

GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, DATED FEBRUARY 2004.
- 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. 3111 AND 37CA WERE USED FOR THIS PROJECT.
37CA N 565,004.699 E 1,381,586.92
37CA N 565,321.638 E 1,382,742.840
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. NOVEMBER 2008.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN, AND THE COMPREHENSIVE LITE ZONING AMENDMENTS 07/26/2006.
- THIS PLAN AND PROJECT ARE GRANDFATHERED TO THE FOURTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY TWO MICROPOOL PONDS (P-5) AND A BIO-RETENTION FACILITY (F-6). THE PONDS ARE OWNED BY THE HOA AND JOINTLY MAINTAINED WITH THE COUNTY THE BIO-RETENTION FACILITY (F-6) IS OWNED AND MAINTAINED BY THE HOA. **EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.**
- ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- SHC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01 OR R-6.03. FOR SIDEWALK RAMP DETAILS REFER TO R-4.01. SEE SHEET 10 FOR DETAILS.
- 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 410-313-4900
COLONIAL PIPELINE CO 410-795-1390
MISS UTILITY 1-800-257-7777
STATE HIGHWAY ADMINISTRATION 410-531-5533
VERIZON 1-800-743-0033
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE EXISTING WELLS AND SEPTIC SYSTEMS WILL BE PROPERLY ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 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 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 (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (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
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- 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 LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- WATER AND SEWER SERVICE FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4412-D. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4412-D.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HISTORIC STRUCTURES EXIST ON THIS SITE.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION OBLIGATIONS WERE MET AND SURETY POSTED WITH THE DEVELOPER'S AGREEMENT UNDER THE SUBDIVISION, F-09-122.
- DEED REFERENCE: LEGAL PROPERTY LOT 3 - L 862/F 468
LOT 4 - L 1086/F 371
GEEHHAAR PROPERTY LOT 1: L 639 / F 328
- LANDING ROAD IS A SCENIC ROAD, AREAS ADJACENT TO AND PARALLEL TO LANDING ROAD WILL REMAIN UNDEVELOPED AND MOSTLY WOODED. THIS MAINTAINING THE EXISTING CHARACTERISTICS OF THE SCENIC ROAD.
- INGRESS AND EGRESS IS RESTRICTED ALONG LANDING ROAD
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS, HISTORIC STRUCTURES EXISTING ON THIS SITE.
- THERE IS A 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
- FOREST STAND PREPARATION PLAN PREPARED BY JOHN CANOLES, ECO-SCIENCE PROFESSIONALS, DATED DECEMBER 2005.
- STREAMS AND/OR WETLANDS SHOWN HEREON WERE DELINEATED BY JOHN CANOLES, ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER 2005.
- AS APPROVED UNDER SP-06-15, HOWARD COUNTY POLICY DID NOT REQUIRE A TRAFFIC STUDY. NO APFO INTERSECTION WAS WITHIN THE REQUIREMENTS THAT WOULD WARRANT A STUDY.
- STORMWATER MANAGEMENT AND PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS. SURETY IN THE AMOUNT OF \$19,050.00 FOR 53 SHADE TREES, AND 27 EVERGREEN TREES WAS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THE FINAL ROAD PLAN, F-09-122.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$30,600.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 102 STREET TREES.
- OPEN SPACE LOTS 4, 5, AND 6 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D13443359 ON FEBRUARY 26, 2010.
- REFERENCE WAIVER WP-07-100, APPROVED 3/26/07, GRANTING AN EXTENSION TO SUBMIT THE PRELIMINARY EQUIVALENT SKETCH PLANS FOR SIGNATURE.
- REFERENCE DESIGN MANUAL WAIVER APPROVED OCTOBER 29, 2009, TO ALLOW A 40' PUBLIC ROAD RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED SP-06-15.
- NON-BUILDABLE BULK PARCEL E WAS DEEDED TO THE OWNER OF LOT 2 OF THE GEEHHAAR PROPERTY PLAT NO. 5947 SIMULTANEOUSLY WITH RECD OF THE FINAL PLAN.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING UNLESS OTHERWISE NOTED ON THE PLANS OR IN SPECIFICATIONS.
- THE PLANNING BOARD ON FEBRUARY 16, 2012 REVIEWED AND APPROVED SDP-12-034 FOR LOT 1. IT WAS DETERMINED THAT NO FURTHER PLANNING BOARD MEETINGS WERE REQUIRED FOR FUTURE SITE DEVELOPMENT PLANS.
- USE IN COMMON MAINTENANCE AGREEMENTS FOR LOTS 24-29 HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD AS LIBER 14123 FOLIO 419 ON JULY 6, 2012.
- USE IN COMMON MAINTENANCE AGREEMENTS FOR LOTS 18-20 HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD AS LIBER 14123 FOLIO 423 ON JULY 6, 2012.
- SECTION 128.A.11 OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS TO EXTEND NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF CB-2-2012 (MAY 13, 2012).
- STREET SIDE LANDSCAPING FOR LOTS 9 AND 2 AND TRASH PAD SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL. SURETY FOR 6 SHADE TREES, 7 EVERGREENS AND 13 SHRUBS SHALL BE PROVIDED WITH THE GRADING PERMIT FOR THIS SITE PLAN (SDP-12-024) IN THE AMOUNT OF \$3,240.00.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE. PLEASE REFER TO APPROVED PLAN F-09-122.
- PLEASE REFER TO F-09-122, ALL SIGNS ARE INSTALLED UNDER F-09-122.
a) THE R1-1 (STOP) SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
b) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-5752) PRIOR TO THE INSTALLATION FOR ANY OF THE TRAFFIC CONTROL DEVICES.
c) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
d) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE)-3" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
e) A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

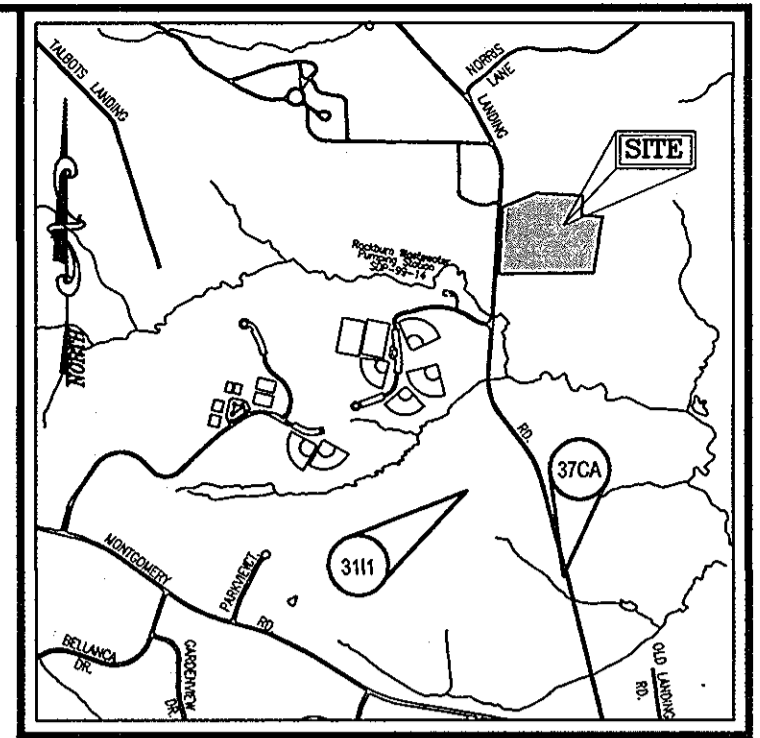
SITE DEVELOPMENT PLAN

GROVEMONT OVERLOOK

PHASE 2-LOTS 7,19,23-31,34-36 & 37-42

HOWARD COUNTY, MARYLAND

SHEET INDEX	
DESCRIPTION	SHEET NO
COVER SHEET	1
SITE LAYOUT PLAN	2
SITE LAYOUT & LANDSCAPE PLAN	3
SITE LAYOUT & LANDSCAPE PLAN	4
GRADING, SOIL EROSION AND SEDIMENT CONTROL AND SOILS PLAN	5
GRADING, SOIL EROSION AND SEDIMENT CONTROL AND SOILS PLAN	6
GRADING, SOIL EROSION AND SEDIMENT CONTROL AND SOILS PLAN	7
GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS	8
HOUSE BOXES & DETAILS	9
HOUSE TYPES	10



VICINITY MAP
SCALE: 1"=2000'
ADC COORDINATES=4936, J4 & K4

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
37CA	564,321.638	1,382,742.840	257.684'
3111	565,004.699	1,381,586.92	306.017'

LEGEND

RIGHT-OF-WAY	EX. PUBLIC 4" SEWER AND UTILITY EASEMENT (F-09-122)
BOUNDARY LINE	EX. 24" PUBLIC ACCESS EASEMENT (F-09-122)
ADJACENT BOUNDARY LINE	EX. 30" PUBLIC WATER AND UTILITY EASEMENT (F-09-122)
EXISTING CENTURIE STREAM	EX. 30" PUBLIC WATER AND UTILITY EASEMENT (F-09-122)
EXISTING STREAM BANK BUFFER	EX. 10' PRIVATE ACCESS EASEMENT (F-09-122)
EXISTING WETLANDS BUFFER	EX. 30' PUBLIC WATER AND UTILITY EASEMENT (F-09-122)
EXISTING 20' TEMPORARY REVERSIBLE EASEMENT (F-09-122) CONTRACT NUMBER 14-31037 (W-8998)	EX. 10' PRIVATE ACCESS EASEMENT (F-09-122)
EXISTING 20' TEMPORARY REVERSIBLE EASEMENT (F-09-122) CONTRACT NUMBER 14-31037 (W-8998)	EX. 30' PUBLIC WATER AND UTILITY EASEMENT (F-09-122)
EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) (F-09-122)	EX. 10' PRIVATE ACCESS EASEMENT (F-09-122)
EX. PUBLIC FOREST CONSERVATION EASEMENT (RESTORATION) (F-09-122)	EX. 30' PUBLIC WATER AND UTILITY EASEMENT (F-09-122)
EX. PUBLIC FOREST CONSERVATION EASEMENT (RESTORATION) (F-09-122)	EX. 10' PRIVATE ACCESS EASEMENT (F-09-122)
EX. PUBLIC FOREST CONSERVATION EASEMENT (RESTORATION) (F-09-122)	EX. 30' PUBLIC WATER AND UTILITY EASEMENT (F-09-122)
EX. PUBLIC STORMWATER MANAGEMENT EASEMENT (F-09-122)	EXISTING WETLAND
EX. PUBLIC DRAINAGE AND UTILITY EASEMENT (F-09-122)	EXISTING WETLANDS BUFFER
EX. PRIVATE DRAINAGE AND UTILITY EASEMENT (F-09-122)	EX. 15' NO WOODY VEGETATION ZONE F-09-122)

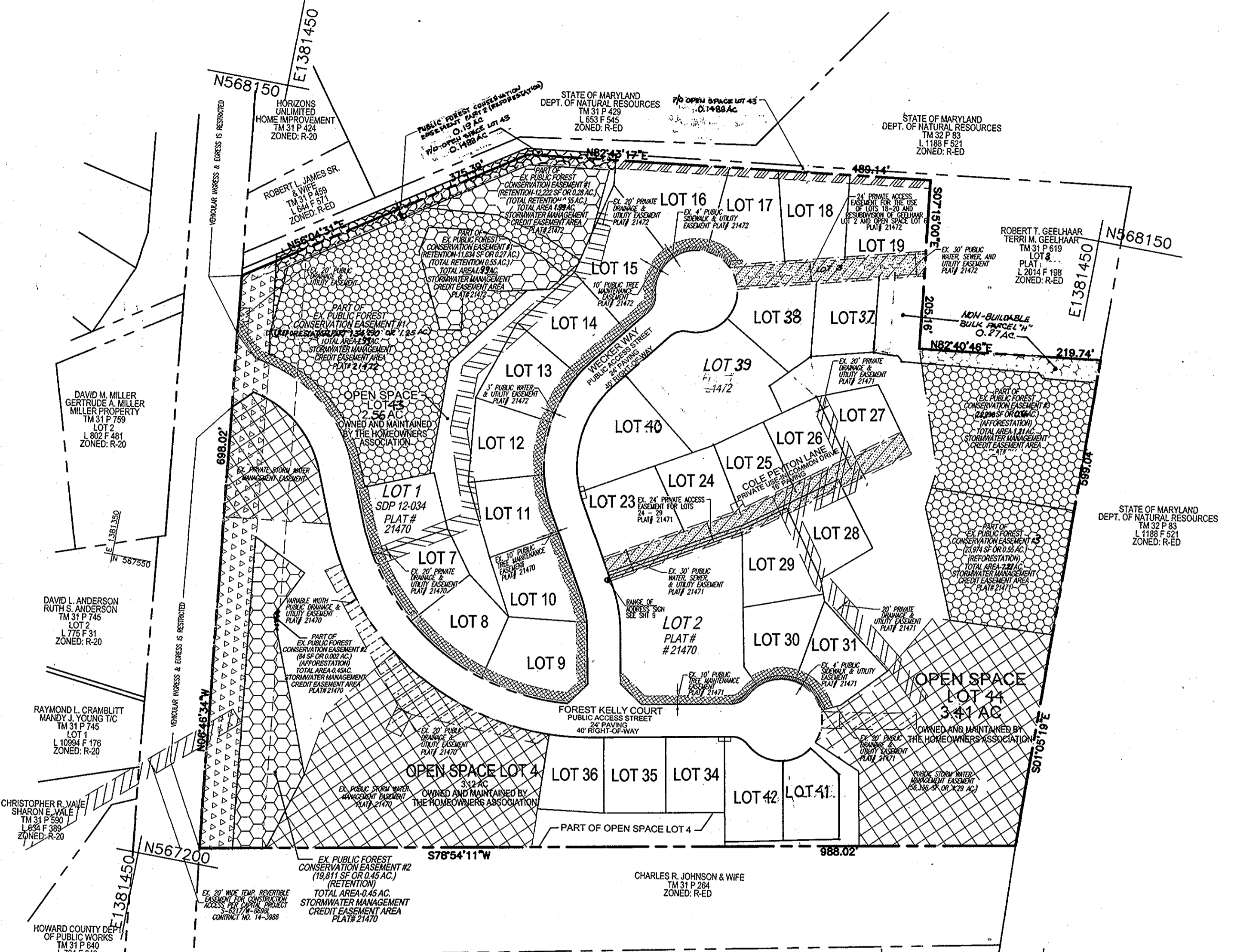
ADDRESS CHART

LOT NO.	STREET ADDRESS	LOT NO.	STREET ADDRESS
2	5402 WECKER WAY	19	5443 WECKER WAY
39	5430 WECKER WAY	37	5438 WECKER WAY
4	OPEN SPACE	38	5434 WECKER WAY
5	OPEN SPACE	40	5420 WECKER WAY
6	OPEN SPACE	23	5410 WECKER WAY
7	5415 FOREST KELLY COURT	24	5507 COLE PEYTON LANE
8	5419 FOREST KELLY COURT	25	5511 COLE PEYTON LANE
9	5403 WECKER WAY	26	5515 COLE PEYTON LANE
10	5407 WECKER WAY	27	5519 COLE PEYTON LANE
11	5411 WECKER WAY	28	5518 COLE PEYTON LANE
12	5415 WECKER WAY	29	5514 COLE PEYTON LANE
13	5419 WECKER WAY	30	5437 FOREST KELLY COURT
14	5423 WECKER WAY	31	5441 FOREST KELLY COURT
15	5427 WECKER WAY	41	5442 FOREST KELLY COURT
16	5431 WECKER WAY	42	5438 FOREST KELLY COURT
17	5435 WECKER WAY	34	5434 FOREST KELLY COURT
18	5439 WECKER WAY	35	5430 FOREST KELLY COURT
		36	5426 FOREST KELLY COURT

