

GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SERVICES, INC. DATED APRIL 2005.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 31EA AND 31EB WERE USED FOR THIS PROJECT.
5. STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO BIO RETENTION, RAIN BARRELS, PERVIOUS DRIVEWAYS AND SIDEWALKS. COUNTY WILL MAINTAIN INLET STRUCTURES WITHIN EACH MICRO BIO RETENTION, AND HOA SHALL MAINTAIN STREET TREES, PERFORATED UNDER DRAINS, FEEDERS, PLANTINGS, SWALES, AND DRIVEWAY CULVERTS WITHIN THE EASEMENT. THE MICRO BIO RETENTION FACILITIES WILL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. THE PERMEABLE CONCRETE DRIVEWAYS AND RAIN BARRELS WILL BE PRIVATELY MAINTAINED BY THE INDIVIDUAL HOMEOWNERS.
6. EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS AND FIELD SURVEY.
7. ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
8. SMC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE.
9. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06
10. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING

- | | |
|------------------------------|----------------|
| AT&T | 1-800-252-1133 |
| BGE (CONSTRUCTION SERVICES) | 410-637-8713 |
| BGE (EMERGENCY) | 410-685-0123 |
| BUREAU OF UTILITIES | 410-313-4500 |
| COLONIAL PIPELINE CO | 410-795-1390 |
| MISS UTILITY | 1-800-257-7777 |
| STATE HIGHWAY ADMINISTRATION | 410-531-5537 |
| VERIZON | 1-800-743-0033 |

11. 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 FRONT OF REAR YARD SETBACK.
12. 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 (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - 7 INCHES OF PERMEABLE CONCRETE WITH 12 INCHES ASTM C-33 3/4" TO 2" STONE SUB-BASE
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (4250 LBS)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
13. THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES S-06-006, WP-09-092, WP-10-002, SP-10-001, F-10-102, ZB-071M, PB 388-HO-978, 14-4095-D, 2015-W, 10-1214-D, PLAT #21581-21589, AND F2/1009.
14. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC DATED DECEMBER OF 2005.
15. THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
16. STREAMS AND WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 2, 2009. THERE ARE NO PROPOSED DISTURBANCE TO STREAMS, WETLANDS OR ASSOCIATED BUFFERS.
17. A APFO STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE THERE IS NOT A STUDY INTERSECTION WITHIN 1/2 MILES OF THE SITE.
18. THE SUBJECT PROPERTY IS ZONED "R-20" AND "R-ED" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06.
19. A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
20. FOREST STAND DELINEATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING INC AND MCCARTHY AND ASSOCIATES, DATED NOVEMBER 3, 2008.
21. FOREST CONSERVATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. AND APPROVED UNDER F-10-102.
22. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
23. THIS PLAN IS SUBJECT TO WP-10-002 APPROVED JULY 14, 2009 TO WAIVE SECTION 16.147 OF THE REGULATIONS, AND PERMITS THE CONSOLIDATION OF 856 AND 115 BY ADJOINER DEED. THE DEEDS, AGREEMENTS, AND EASEMENTS REQUIRED BY THE WAIVER WERE RECORDED ON AUGUST 6, 2009. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. A. PLAN STATUS FOR S-06-006 - THE NEW PRELIMINARY EQUIVALENT SKETCH PLAN (SP) WHICH IS COMING IN FOR CONSOLIDATION PARCELS 856 AND 115 WILL DESIGNATE THE WELSH'S LAND (PARCEL 122) AS SECTION 2 AND WILL INCLUDE A NOTE EXPLAINING THAT PARCEL 122 WILL RETAIN THE 20 HOUSING UNIT ALLOCATIONS REQUESTED AS PART OF S-06-006. THIS REPRESENTATION OF PARCEL 122 WILL ALLOW S-06-006 TO REMAIN IN THE HOLDING BIN FOR ALLOCATIONS (ELKRIED).
 - B. DEVELOPMENT PHASING - WHEN PARCEL 122 IS LATER SUBDIVIDED, IT WILL REQUIRE A NEW SP (OR COMPLIANCE WITH THE THEN-EFFECTIVE REGULATIONS). IF HOUSING ALLOCATIONS IN EXCESS OF THE 20 ASSOCIATED WITH S-06-006 ARE NEEDED, THEY WILL HAVE TO BE ACQUIRED IN CONJUNCTION WITH THE NEW SP. BASED ON CONVERSATION WITH THE WELSH'S AND THEIR CONSULTANT, IT IS ANTICIPATED THAT THE SP FOR PARCEL 122 WILL "STAND ALONE" IN TERMS OF FOREST CONSERVATION (FC), STORM WATER MANAGEMENT (SWM), OPEN SPACE (OS), ETC.
 - II. RECORDED OF THE FOLLOWING AGREED UPON DEEDS/EASEMENTS SHALL BE DONE PRIOR TO THE SUBMISSION OF THE SP FOR CONSOLIDATED PARCELS 856 AND 115.
 - A. THE DEEDS ADJUSTING THE BOUNDARY BETWEEN PARCELS 856 AND 122 (TO RECTIFY THE BARN SETBACK ENROACHMENT).
 - B. THE CONSOLIDATED DEED FOR PARCELS 856 AND 115.
 - C. THE ACCESS EASEMENT/MAINTENANCE AGREEMENT FOR THE PORTION OF THE EXISTING DRIVEWAY ON PARCEL 856 WHICH SERVES PARCEL 122; AND,
 - D. AN EASEMENT FOR THE EXISTING WELL WHICH IS LOCATED ON PARCEL 856 AND SERVES THE WELSH'S DWELLING(S) ON PARCEL 122.

24. REFERENCE: PLANNING BOARD CASE 388 DECISION AND ORDER APPROVAL DATED 4/13/2010.
25. THE FOREST STAND DELINEATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. AND MCCARTHY AND ASSOCIATES, DATED NOVEMBER 3, 2008 AND APPROVED UNDER SP-10-001.
26. PER SECTION 108.F.3.b., STRUCTURES ARE REQUIRED TO BE SET BACK 75 FEET FROM PROJECT BOUNDARIES ADJOINING SINGLE-FAMILY DETACHED DEVELOPMENTS. THIS PROPOSED DEVELOPMENT MEETS THESE REQUIREMENTS.
27. THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER APPROVED JULY 19, 2010 TO ALLOW FOR AN OPEN SECTION ROAD WITH A SIDEWALK ALONG ILCHESTER ROAD. SEE TYPICAL SECTION ON SHEET 6.
28. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER TO ALLOW FOR THE CONSTRUCTION OF A SIDEWALK ALONG THE PROJECTS ILCHESTER ROAD FRONTAGE WITHOUT CURB AND GUTTER.
29. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC WATER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4095-D, AND 208-SEWER WILL BE CONNECTED TO CONTRACT NO. 10-1214-D WITH THE EXCEPTION FOR LOT 64 WHICH IS SERVED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
30. NO GRADING, REMOVAL OF VEGETATIVE COVER, OR TREES, PAVINGS AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR BUFFER BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAINS.
31. THE HISTORIC BUILDINGS ARE LISTED ON THE MARYLAND HISTORIC TRUST HISTORIC SITES INVENTORY AS HO-978.
32. THIS PROJECT COMPLIES WITH THE GREEN NEIGHBORHOOD SITE REQUIREMENTS.
33. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
34. THIS PLAN IS SUBJECT TO WP-09-092 APPROVED JANUARY 21, 2009 TO WAIVE SECTION 16.147 OF THE REGULATIONS AND PERMITS THE CONSOLIDATION OF 856 AND 115 BY ADJOINER DEED.
35. THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES S-06-006, WP-09-092, WP-10-002 AND SP-10-001.
36. ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.03 MODIFIED FOR SIDEWALK ADJACENT TO CURB.
37. THE REQUIRED LANDSCAPING HAS BEEN ADDRESSED UNDER F-10-102 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, LANDSCAPE MANUAL AND GREEN NEIGHBORHOOD REQUIREMENTS. SURETY WAS POSTED WITH THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$54,900.00 FOR 15 SHADE TREES, 62 EVERGREENS AND 10 SHRUBS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS ON LOTS 1-63, AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM ON LOT 64

