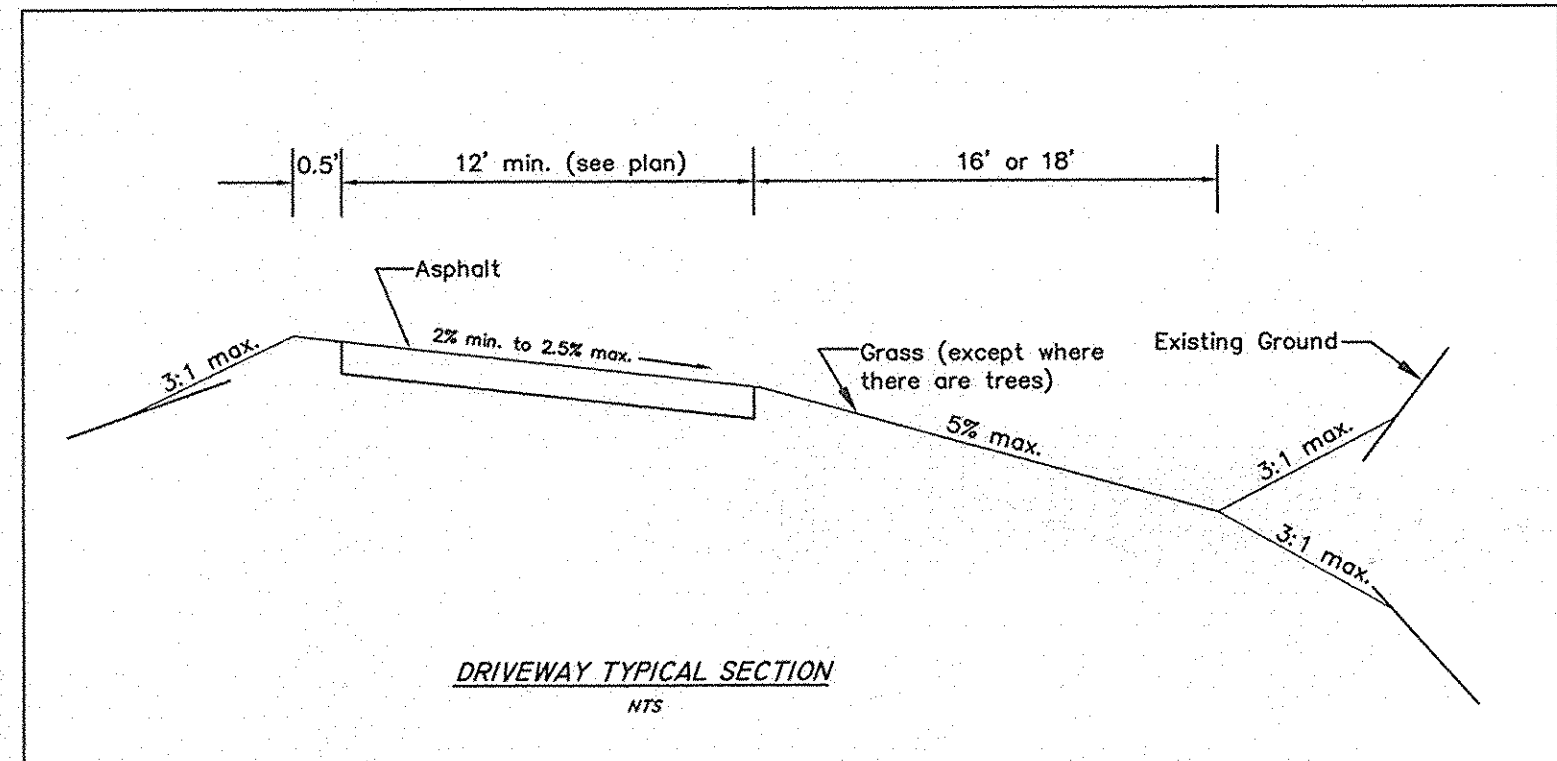
- Stormwater management for WQv and Rev has been provided with Rooftop and Non-rooftop run-off credits. Cpv is not required because there is no increase in the 1-yr storm peak discharge after the credits have been applied. Please refer to the SWM Report prepared by CIVIL DESIGN SERVICES, LC dated May 10, 2006 for more information.
- The Boundary and Topography shown on this plan were supplied by SHANABERGER & LANE, Surveyors, Ellicott City. The topography was field-run January, 2006.
- The contractor shall grade the driveways and a strip of land next to the driveway (see plan) to allow water to "sheet" flow through a grass filter strip (except where existing trees will remain). To maintain "sheet" flow, the ground shall be graded uniformly as possible (no dips or swales) with no sudden grade breaks. See typical driveway section this sheet. After driveway grading is complete, the disturbed areas shall be immediately stabilized to prevent formation of erosion channels.
- The roof leaders shall be 4" Ø minimum. Downspouts and leaders shall be constructed so as not to collect more than 500 sf of roof area. Roof leaders shall be installed so as to discharge at the bottom of the slope where intended to flow (see plan).
- All construction shall meet the latest edition of the Howard County Standards and Specifications or as shown on these plans. The contractor shall consult the engineer should there be any discrepancies.
- The utility locations are approximate. Contractor shall test pit all known existing utilities to verify, size, shape, location, and type prior to performing construction. Utility relocations, whether shown or not, are the responsibility of the owner. Any utility damaged due to construction must be repaired immediately by the appropriate and qualified personnel.
- Should the contractor discover discrepancies between the plans and field conditions, the engineer is to be notified immediately to resolve the situation. If the contractor makes field corrections or adjustments without notifying the engineer, then the contractor assumes all responsibility for those changes.
- Contractor shall notify Miss Utility 1-800-257-7777 and the Howard County Department of Inspection Licenses & Permits three (3) working days before beginning construction.
- CIVIL DESIGN SERVICES, LC and Shanaberger & Lane is not responsible for the contractor's utilization of men, materials, equipment, or safety measures in the performance of any work for this project. The contractor assumes all responsibility for performing the work correctly and in conformance with code/specification requirements.