BUILDER
RYAN HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
(410) 795-0908

OWNERS
JERICHO, LLC
5313 LANDING RD
ELKRIEDGE, MD 21075-5717
443-367-0422

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MD 21042-7819
443-367-0422



SITE ANALYSIS DATA

A. TOTAL PROJECT AREA:	17.8523 AC OR 777646 SF
B. AREA OF PLAN SUBMISSION:	6.11 AC (LOTS 1-16 & 18-25 & 27-33)
C. LIMIT OF DISTURBANCE:	5.81 AC
D. PRESENT ZONING DESIGNATION:	R-ED
E. PROPOSED USES FOR SITE AND STRUCTURES:	SINGLE FAMILY DETACHED
F. FLOOR SPACE ON EACH LEVEL OF BUILDING PER USE:	N/A
G. TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT AS SHOWN ON FINAL PLAT:	33 BUILDABLE LOTS TOTAL (2 EXISTING TO REMAIN) 3 LOTS PHASE 1
H. TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION:	31
I. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:	N/A
J. NUMBER OF PARKING SPACES REQUIRED BY HO.CD. ZONING REGULATIONS:	2 PER SFD HOUSE
K. NUMBER OF PARKING SPACES PROVIDED ON SITE:	2 PER SFD HOUSE 3 LOTS, 9.0362 AC AND 50.6% OF GROSS AREA
L. OPEN SPACE ON SITE:	9,900 SF REQUIRED 10,000 SF PROVIDED
M. AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION & LAND DEVELOPMENT REGULATIONS:	N/A
N. BUILDING COVERAGE OF SITE:	N/A
O. APPLICABLE DPZ FILE REFERENCES:	WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2; F-87-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GEEHHAAR PROPERTY, LOT 1, F-09-122, SDP-12-034, AND F-12-064, F-8-054, F-13-055
P. ANY OTHER INFORMATION WHICH MAY BE RELEVANT:	TAX MAP 31, GRID 24, PARCELS 749 & P/O 619 1ST ELECTION DISTRICT
Q. FLOOR AREA RATIO:	N/A

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/20/12

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 8/30/12

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA				
GROVEMONT OVERLOOK - PHASE 1 & 2	N/A				
LOT/ PARCELS	N/A				
F-09-122 GROVEMONT OVERLOOK PHASE 1 LOTS 1-3, OPEN SPACE LOTS 4-6					
F-12-064 GROVEMONT OVERLOOK PHASE 2 LOTS 7-36					
PLAT REF #	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR
21469-2-272	24	R-ED	31	1	6011.01
21987 - 21989					
WATER / SEWER #					
14-4412-D					

SITE DEVELOPMENT PLAN
COVER SHEET
GROVEMONT OVERLOOK

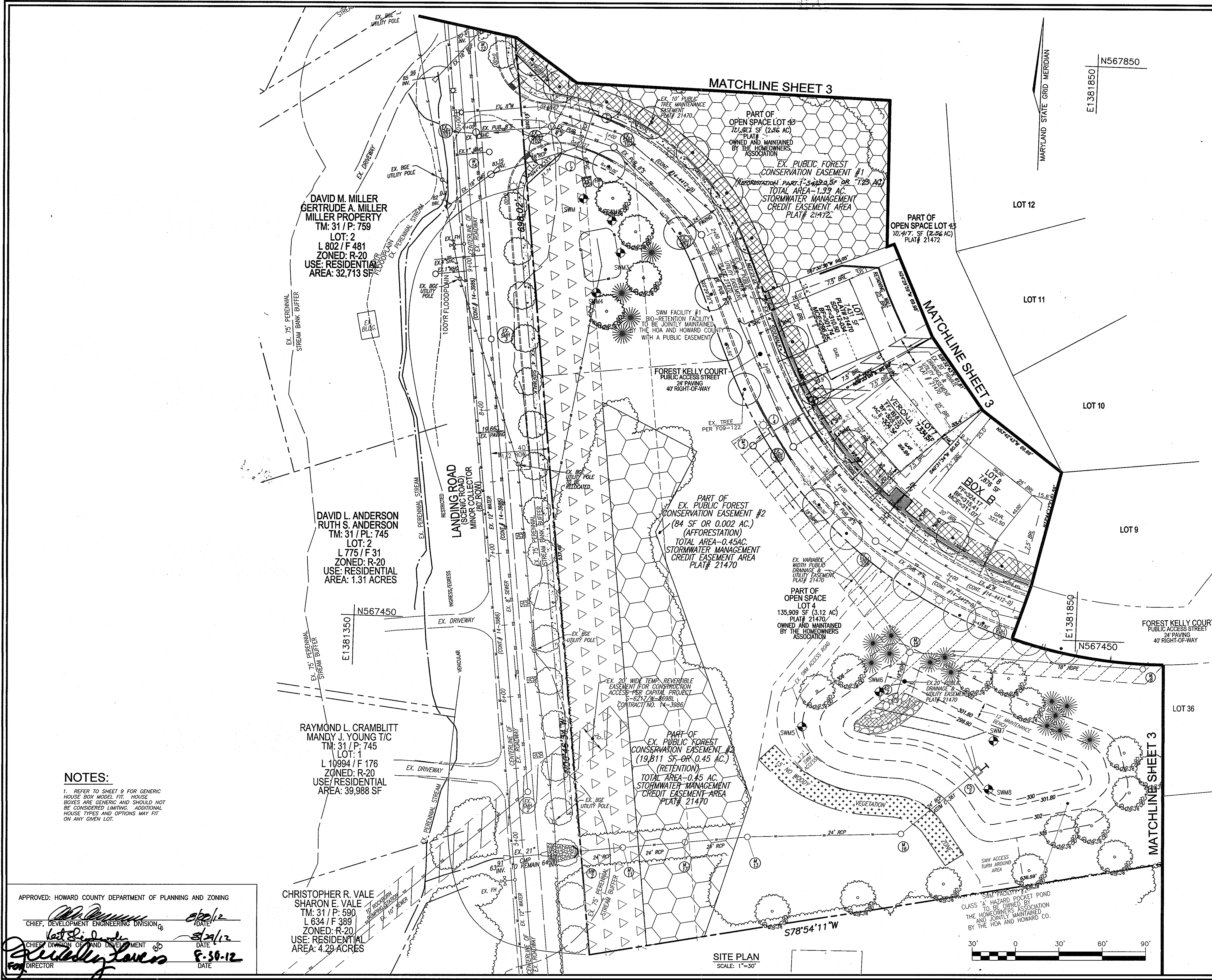
PHASE 2-LOTS 7,19,23-31,34-36 & 37-42
TAX MAP 31 BLOCK 24 PARCELS 749 & P/O 619
1ST ELECTION DISTRICT ZONED R-ED HOWARD COUNTY, MARYLAND
PREVIOUS SUBMITTALS: WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2; F-84-214/GEEHHAAR PROPERTY, LOT 1, F-09-122, SDP-12-034, AND F-12-064, F-8-054, F-13-055

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

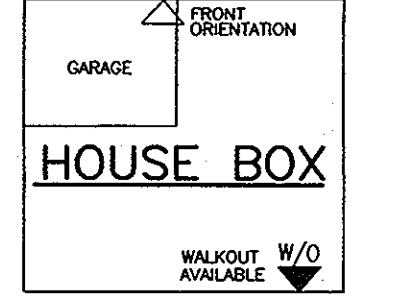
DESIGN BY: JCO/EDS
DRAWN BY: HS/EDSKG
CHECKED BY: RHV
DATE: JULY 2012
SCALE: AS SHOWN
W.O. NO.: 04-57

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: 09-27-2014

1 SHEET OF 10



- LEGEND:**
- EXISTING 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
 - EXISTING STORM DRAIN
 - DIRECTION OF FLOW THROUGH STRUCTURE
 - EXISTING TREE LINE
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EXISTING SIDEWALK
 - EXISTING STREET TREE
 - STREAM CENTERLINE
 - STREAM BUFFER
 - EXISTING 20' TEMPORARY REVERSIBLE EASEMENT FOR CONSTRUCTION ACCESS (CONTRACT NUMBER 14-3888)
 - EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) (F-09-122)
 - EX. PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) (F-09-122)
 - EX. PUBLIC DRAINAGE AND UTILITY EASEMENT (F-09-122)
 - EX. PUBLIC TREE MAINTENANCE EASEMENT (F-09-122)
 - EX. PRIVATE DRAINAGE AND UTILITY EASEMENT (F-09-122)
 - EX. PUBLIC WATER AND UTILITY EASEMENT (F-09-122)
 - EX. BALTIMORE GAS AND ELECTRIC ROD ZONE (F-09-122)
 - EXISTING SEWER CONNECTION
 - EXISTING WATER CONNECTION
 - EX. 15' NO WOODY VEGETATION (F-09-122)



BUILDER
 RYAN HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND
 21046
 (410) 796-0908

OWNERS
 JERICHO, LLC
 5331 LANDING RD.
 ELK RIDGE, MD 21075-5717
 443-367-0422

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MD 21042
 (443) 367-0422

3	REVISE PLAN TO SHOW RESUBDIVISION OF LOTS 22 AND 41 & 42	01/16/13
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
GROUND OVERLOOK

PHASE 2 - LOTS 7-13, 23-31, 34-36 & 37-42

TAX MAP 31 BLOCK 24 PARCELS 749' & P/O '619'
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 PREVIOUS SUBMITTALS: WD-07-100, SP-08-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2;
 F-87-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GELHAAR PROPERTY, LOT 1, F-09-122
 SDP-12-034; AND F-12-064, F-18-034, F-13-055

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
 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 08-27-2014

DESIGN BY: JCO/EDS
 DRAWN BY: HS/EDS/SG
 CHECKED BY: RHV
 DATE: JULY 2012
 SCALE: AS SHOWN
 W.O. NO.: 04-57

2 SHEET OF 10

NOTES:

- REFER TO SHEET 9 FOR GENERIC HOUSE BOX MODEL FIT. HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

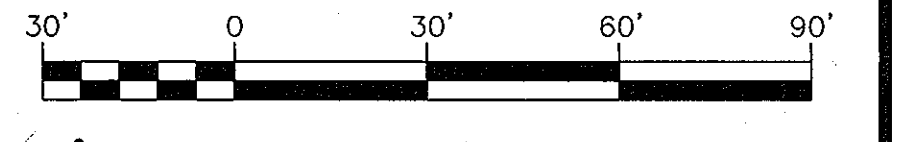
[Signature] 8/20/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

