

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY 1-800-257-7777
 - BELL ATLANTIC TELEPHONE CO. 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 - VERIZON CABLE LOCATION DIVISION: 393-3553
 - B.G.&E. CO. CONTRACTOR SERVICES: 850-4630
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (PAVEMENT WIDTH IN USE-IN-COMMON EASEMENTS TO BE 16-FEET)
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING - (1-1/2" MIN.)
 - C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS EFFECTIVE OCTOBER 3, 2003 PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY 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 APPLICATIONS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED JANUARY 2005.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED JANUARY 2005.
- ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 70-W AND PUBLIC SEWER PROVIDED UNDER 238-S.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO STREAMS EXIST ON SITE. NRI DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, NOVEMBER, 2006.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO STEEP SLOPES EXIST ON SITE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAS BEEN PROVIDED BY A DEVELOPER'S AGREEMENT AS PER F-07-085 FOR 24 SHADE TREES AT \$7,200. THE 25 PROPOSED EVERGREEN SHRUBS MUST PROVIDE LANDSCAPE SURETY IN THE AMOUNT OF \$750 UNDER BUILDER'S GRADING PERMIT APPLICATION.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND THE ROAD RIGHT OF WAY LINE ONLY, AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING, ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- STORMWATER MANAGEMENT WATER QUALITY AND RECHARGE WILL BE PROVIDED ON SITE BY GRASS CHANNEL CREDITS, ROOF TOP DISCONNECTION CREDIT, NATURAL AREA CONSERVATION CREDIT. CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE ONE YEAR DISCHARGE IS LESS THAN 2.0 C.F.S.
- TOTAL FOREST CONSERVATION OBLIGATION HAVE BEEN MET BY DEVELOPER AS PER F-07-085. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY DEVELOPER AS PER F-07-085.
- PROPOSED SEWER FOR LOTS 2, 3 AND 4 TO BE PROVIDED BY GRINDER PUMPS TO MANHOLE SMH-2 LOCATION AT FRONT LOT LINES.
- HOWARD COUNTY IS EXCLUDED FROM MAINTENANCE OF THE USE IN COMMON DRIVEWAY. FOR DECELERATION OF EASEMENT AND MAINTENANCE OBLIGATIONS FOR 26' PRIVATE USE IN COMMON ACCESS EASEMENT FOR LOTS 2, 3, 4 AND OPEN SPACE LOT 5 AND POSSIBLE FUTURE RESUBMISSION OF LOT 1 CHURCH LANE ESTATES REFERENCE L. 11276, F. 607
- FOR RELEVANT DPZ INFORMATION, SEE FILE NUMBER F-07-085, F-09-04
- NO GRADING, REMOVAL OF ANY VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS, AND 100 YEAR FLOOD PLAINS.
- PROVIDE "NO POLICY FIRE LANE" AND "TOW AWAY ZONE" SIGNAGE EVERY 100' ALONG USE IN COMMON DRIVEWAY.

DEVELOPER'S AGREEMENT

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL HAS BEEN PROVIDED BY DEVELOPER'S AGREEMENT AS PER F-07-085.

ENGINEERS CERTIFICATE

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

ROBERT H. VOGEL
SIGNATURE OF ENGINEER
10/14/08
DATE

DEVELOPER'S CERTIFICATE

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

MICHAEL FLOW
SIGNATURE OF DEVELOPER
10/15/08
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION &
10/23/08
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT
10/23/08
DATE