COUNTY HEALTH OFFICER

HOWARD COUNTY HEALTH DEPARTMENT

SITE DEVELOPMENT PLAN

LOCUST CHAPEL - SECTION I

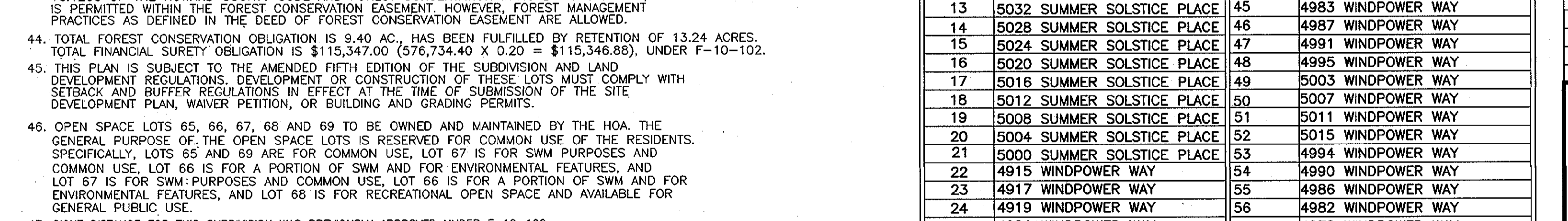
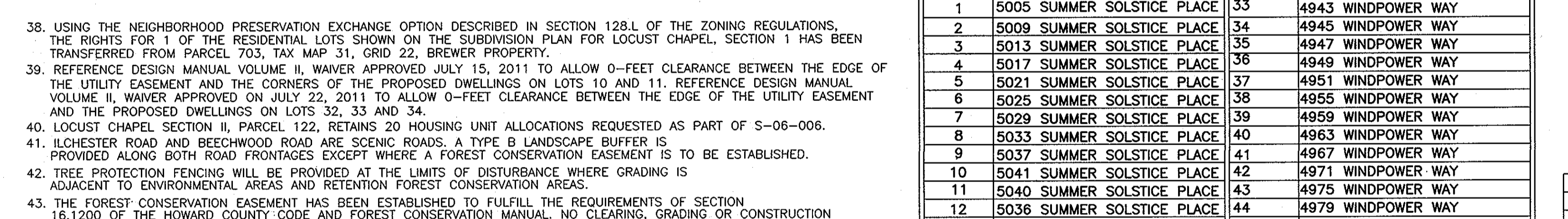
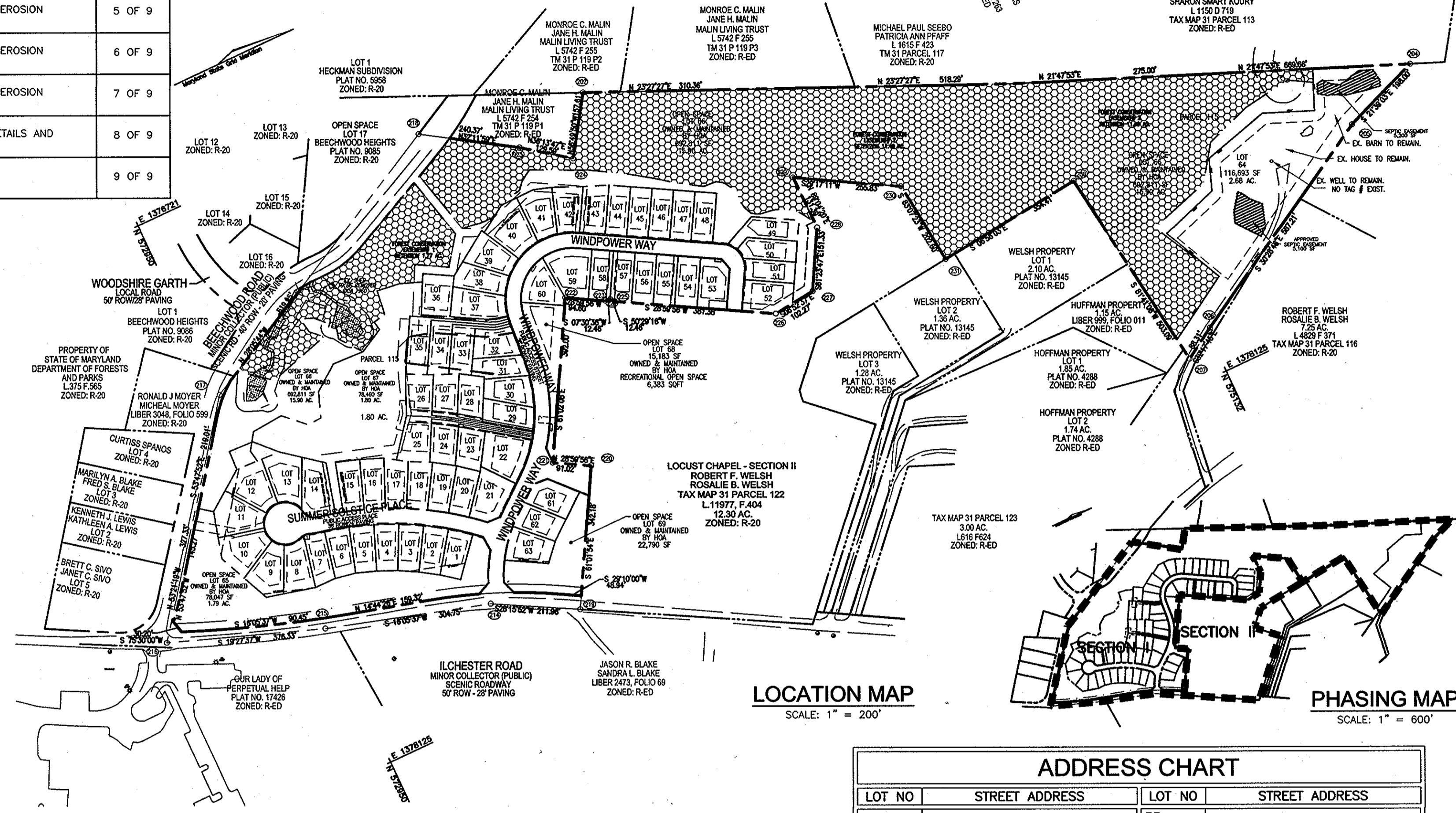
A GREEN NEIGHBORHOOD

SINGLE FAMILY DETACHED UNITS

LOTS 1-64 AND OPEN SPACE LOTS 65-69

PLAT #21581-21589

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 9
LAYOUT PLAN	2 OF 9
LAYOUT PLAN	3 OF 9
LAYOUT PLAN	4 OF 9
GRADING, SOILS AND SEDIMENT AND EROSION CONTROL PLAN	5 OF 9
GRADING, SOILS AND SEDIMENT AND EROSION CONTROL PLAN	6 OF 9
GRADING, SOILS AND SEDIMENT AND EROSION CONTROL PLAN	7 OF 9
SEDIMENT AND EROSION CONTROL DETAILS AND HOUSE TYPES	8 OF 9
GREEN NEIGHBORHOOD PLAN	9 OF 9



ADDRESS CHART

LOT NO	STREET ADDRESS	LOT NO	STREET ADDRESS
1	5005 SUMMER SOLSTICE PLACE	33	4943 WINDPOWER WAY
2	5009 SUMMER SOLSTICE PLACE	34	4945 WINDPOWER WAY
3	5013 SUMMER SOLSTICE PLACE	35	4947 WINDPOWER WAY
4	5017 SUMMER SOLSTICE PLACE	36	4949 WINDPOWER WAY
5	5021 SUMMER SOLSTICE PLACE	37	4951 WINDPOWER WAY
6	5025 SUMMER SOLSTICE PLACE	38	4955 WINDPOWER WAY
7	5029 SUMMER SOLSTICE PLACE	39	4959 WINDPOWER WAY
8	5033 SUMMER SOLSTICE PLACE	40	4963 WINDPOWER WAY
9	5037 SUMMER SOLSTICE PLACE	41	4967 WINDPOWER WAY
10	5041 SUMMER SOLSTICE PLACE	42	4971 WINDPOWER WAY
11	5045 SUMMER SOLSTICE PLACE	43	4975 WINDPOWER WAY
12	5036 SUMMER SOLSTICE PLACE	44	4979 WINDPOWER WAY
13	5032 SUMMER SOLSTICE PLACE	45	4983 WINDPOWER WAY
14	5028 SUMMER SOLSTICE PLACE	46	4987 WINDPOWER WAY
15	5024 SUMMER SOLSTICE PLACE	47	4991 WINDPOWER WAY
16	5020 SUMMER SOLSTICE PLACE	48	4995 WINDPOWER WAY
17	5016 SUMMER SOLSTICE PLACE	49	5003 WINDPOWER WAY
18	5012 SUMMER SOLSTICE PLACE	50	5007 WINDPOWER WAY
19	5008 SUMMER SOLSTICE PLACE	51	5011 WINDPOWER WAY
20	5004 SUMMER SOLSTICE PLACE	52	5015 WINDPOWER WAY
21	5000 SUMMER SOLSTICE PLACE	53	4994 WINDPOWER WAY
22	4915 WINDPOWER WAY	54	4990 WINDPOWER WAY
23	4917 WINDPOWER WAY	55	4986 WINDPOWER WAY
24	4919 WINDPOWER WAY	56	4982 WINDPOWER WAY
25	4921 WINDPOWER WAY	57	4978 WINDPOWER WAY
26	4923 WINDPOWER WAY	58	4974 WINDPOWER WAY
27	4925 WINDPOWER WAY	59	4970 WINDPOWER WAY
28	4927 WINDPOWER WAY	60	4966 WINDPOWER WAY
29	4929 WINDPOWER WAY	61	4912 WINDPOWER WAY
30	4933 WINDPOWER WAY	62	4908 WINDPOWER WAY
31	4937 WINDPOWER WAY	63	4904 WINDPOWER WAY
32	4941 WINDPOWER WAY	64	4640 ILCHESTER ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	LOCUST CHAPEL		
SECTION/AREA	SECTION 1		
LOTS/PARCEL #	PARCEL 115		
PLAT # OR L/F	BLOCK NO.	ZONE	TAX MAP NO./ELECT. DIST.
21581-21589	4	R-20*	31 1ST
CENSUS TR.	6011.01		

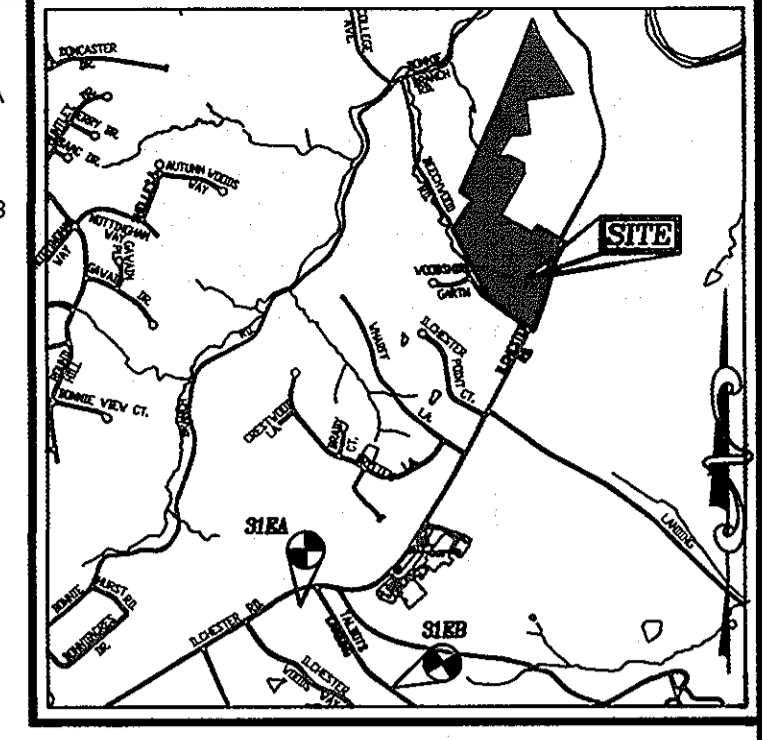
* R-20, UTILIZING R-ED OPTION: PER SECTION 108.F.3. R-ED

BENCHMARKS

- BENCHMARK NO. 1: COUNTY CONTROL #31EA
3/4" REBAR 0.8' BELOW SURFACE
N. 569.641.129, E. 1,374.816.027
- BENCHMARK NO. 2: COUNTY CONTROL #31EB
3/4" REBAR 0.8' BELOW SURFACE
N. 569.750.996, E. 1,376.273.970

LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FOREST CONSERVATION EASEMENT (RETENTION)
- LIMIT OF WETLAND
- WETLAND BUFFER