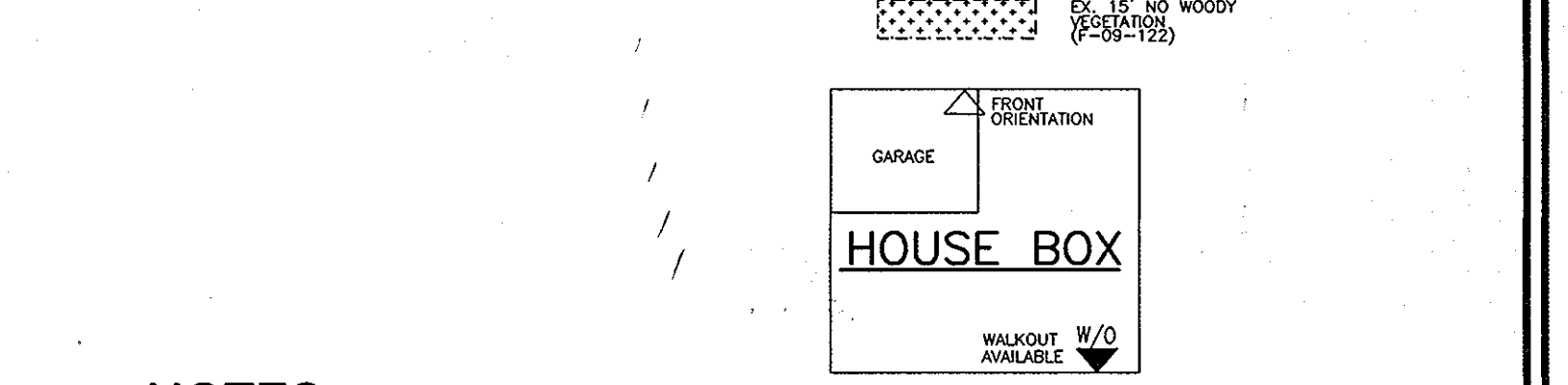
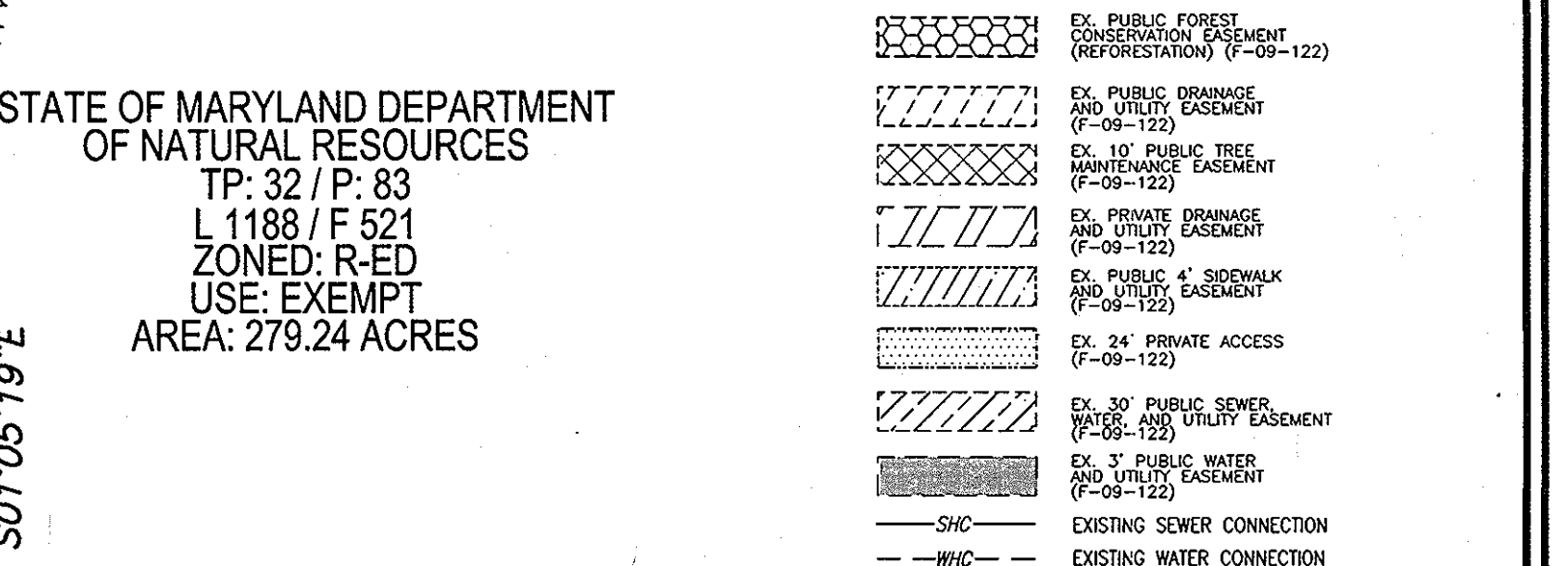
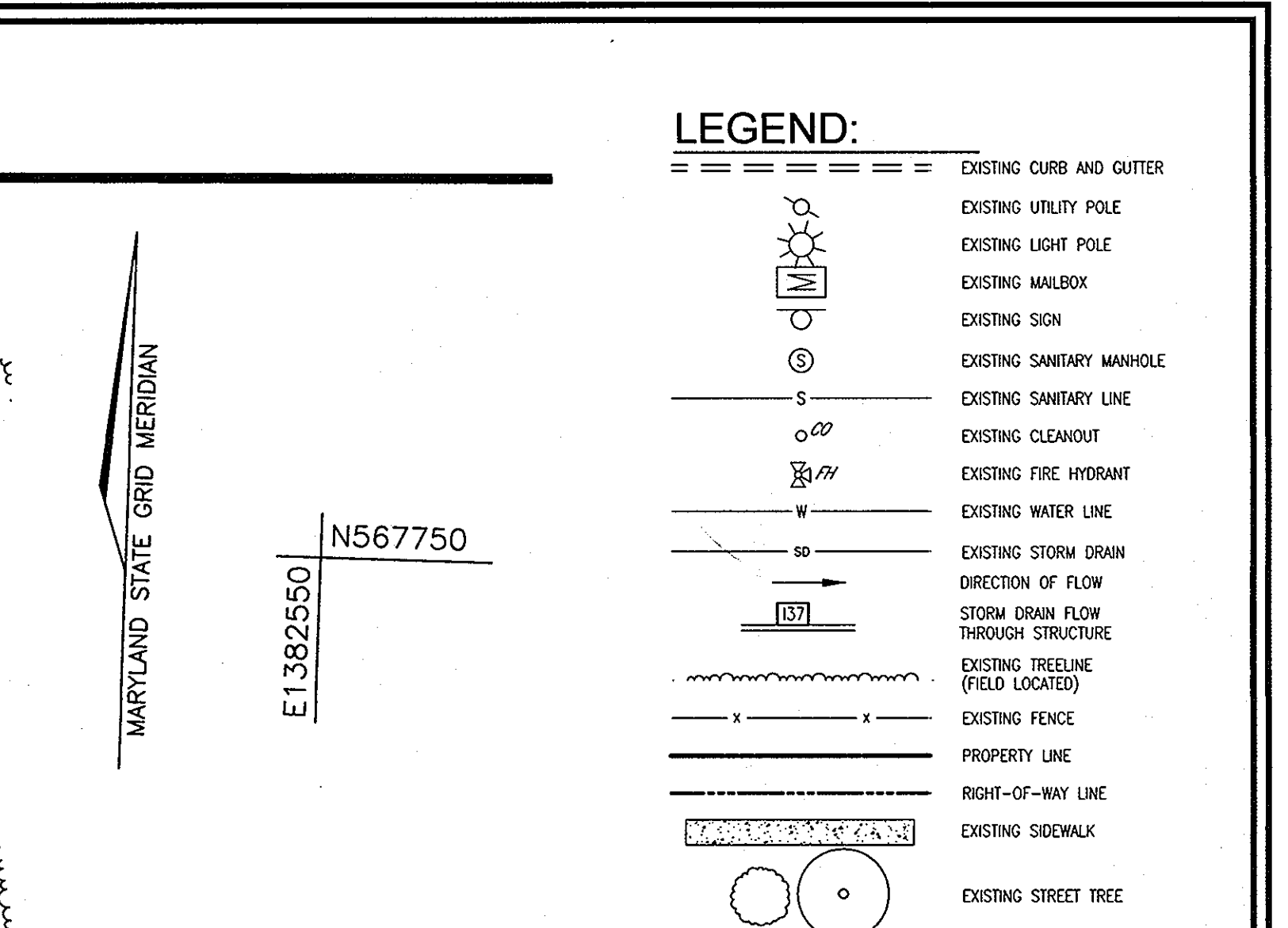
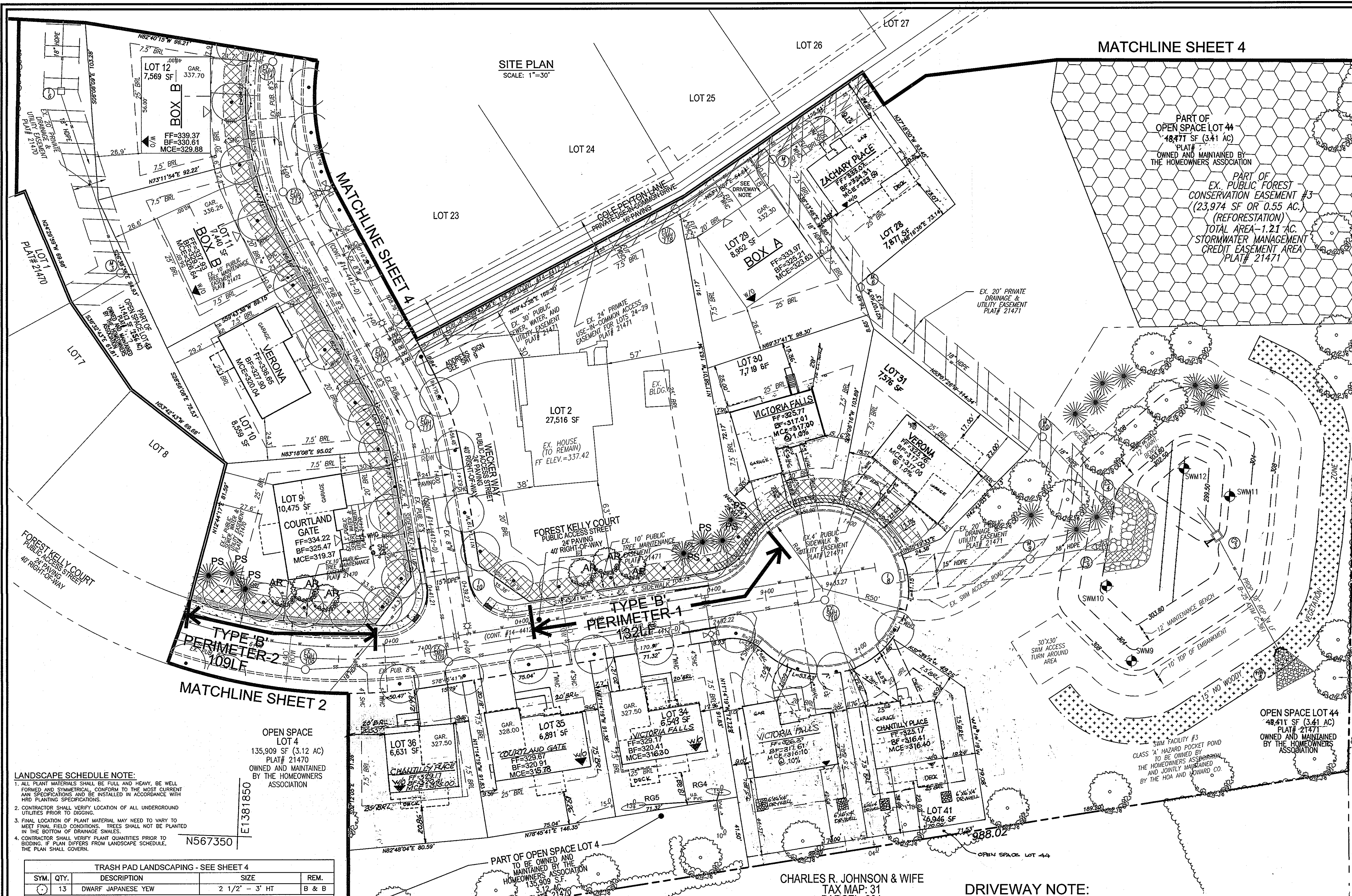
[Signature] 8/29/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8-30-12
 DIRECTOR DATE

CHRISTOPHER R. VALE
 SHARON E. VALE
 TM: 31 / P: 590
 L 634 / F 389
 ZONED: R-20
 USE: RESIDENTIAL
 AREA: 4.29 ACRES

SITE PLAN
 SCALE: 1"=30'





NOTES:

- REFER TO SHEET 9 FOR GENERIC HOUSE BOX MODEL FIT. HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.

LOT NUMBER	ADDRESS	RAIN GARDENS M-7 (NUMBER)	DRY POND M-5 (NUMBER)
41	5442 Forest Kelly Court	-	1
42	5438 Forest Kelly Court	-	2
34	5434 Forest Kelly Court	2	-

* SEE SDP 12-024 & F 09-16

BUILDER
 RYAN HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 796-0908

OWNERS
 ERICHO, LLC
 5331 LANDING RD.
 ELK RIDGE, MD 21075-5717
 443-367-0422

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MD 21042-7819
 443-367-0422

LANDSCAPE SCHEDULE NOTE:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HED PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- 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.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO DIGGING. IF PLANT DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

TRASH PAD LANDSCAPING - SEE SHEET 4

SYM.	QTY.	DESCRIPTION	SIZE	REM.
⊙	13	DWARF JAPANESE YEW	2 1/2' - 3' HT	B & B

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
AR	6	ACER RUBRUM OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	B & B
PS	7	PINUS STROBUS EASTERN WHITE PINE	6" - 8" HT.	B & B

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 CERTIFICATE OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXPEDITED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

 SIGNATURE OF DEVELOPER
 8/15/12
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 8/15/12

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8-20-12

SCHEDULE A: PERIMETER LANDSCAPE EDGE

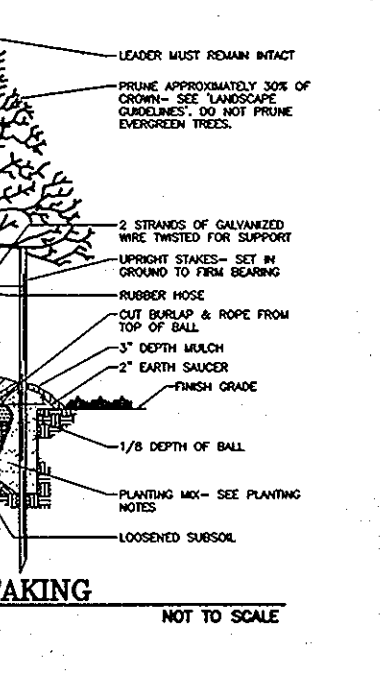
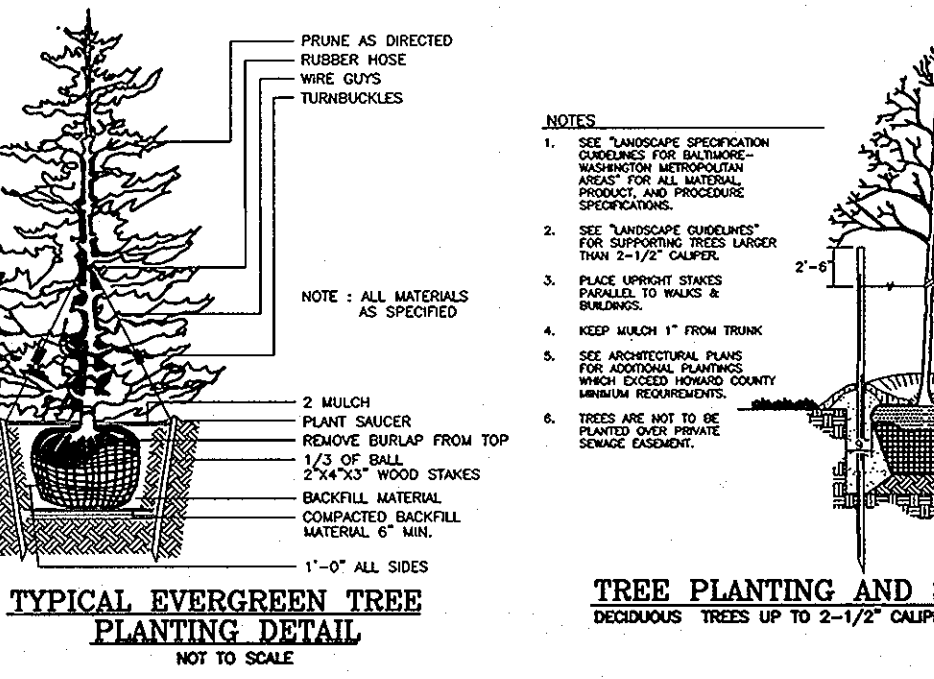
CATEGORY	ADJACENT TO PERIMETER PROPERTIES/ROADWAYS	LOT 2	LOT 2
PERIMETER/FRONTAGE DESIGNATION	LOT 2	LOT 2	
LANDSCAPE TYPE	B	B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	109'	132'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	
NUMBER OF PLANTS REQUIRED (IF REMAINING)	109'	132'	
SHADE TREES	1:50 3	1:50 3	
EVERGREEN TREES	1:40 3	1:40 4	
SHRUBS			
NUMBER OF PLANTS PROVIDED	3	3	
SHADE TREES	1	1	
EVERGREEN TREES	1	1	
OTHER TREES (2:1 SUBSTITUTION)	1	1	
SHRUBS (10:1 SUBSTITUTION)	1	1	
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW (IF NEEDED)			

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR STREET SIDE PLANTINGS AND TRASH PAD SCREENING IN THE AMOUNT OF \$ 8,240 FOR THE REQUIRED 8 SHADE TREES, 7 EVERGREEN AND 13 SHRUBS TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR SDP 12-024.
- PUBLIC STREET TREES WERE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(6)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL UNDER F 09-122.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HERewith AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

LANDSCAPE NOTES:

- 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, REPLACED 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.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE BUILDER TO INSTALL DURING THE CONSTRUCTION OF THE HOME ON LOT 15 & 25.