DIRECTOR
10/23/08
DATE

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

JOHN R. ROBERTSON
DIRECTOR
10/22/08
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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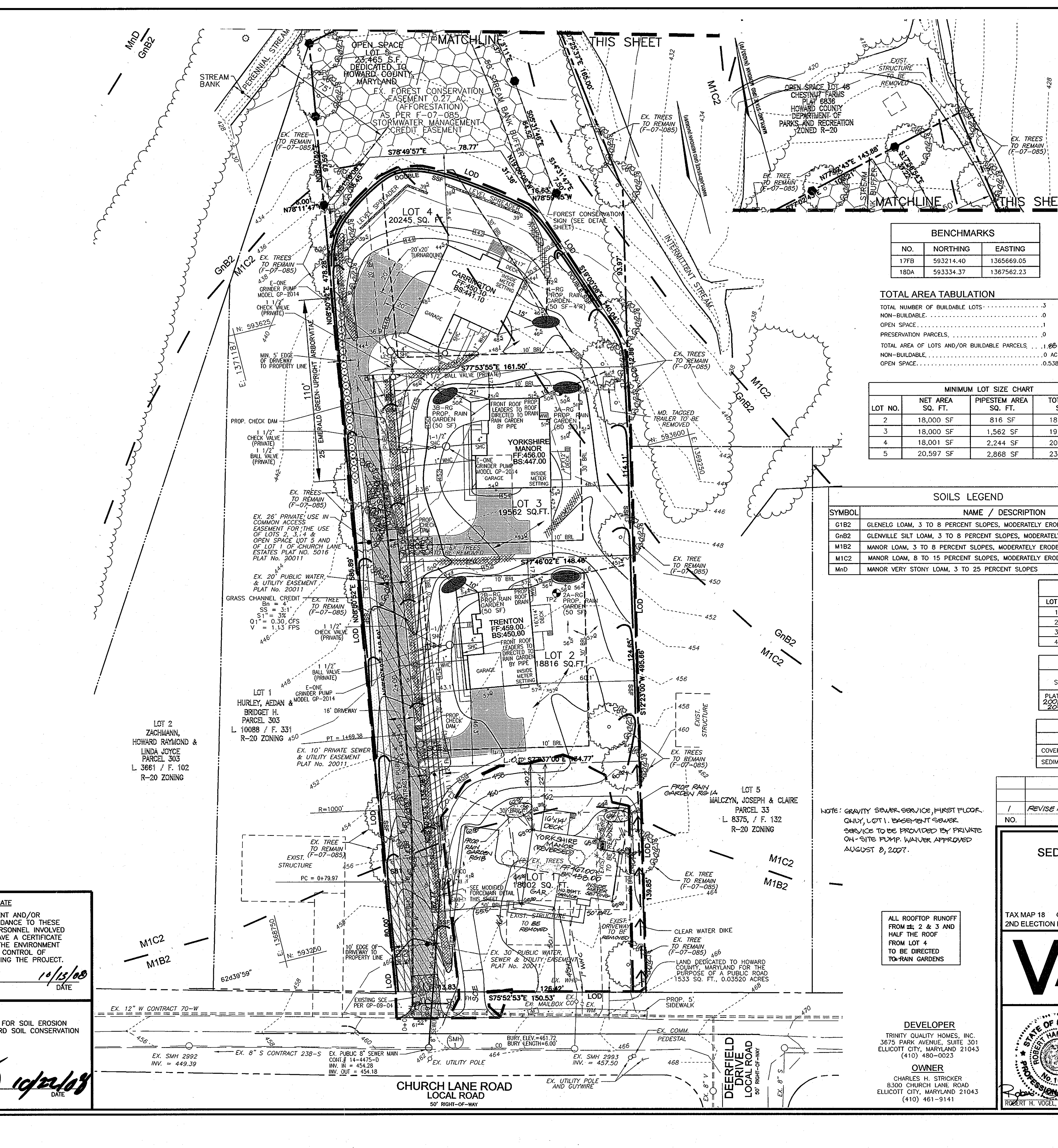
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BENCHMARKS

NO.	NORTHING	EASTING
17FB	593214.40	1365669.05
18DA	593334.37	1367562.23

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS	3
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR BUILDABLE PARCELS	1,880 AC.
NON-BUILDABLE	0 AC.
OPEN SPACE	0.53870 AC.

MINIMUM LOT SIZE CHART

LOT NO.	NET AREA SQ. FT.	PIPESTEM AREA SQ. FT.	TOTAL AREA SQ. FT.
2	18,000 SF	816 SF	18,816 SF
3	18,000 SF	1,562 SF	19,562 SF
4	18,001 SF	2,244 SF	20,245 SF
5	20,597 SF	2,868 SF	23,465 SF

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MnD	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES	B

ADDRESS CHART

LOT #	STREET ADDRESS
1	8270 CHURCH LANE ROAD
2	8278 CHURCH LANE ROAD
3	8286 CHURCH LANE ROAD
4	8294 CHURCH LANE ROAD

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	LOT NUMBER
STRICKER PROPERTY/LOTS 1-4	N/A	LOTS 1-4
		PARCEL 32

PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
2901V	13	R-20	18	2ND	602600

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 2
SEDIMENT CONTROL NOTES AND DETAILS	2 OF 2