LEGEND

- Proposed Contour
- Existing Contour 2' Interval
- Existing Contour 10' Interval
- Soils Symbol
- Soils Divide
- Existing Structure
- Property Line
- Downspout/Roof Leader
- Downspout Flow Path
- Water House Connection
- Non-Rooftop Disconnection Credit



VICINITY MAP
SCALE: 1"=2000'



STATE OF MARYLAND
PROFESSIONAL ENGINEER
FOR SWM ONLY
Andrew A. [Signature]
12/3/07

OWNERS:
MAURICE E. SAUTER
ELIZABETH SAUTER
8431 OLD FREDERICK RD.
ELICOTT CITY, MD. 21043

DEVELOPERS:
JEFFREY KLESSIG
CAROL KLESSIG
9741 SOFTWATER WAY
COLUMBIA, MD 21045

SOIL TYPES			
NAME	HYDRIC	HYDRIC INCLUSIONS	SLOPES < 15% WITH HIGH EROSION POTENTIAL
EnB2	NO		
GIB2	NO		
GIC3	NO		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 7/24/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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

[Signature] 8/07/07
DIRECTOR DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELICOTT CITY, MD., 21043
(410)-461-9563

BY	NO.	REVISION	DATE

DESIGNED	<p>STORMWATER MANAGEMENT PLAN LOT 4, SAUTER PROPERTY AND USE-IN-COMMON DRIVEWAY IMPROVEMENTS ONTO LOT 3 "SAUTER PROPERTY, LOTS 3 & 4" F-06-236</p> <p>LIBER 1355/FOLIO 633 TAX MAP 18 GRID 1 PARCEL 313 2nd ELECTION DIST. HOWARD COUNTY MARYLAND SCALE: 1"=50' APRIL 3, 2007</p>	SCALE	<p>SHEET</p> <p>4 OF 4</p>
AAP		1"=50'	
DRAWN		DRAWING	
GSS		9231SDP4	
CHECKED		JOB NO.	
AAP	03-42		
DATE	1/27/2007	COUNTY FILE NO.'S	
		EW-87-115	
		WP-32-207	
		F-83-1	
		F-06-236	