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP COORDINATES: 4936 G-1&2

SITE ANALYSIS DATA

TAX MAP 31, GRID 4, PARCEL 115	
DEED REFERENCE: L. 11977, F. 404	
ELECTION DISTRICT: 1ST	
LOCATION: WEST SIDE OF ILCHESTER ROAD, NORTH SIDE OF BEECHWOOD RD.	
EXISTING ZONING:	R-20, UTILIZING R-ED OPTION: PER SECTION 108.F.3.
GROSS AREA:	36.54 AC.
LIMIT OF DISTURBANCE:	9.63 AC.
NET AREA OF PARCELS:	31.94 AC.
AREA OF 100 YEAR FLOODPLAIN:	0.00 AC.
AREA OF STEEP SLOPES:	4.60 AC.
BASE DENSITY	2 LOTS PER NET ACRE (2x31.94): 63 LOTS
BASE DENSITY (R-ED PORTION)	2 LOTS PER NET ACRE (2x7.02): 14 LOTS
BASE DENSITY (R-20 PORTION)	2 LOTS PER NET ACRE (2x24.92): 49 LOTS - SECTION 108.A
	5 LOTS - PER SECTION 108.F.2.
TOTAL LOTS ALLOWED (63+5):	68 LOTS
NUMBER OF PROPOSED RESIDENTIAL LOTS (SFD):	64 LOTS
AREA OF PROPOSED RESIDENTIAL LOTS (SFD):	13.01 AC.
TOTAL AREA OF ROAD RIGHT OF WAY:	3.18 AC.
OPEN SPACE REQUIRED; 50% OF GROSS AREA:	18.27 AC.
TOTAL AREA OF OPEN SPACE PROPOSED:	20.41 AC (55.8%)
REC OPEN SPACE: 300 SF/DWELLING UNIT x 64:	19,200 SF OR 0.44 AC
REC OPEN SPACE PROVIDED:	0.721 AC
EXISTING USE OF SITE:	AGRICULTURAL, SFD
PROPOSED USE OF SITE:	SINGLE FAMILY DETACHED PUBLIC
PROPOSED SEWER SYSTEM:	PUBLIC
OPEN SPACE LOTS 65, 66, 67, 68, & 69 TO BE OWNED AND MAINTAINED BY THE HOA.	
MINIMUM LOT AREA: 6,000 SF	

DENSITY EXCHANGE CHART

RECEIVING PARCEL INFORMATION	LOCUST CHAPEL, SECTION I L.11977, F.404 AND L.10033, F.229
TOTAL AREA OF SUBDIVISION	36.54 AC.
NET ACREAGE OF SUBDIVISION	31.94 AC.
ALLOWED BASE DENSITY UNITS	63 UNITS
BONUS DENSITY UNITS	5 UNITS (UP TO 10% MORE UNITS)
PROPOSED DENSITY UNITS	64 UNITS
NUMBER OF NEIGHBORHOOD DENSITY UNITS REQUIRED PER DWELLING UNIT	1 RIGHTS* = 64 DWELLING UNITS
SENDING PARCEL INFORMATION	1 DEED UNITS FROM SENDING PARCEL PROPERTY OF ELLIOTT CITY LAND HOLDING, INC. L.10878, F.535 "BREWER PROPERTY" TAX MAP: 31, P. 703, GRID 22

OWNER/DEVELOPER BUILDER

4640 ILCHESTER ROAD, LLC
AND WELSH PROPERTY, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
ATTN: MR. DONALD R. REUWER
443-367-0422

RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLIOTT CITY, MARYLAND 21043
(410) 796-0908

SITE DEVELOPMENT PLAN COVER SHEET

LOCUST CHAPEL - SECTION I

A GREEN NEIGHBORHOOD
SINGLE FAMILY DETACHED UNITS
LOTS 1-64 AND OPEN SPACE LOTS 65-69

ZONED: (R-20 & R-ED) PARCEL 115
TAX MAP 31 GRID 4
1ST ELECTION DISTRICT

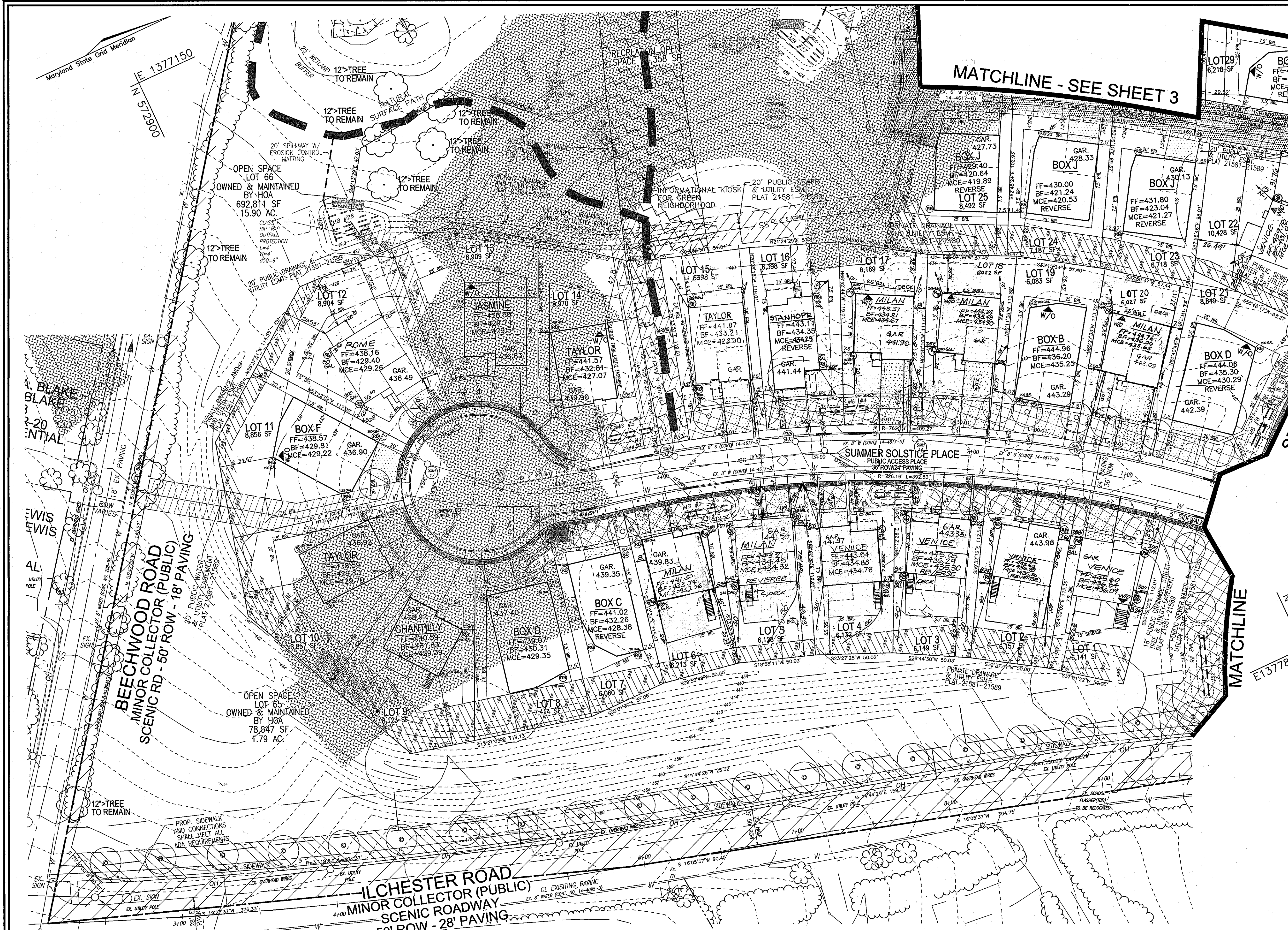
PLAT #21581-21589
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLIOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.9961

DESIGN BY: JCO
DRAWN BY: HS
CHECKED BY: RHV
DATE: JULY 2011
SCALE: AS SHOWN
W.O. NO.: 04-151

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.
EXPIRATION DATE: 08-27-2012

1 SHEET OF 9



LEGEND:

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- STORM DRAIN FLOW THROUGH STRUCTURE
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- EXISTING STREET TREE (PER F-10-102)
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- PROP. STREET LIGHTS
- PROP. STREET SIGNS
- FOREST CONSERVATION AREA (RETENTION)
- RECREATION OPEN SPACE
- PROP. ROW DEDICATION
- BGE WIRE ZONES
- PUBLIC SEWER, WATER, AND UTILITY EASEMENT
- PRIVATE DRAINAGE AND UTILITY EASEMENT
- PUBLIC DRAINAGE, STREET TREE, AND UTILITY EASEMENT
- PUBLIC TREE AND SIDEWALK MAINT. EASEMENT
- PERVIOUS PAVEMENT DRIVEWAYS
- PUBLIC DRAINAGE AND UTILITY EASEMENT
- PUBLIC SEWER, AND UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- MODERATE SLOPES (0-24.9%)
- RAIN BARREL

OWNER/DEVELOPER
 4640 ILCHESTER ROAD, LLC
 AND WELSH PROPERTY, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 ATTN: MR. DONALD R. REUWER
 443-367-0422

BUILDER
 RYAN HOMES
 6031 UNIVERSITY BLVD.
 SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 (410) 796-0908

NO.	REVISION	DATE
1	REVISE HOUSE BOXES AND ASSOCIATED DIMENSIONS	1/26/12
2	REVISE BOX B AND REVISE HOUSE MODEL LOT 12	3/16/12
3	REVISE HOUSE TYPE LOT 17	4/17/12
6	REVISE HOUSE TYPE LOT 22 AND ADD WALLS	6/16/12
5	REVISE HOUSE TYPE LOT 5	6/16/12
4	REVISE HOUSE TYPE LOT 1	7/10/12

REVISED SITE DEVELOPMENT PLAN
LAYOUT PLAN
LOCUST CHAPEL - SECTION 1
 A GREEN NEIGHBORHOOD
 SINGLE FAMILY DETACHED UNITS
 LOTS 1-64 AND OPEN SPACE LOTS 65-69
 PLAT #21581-21589
 S-06-006, WP-09-092, WP-10-002, SP-10-001, F-10-102, ZB-1071M, PB 388, HO-978, 14-4095-D, 208-W, 10-10-1214-D
 ZONED: (R-20 & R-EO) 1ST ELECTION DISTRICT
 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

PROFESSIONAL CERTIFICATE
 DESIGN BY: SDJ
 DRAWN BY: HS
 CHECKED BY: RHV
 DATE: FEBRUARY, 2012
 SCALE: 1"=30'
 W.O. NO.: 04-151

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 18193 EXPIRES DATE 08-29-2012

2 SHEET OF 9

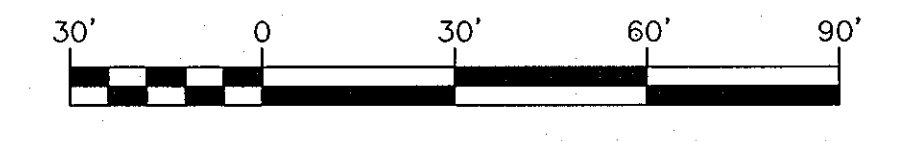
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/24/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/27/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 2/23/12
 DIRECTOR DATE

NO.	REVISION	DATE
13	REVISE HOUSE TYPE LOTS 15 - TAYLOR	02/29/13
12	REVISE HOUSE TYPE LOT 16 - STANHOPE	05/03/13
7	REVISE HOUSE TYPE LOTS 3, 4 & 5	9/24/12
8	REVISE UNITS 6, 17, & 20	10/25/12
9	REVISE HOUSE MODEL FOR LOT 18 - MILAN	11/13/12
10	REVISE HOUSE MODEL FOR LOT 2 - VENICE	12/11/12
11	REVISE HOUSE OPTIONS FOR LOT 4 - VENICE	04/24/13



Maryland State Grid Meridian

OPEN SPACE
LOT 17
BEECHWOOD HEIGHTS
PLAT NO. 9085
ZONED R-20
USE RESIDENTIAL

OPEN SPACE
LOT 66
OWNED & MAINTAINED
BY HOA
692,811 SF
15.90 AC.