REVISIONS

NO.	REVISION	DATE
1	REVISE PLAN TO INCLUDE LOT 1 WITH YORKSHIRE MANOR	12/9/08

SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL NOTES AND DETAILS

STRICKER PROPERTY

LOTS 1-4 & OPEN SPACE LOT 5

SINGLE FAMILY UNITS

TAX MAP 18 GRID 13
2ND ELECTION DISTRICT

PARCEL 32
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

DEVELOPER

TRINITY QUALITY HOMES, INC.
3675 PARK AVENUE, SUITE 301
ELLICOTT CITY, MARYLAND 21043
(410) 480-0023

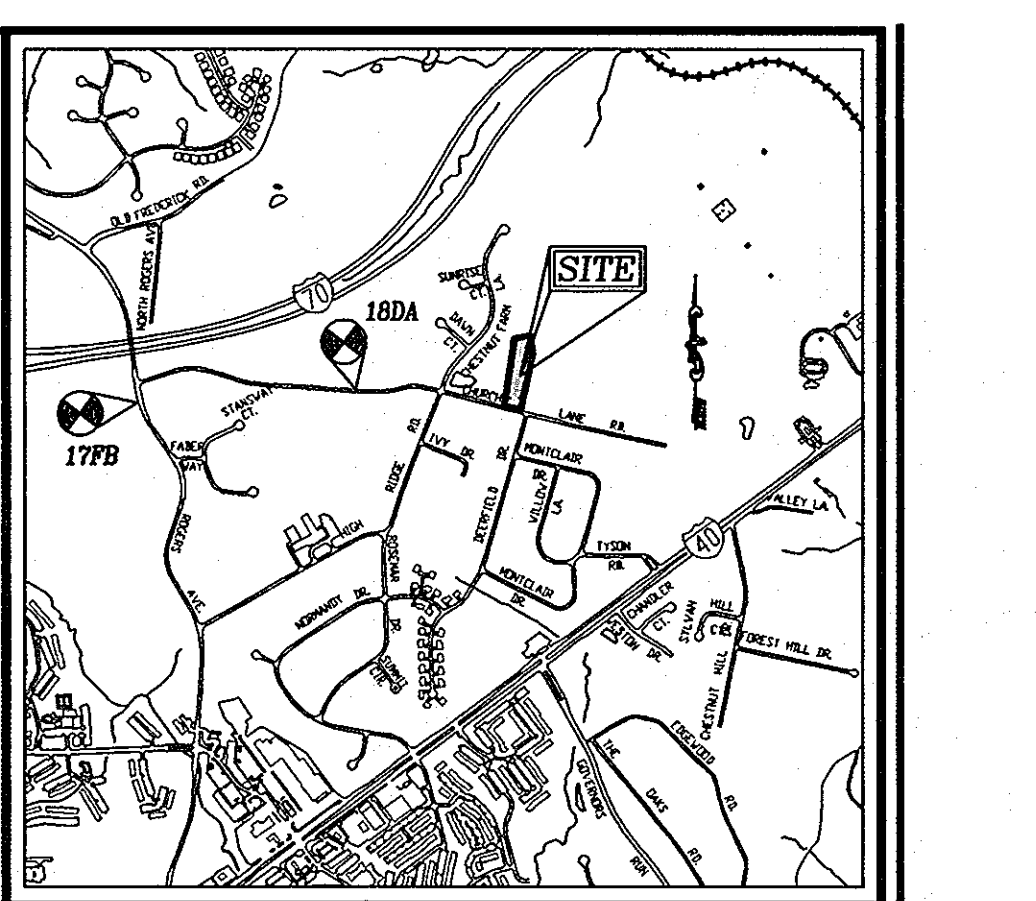
OWNER

CHARLES H. STRICKER
8300 CHURCH LANE ROAD
ELLICOTT CITY, MARYLAND 21043
(410) 461-9141

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2010.

DESIGN BY: RHV
DRAWN BY: HDKB
CHECKED BY: RHV
DATE: OCTOBER 2008
SCALE: 1"=30'
W.O. NO.: 05-83



VICINITY MAP

SCALE: 1"=2000'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- SOILS: Brc3, MgB2
- EXIST. FOREST CONSERVATION AREA (AFFORESTATION)
- SHEETFLOW TO BUFFER CREDIT
- LEVEL SPREADER
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING
- CONSTRUCTION ENTRANCE
- EX. 26' PRIVATE USE IN COMMON EASEMENT
- EX. 10' PRIVATE SEWER AND UTILITY EASEMENT
- EX. 30' PUBLIC WATER, SEWER UTILITY EASEMENT
- EX. 20' PUBLIC WATER AND UTILITY EASEMENT

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SCALE: 1"=30'
W.O. NO.: 05-83

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 DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

V. TOPSOIL APPLICATION
I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" - 8" HIGHER IN ELEVATION.
III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT 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.
IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

PERMANENT SEEDING NOTES

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSTRUCTION AND/OR ADJACENT STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS
I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
I. 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 AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF ONDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1" AND 1/2" IN DIAMETER.
II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, LIGHT LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER THE DESIGNATED AREAS AND MIXED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
IV. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)
SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.) FOR THE PERIOD NOVEMBER 1 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 SOI.
MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.
MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.
REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEQUENCE OF CONSTRUCTION

I. OBTAIN GRADING PERMIT.
II. INSTALL SEDIMENT CONTROL AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS (1 DAY)
III. CLEAR AND ROUGH GRADE SITE (1 WEEK)
IV. CONSTRUCT HOUSE (4 MONTHS)
V. FINE GRADE AND STABILIZE THE SITE WITH TOPSOIL AND SEEDING (SEE NOTES THIS PLAN), (3 DAYS)
VI. AFTER THE SITE IS PERMANENTLY STABILIZED AND PERMISSION IS GRANTED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.
VII. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
D. NO SOI OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION-SECTION 1-VEGETATIVE STABILIZATION METHODS AND MATERIALS.