SITE DEVELOPMENT PLAN
SITE LAYOUT & LANDSCAPE PLAN
GROVEMONT OVERLOOK

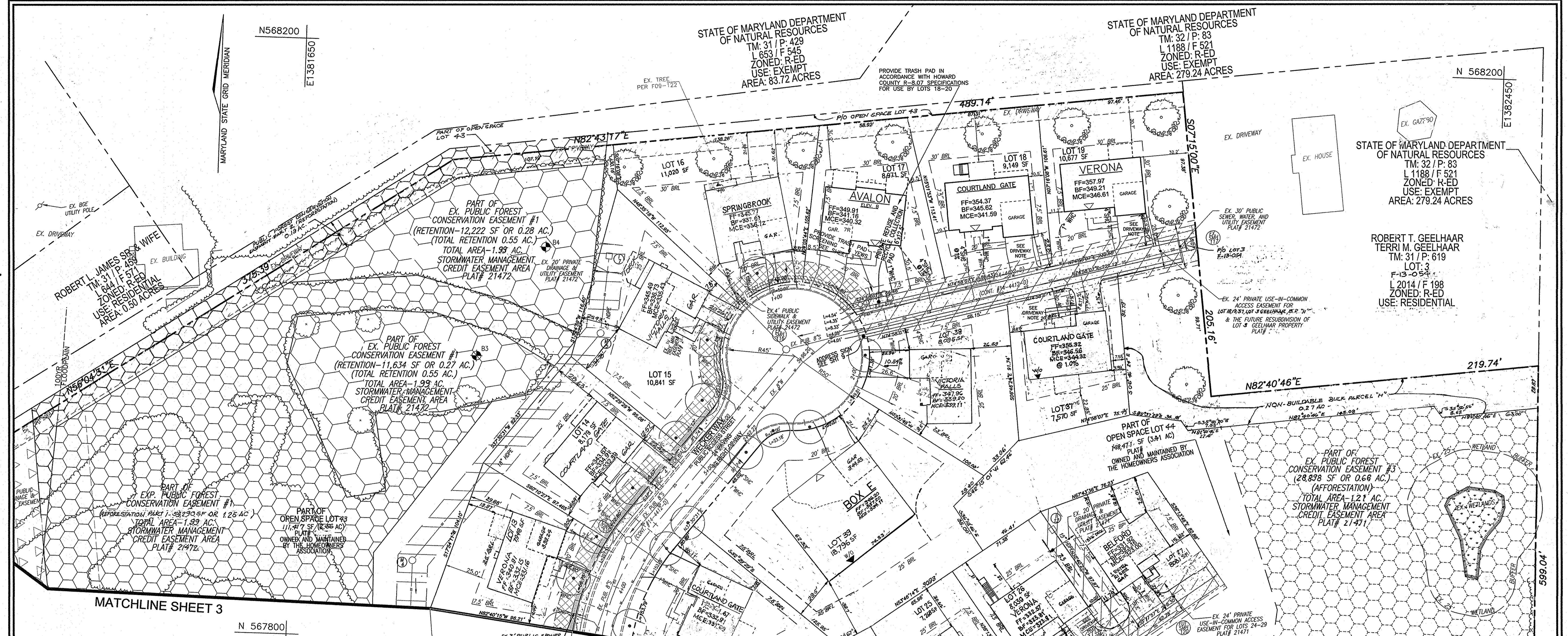
TAX MAP 31 BLOCK 24 PARCELS '749' & P/O '619'
 1ST ELECTION DISTRICT ZONED R-ED HOWARD COUNTY, MARYLAND
 PREVIOUS SUBMITTALS: WP-07-100, SP-06-15, F-79-90/LEGAL PROPERTY, LOTS 1 & 2, F-87-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GELHAAR PROPERTY, LOT 1, F-09-122 SDP-12-034; AND F-12-064, F-13-064, F-13-025

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

DESIGN BY: JCO/EDS
 DRAWN BY: HS/EDS/KS
 CHECKED BY: RHV
 DATE: JULY 2012
 SCALE: AS SHOWN
 W.O. NO.: 04-57

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: 08-27-2014.

3 SHEET OF 10



STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES
 TM: 31 / P: 429
 L 653 / F 545
 ZONED: R-ED
 USE: EXEMPT
 AREA: 83.72 ACRES

STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES
 TM: 32 / P: 83
 L 1188 / F 521
 ZONED: R-ED
 USE: EXEMPT
 AREA: 279.24 ACRES

STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES
 TM: 32 / P: 83
 L 1188 / F 521
 ZONED: R-ED
 USE: EXEMPT
 AREA: 279.24 ACRES

ROBERT T. GEELHAAR
 TERRI M. GEELHAAR
 TM: 31 / P: 619
 LOT 3
 F-13-054
 L 2014 / F 198
 ZONED: R-ED
 USE: RESIDENTIAL

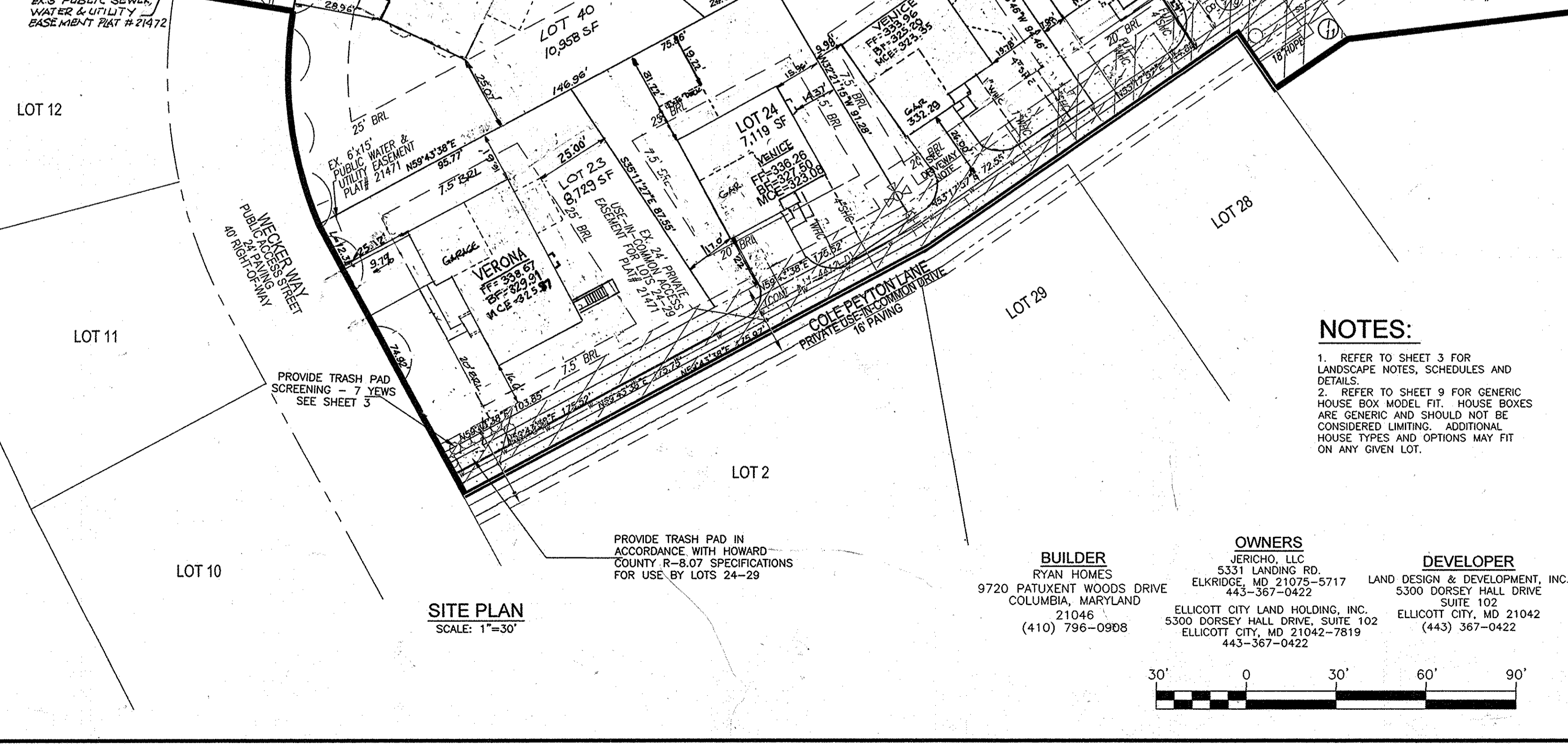
LEGEND:

	EXISTING CURB AND GUTTER		EX. PUBLIC FOREST CONSERVATION EASEMENT #1 (RETENTION) (F-09-122)
	EXISTING UTILITY POLE		EX. PUBLIC FOREST CONSERVATION EASEMENT #2 (RETENTION) (F-09-122)
	EXISTING LIGHT POLE		EX. PUBLIC FOREST CONSERVATION EASEMENT #3 (AFFORESTATION) (F-09-122)
	EXISTING MAILBOX		EX. PUBLIC ORANGE AND UTILITY EASEMENT (F-09-122)
	EXISTING SIGN		EX. 10' PUBLIC TREE AND UTILITY EASEMENT (F-09-122)
	EXISTING SANITARY MANHOLE		EX. PRIVATE DRAINAGE AND UTILITY EASEMENT (F-09-122)
	EXISTING SANITARY LINE		EX. PUBLIC S/WALK AND UTILITY EASEMENT (F-09-122)
	EXISTING CLEANOUT		EX. 24' PRIVATE ACCESS EASEMENT (F-09-122)
	EXISTING FIRE HYDRANT		EX. 30' PUBLIC SEWER WATER AND UTILITY EASEMENT (F-09-122)
	EXISTING WATER LINE		EX. 3' PUBLIC WATER AND UTILITY EASEMENT (F-09-122)
	EXISTING STORM DRAIN		EX. 10' PRIVATE ACCESS EASEMENT (F-09-122)
	DIRECTION OF FLOW		EXISTING WETLAND
	STORM DRAIN FLOW THROUGH STRUCTURE		EXISTING WETLAND BUFFER
	EXISTING TREELINE		
	EXISTING FENCE		
	PROPERTY LINE		
	RIGHT-OF-WAY LINE		
	EXISTING SIDEWALK		
	EXISTING STREET TREE		
	EXISTING SEWER CONNECTION		
	EXISTING WATER CONNECTION		

DRIVEWAY NOTE:
 INDIVIDUAL HOUSE SITES SHALL PROVIDE PRIVATE DRIVEWAYS A MINIMUM 18 FOOT DEPTH FROM THE FACE OF GARAGE TO THE EDGE OF THE USE-IN-COMMON DRIVEWAY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 8/21/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 8/21/12
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 8-30-12
 DIRECTOR

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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN UNLIMITED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 8.6.12
 KEVIN BOWSER
 RYAN HOMES



MATCHLINE SHEET 3

11	REVISE TO ADD HOUSE MODELS FOR LOTS 24-27	04/30/14
10	REVISE TO ADD HOUSE MODELS TO PLANS 1 & 2	04/30/14
9	UNIT REVISIONS TO LOT 28-VERONA & LOT 26-VERONA	09/13/13
8	REVISE HOUSE TYPE ON LOT 28-VERONA WITH A MORNING ROOM	07/02/13
7	REVISE HOUSE TYPE ON LOT 40-COURTLAND GATE	03/20/13
6	REVISE HOUSE TYPE ON LOT 16-COURTLAND GATE	04/12/13
5	REVISE HOUSE TYPE ON LOT 37-COURTLAND GATE	04/11/13
3	REVISE PLAN TO SHOW RESUBDIVISION OF LOTS 20-22 AND 41-42	01/15/13
1	REVISE HOUSE TYPE LOT 14-COURTLAND GATE & LOT 15-VERONA	09/27/12
2	REVISE HOUSE TYPE ON LOT 13-VERONA	10/31/12
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE LAYOUT & LANDSCAPE PLAN
GROVEMENT OVERLOOK
 PHASE 2- LOTS 7-13, 23-31, 34-36 & 37-42

TAX MAP 31 BLOCK 24 PARCELS 749' & P/O 619'
 1ST ELECTION DISTRICT ZONED R-ED HOWARD COUNTY, MARYLAND
 PREVIOUS SUBMITTALS: WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2;
 F-87-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GEELHAAR PROPERTY, LOT 1, F-09-122
 SDP-12-034, F-12-064, F-13-034, F-13-053

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

OWNERS
 RYAN HOMES
 6720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 (410) 796-0908

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE SUITE 102 ELLICOTT CITY, MD 21042 (443) 367-0422

NOTES:
 1. REFER TO SHEET 3 FOR LANDSCAPE NOTES, SCHEDULES AND DETAILS.
 2. REFER TO SHEET 9 FOR GENERIC HOUSE BOX MODEL FIT. HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.

DESIGN BY: JCO/EDS
DRAWN BY: HS/EDS/KG
CHECKED BY: RHV
DATE: JULY 2012
SCALE: AS SHOWN
W.O. NO.: 04-57

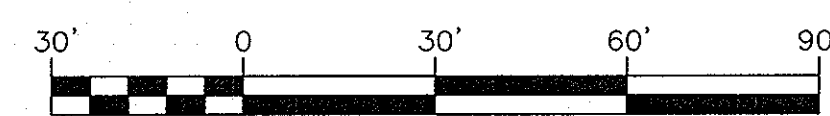
PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2014

4 SHEET OF 10
 SDP-12-024

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BaB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
CID2	Chillum gravelly loam, 10 to 15 percent slopes, moderately eroded	B
CmB2	Chillum silt loam, 1 to 5 percent slopes, moderately eroded	B
CmC2	Chillum silt loam, 10 to 15 percent slopes, moderately eroded	B
CnB2	Chillum-Fairfax loams, 1 to 5 percent slopes, moderately eroded	B
CnD3	Chillum-Fairfax loams, 5 to 15 percent slopes, severely eroded	B
Em	Elkton silt loam	C/D
luB	luka loam, local alluvium, 1 to 5 percent slopes	C
KeB2	Kelly silt loam, 3 to 8 percent slopes, moderately eroded	D
MqC3	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MpB2	Montalto silt loam, 3 to 8 percent slopes, moderately eroded	C
Mre	Montalto and Relay soils, 15 to 45 percent slopes	C
NeB2	Neshominy silt loam, 3 to 8 percent slopes, moderately eroded	B

HOWARD COUNTY SOILS MAPS NO. 21 & 26

NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.



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.

John C. ...
 SIGNATURE OF ENGINEER 8/1/12
 DATE

BY THE DEVELOPER:
 I HEREBY 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 HEREBY CERTIFY THAT ON-SITE DISTURBANCE OF THE HOWARD SOIL CONSERVATION DISTRICT."