FOREST CONSERVATION
EASEMENT # 2
RETENTION 11.49 AC.

LAND DEDICATED
TO HOWARD COUNTY
MARYLAND FOR THE
PURPOSES OF A ROAD
(SEE LOTS)

BEECHWOOD HEIGHTS
SCENIC PRESERVATION

LEGEND:

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- DIRECTION OF FLOW
- STORM DRAIN FLOW THROUGH STRUCTURE
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- EXISTING STREET TREE (PER F-10-102)
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- 16,000 LUMEN LED STREET LIGHT
- 9,500 LUMEN LED STREET LIGHT
- PROP. STREET LIGHTS
- PROP. STREET SIGNS
- FOREST CONSERVATION AREA (RETENTION)
- RECREATION OPEN SPACE
- PROP. ROW DEDICATION
- EGE WIRE ZONES
- UTILITY EASEMENT
- PRIVATE DRAINAGE AND UTILITY EASEMENT
- PUBLIC DRAINAGE STREET TREE AND UTILITY EASEMENT
- PUBLIC TREE AND SIDEWALK MAINT. EASEMENT
- PERVIOUS PAVEMENT DRIVEWAYS
- PUBLIC DRAINAGE AND UTILITY EASEMENT
- PUBLIC SEWER AND UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- STEEP SLOPES (<2%)
- MODERATE SLOPES (0-24.5%)
- RAIN BARREL

MATCHLINE - SEE SHEET 4

OWNER/DEVELOPER
4640 ILCHESTER ROAD, LLC
AND WELSH PROPERTY, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
ATTN: MR. DONALD R. REUWER
443-367-0422

BUILDER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLCOTT CITY, MARYLAND 21043
(410) 796-0908

NO.	REVISION	DATE
1	REVISE HOUSE BOXES AND ASSOCIATED DIMENSIONS	1/26/12
2	REVISE BOX B AND REVISE HOUSE MODEL LOT 12	3/8/12
3	REVISE HOUSE MODEL FOR LOT 59 - JASMINE GROVE	9/12/12
4	REVISE HOUSE MODEL FOR LOT 44 - STANHOPE	12/05/12
5	REVISE HOUSE MODEL FOR LOTS 26, 31 AND 54	3/13/13
6	REVISE HOUSE MODEL FOR LOT 34	04/01/13

REVISED SITE DEVELOPMENT PLAN
LAYOUT PLAN
LOCUST CHAPEL - SECTION 1
A GREEN NEIGHBORHOOD
SINGLE FAMILY DETACHED UNITS
LOTS 1-64 AND OPEN SPACE LOTS 65-69
PLAT #21581-21589
ZONED: (R-20 & R-ED)
TAX MAP #1 GRID 4
1ST ELECTION DISTRICT

S-06-006, WP-09-092, WP-10-002, SP-10-001, F-10-102, ZB-1071M, PB 388, HO-978, 14-4095-D, 208-W, 10-1214-D
PARCEL 115
HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE
DESIGN BY: JD Joo
DRAWN BY: HS
CHECKED BY: RHW
DATE: FEBRUARY, 2012
SCALE: 1"=30'
W.O. NO.: 04-151

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER AND LICENSE NO. 16193, STATE OF MARYLAND, LICENSE EXPIRES 09-27-2012

3 SHEET OF 9

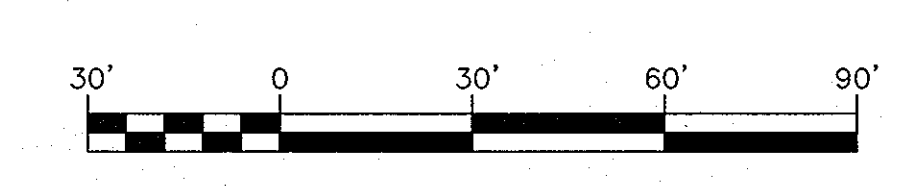
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N 513300
E 1377450
N 5738751

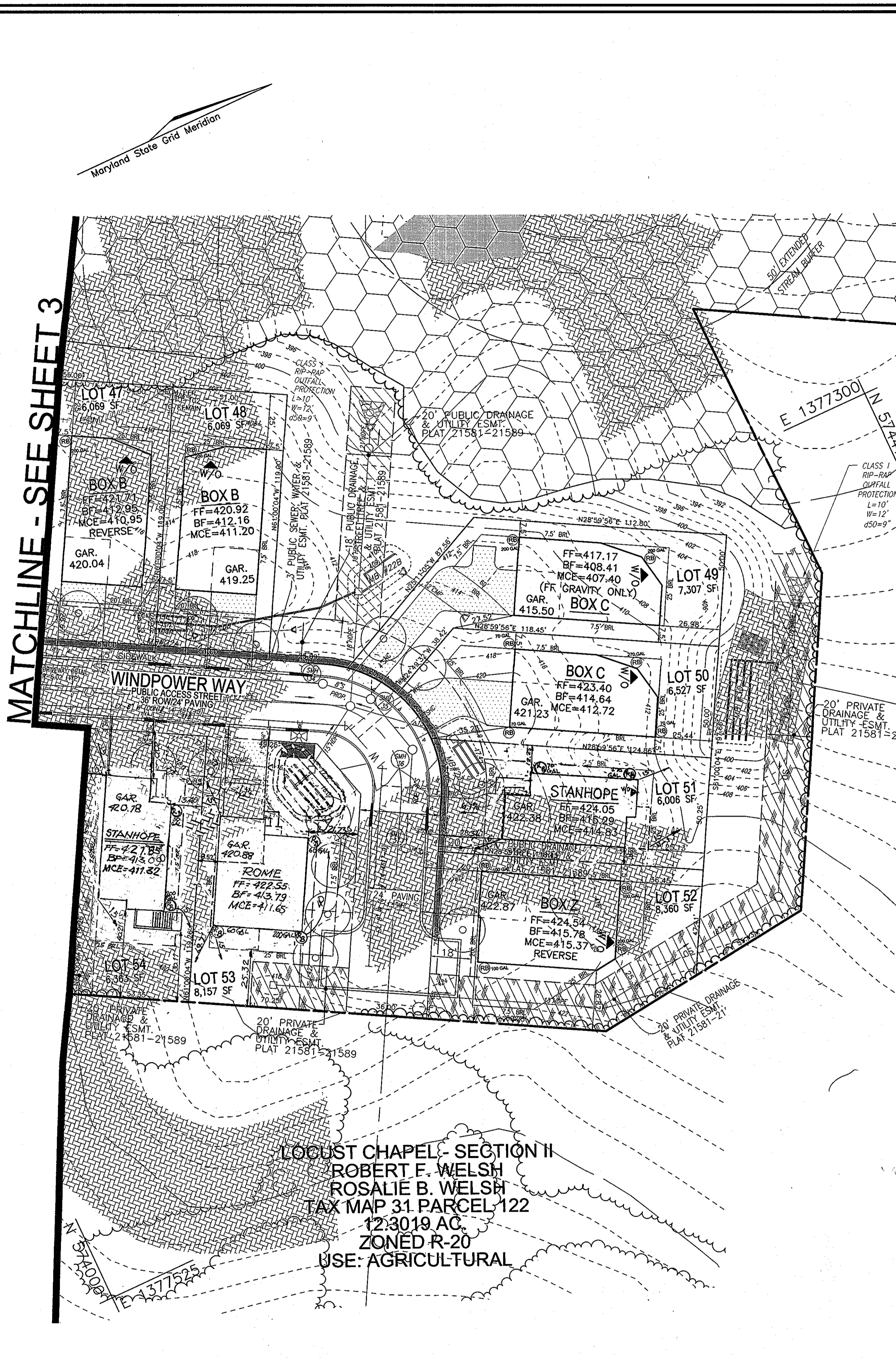
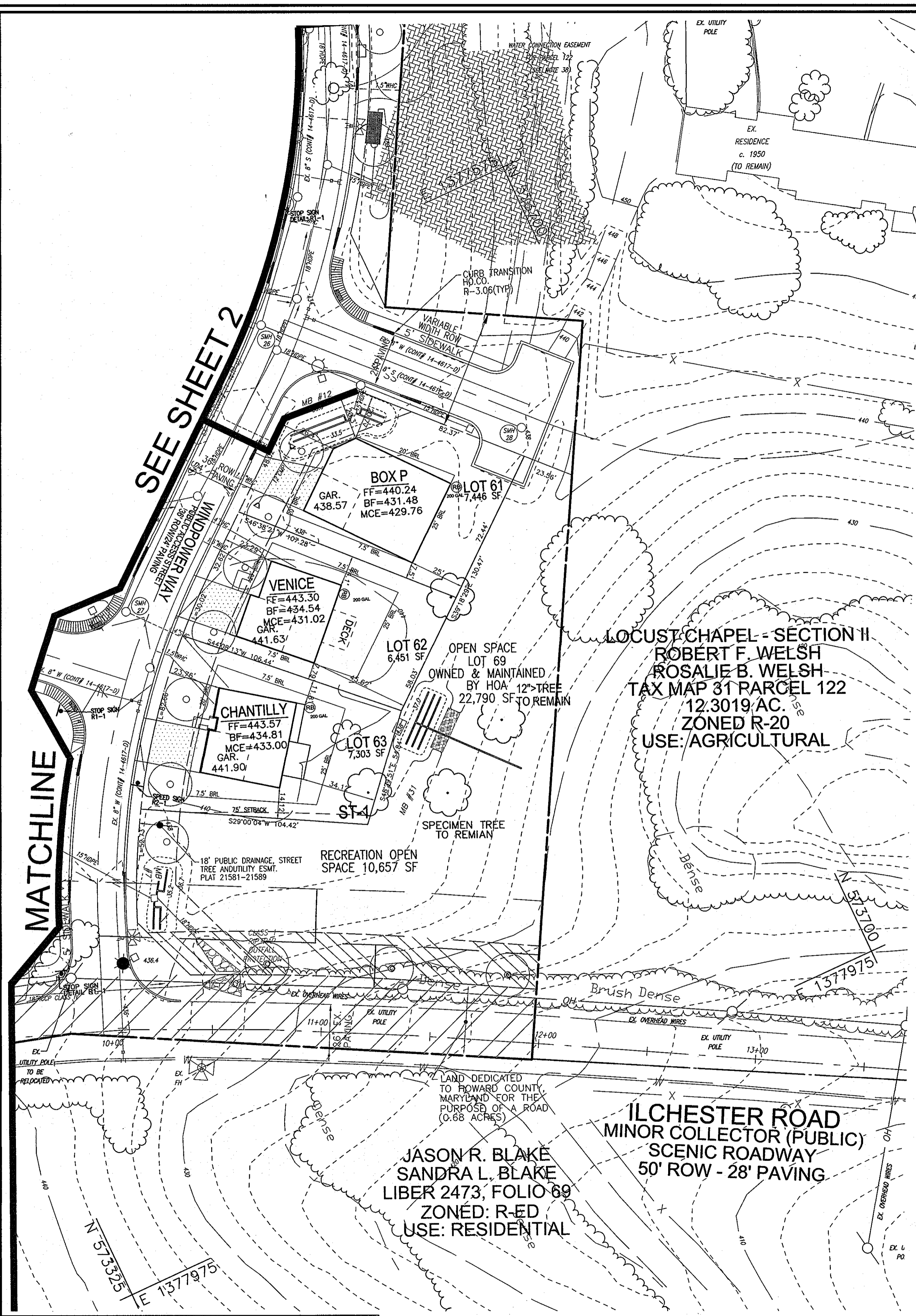
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2/26/12
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2/26/12
DIRECTOR
DATE: 2/27/12