SEDIMENT CONTROL NOTES

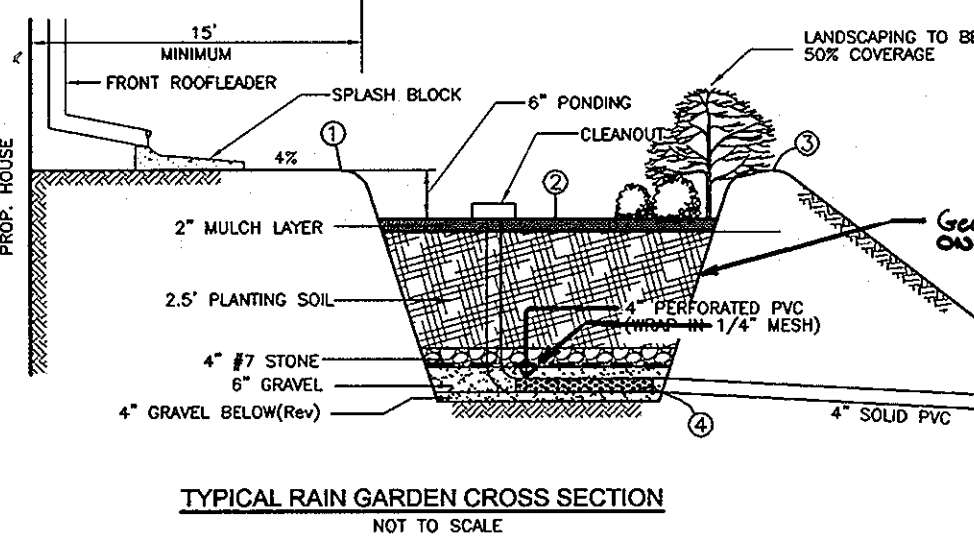
I. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
II. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
III. 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.
IV. 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.
V. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOI, TEMPORARY SEEDING, AND MULCHING (SEC. 9). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
VI. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
VII. SITE ANALYSIS:
TOTAL AREA 100,234 SF
AREA DISTURBED 7,300 SF
AREA TO BE ROOFED OR PAVED 16,400 SF
AREA TO BE VEGETATIVELY STABILIZED 35,074 SF
TOTAL CUT 1600 CY
TOTAL FILL 1600 CY
OFFSITE WASTE/BORROW AREA LOCATION N/A
VIII. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
IX. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
X. 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.
XI. 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.
XII. TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

LANDSCAPE SCHEDULE NOTE:

I. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANA SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY PLANTING SPECIFICATIONS.
II. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
III. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
IV. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

PERIMETER HEDGE ADJACENT TO DRIVEWAY				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TO	25	THUJA OCCIDENTALIS	'EMERALD GREEN'	6'

RAINGARDEN ELEVATION CHART						
LOT#	RAIN GARDEN #	ELEV. 1	ELEV. 2	ELEV. 3	ELEV. 4	OUTFALL ELEV.
2	2A-RG	456.00	455.10	455.60	451.60	451.40
2	2B-RG	454.40	453.90	454.40	450.40	450.00
3	3A-RG	450.60	450.10	450.60	446.60	446.40
3	3B-RG	450.20	449.70	450.20	446.20	446.00
4	4-RG	446.50	446.00	446.50	442.50	442.00
1	1A-RG	464.20	463.70	464.20	460.20	460.0
1	1B-RG	462.30	461.30	462.00	457.50	457.00