Kevin ...
 SIGNATURE OF DEVELOPER 8/2/12
 DATE

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

John R. Roberts
 HOWARD S.C.D. 8/2/12
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

McDonnell 8/2/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Let ... 8/2/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Resaly ... 8-30-12
 DIRECTOR DATE

DAVID M. MILLER
 GERTRUDE A. MILLER
 MILLER PROPERTY
 TM: 31 / P: 759
 LOT: 2
 L 802 / F 481
 ZONED: R-20
 USE: RESIDENTIAL
 AREA: 32,713 SF

DAVID L. ANDERSON
 RUTH S. ANDERSON
 TM: 31 / PL: 745
 LOT: 2
 L 775 / F 31
 ZONED: R-20
 USE: RESIDENTIAL
 AREA: 1.31 ACRES

RAYMOND L. CRAMBLITT
 MANDY J. YOUNG T/C
 TM: 31 / P: 745
 LOT: 1
 L 10994 / F 176
 ZONED: R-20
 USE/RESIDENTIAL
 AREA: 39,988 SF

CHRISTOPHER R. VALE
 SHARON E. VALE
 TM: 31 / P: 590
 L 634 / F 389
 ZONED: R-20
 USE: RESIDENTIAL
 AREA: 4.29 ACRES

GRADING PLAN
 SCALE: 1"=30'

LEGEND:	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	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
	EXISTING STORM DRAIN
	DIRECTION OF FLOW
	STORM DRAIN FLOW THROUGH STRUCTURE
	EXISTING TREELINE
	EXISTING STREET TREES
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SOILS BOUNDARY
	EXISTING SIDEWALK
	MODERATE SLOPES (15% - 24.99%)
	STEEP SLOPE (25%+)
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL MATTING

	EXISTING 20' TEMPORARY REVERSIBLE EASEMENT FOR CONSTRUCTION ACCESS
	EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) (F-08-122)
	EX. PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) (F-08-122)
	EX. PUBLIC DRAINAGE AND UTILITY EASEMENT (F-08-122)
	EX. PRIVATE DRAINAGE AND UTILITY EASEMENT (F-08-122)
	EX. PUBLIC WATER AND UTILITY EASEMENT (F-08-122)
	EX. BALTIMORE GAS AND ELECTRIC RED ZONE (F-08-122)
	EXISTING SEWER CONNECTION
	EXISTING WATER CONNECTION
	EX. 15' NO WOODY (F-08-122)

BUILDER
 RYAN HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 796-0908

OWNERS
 JERICHO, LLC
 5331 LANDING RD.
 ELKROUVE, MD 21075-5717
 443-367-0422

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MD 21042
 (443) 367-0422

NO.	REVISION	DATE
3	REVISE PLANS TO SHOW REVISIONS OF LOTS 20-22 AND 4, 2 & 42	01/15/13

SITE DEVELOPMENT PLAN
GRADING, SOIL EROSION & SEDIMENT CONTROL AND SOILS PLAN
GROVEMONT OVERLOOK

PHASE 2 - LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42

TAX MAP 31 BLOCK 24 PARCELS '749' & P/O '619'
 1ST ELECTION DISTRICT ZONED R-ED HOWARD COUNTY, MARYLAND
 PREVIOUS SUBMITTALS: WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2;
 F-87-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GEELHAAR PROPERTY, LOT 1, F-09-122
 SP-12-034; AND F-12-064, F-08-084, F-08-055

ROBERT H. VOGEL ENGINEERING, INC.
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 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
 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. 16193
 EXPIRATION DATE: 09-27-2018

DESIGN BY: JCO / EDS
 DRAWN BY: HS / EDS/KG
 CHECKED BY: RHV
 DATE: JULY 2012
 SCALE: AS SHOWN
 W.O. NO.: 04-57

5 SHEET OF 10

K:\Projects\04-57\ENR\dwg\SDP\05_GRA.DWG, 7/17/2012, 8:33:08 AM

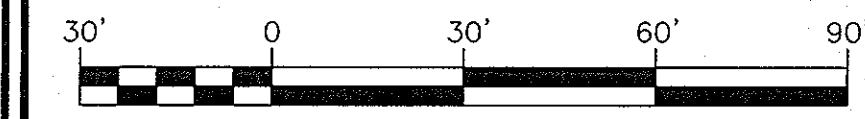
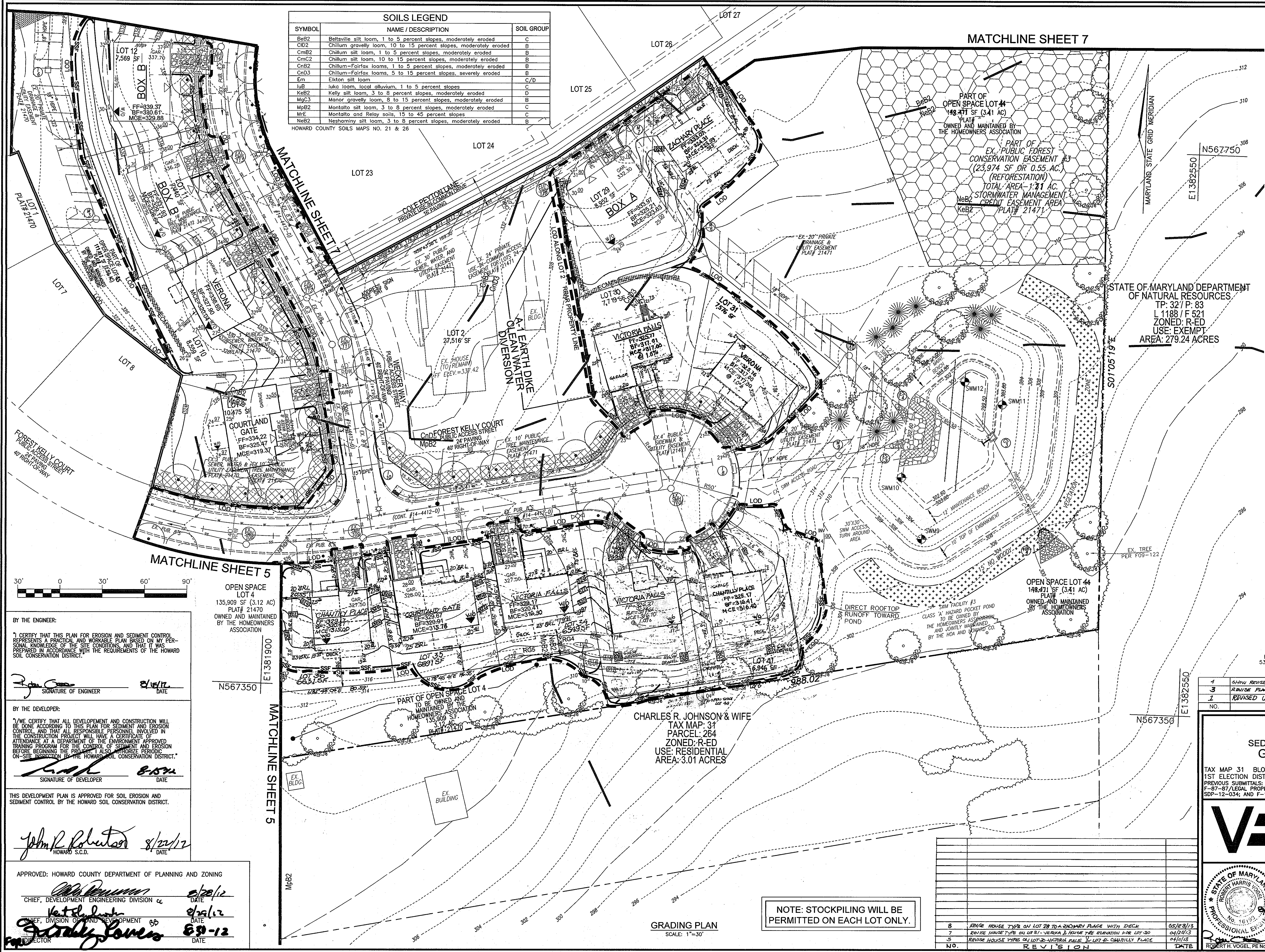
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BeB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
ChB2	Chillum gravelly loam, 10 to 15 percent slopes, moderately eroded	B
CmB2	Chillum silt loam, 10 to 15 percent slopes, moderately eroded	B
CnB2	Chillum-Fairfax loams, 1 to 5 percent slopes, moderately eroded	B
CnD3	Chillum-Fairfax loams, 5 to 15 percent slopes, severely eroded	B
Em	Elkton silt loam	C/D
luB	luka loam, local alluvium, 1 to 5 percent slopes	C
KeB2	Kelly silt loam, 3 to 8 percent slopes, moderately eroded	D
MnB2	Montalto gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MnB2	Montalto silt loam, 3 to 8 percent slopes, moderately eroded	B
MnE	Montalto and Retoy soils, 15 to 45 percent slopes	C
NeB2	Neshaminy silt loam, 3 to 8 percent slopes, moderately eroded	B

HOWARD COUNTY SOILS MAPS NO. 21 & 26

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- +402.88 PROPOSED SPOT ELEVATION
- x402.88 EXISTING SPOT ELEVATION
- EXISTING 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
- EXISTING TREE LINE
- EXISTING STORM DRAIN
- DIRECTION OF FLOW
- STORM DRAIN FLOW THROUGH STRUCTURE
- EXISTING STREET TREES
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- EXISTING SIDEWALK
- SUPER SLIT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- EX. PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) (F-09-112)
- EX. PUBLIC DRAINAGE AND UTILITY EASEMENT (F-09-12)
- EX. 10' PUBLIC TREE MAINTENANCE EASEMENT (F-09-122)
- EX. PRIVATE DRAINAGE AND UTILITY EASEMENT (F-09-122)
- EX. PUBLIC 4' SIDEWALK AND UTILITY EASEMENT (F-09-122)
- EX. 24' PRIVATE ACCESS EASEMENT (F-09-122)
- EX. 30' PUBLIC SEWER, WATER AND UTILITY EASEMENT (F-09-122)
- EX. 3' PUBLIC WATER AND UTILITY EASEMENT (F-09-122)
- EXISTING SEWER CONNECTION
- EXISTING WATER CONNECTION
- EX. 15' NO WOODY (F-09-122)

MATCHLINE SHEET 7



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.

BY THE DEVELOPER:
 I HEREBY 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."

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 SUPERVISOR

APPROVED: JOHN R. ROBERTSON
 HOWARD S.C.D.
 DATE: 8/22/12

OPEN SPACE LOT 4
 135,909 SF (3.12 AC)
 PLAT # 21470
 OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

OPEN SPACE LOT 44
 148,471 SF (3.41 AC)
 PLAT # 21471
 OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

CHARLES R. JOHNSON & WIFE
 TAX MAP: 31
 ZONED: R-ED
 USE: RESIDENTIAL
 AREA: 3.01 ACRES

BUILDER
 RYAN HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 796-0908

OWNERS
 JERICHO, LLC
 5331 LANDING RD.
 ELK RIDGE, MD 21075-5717
 443-367-0422

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MD 21042
 (443) 367-0422

NO.	REVISION	DATE
1	SHOW REUSE UNIT ON LOT #2 AS VICTORIA FALLS	01/01/13
3	REVISE PLAN TO SHOW REUSE UNIT ON LOTS 20-22 AND 41&42	01/16/13
2	REVISED UNIT TYPES ON LOTS 34,35 AND 36	11/26/12

SITE DEVELOPMENT PLAN
GRADING, SOIL EROSION & SEDIMENT CONTROL AND SOILS PLAN
GROVEMONT OVERLOOK
 PHASE 2 - LOTS 7-19, 23-31, 34-36 & 37-42
 TAX MAP 31 BLOCK 24
 1ST ELECTION DISTRICT
 PREVIOUS SUBMITTALS: WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2, F-87-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GUELHAR PROPERTY, LOT 1, F-09-122 SDP-12-034; AND F-12-064, F-13-054, F-13-055

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
 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: 09-27-2014

DESIGN BY: JCO/EDS
 DRAWN BY: HS/EDSKG
 CHECKED BY: RHW
 DATE: JULY 2012
 SCALE: AS SHOWN
 W.O. NO.: 04-57

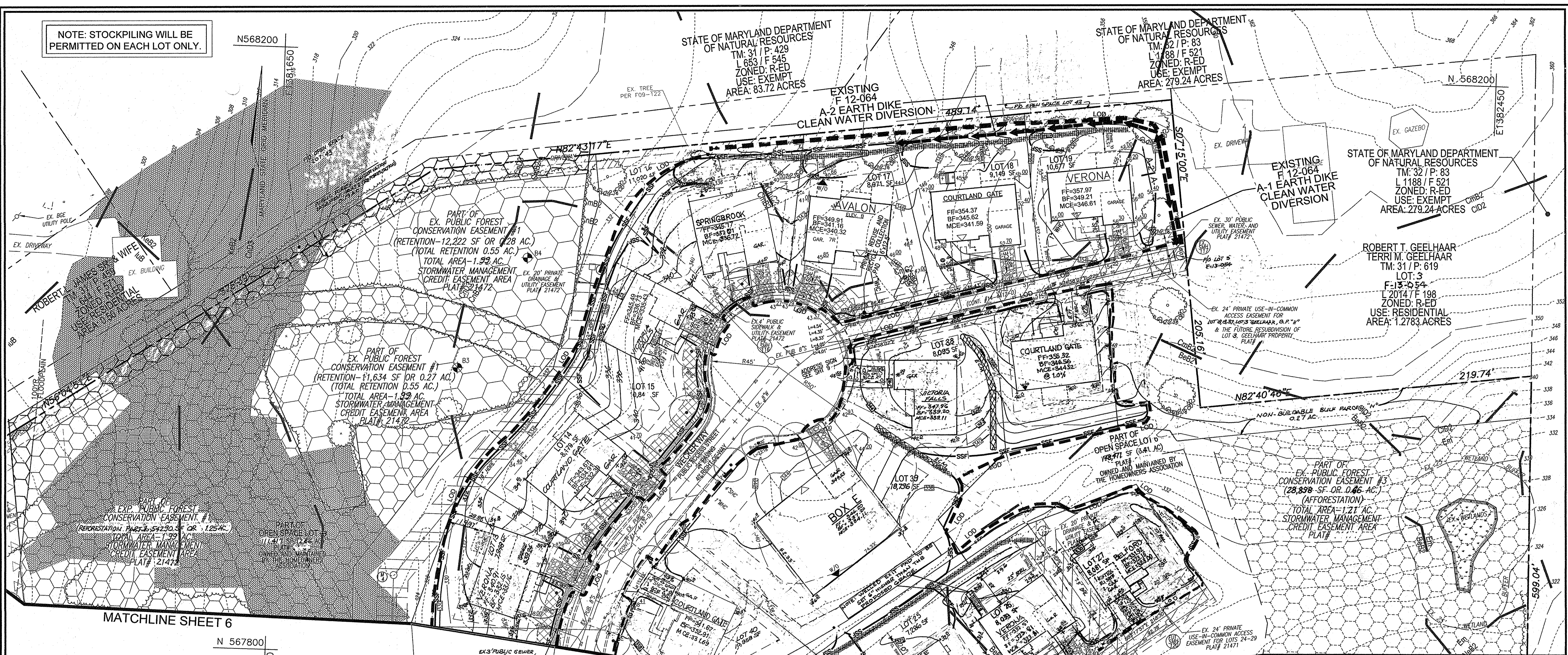
6 SHEET OF 10

NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

GRADING PLAN
 SCALE: 1"=30'

NO.	REVISION	DATE
8	REVISE HOUSE TYPE ON LOT 28 TO ZACHARY PLACE WITH DECK	05/29/13
7	REVISE HOUSE TYPE ON LOT 31 - VEROMA & HOUSE TYPE ELEVATION FOR LOT 30	04/25/13
5	REVISE HOUSE TYPES ON LOTS 30-VICTORIA FALLS & LOT 41 CHARITY PLACE	04/11/13

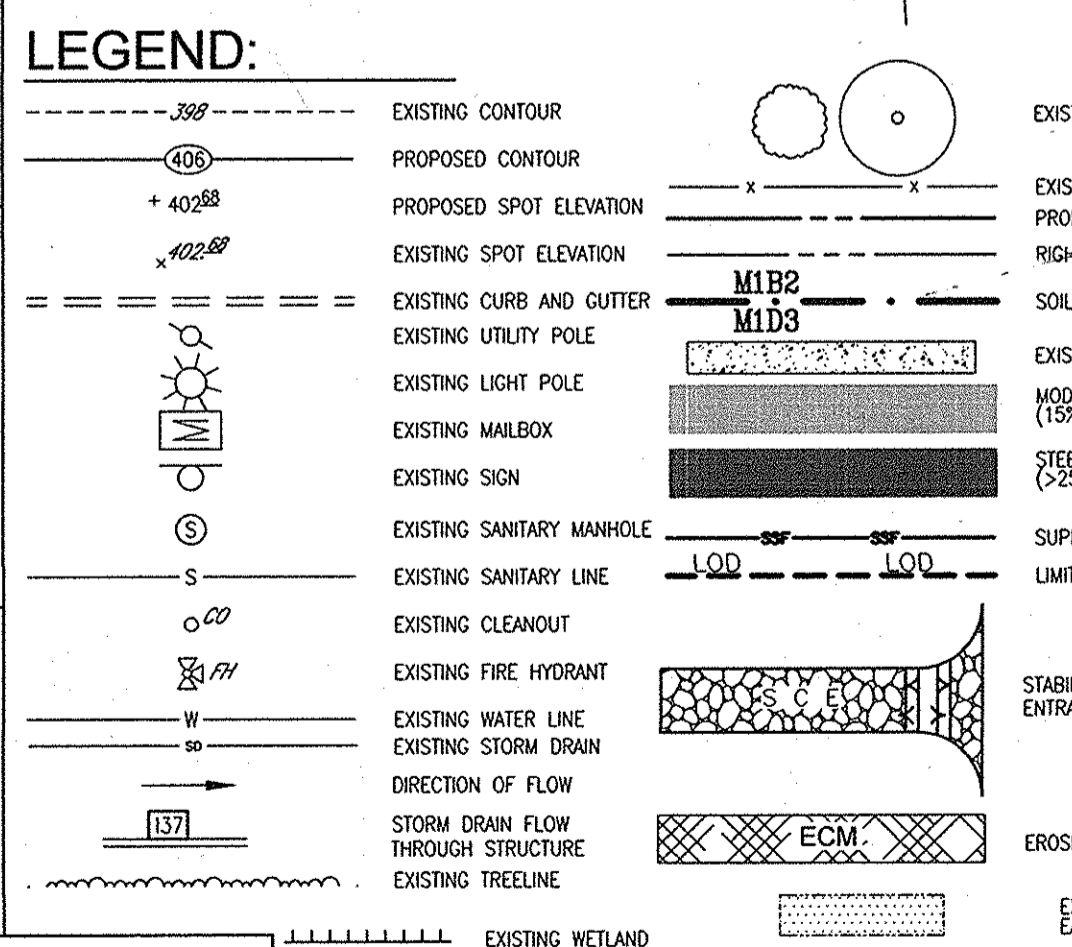
NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.