GENERAL NOTES

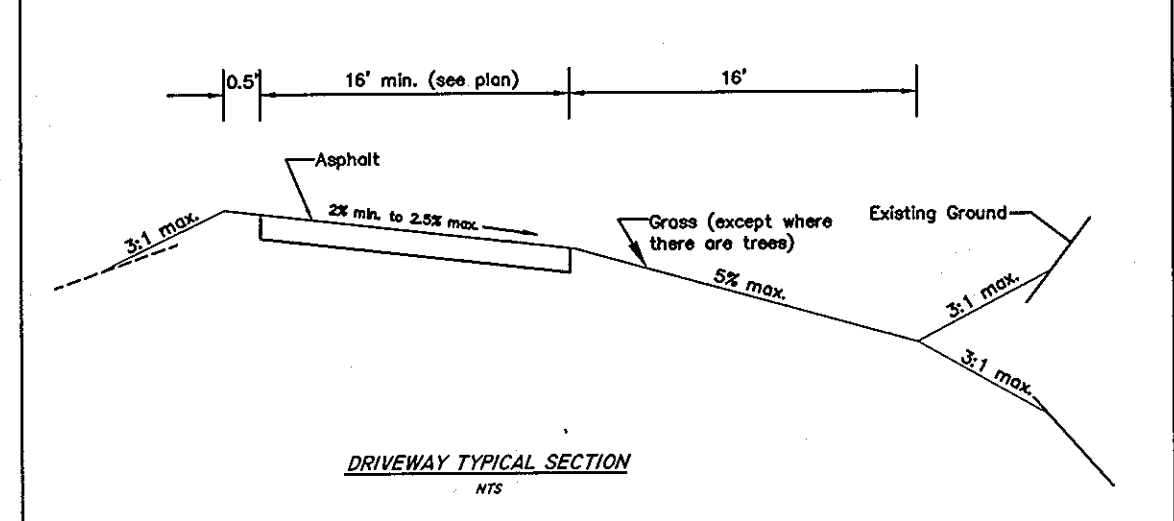
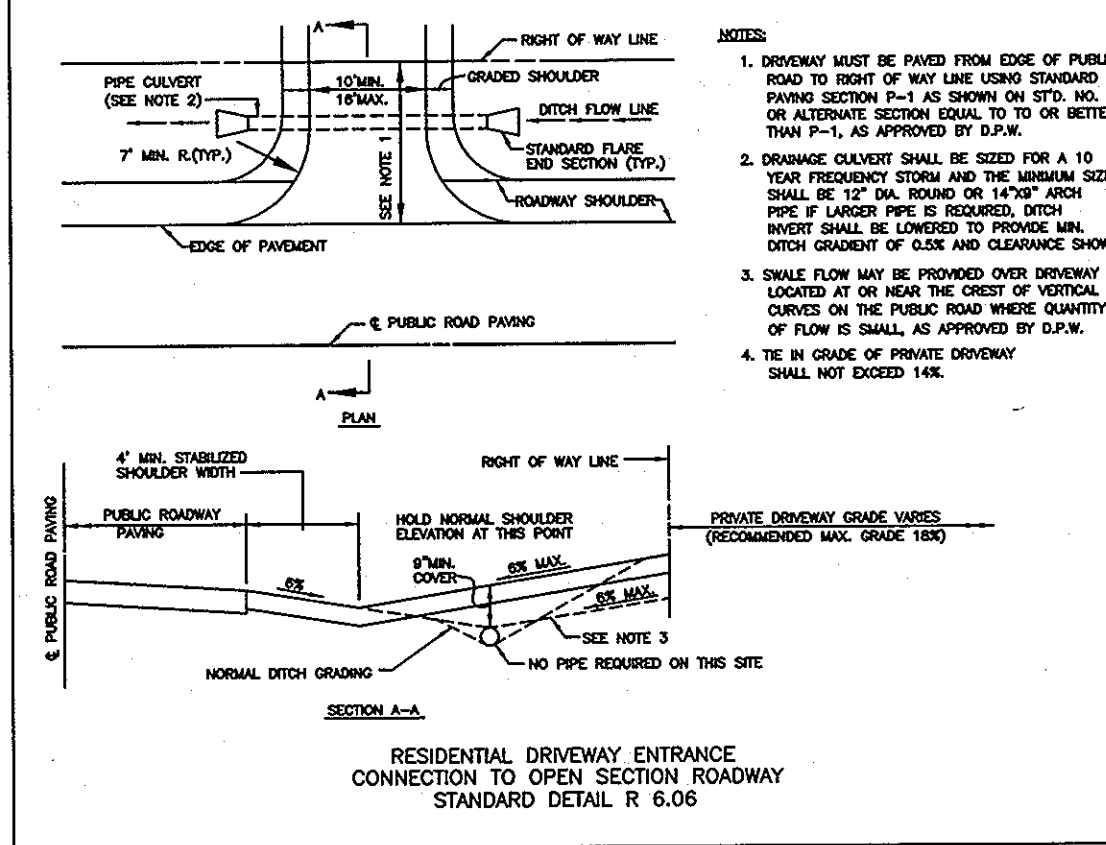
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT 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.
- THERE ARE NO STEEP SLOPES, BUFFERS OR FOREST CONSERVATION EASEMENT AREAS ON THIS PROPERTY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM OF 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 DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- LANDSCAPE SURETY IN THE AMOUNT OF \$1950.00 (4 shade and 5 evergreen) WILL BE POSTED FOR LOT 4 WITH THE GRADING PERMIT APPLICATION FOR LOT 4.
- THIS PROJECT IS IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. A PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$10,236.50 FOR 0.47 ACRES (20,473 SQ.FT.) WAS PAID AT THE TIME OF SUBDIVISION UNDER DPZ FILE # F-06-236.
- 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 THE START OF CONSTRUCTION.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREETS AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD-RUN SURVEY BY SHANABERGER & LANE IN DECEMBER 2005 TIED TO HOWARD COUNTY CONTROL STATIONS:

HORIZONTAL: NAD83, VERTICAL: NAVD29	HOWARD COUNTY MONUMENT NO. 17FA	EL. 476.79	N 594948.366
		E 1364826.79	
	HOWARD COUNTY MONUMENT NO. 17F7	EL. 469.47	N 595829.624
		E 1363088.37	

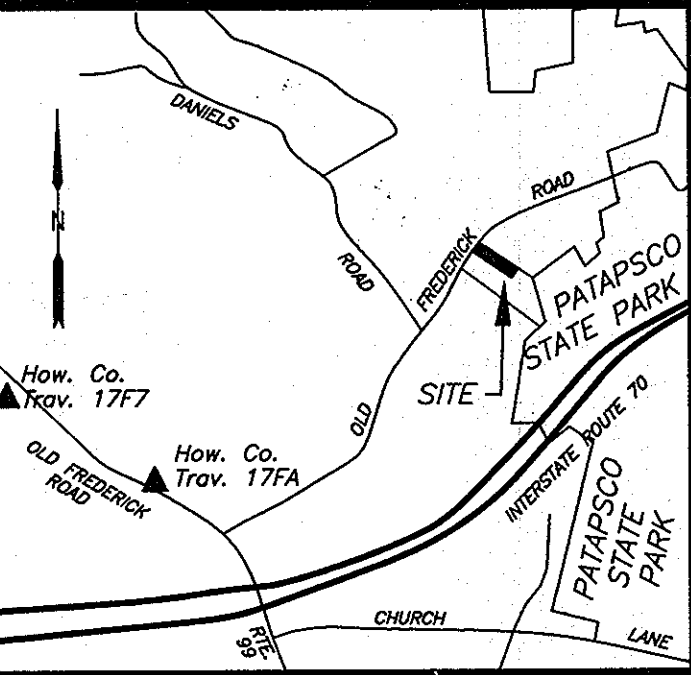
 BENCHMARK: REBAR SET
 TRAVERSE NO. 1 EL. 446.47
 BENCHMARK: REBAR SET
 TRAVERSE NO. 10 EL. 436.47
- BEARINGS AND DISTANCES SHOWN HEREON ARE FROM A BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN DECEMBER OF 2005.
- WATER IS PUBLIC (CONTRACT # 14-3799-D)
- SEWER IS PRIVATE
- STORMWATER MANAGEMENT FOR WQV AND REV HAS BEEN PROVIDED WITH ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS. CIP IS NOT REQUIRED BECAUSE THERE IS NO INCREASE IN THE 1-YEAR STORM PEAK DISCHARGE AFTER THE CREDITS HAVE BEEN APPLIED. PLEASE REFER TO THE SWM REPORT AND SUPPLEMENTAL SWM PLAN PREPARED BY CIVIL DESIGN SERVICES, LC DATED MAY 10, 2006 FOR MORE INFORMATION.
- EXISTING UTILITIES SHOWN HEREON WERE FIELD-LOCATED WHERE POSSIBLE, AND SHOWN PER AVAILABLE PLANS OF RECORD IN OTHER CASES.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, OR A FORESTED AREA ON THIS SITE PER A SITE INSPECTION PERFORMED BY EXPLORATION RESEARCH ON MAY 6, 2006.
- EXISTING PAVED DRIVEWAY ENTRANCE TO BE REMOVED AND RELOCATED AS SHOWN IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION NOTES ON SHEET 2 OF 4.
- A DESIGN MANUAL WAIVER, VOLUME III, SECTION 2.5.2.H.2, FOR SIGHT DISTANCE REQUIREMENTS WAS APPROVED IN SEPTEMBER 29, 2005. THE EXISTING DRIVEWAY ENTRANCE MUST BE CLOSED AND RELOCATED.
- PREVIOUS FILE NUMBERS: BA-87-11E, WP-92-207, F-93-11, F-06-236.
- THE EXISTING ANTIQUE SHOP CURRENTLY UTILIZES THE SEPTIC AREA ON LOT 4. THE ANTIQUE SHOP WILL BE CONNECTED TO THE SEWAGE DISPOSAL AREA LOCATED ON LOT 3 WHEN A BUILDING PERMIT FOR LOT 4 IS ISSUED.
- PUBLIC WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE GRANTED UNDER OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS RESERVE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS INTO THE PRIVATE SEWAGE RESERVE AREA.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

SITE ANALYSIS DATA CHART

- TOTAL PROJECT AREA: 51,412 S.F.±
- AREA OF PLAN SUBMISSION: 51,412 S.F.±
- LIMIT OF DISTURBED AREA: 24,143 S.F.±
- PRESENT ZONING DESIGNATION: R-20
- EXISTING/PROPOSED USE: VACANT/SINGLE FAMILY RESIDENTIAL
- FLOOR SPACE: (2095 x 2) + (2596) = 6786 SQ. FT.
- TOTAL NUMBER OF UNITS ALLOWED: 1
- TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION: 1
- NUMBER OF EMPLOYEES: N/A
- NUMBER OF PARKING SPACE REQUIRED: 2
- NUMBER OF PARKING SPACE PROVIDED: 2 IN GARAGE
- OPEN SPACE: NONE
- AREA OF RECREATIONAL OPEN SPACE: NONE
- BUILDING COVERAGE: 2596 SQ.FT.± OR 5.05% OF GROSS AREA
- DPZ FILE REFERENCES: BA-87-11E, WP-92-207, F-93-11, F-06-236.
- P. N/A