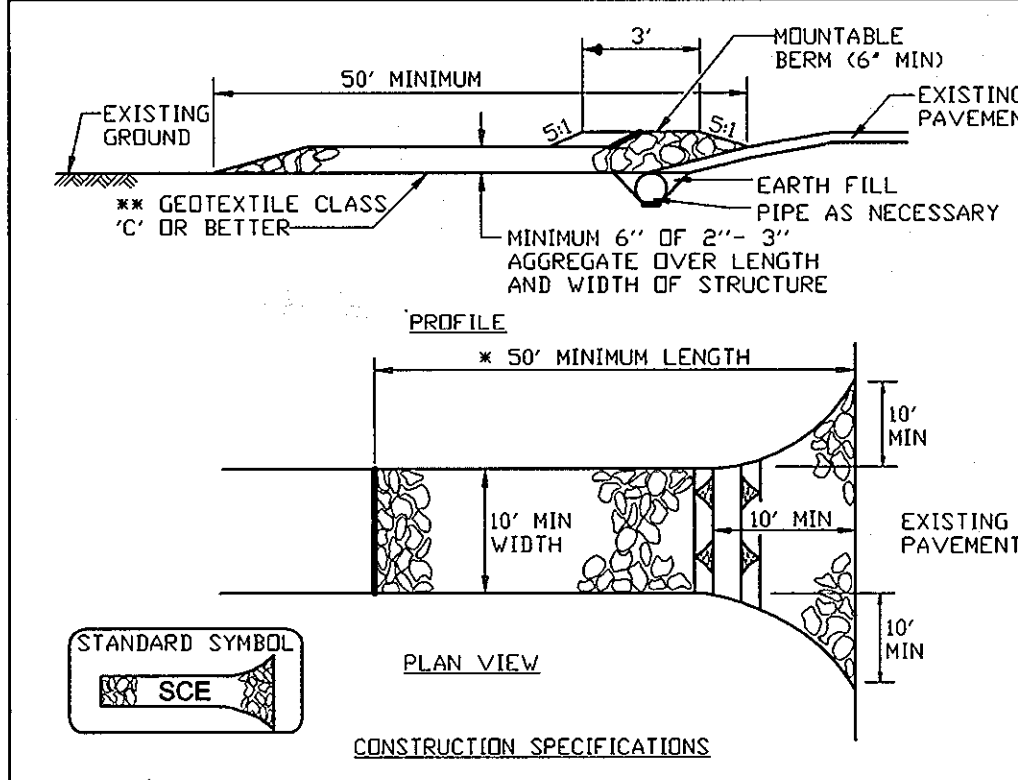
RAIN GARDEN PLANTING DETAIL

OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDEN AREAS
I. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOI LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOI IS LIMITED TO CORRECTING AREAS OF EROSION, REMOVAL OF MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
II. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DEFICIENT STAKES AND WOUNDS.
III. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
IV. SOI EROSION TO BE ADDRESSED ON AN AS NEEDED WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

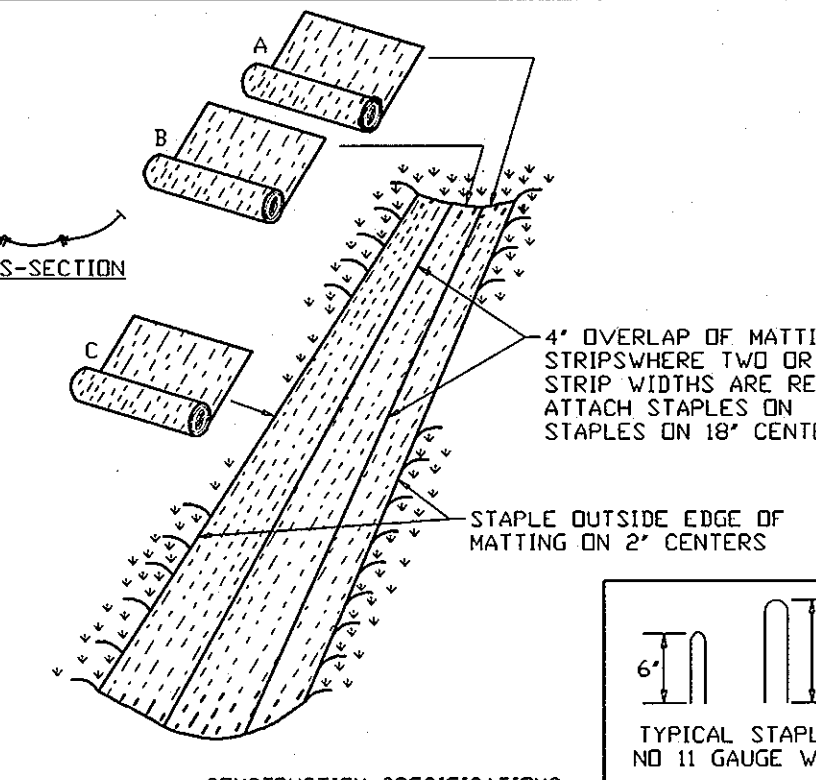
RAINGARDEN PLANT LIST(EACH) SURFACE AREA=19SF				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
IG	1	ILEX GLABRA	INK BERRY	2'-3' HT.
LC	4	LOBELIA CARDINALIS	CARDINAL FLOWER LOBELIA	1 GAL. CONTAINER
DS	4	DRYOPTERIS SP.	WOOD FERN	1 GAL. CONTAINER
AN	3	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

* NOTE: THE RAIN GARDEN PLANTING SPECIFIED IS FOR EACH RAIN GARDEN.