BY THE ENGINEER:
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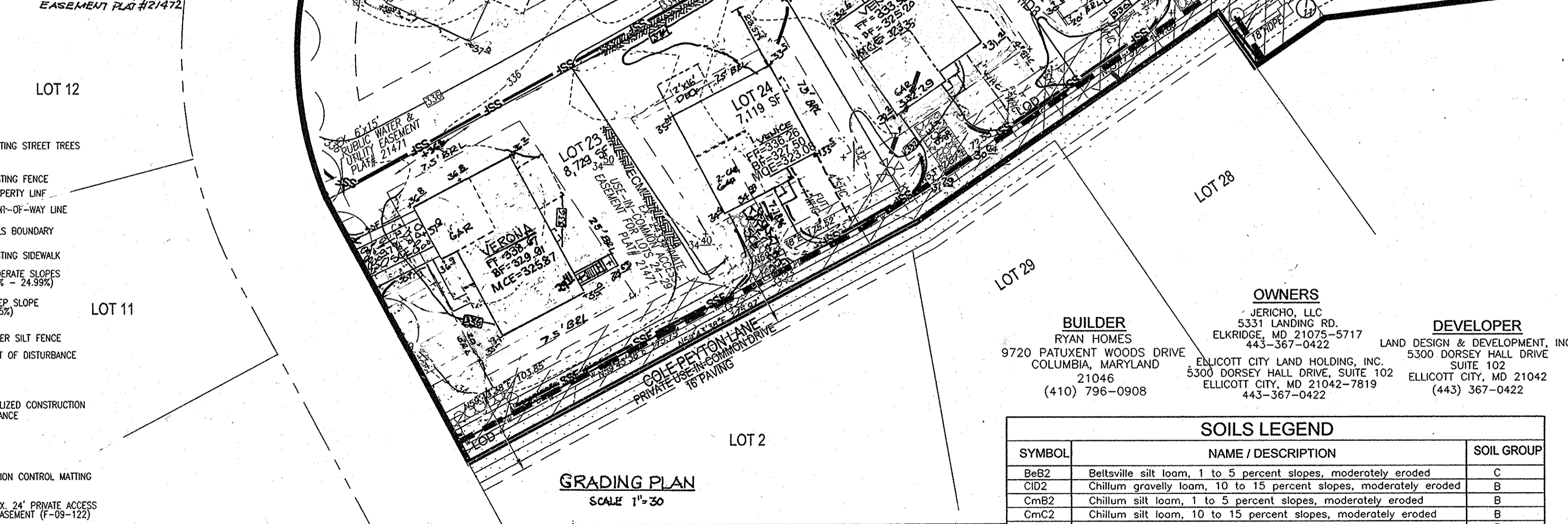


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 8/29/12

DATE: 8-30-12



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BeB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
CID2	Chillum gravelly loam, 10 to 15 percent slopes, moderately eroded	B
CmB2	Chillum silt loam, 1 to 5 percent slopes, moderately eroded	B
CmC2	Chillum silt loam, 10 to 15 percent slopes, moderately eroded	B
CnB2	Chillum-Fairfax loams, 1 to 5 percent slopes, moderately eroded	B
CnD3	Chillum-Fairfax loams, 5 to 15 percent slopes, severely eroded	C/D
Em	Elkton silt loam	C
LuB	Luka loam, local alluvium, 1 to 5 percent slopes	C
KeB2	Kelly silt loam, 3 to 8 percent slopes, moderately eroded	D
MgC3	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MoB2	Montalto silt loam, 3 to 8 percent slopes, moderately eroded	C
Mre	Montalto and Relay soils, 15 to 45 percent slopes	C
NeB2	Neshaminy silt loam, 3 to 8 percent slopes, moderately eroded	B

HOWARD COUNTY SOILS MAPS NO. 21 & 26

REVISIONS

NO.	REVISION	DATE
1	REVISE HOUSE TYPE LOT 14-COURTLAND GATE & LOT 15-VICTORIA FALLS	9/27/12
2	REVISE HOUSE TYPE & GRADING LOT 13 VERONA	10/31/12

SITE DEVELOPMENT PLAN
 GRADING, SOIL EROSION & SEDIMENT CONTROL AND SOILS PLAN
 GROVEMONT OVERLOOK

PHASE 2 LOTS 7, 13, 23, 24, 25, 26, 27, 28, 29

TAX MAP 31 BLOCK 24 PARCELS 749' & P/O '619' 1ST ELECTION DISTRICT ZONED R-ED HOWARD COUNTY, MARYLAND

PREVIOUS SUBMITTALS: WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2; F-87-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GEELHAAR PROPERTY, LOT 1, F-09-122 SDP-12-034; AND F-12-064/F-13-054, F-13-055

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

DESIGN BY: JCO/EDS
 DRAWN BY: HS/EDSKG
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 DATE: JULY 2012
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 W.O. NO.: 04-57

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: 09-27-2014

7 SHEET OF 10

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HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT 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, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.
- 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.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER 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 (SECTION C) FOR PERMANENT SEEDING, SO, TEMPORARY SEEDING, AND MULCHING. 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 SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	17.85 ACRES
AREA DISTURBED	5.31 ACRES
AREA TO BE ROOFED OR PAVED	1.85 ACRES
AREA TO BE VEGETATIVELY STABILIZED	3.96 ACRES
TOTAL CUT	7,500 CU. YDS.*
TOTAL FILL	7,500 CU. YDS.*
OFFSITE WASTE/BORROW AREA LOCATION	**
- 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 SEDIMENT CONTROL INSPECTOR.
- 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
 - ESTIMATE ONLY; CONTRACTOR SHALL VERIFY QUANTITIES TO HIS OWN SATISFACTION. TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, WITH AN APPROVED AND ACTIVE GRADING PERMIT

21.0 STANDARD 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 VEGETATIVE 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-SCS 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, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR 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 CONCRETES, STONES, SLAG, CONCRETE BRICKS, COALS, COKE, RUBBER, TRASH, OR OTHER MATERIALS LARGER THAN 1 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 1,000 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 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL, UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND 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.