MATCHLINE -

SEE SHEET 2

NO.	REVISION	DATE
13	REVISE HOUSE TYPE FOR LOT 56 - MISTHAVEN	10/21/13
12	REVISE HOUSE TYPE FOR LOT 43 - STANHOPE	09/28/13
11	REVISE HOUSE TYPE FOR LOT 41 - STANHOPE	04/11/13





LEGEND:

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING MAILBOX
- PROPOSED MAILBOX
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- EXISTING CLEANOUT
- PROPOSED CLEANOUT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- DIRECTION OF FLOW THROUGH STRUCTURE
- STORM DRAIN FLOW THROUGH STRUCTURE
- EXISTING TREELINE (FIELD LOCATED)
- PROPOSED TREELINE (FIELD LOCATED)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- PROPOSED VEGETATION (APPROXIMATE LOCATION)
- EXISTING FENCE
- PROPOSED FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- EXISTING STREET TREE (PER F-10-102)
- PROPOSED STREET TREE (PER F-10-102)
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- 16,000 LUMEN LED STREET LIGHT
- 9,500 LUMEN LED STREET LIGHT
- PROP. STREET LIGHTS
- PROP. STREET SIGNS
- FOREST CONSERVATION AREA (RETENTION)
- RECREATION OPEN SPACE
- PROP. ROW DEDICATION
- BOE WIRE ZONES
- UTILITY EASEMENT
- PRIVATE DRAINAGE AND UTILITY EASEMENT
- PUBLIC DRAINAGE, STREET TREE, AND UTILITY EASEMENT
- PUBLIC TREE AND SIDEWALK MAINT. EASEMENT
- PUBLIC DRAINAGE AND UTILITY EASEMENT
- PUBLIC SEWER AND UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- STEEP SLOPES (<25%)
- MODERATE SLOPES (0-24.9%)
- PERVIOUS PAVEMENT DRIVEWAYS

OWNER/DEVELOPER 4640 ILCHESTER ROAD, LLC AND WELSH PROPERTY, LLC
 6031 UNIVERSITY BLVD. SUITE 250
 C/O LAND DESIGN & DEVELOPMENT, INC.
 ATTN: MR. DONALD R. REUWER 443-367-0422

BUILDER RYAN HOMES
 11111 UNIVERSITY BLVD.
 ELICOTT CITY, MARYLAND 21043
 (410) 796-0908

NO.	REVISION	DATE
1	REVISE HOUSE BOXES AND ASSOCIATED DIMENSIONS	1/26/12
2	REVISE BOX B AND HOUSE MODEL LOT 12	3/8/12
3	REVISE BOX V AND HOUSE MODEL LOT 53	11/27/12
9	REVISE HOUSE MODEL FOR LOTS 26, 31 & 54	03/13/13
10	REVISE HOUSE MODEL FOR LOT 51	05/13/13

REVISED SITE DEVELOPMENT PLAN
LAYOUT PLAN
LOCUST CHAPEL - SECTION 1
 A GREEN NEIGHBORHOOD
 SINGLE FAMILY DETACHED UNITS
 LOTS 1-64 AND OPEN SPACE LOTS 65-69
 PLAT #21581-21589

ZONED: (R-20 & R-ED)
 TAX MAP 31 GRID 4
 1ST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE

DESIGN BY: JD JGD
 DRAWN BY: HS
 CHECKED BY: RHV
 DATE: JULY 2011
 SCALE: 1"=30'
 W.O. NO.: 04-151

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 03-27-2012

4 SHEET OF 9

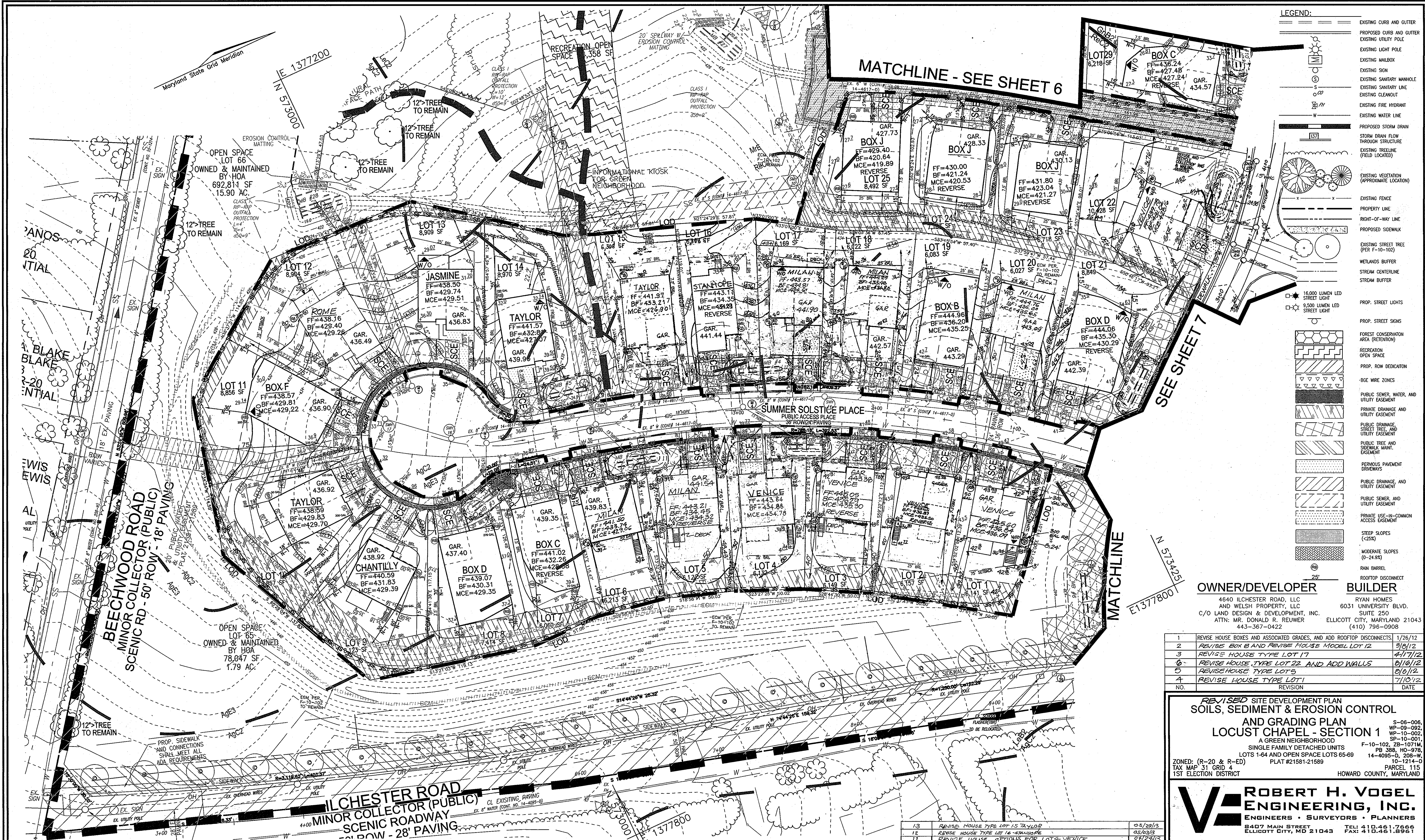
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/24/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/23/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 2/23/12
 DIRECTOR DATE





LEGEND:

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- STORM DRAIN FLOW THROUGH STRUCTURE
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- EXISTING STREET TREE (PER F-10-102)
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- 16,000 LUMEN LED STREET LIGHT
- 8,500 LUMEN LED STREET LIGHT
- PROP. STREET LIGHTS
- PROP. STREET SIGNS
- FOREST CONSERVATION AREA (RETENTION)
- RECREATION OPEN SPACE
- PROP. ROW DEDICATION
- BIG WIRE ZONES
- PUBLIC SEWER, WATER, AND UTILITY EASEMENT
- PRIVATE DRAINAGE AND UTILITY EASEMENT
- PUBLIC DRAINAGE, STREET TREE, AND UTILITY EASEMENT
- PUBLIC TREE AND SIDEWALK MAINT. EASEMENT
- PERVIOUS PAVEMENT EASEMENT
- PUBLIC DRAINAGE AND UTILITY EASEMENT
- PUBLIC SEWER, AND UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- STEEP SLOPES (>24%)
- MODERATE SLOPES (0-24.9%)
- RAIN BARREL
- ROOFTOP DISCONNECT

OWNER/DEVELOPER
 4640 ILCHESTER ROAD, LLC
 AND WELSH PROPERTY, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 ATTN: MR. DONALD R. REUWER
 443-367-0422

BUILDER
 RYAN HOMES
 6031 UNIVERSITY BLVD.
 SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 (410) 796-0908

NO.	REVISION	DATE
1	REVISE HOUSE BOXES AND ASSOCIATED GRADES, AND ADD ROOFTOP DISCONNECTS	1/26/12
2	REVISE BOX B AND REVISE HOUSE MODEL LOT 12	3/8/12
3	REVISE HOUSE TYPE LOT 17	4/17/12
6	REVISE HOUSE TYPE LOT 22 AND ADD WALLS	8/16/12
5	REVISE HOUSE TYPE LOT 5	8/8/12
4	REVISE HOUSE TYPE LOT 1	7/10/12

**REVISED SITE DEVELOPMENT PLAN
 SOILS, SEDIMENT & EROSION CONTROL
 AND GRADING PLAN
 LOCUST CHAPEL - SECTION 1**

S-06-006
 WP-09-092
 WP-10-002
 SP-10-001
 F-10-102, ZB-1071M
 PB 388, HO-978,
 14-4095-D, 208-W,
 10-1214-D
 ZONED: (R-20 & R-ED) PLAT #21581-21589
 TAX MAP 31 GRID 4 PARCEL 115
 1ST ELECTION DISTRICT 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