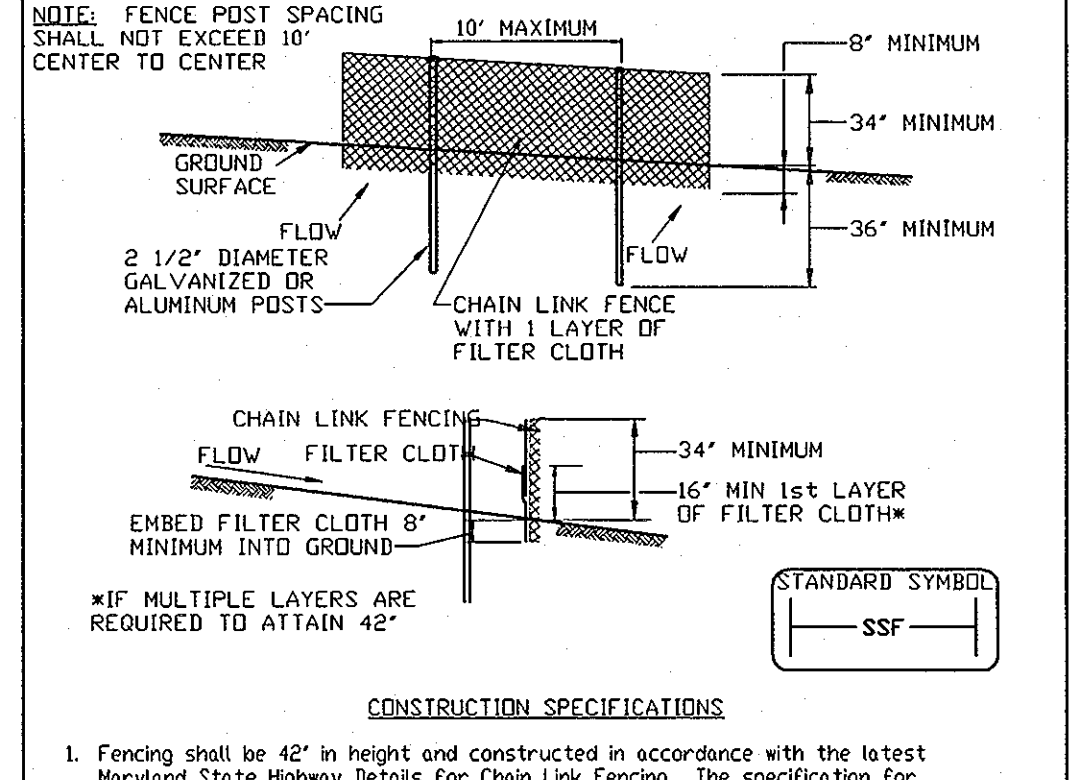
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