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES

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

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

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

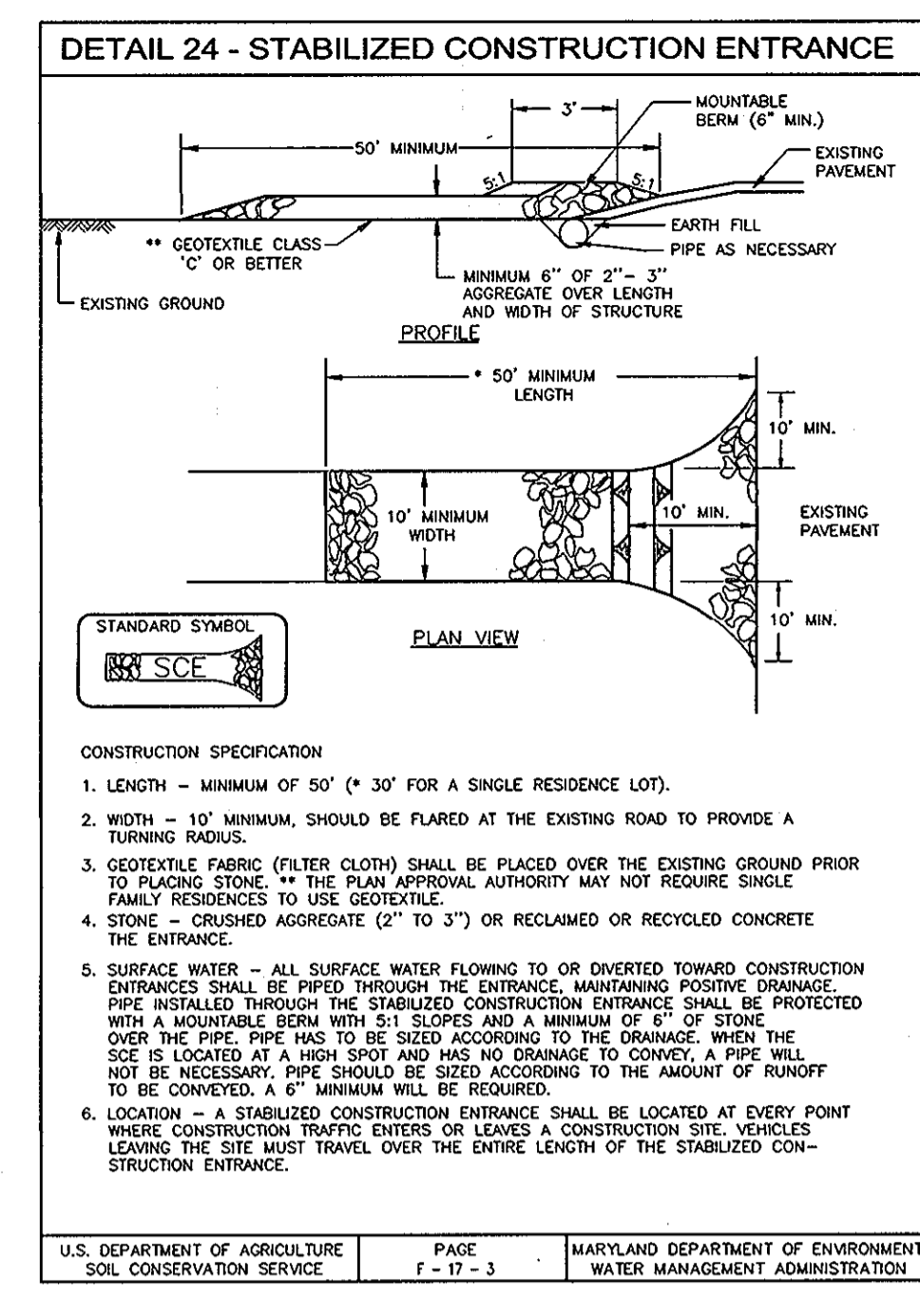
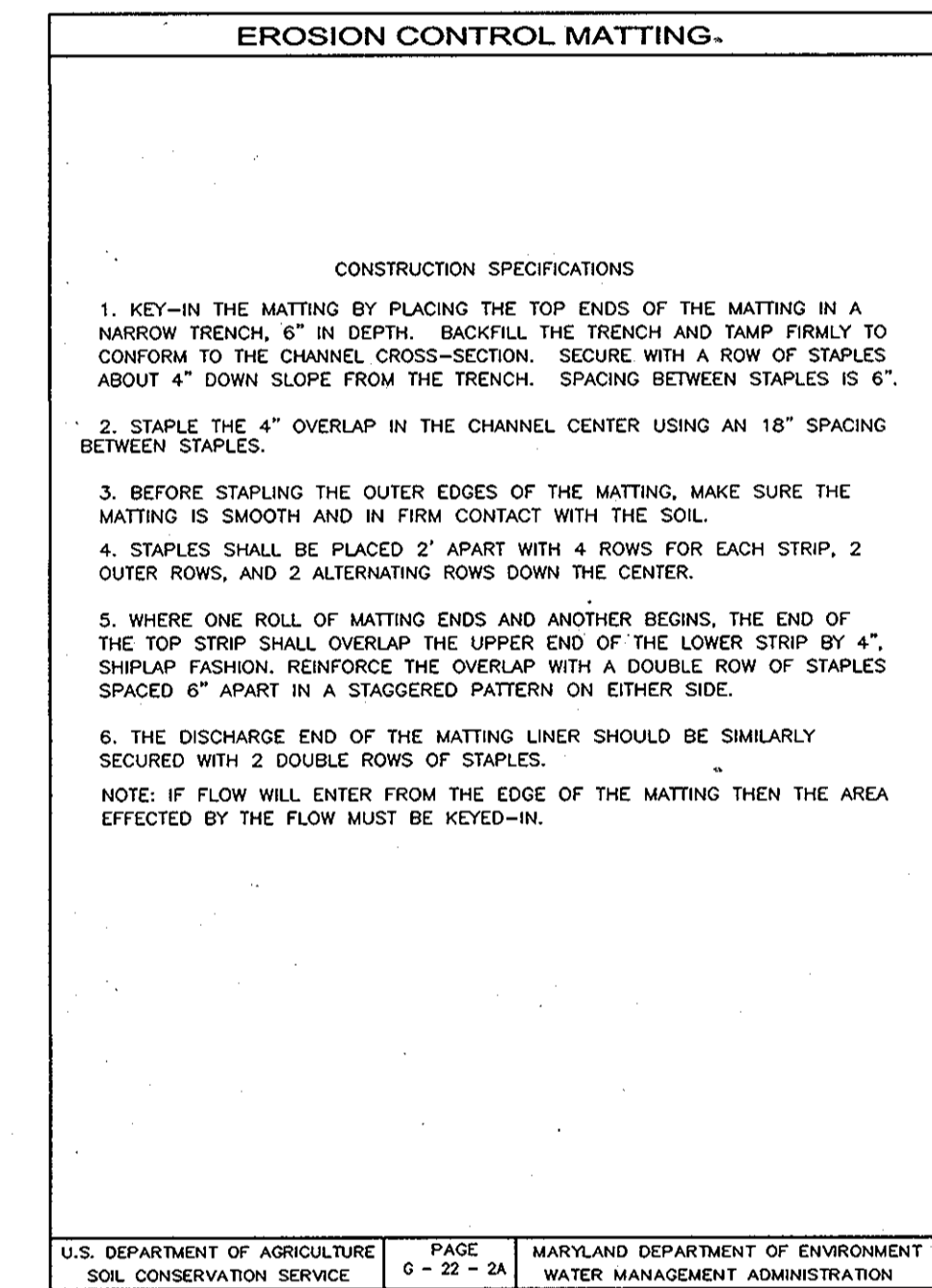
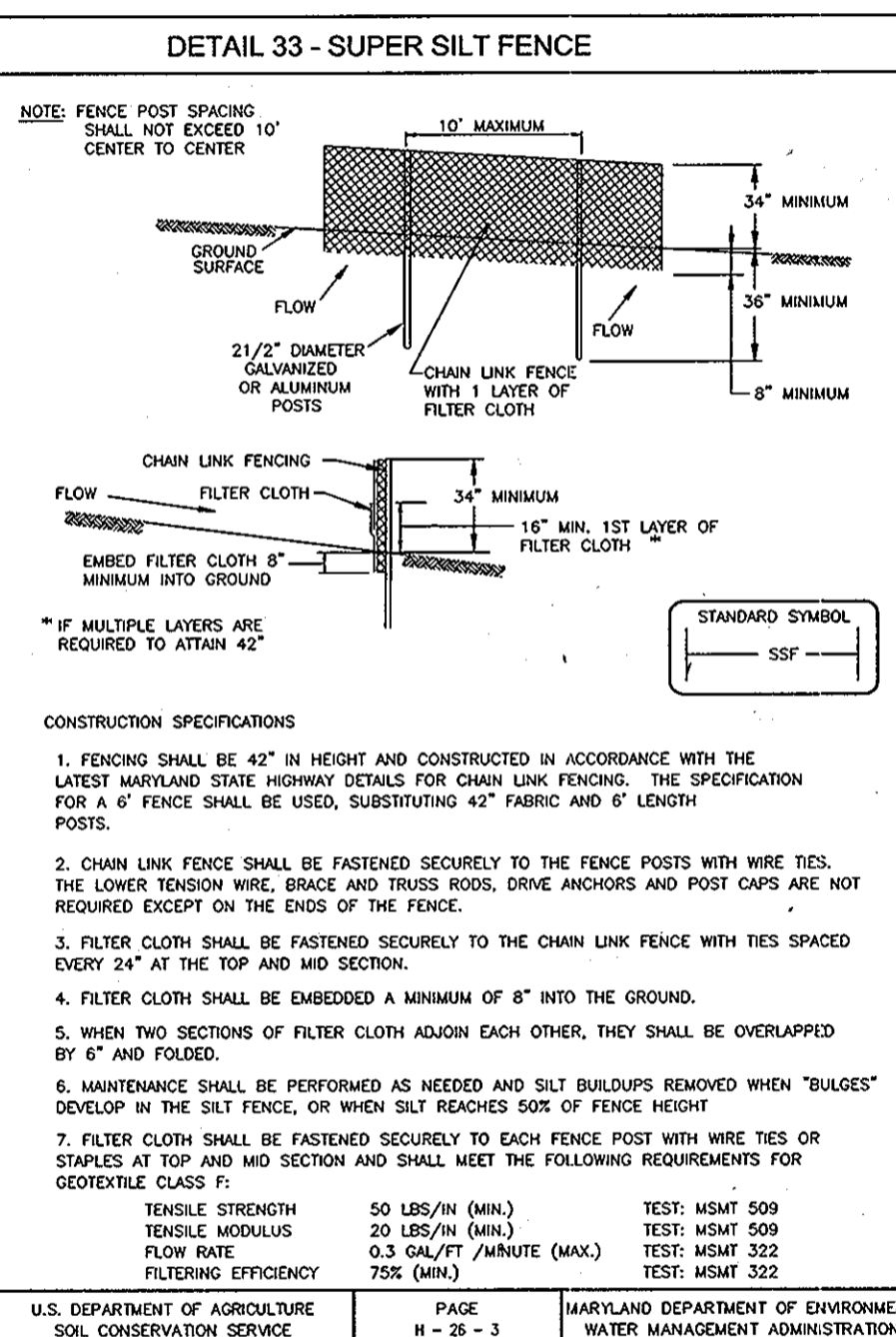
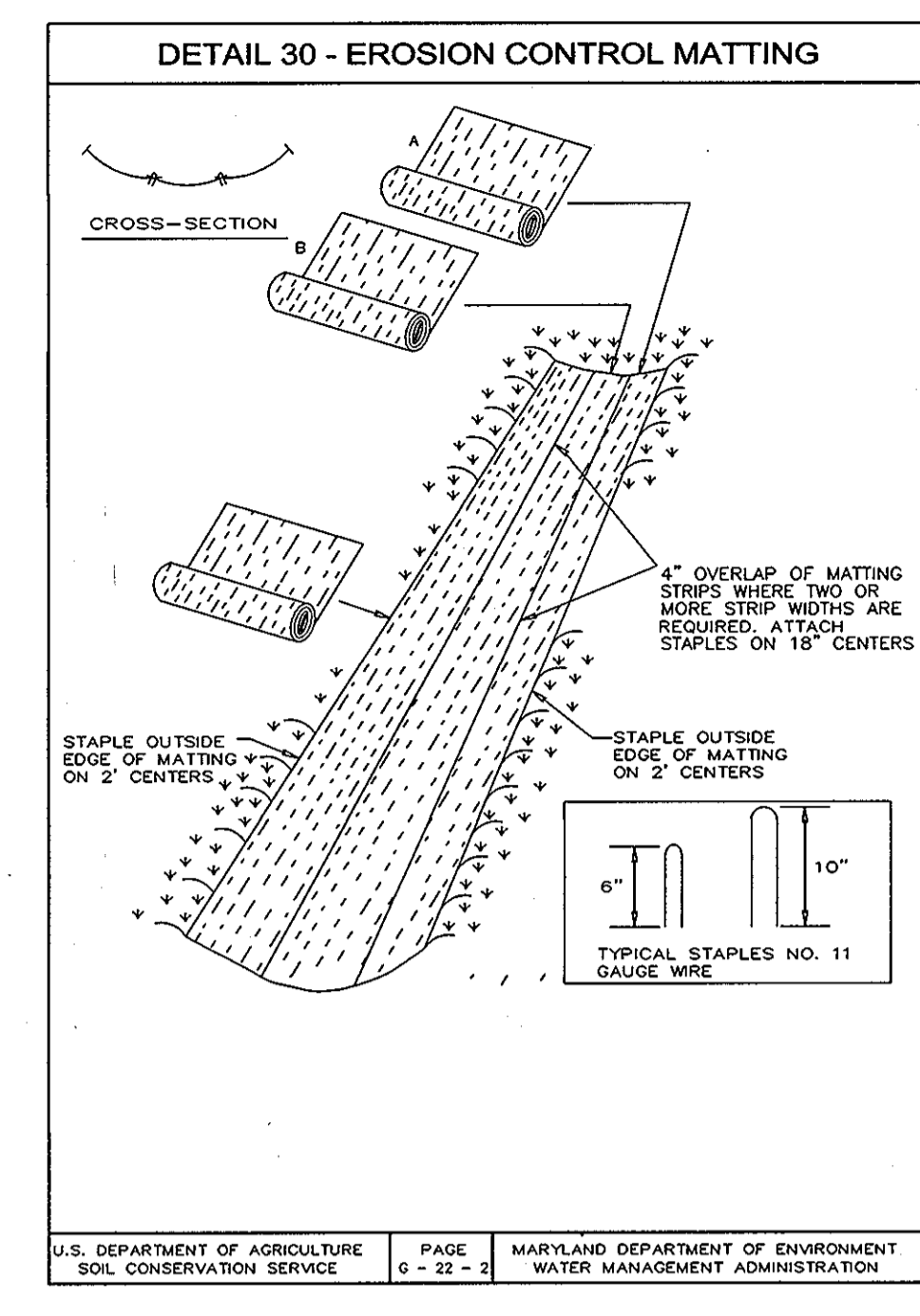
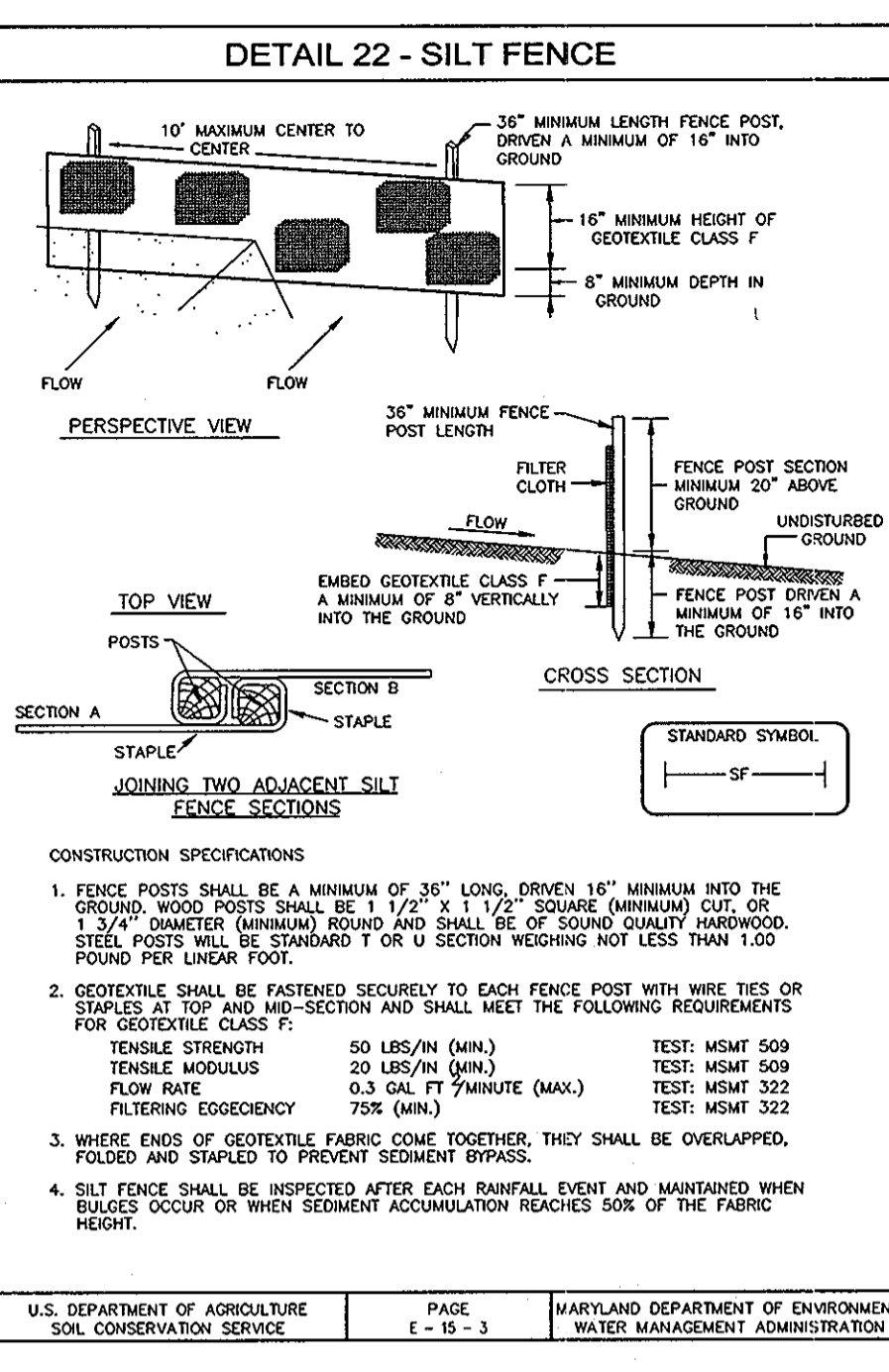
- PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./100 SQ.FT.) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.)
 - ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND APPLY 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
- SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY:
- OPTION (1) 2 TONS PER ACRE WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING.
- OPTION (2) USE SO.
- OPTION (3) SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.
- MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRASS 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 SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIMENSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY 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". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER Pockets.
 - 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 DEMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.
- COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LBS./1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VA, PUB.#1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- UTILIZE THE F12-064 PERIMETER CONTROLS, INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR IN ACCORDANCE WITH DETAILS HEREON. (5 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)
- CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1" HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)
- AT THE COMPLETION OF THE HOME CONSTRUCTION ON LOTS 32 - 34, INSTALL THE REQUIRED RAIN GARDENS TO CAPTURE REAR ROOF TOP RUNOFF. UPGRADE AREAS DRAINING TOWARD THE FACILITIES SHALL BE STABILIZED PRIOR TO CONSTRUCTION. (3 DAYS)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)



30.0 DUST CONTROL

DEFINITION
CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENTS WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

TEMPORARY METHODS:

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12' APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS

- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SO. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - COVERING WITH LESS EROSION SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

HOWARD SOIL CONSERVATION DISTRICT
TEMPORARY SEEDING NOTES

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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING 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 FROM AUGUST 15 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 (.07 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 SO.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRASS 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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- UTILIZE THE F12-064 PERIMETER CONTROLS, INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR IN ACCORDANCE WITH DETAILS HEREON. (5 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)
- CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1" HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)
- AT THE COMPLETION OF THE HOME CONSTRUCTION ON LOTS 32 - 34, INSTALL THE REQUIRED RAIN GARDENS TO CAPTURE REAR ROOF TOP RUNOFF. UPGRADE AREAS DRAINING TOWARD THE FACILITIES SHALL BE STABILIZED PRIOR TO CONSTRUCTION. (3 DAYS)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 8/20/12

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 8-20-12

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

DATE: 8/22/12

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SOIL EROSION AND SEDIMENT 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/WE CERTIFY THAT THE ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 8/22/12

BY THE ENGINEER:

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

DATE: 8/22/12

NOTES

- DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITH:
- 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES, DITCH PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
 - 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.