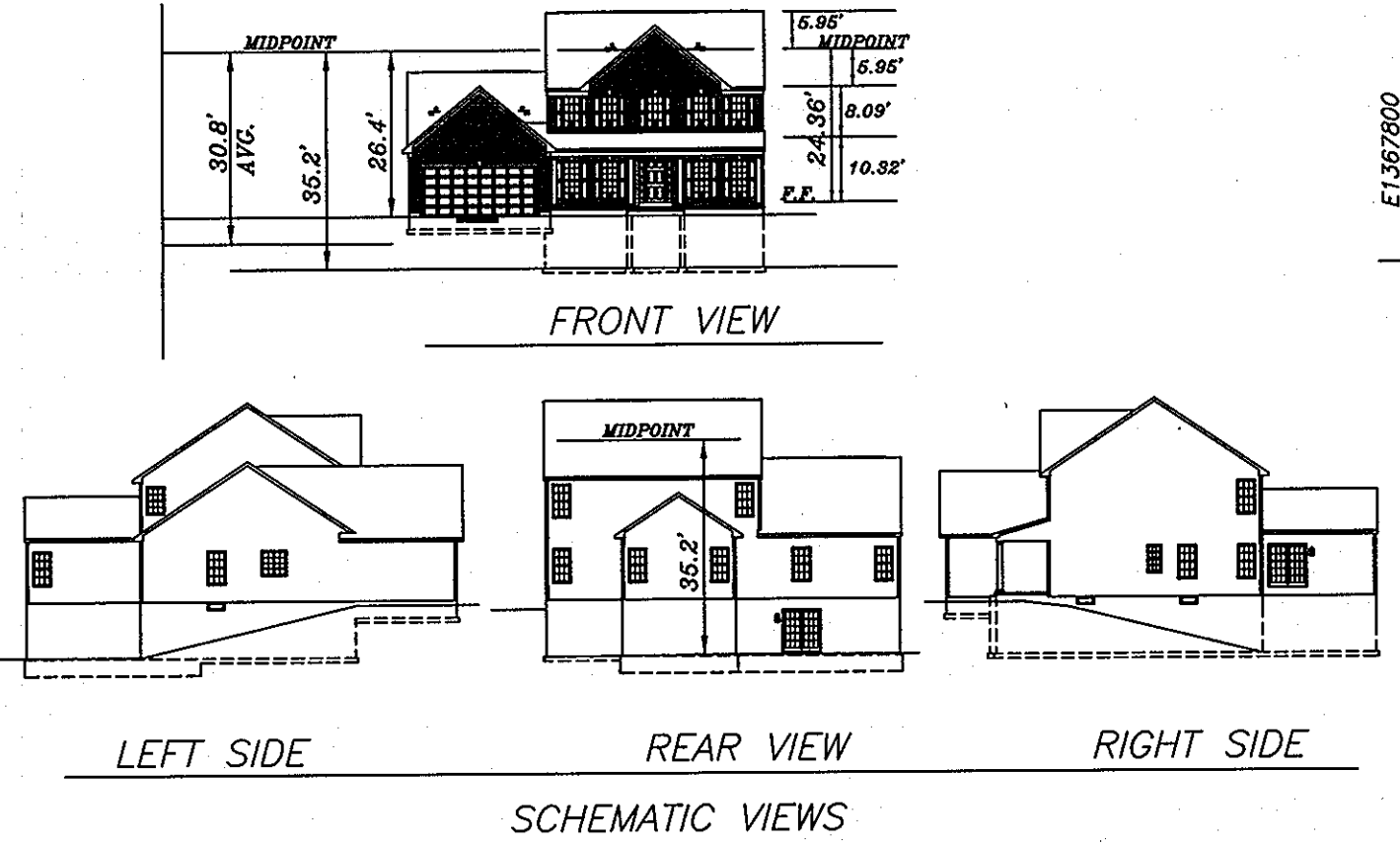
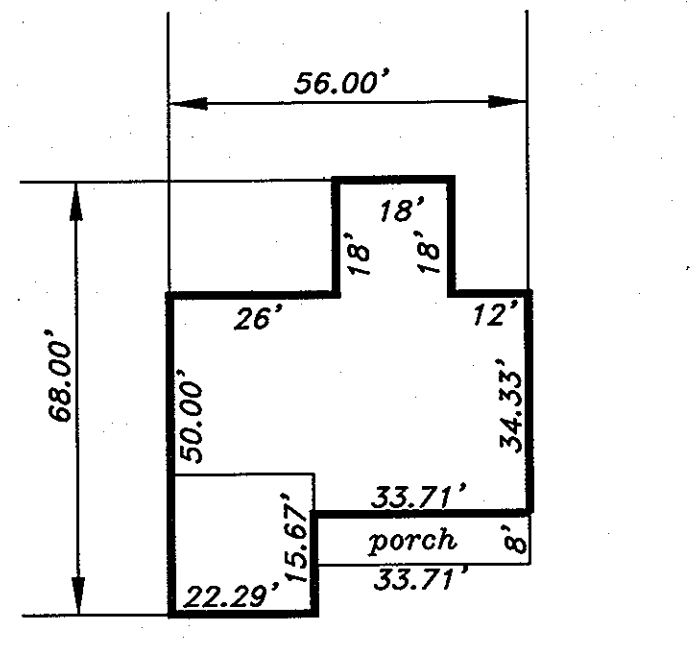


SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING BAYS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO HEAVY TRUCKS	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 2" BIT. CONC. SURFACE 4" GRADED AGGREGATE BASE (GAB)
	TRAVELWAYS FOR APARTMENTS AND COMMERCIAL INDUSTRIAL ZONES WITH NO HEAVY TRUCKS		



GENERAL NOTES (cont.)

- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY FOR THE SHARED DRIVEWAY SERVING LOTS 2, 3, & 4. IT WAS RECORDED IN LIBER 10745, FOLIO 001 ON JUNE 19, 2007.
- THE EXISTING WELL ON LOT 3 IS ABANDONED. THE HOUSE ON LOT 3 IS CONNECTED TO PUBLIC WATER.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOL. IV, STANDARD DETAIL R-6.06.



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	PLAN VIEW
2	GRADING, EROSION & SEDIMENT CONTROL PLAN & DETAILS
3	LANDSCAPING PLAN/SOILS MAP
4	STORMWATER MANAGEMENT PLAN

ADDRESS CHART	
LOT NO.	STREET ADDRESS
4	8429 OLD FREDERICK RD.

OWNERS:
MAURICE E. SAUTER
ELIZABETH SAUTER
8431 OLD FREDERICK RD.
ELLCOTT CITY, MD. 21043

DEVELOPERS:
JEFFREY KLESSIG
CAROL KLESSIG
9741 SOFTWATER WAY
COLUMBIA, MD 21045

PERMIT INFORMATION CHART			
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL	
SAUTER PROPERTY, LOTS 3 & 4, PLAT #19184	N/A	4, 313	
GRID # 1 R-20	ZONE TAX/ ZONE MAP 18	ELECT. DISTRICT 2	CENSUS TRACT 6021.00
WATER CODE: 1-H02	SEWER CODE: N/A		

SITE DEVELOPMENT PLAN
LOT 4, SAUTER PROPERTY
AND USE-IN-COMMON DRIVEWAY
IMPROVEMENTS ONTO LOT 3
"SAUTER PROPERTY, LOTS 3 & 4" F-06-236

LIBER 1355/FOLIO 633
TAX MAP 18 GRID 1 PARCEL 313
2nd ELECTION DIST. HOWARD COUNTY MARYLAND
SCALE: 1"=50' JUNE 21, 2007

DESIGNED	GSS	DATE	4/4/2007
DRAWN	GSS		
CHECKED	GSS		

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

B. Nelson for Peter Beilman, MD 8/13/07
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

7/26/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

8/6/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

8/6/07
DIRECTOR DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD., 21043
(410)-461-9563



BY	NO.	REVISION	DATE
GSS	1	REVISED LOT GRADING (UTL), REVISED DRIVEWAY (LOTS 3 & 4)	5/25/06