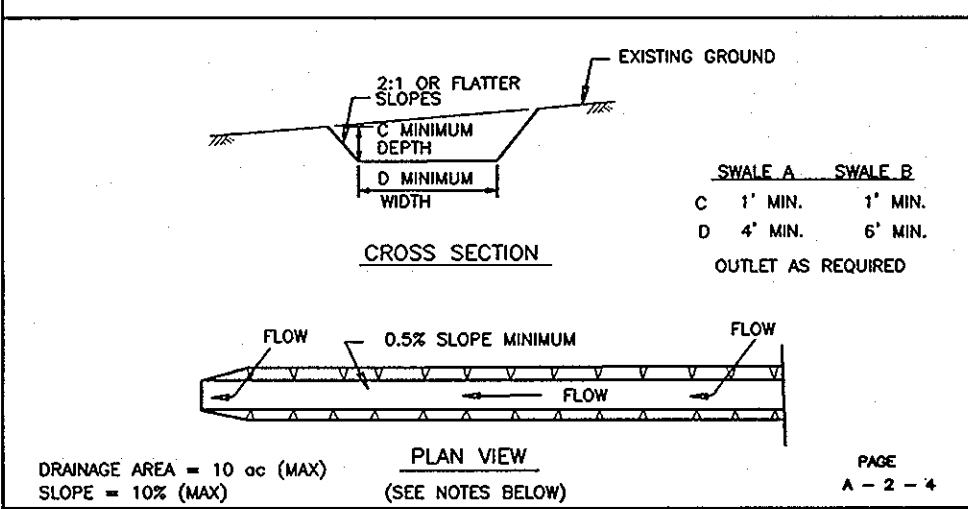
DETAIL 30 - EROSION CONTROL MATTING



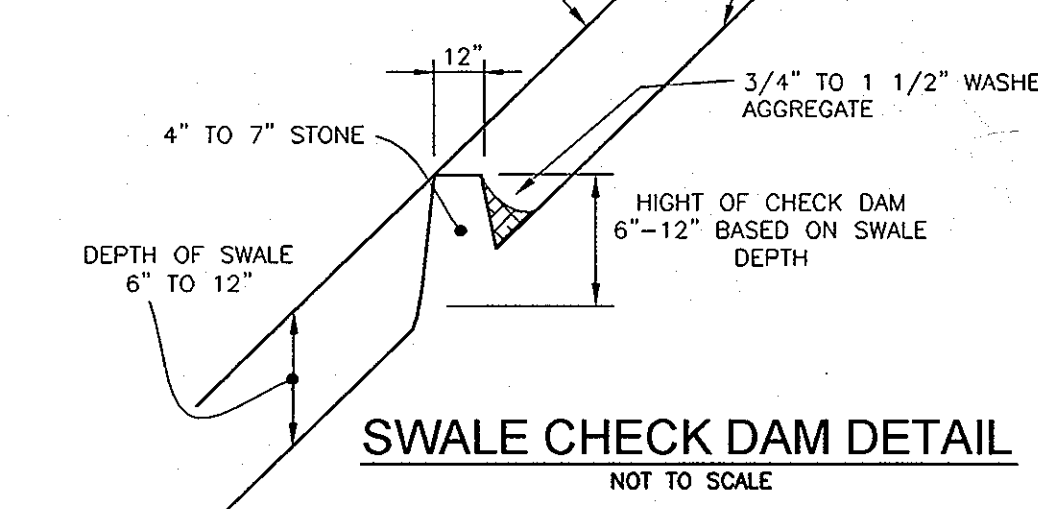
DETAIL 33 - SUPER SILT FENCE



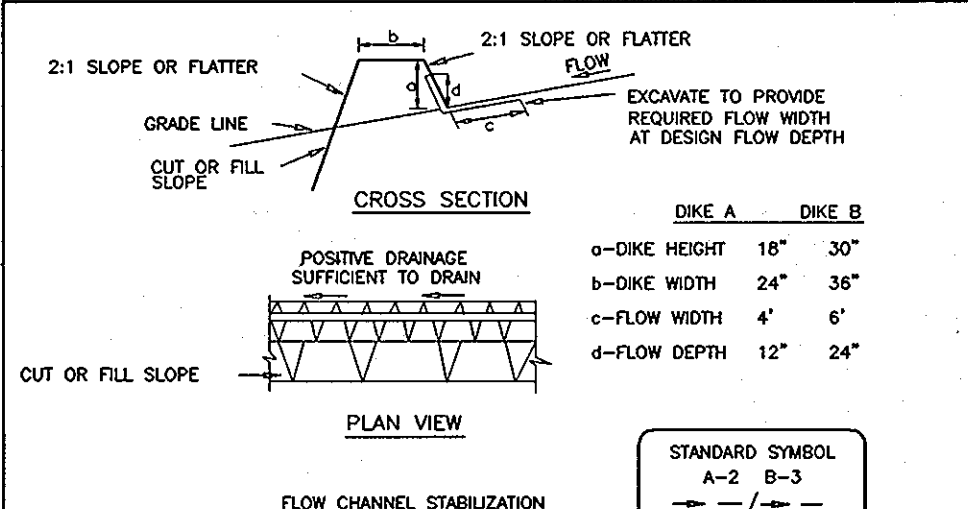
DETAIL 2 - TEMPORARY SWALE



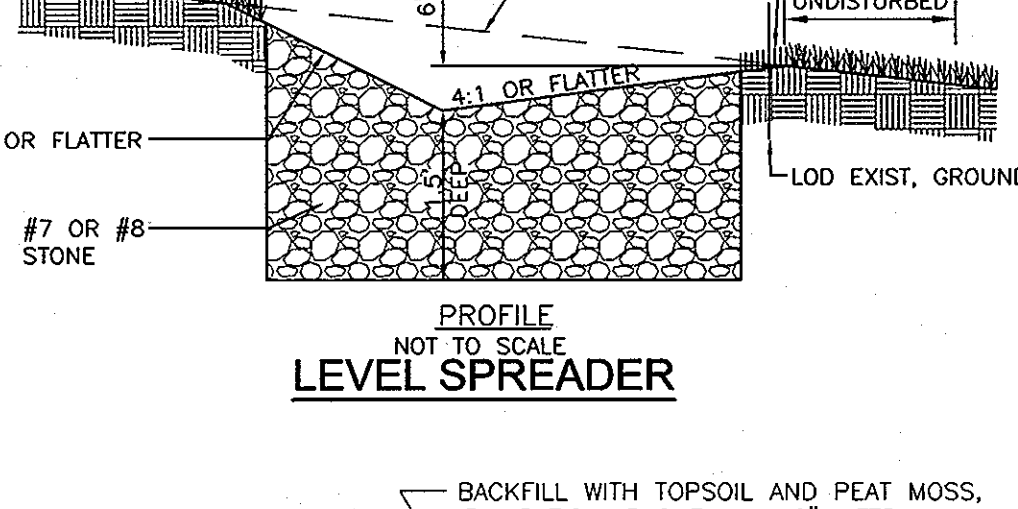
SWALE CHECK DAM DETAIL



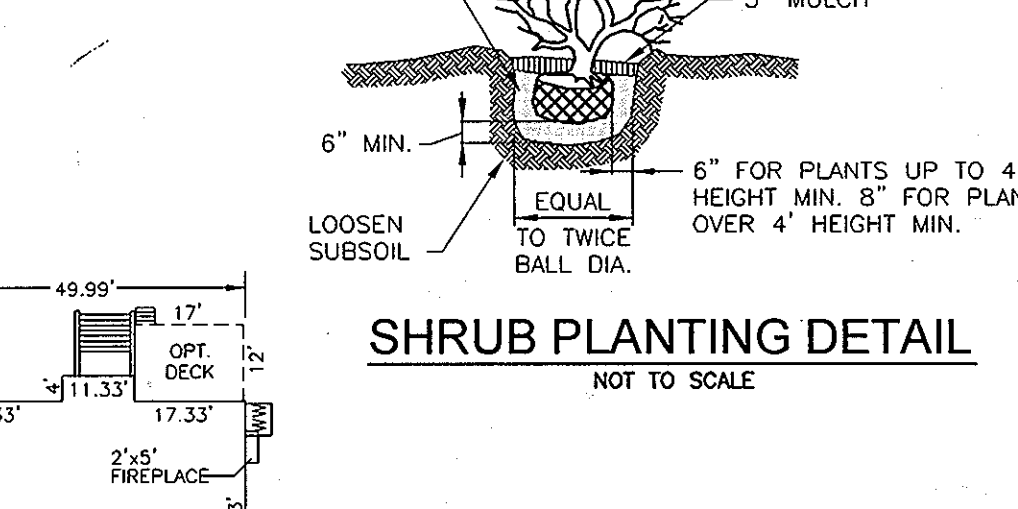
DETAIL 1 - EARTH DIKE



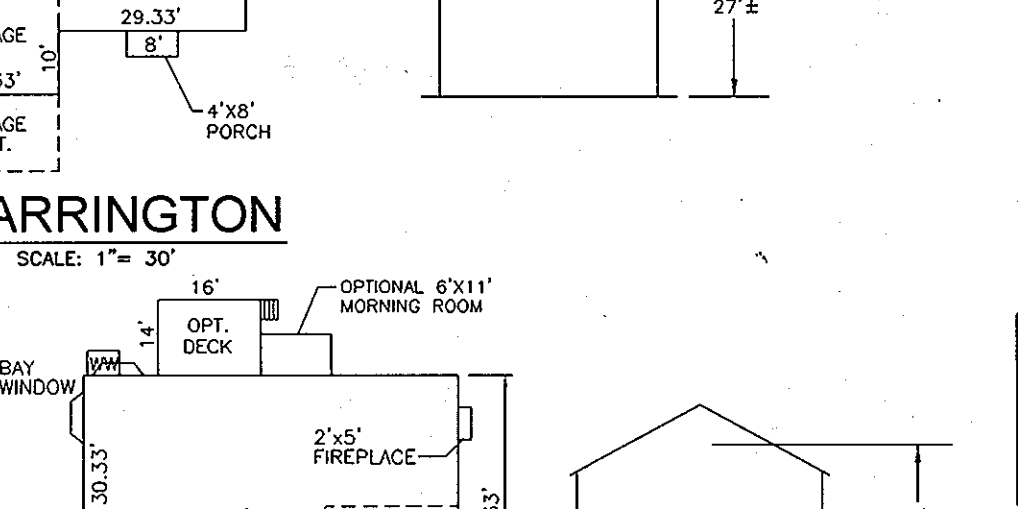
SHRUB PLANTING DETAIL



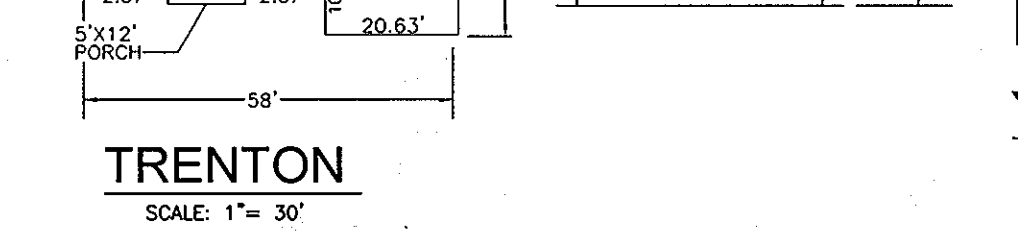
CARRINGTON



YORKSHIRE MANOR



TRENTON



ENGINEERS CERTIFICATE
"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
Signature: Robert H. Vogel
Date: 10/14/08

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."
Signature: Michael Flow
Date: 10.13.08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Signature: [Signature]
Date: 10/23/08
Signature: [Signature]
Date: 10/23/08
Signature: [Signature]
Date: 10/23/08

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Signature: [Signature]
Date: 10/23/08

DEVELOPER'S LANDSCAPE CERTIFICATE

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

NO.	REVISION	DATE
1	REVISE PLAN TO INCLUDE RAIN GARDEN 1A & 1B	12/9/08

SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL NOTES AND DETAILS

STRICKER PROPERTY
LOTS 2-4 & OPEN SPACE LOT 5
SINGLE FAMILY UNITS

TAX MAP 18 GRID 13 PARCEL 32
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043
TEL: 410.481.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16183 EXPIRATION DATE: 09-27-2010
DESIGN BY: RHV
DRAWN BY: HD/KB
CHECKED BY: RHV
DATE: OCTOBER 2008
SCALE: 1"=30'
W.O. NO.: 05-83
2 SHEET OF 2