PROFESSIONAL CERTIFICATE

STATE OF MARYLAND
 PROFESSIONAL ENGINEER

DESIGN BY: SD
 DRAWN BY: HS
 CHECKED BY: RHV
 DATE: FEBRUARY, 2012
 SCALE: 1"=30'
 W.O. NO.: 04-151

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRES DATE 09-29-2013

5 SHEET OF 9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 2/21/12

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 2/21/12

DIRECTOR
 DATE: 2/21/12

BY THE DEVELOPER:

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. 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 OF DEVELOPER
 DATE: 2/21/12

BY THE ENGINEER:

I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, 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. 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 OF ENGINEER
 DATE: 2/21/12

NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

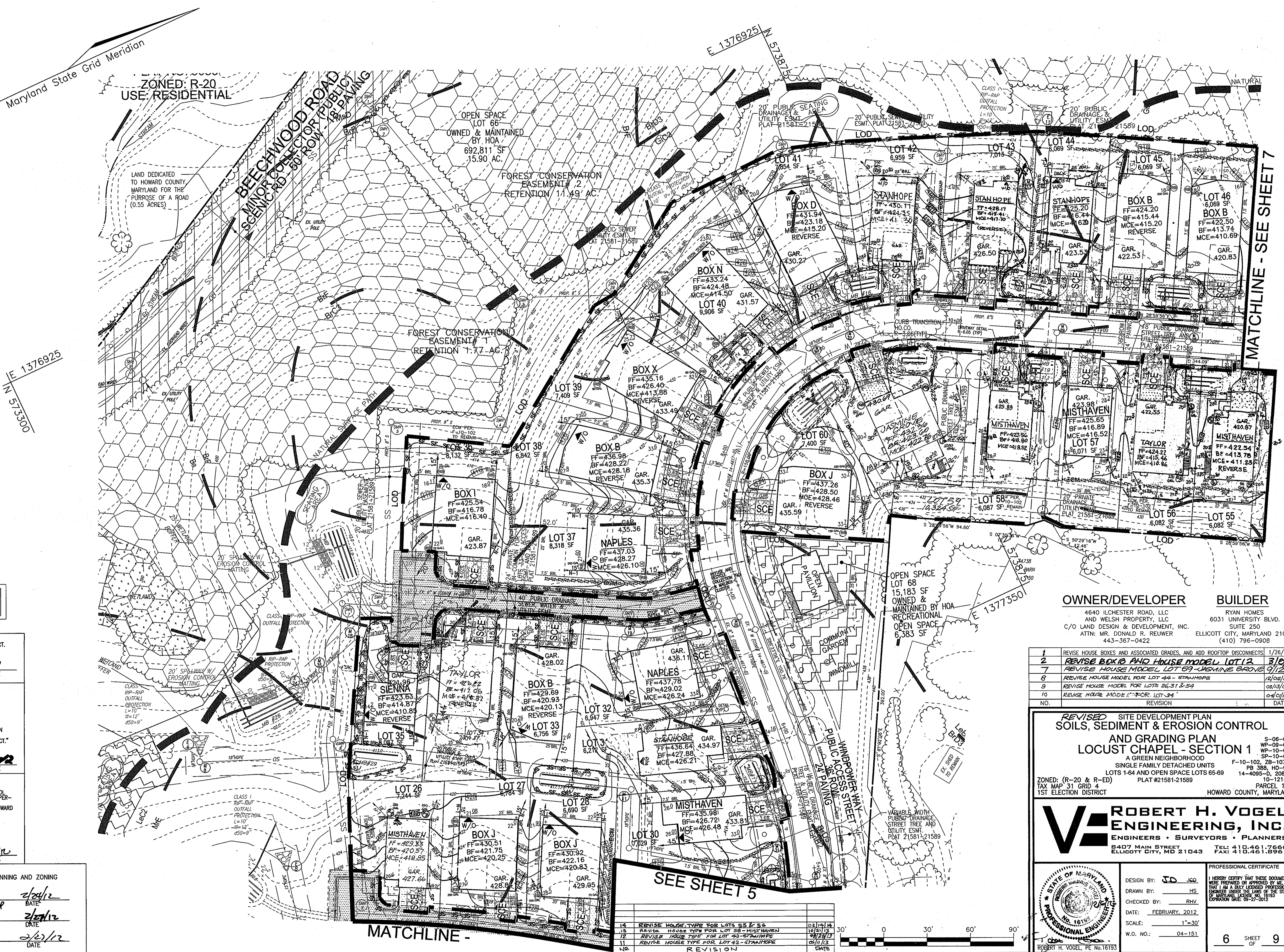
THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE
 DATE: 2/21/12

NO.	REVISION	DATE
13	REVISE HOUSE TYPE LOT 15 TAYLOR	05/29/13
12	REVISE HOUSE TYPE LOT 16 VENICE	05/29/13
11	REVISE HOUSE OPTIIONS FOR LOT 9 - VENICE	07/29/13
10	REVISE HOUSE MODEL FOR LOT 2 - VENICE	12/21/12
7	REVISE HOUSE TYPE LOTS 3, 4 & 5	9/24/12
6	REVISE HOUSE UNIT ON LOT 17	10/25/12
9	REVISE HOUSE MODEL FOR LOT 18	12/19/12



- LEGEND:**
- EXISTING 2 FT CONTOUR
 - EXISTING 10 FT CONTOUR
 - PROPOSED 2 FT CONTOUR
 - PROPOSED 10 FT CONTOUR
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - EXISTING SANITARY MAIN/HAUL
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING 1" WHC (SEE SHT 1 FOR SIZE & TYPE)
 - EXISTING SEWER LINE
 - EXISTING 4" SHC (SEE SHT 1 FOR SIZE & TYPE)
 - EXISTING STORM DRAIN LINE
 - EXISTING FENCE
 - EXISTING GUARDRAIL
 - EXISTING E OF STREAM
 - EXISTING 50' STREAM BUFFER
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EXISTING MAILBOX
 - EXISTING TREELINE (FIELD LOCATED)
 - EXISTING VEGETATION (APPROXIMATE LOCATION)
 - EXISTING STREET TREE (PER F-10-102)
 - EXISTING SIDEWALK
 - EXISTING STREET LIGHTS
 - EXISTING STREET SIGNS
 - EROSION CONTROL MATTING
 - STABILIZED CONSTRUCTION ENTRANCE
 - SILT FENCE
 - SUPER SILT FENCE
 - LIMIT OF DISTURBANCE
 - INLET PROTECTION
 - SOIL DIVIDE
 - RAIN BARREL
 - ROOFTOP DISCONNECT
 - PERVIOUS PAVEMENT DRIVEWAYS
 - EROSION CONTROL MATTING AS APPROVED UNDER F-10-102



NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

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

Paul Johnston HOWARD S.C.D. DATE

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] DATE

BY THE ENGINEER:

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, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE

[Signature] DATE

[Signature] DATE

OWNER/DEVELOPER
4640 ILCHESTER ROAD, LLC
AND WELSH PROPERTY, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
ATTN: MR. DONALD R. REUWER
443-367-0422

BUILDER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLCOTT CITY, MARYLAND 21043
(410) 796-0908

NO.	REVISION	DATE
1	REVISE HOUSE BOXES AND ASSOCIATED GRADES, AND ADD ROOFTOP DISCONNECTS	1/26/12
2	REVISE BOX B AND HOUSE MODEL LOT 12	3/12/12
7	REVISE HOUSE MODEL LOT 69 - JASHINE GROVE	9/12/12
8	REVISE HOUSE MODEL FOR LOT 44 - STANHOPE	12/05/12
9	REVISE HOUSE MODEL FOR LOTS 26, 31 & 54	03/13/13
10	REVISE HOUSE MODEL FOR LOT 34	04/03/13

REVISED SITE DEVELOPMENT PLAN
SOILS, SEDIMENT & EROSION CONTROL
AND GRADING PLAN
LOCUST CHAPEL - SECTION 1
A GREEN NEIGHBORHOOD
SINGLE FAMILY DETACHED UNITS F-10-102, ZB-1071M, PB 388, HO-978,
LOTS 1-64 AND OPEN SPACE LOTS 65-69 14-4095-D, 208-W,
10-1214-D
PLAT #21581-21589
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

PROFESSIONAL CERTIFICATE

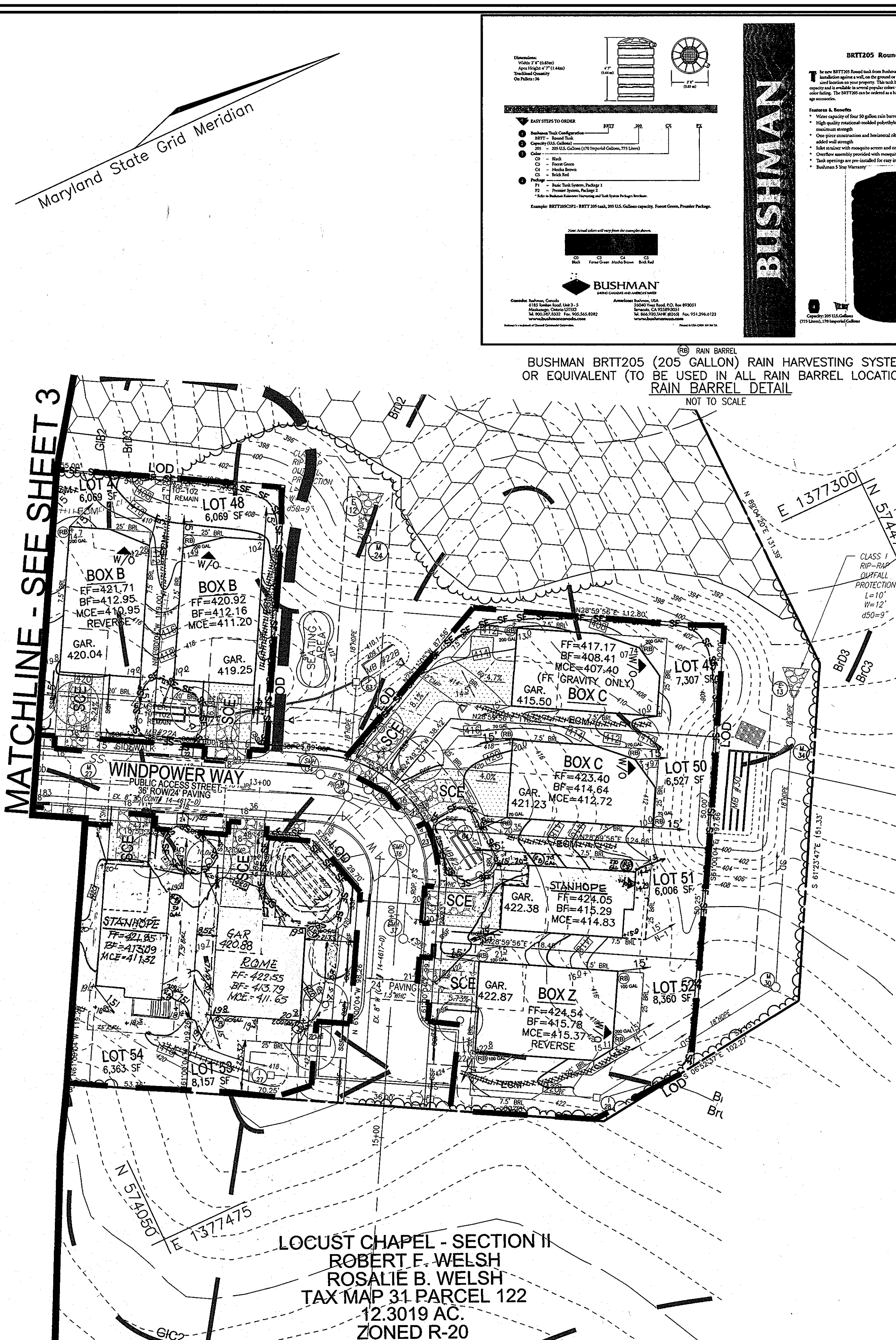
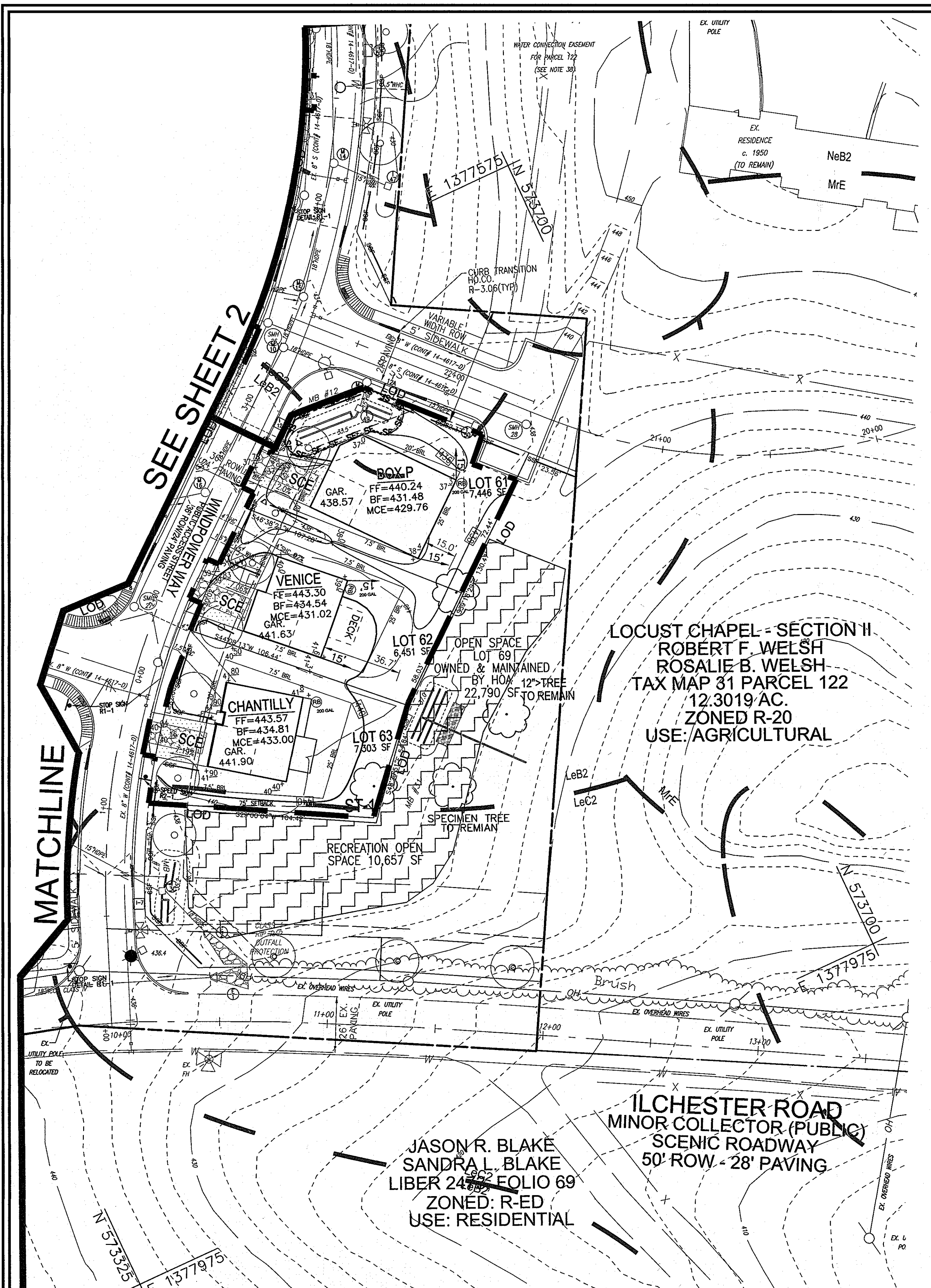
DESIGN BY: JD JCO
DRAWN BY: HS
CHECKED BY: RHV
DATE: FEBRUARY, 2012
SCALE: 1"=30'
W.O. NO.: 04-151

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6 SHEET OF 9

REVISION

NO.	REVISION	DATE
14	REVISE HOUSE TYPE FOR LOTS 55 & 56	02/14/12
15	REVISE HOUSE TYPE FOR LOT 58 - MISTHAVEN	10/21/12
16	REVISE HOUSE TYPE FOR LOT 43 - STANHOPE	08/28/13
17	REVISE HOUSE TYPE FOR LOT 42 - STANHOPE	03/11/13



BUSHMAN

BRT205 Round Tank

Water quantity of 205 gallons rain barrel.

Features & Benefits:

- Water quantity of 205 gallons rain barrel.
- High quality reinforced polyethylene construction ensures maximum strength.
- One-piece construction and beveled rim around the tank provide added seal strength.
- Take structure with manhole access and cover.
- Overlaid manhole provided with manhole access and 90 degree elbow.
- Tank openings are pre-installed for easy installation.
- Reinforced 3/8" Polypropylene.

BUSHMAN

11777 Landon, PA 15086

BUSHMAN BRT205 (205 GALLON) RAIN HARVESTING SYSTEM OR EQUIVALENT (TO BE USED IN ALL RAIN BARREL LOCATIONS) RAIN BARREL DETAIL NOT TO SCALE

LEGEND:

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING 1" WVC (SEE SHT 1 FOR SIZE & TYPE)
- EXISTING SEWER LINE
- EXISTING 4" SDC (SEE SHT 1 FOR SIZE & TYPE)
- EXISTING STORM DRAIN LINE
- EXISTING FENCE
- EXISTING GUARDRAIL
- EXISTING 5' OF STREAM
- EXISTING 50' STREAM BUFFER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING MAILBOX
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- EXISTING STREET TREE (PER F-10-102)
- EXISTING SIDEWALK
- EXISTING STREET LIGHTS
- EXISTING STREET SIGNS
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- INLET PROTECTION
- SOL DWIDE
- RAIN BARREL
- ROOF TOP DISCONNECT
- PERVIOUS PAVEMENT BROWWAYS
- PUBLIC REVERSIBLE TEMPORARY TEE TURN AROUND EASMENT
- EROSION CONTROL MATTING AS APPROVED UNDER F-10-102

OWNER/DEVELOPER
4640 ILCHESTER ROAD, LLC AND WELSH PROPERTY, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
ATTN: MR. DONALD R. REUWER
443-367-0422

BUILDER
RYAN HOMES
6031 UNIVERSITY BLVD., SUITE 250
ELLCOTT CITY, MARYLAND 21043
(410) 795-0908

NO.	REVISION	DATE
1	REVISED SITE DEVELOPMENT PLAN	1/28/12
2	REVISE HOUSE BOXES AND ASSOCIATED GRADES, AND ADD ROOF TOP DISCONNECTS	3/8/12
3	REVISE BOX V AND HOUSE MODEL LOT 53	11/27/12
9	REVISE HOUSE MODEL FOR LOTS 25, 31 & 54	05/18/15
10	REVISE HOUSE MODEL FOR LOT 51	05/18/15

REVISED SITE DEVELOPMENT PLAN
SOILS, SEDIMENT & EROSION CONTROL
AND GRADING PLAN
LOCUST CHAPEL - SECTION 1

A GREEN NEIGHBORHOOD
SINGLE FAMILY DETACHED UNITS
LOTS 1-64 AND OPEN SPACE LOTS 65-69
PLAT #21581-21589
PARCEL 115
HOWARD COUNTY, MARYLAND

ZONED: (R-20 & R-ED)
TAX MAP 31 GRID 4
1ST ELECTION DISTRICT

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

DESIGN BY: SD JGD
DRAWN BY: HS
CHECKED BY: RHV
DATE: JULY 2011
SCALE: 1"=30'
W.O. NO.: 04-151

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. EXPIRES 07-27-2017.

7 SHEET OF 9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
2/28/12

Chief, Division of Land Development
2/27/12

Director
2/23/12

BY THE DEVELOPER:

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. 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 of Developer
DATE

BY THE ENGINEER:

I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, 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. 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 of Engineer
DATE

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

Signature
DATE

NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

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.

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.

II. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS RESULTING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

III. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

V. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

VI. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

VII. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

VIII. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

IX. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

X. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

XI. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

XII. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

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XV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

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XXI. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

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XXV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES: A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, GRASS SEEDS...

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE...

SEEDING PREPARATION: LOOSEN THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...

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

1. PREFERRED-APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS/1000 SQ.FT.) AND 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING...

2. ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS/1000 SQ.FT.) AND 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING...

3. TEMPORARY SEEDING NOTES SEEDING PREPARATION: LOOSEN THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...

SEED AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.)...

SEEDING: APPLY PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15...

4. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

5. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

6. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

7. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

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17. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

18. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

19. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

20. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

21. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

22. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

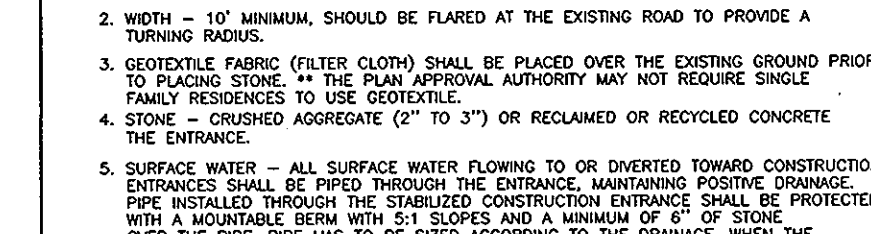
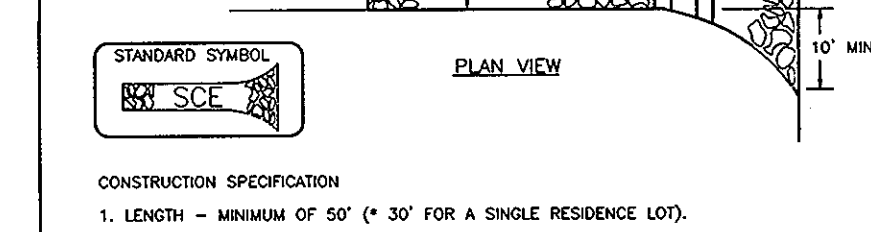
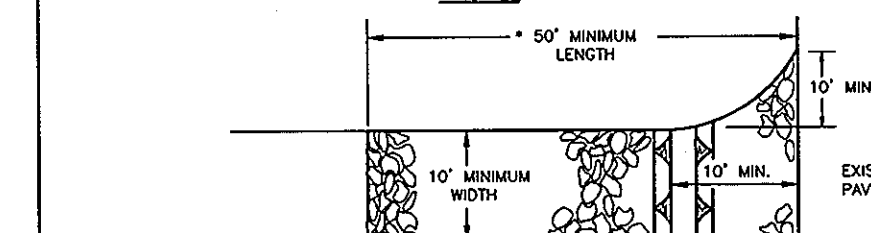
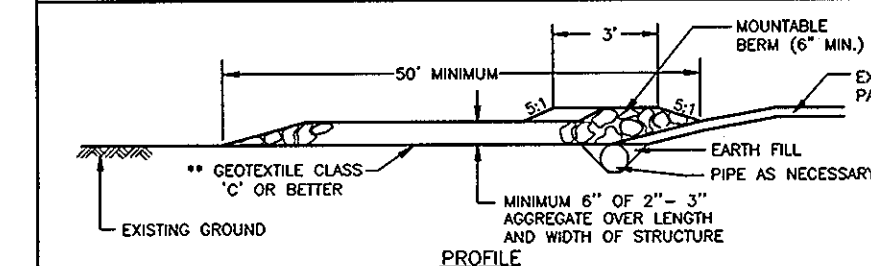
23. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

24. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

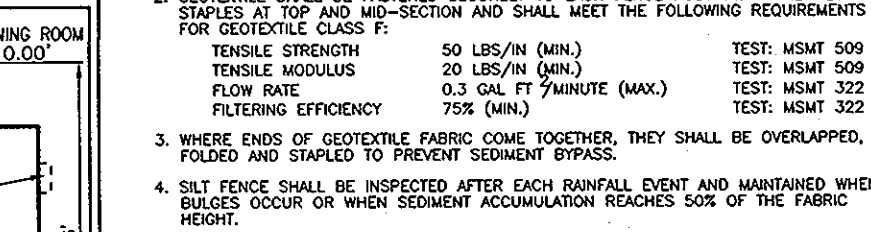
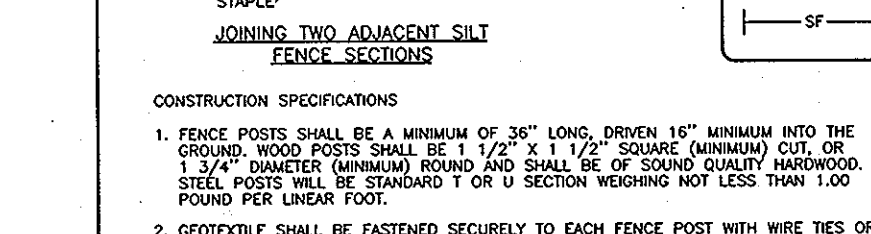
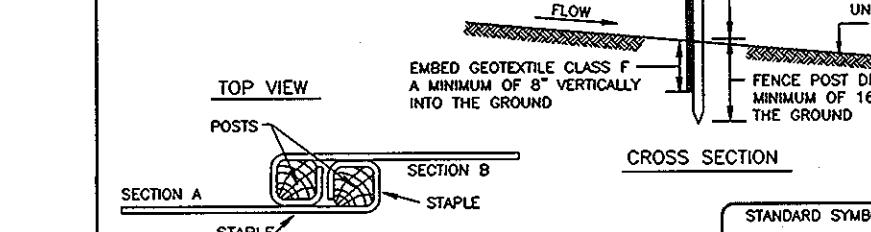
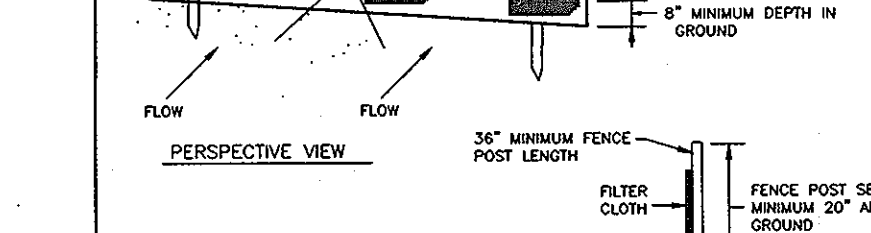
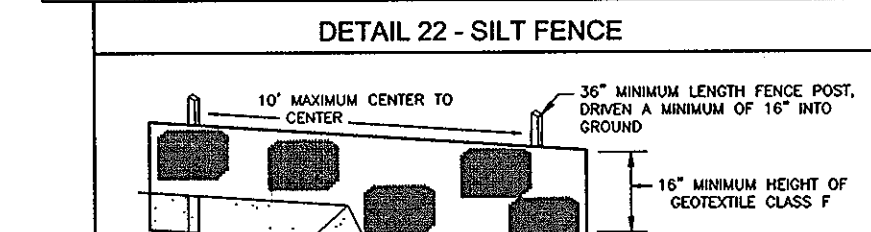
25. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

26. UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING ANCHOR...

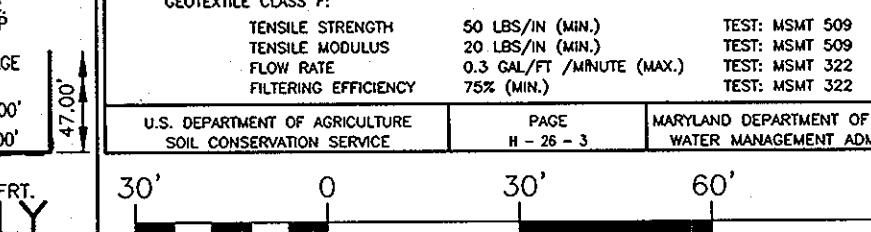
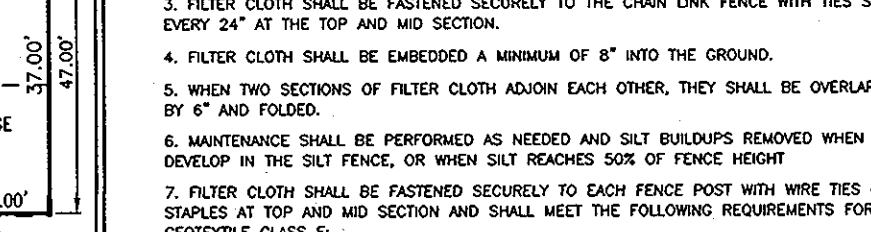
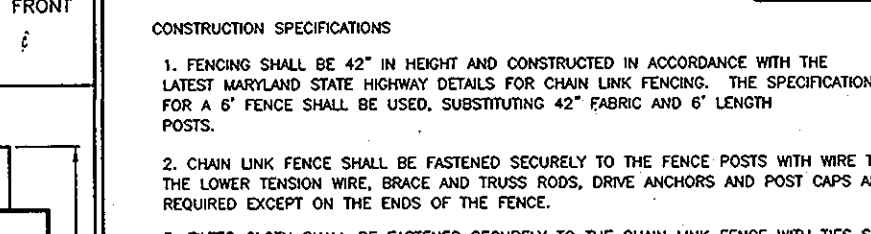
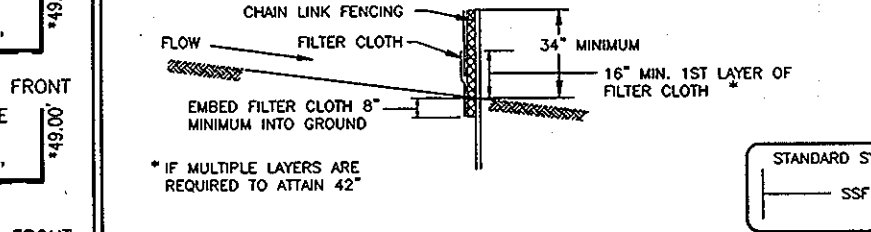
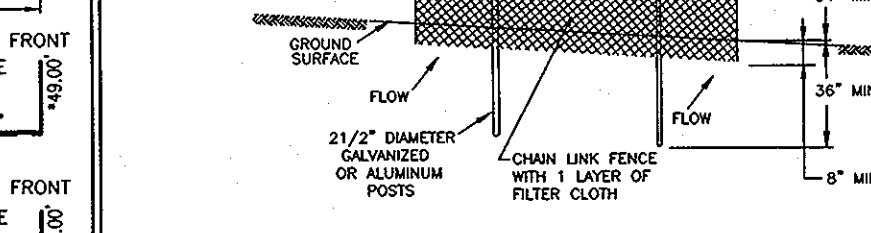
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATION 1. LENGTH - MINIMUM OF 5' (3' FOR A SINGLE RESURF. LOT).



CONSTRUCTION SPECIFICATIONS 1. FENCE POSTS SHALL BE A MINIMUM OF 3/4" DIA. DRIVEN 18" MINIMUM INTO THE GROUND...



CONSTRUCTION SPECIFICATIONS 1. FENCING SHALL BE 42" IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND STATE HIGHWAY DETAILS FOR CHAIN LINK FENCING...

Appendix B.A. Construction Specifications for Environmental Site Design Practices

Table 1.1 - Stabilized Construction Entrance

Table 1.2 - Silt Fence

Table 1.3 - Super Silt Fence

Table 1.4 - Sediment Control Structure

Table 1.5 - Stormwater Management Practice

Table 1.6 - Stormwater Management Practice

Table 1.7 - Stormwater Management Practice

Table 1.8 - Stormwater Management Practice

Table 1.9 - Stormwater Management Practice

Table 1.10 - Stormwater Management Practice

Table 1.11 - Stormwater Management Practice

Table 1.12 - Stormwater Management Practice

Table 1.13 - Stormwater Management Practice

Table 1.14 - Stormwater Management Practice

Table 1.15 - Stormwater Management Practice

Table 1.16 - Stormwater Management Practice

Table 1.17 - Stormwater Management Practice

Table 1.18 - Stormwater Management Practice

Site plan showing various lots (Taylor Lot 10, Chantilly Lot 9, Misthaven Lot 57, etc.) with dimensions, setbacks, and notes. Includes a typical house model elevation detail and owner/developer information.

Approval section with signatures and dates for the developer, engineer, and director. Includes a certification statement regarding the plan for erosion and sediment control.

Owner/Developer and Builder information, including contact details for C/O Land Design & Development, Inc. and Robert H. Vogel Engineering, Inc. Includes a table of revisions and a professional seal.