NO.	REVISION	DATE
3	REVISE PLAN TO SHOW RESUBDIVISION OF LOTS 20-22 AND A1&A2	01/15/13

SITE DEVELOPMENT PLAN
GRADING, SOIL EROSION & SEDIMENT CONTROL PLAN - NOTES & DETAILS
GROVEMENT OVERLOOK

PHASE 2 - LOTS 7-9, 23-31, 34-36 & 37-42

TAX MAP 31 BLOCK 24 PARCELS '749' & P/O '619'
1ST ELECTION DISTRICT ZONED R-ED HOWARD COUNTY, MARYLAND
PREVIOUS SUBMITTALS: WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2, F-87-87/LEGAL PROPERTY, LOTS 3 & 4, F-84-214/GELHAAR PROPERTY, LOT 1, F-09-122 SDP-12-034, AND F-12-064, F-08-059, F-13-055

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

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

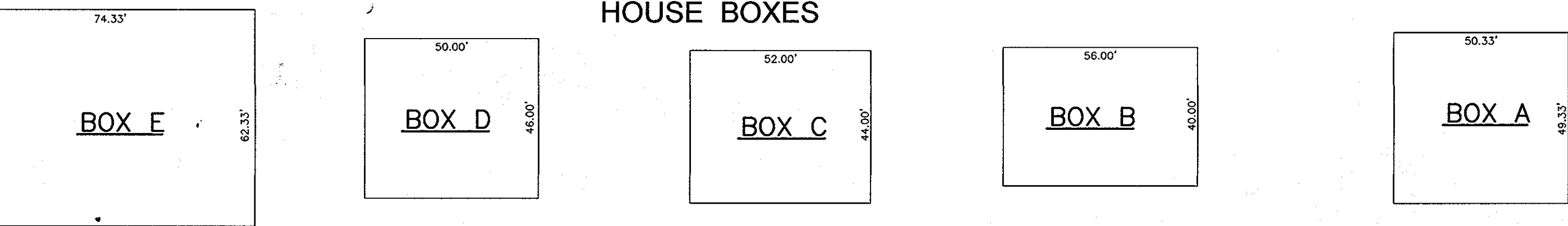
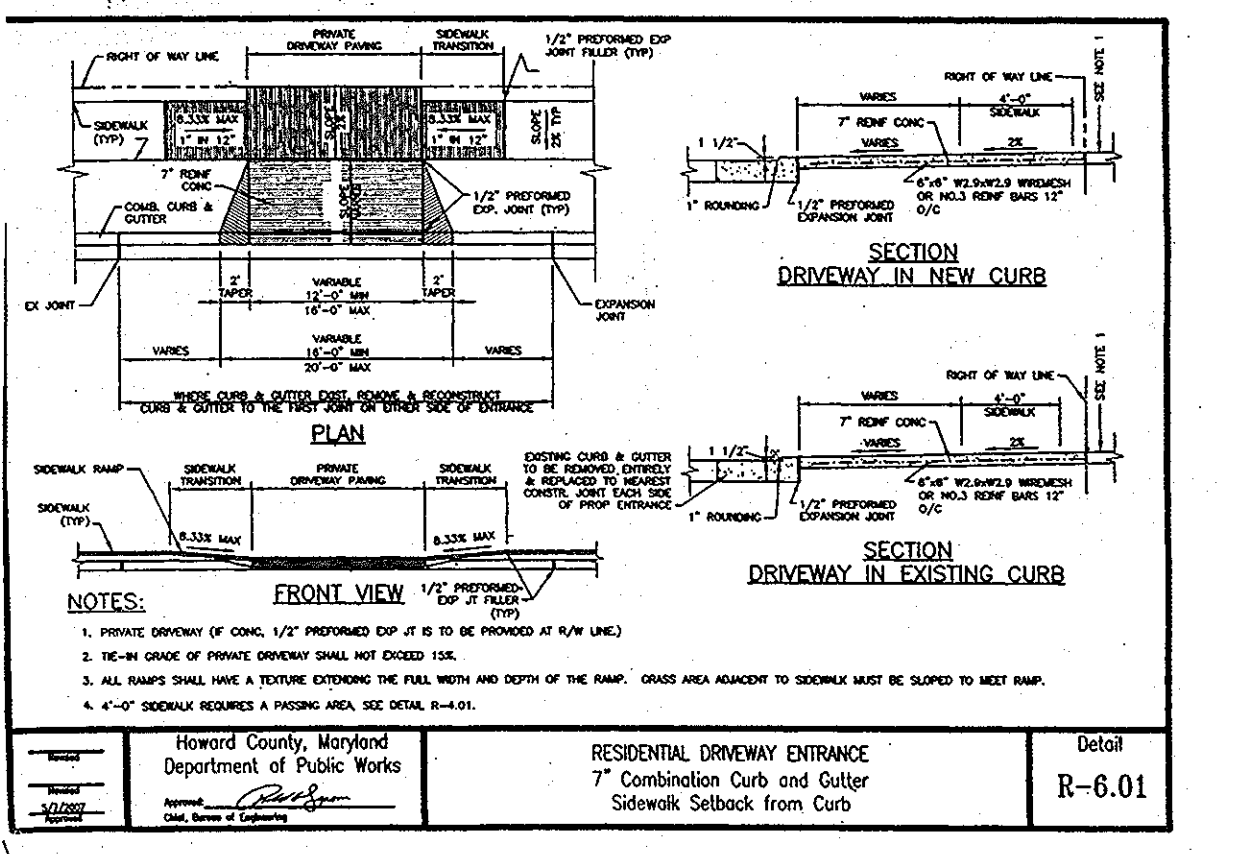
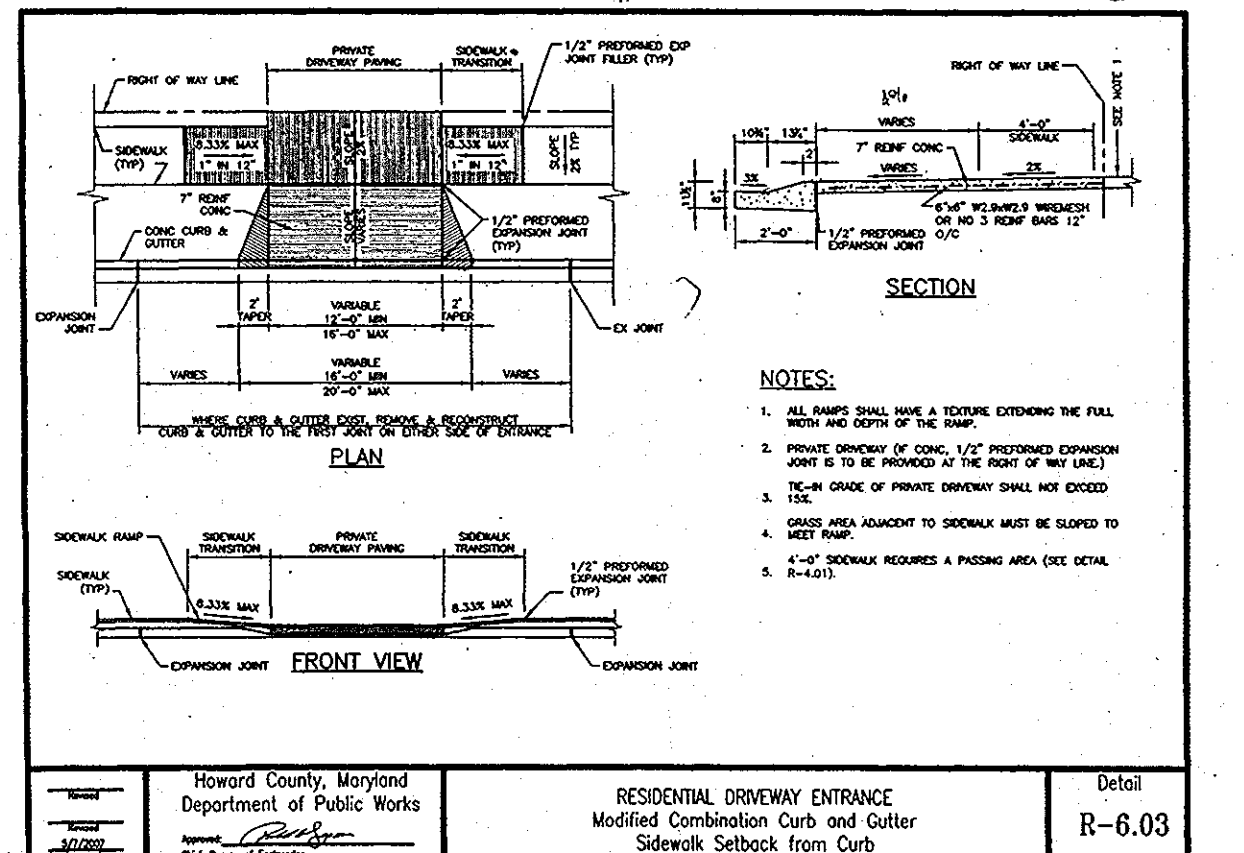
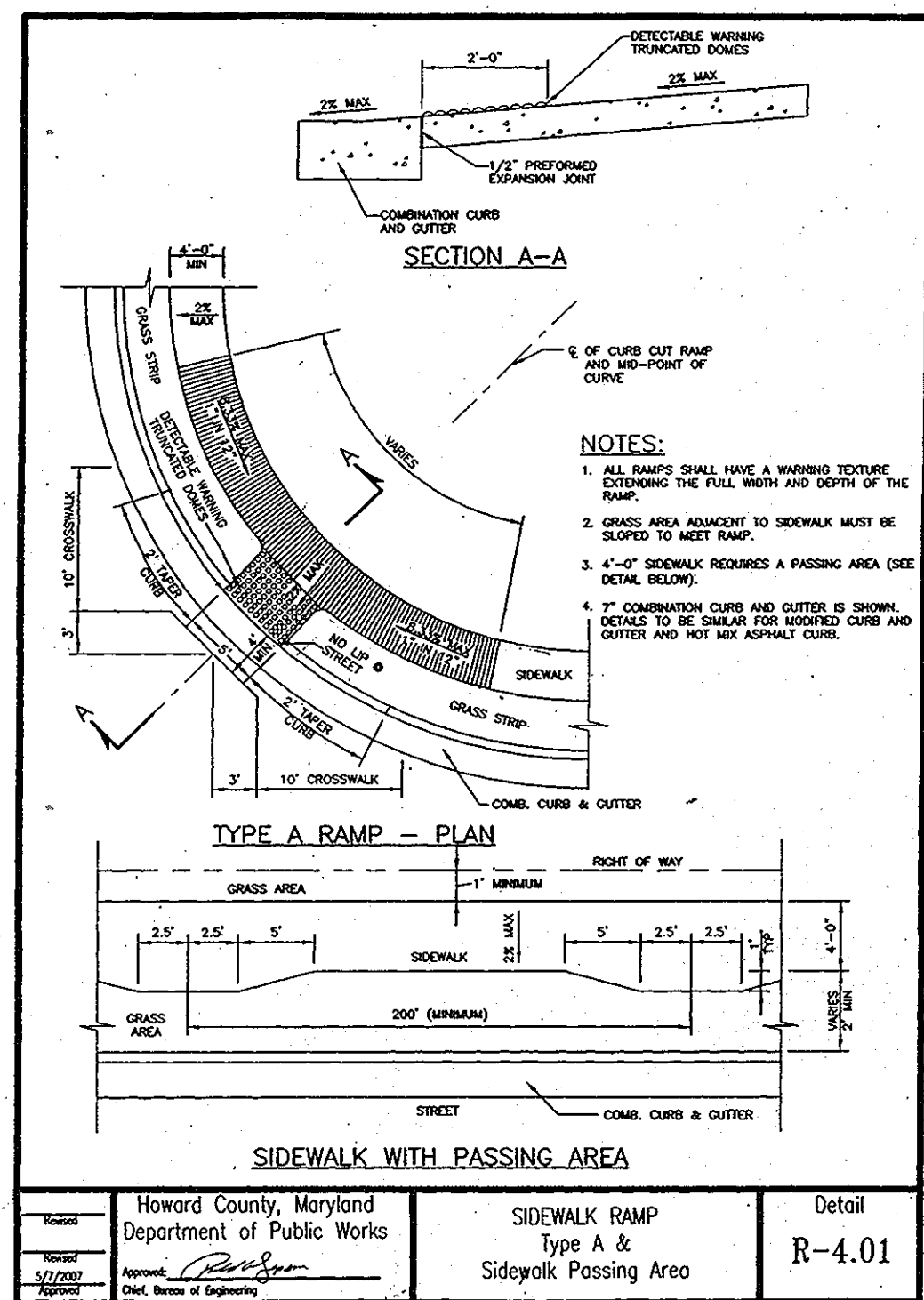
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DRAWN BY: HS/EDSKG
CHECKED BY: RHV
DATE: JULY 2012
SCALE: AS SHOWN
W.O. NO.: 04-57

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: 09-27-2019.

8 SHEET OF 10

NOTE:

1. GENERIC HOUSE BOX MODEL FIT SHOWN HEREON
2. HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
3. SECTION 128.A.1.1 OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS TO EXTEND NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF CB-2-2012 (MAY 13, 2012).
4. MODELS CHOSEN WHICH DO NOT FIT IN THE ABOVE GENERIC BOX, HOWEVER DO FIT ON INDIVIDUAL LOTS, SHALL UTILIZE THE HOWARD COUNTY DPZ WALK THRU "HOUSE TYPE REVISION" PROCESS.



Model	FITS:
ALL MODELS	ALL ELEVATIONS ALL OPTIONS
ZACHARY PLACE	ALL ELEVATIONS NO SIDE B/W OR FP W/ BRICK FRONT NO MORNING ROOM
CHANTILLY PLACE	ALL ELEVATIONS NO MORNING ROOM NO 4' EXT
BELFORD	ALL ELEVATIONS ALL OPTIONS
VICTORIA FALLS	ALL ELEVATIONS NO BRICK NO SIDE B/W OR FP NO MORN. RM
OBERLIN	ALL ELEVATIONS NO BRICK FRNT NO SOLARIUM NO SUNROOM NO MORNING ROOM NO SIDE B/W NO REAR FP
NAPLES	ALL ELEVATIONS NO MORNING ROOM
ZACHARY PLACE	ALL ELEVATIONS EXCEPT ELEV D NO MORN. RM
CHANTILLY PLACE	ALL ELEVATIONS EXCEPT ELEV K NO MORNING ROOM NO 4' EXT
COURTLAND GATE	ALL ELEVATIONS NO BRICK NO DINETTE EXT NO MORNING ROOM NO SIDE B/W & FP
VERONA	ALL ELEVATIONS NO MORNING ROOM
BELFORD	ALL ELEVATIONS NO MORN. RM
OBERLIN	ALL ELEVATIONS NO BRICK FRNT NO SOLARIUM NO SUNROOM NO EXT. NO MORNING ROOM NO SIDE B/W
NAPLES	ALL ELEVATIONS NO MORNING ROOM
ROME	ALL ELEVATIONS NO REAR FP NO MORNING ROOM

APPENDIX B.4.C SPECIFICATIONS FOR MICRO-BIOTRETION, RAIN GARDEN, LANDSCAPE INFILTRATION & INFILTRATION BERMS

1. MATERIAL SPECIFICATIONS
THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.

2. FILTERING MEDIA OR PLANTING SOIL
THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SOLID OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE MICRO-BIOTRETION PRACTICE THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVIDE A HINDERANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMIUDA GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.

THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:
 * SOIL COMPONENT - LOAMY SAND OR SANDY LOAM (USDA SOIL TEXTURAL CLASSIFICATION).
 * ORGANIC CONTENT - MINIMUM 10% BY DRY WEIGHT (ASTM D 2974). IN GENERAL, THIS CAN BE MET WITH A MIXTURE OF LOAMY SAND (60%-65%) AND COMPOST (35% TO 40%) OR SANDY LOAM (60%), COARSE SAND (20%), AND COMPOST (40%).
 * CLAY CONTENT - MEDIA SHALL HAVE A CLAY CONTENT OF LESS THAN 5%.
 * PH RANGE - SHOULD BE BETWEEN 5.5 - 7.0. AMENDMENTS (E.G. LIME, IRON SULFATE PLUS SULFUR) MAY BE MIXED IN TO THE SOIL TO INCREASE OR DECREASE PH.

THERE SHALL BE AT LEAST ONE SOIL TEST PER PROJECT. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL, IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOPSOIL WAS EXCAVATED.

3. COMPACTION
IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF BIOTRETION PRACTICES AND THE REQUIRED BACKFILL WHEN POSSIBLE. USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF PRACTICES ARE EXCAVATED USING LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH-PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

COMPACTION CAN BE ALLEVATED AT THE BASE OF THE BIOTRETION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS CHESEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO RESTRUCTURE THE SOIL PROFILE THROUGHOUT THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLING TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

ROTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIOTRETION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY POUNDED WATER BEFORE PREPARING (ROTOTILLING) BASE.

WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACKFILLING THE BIOTRETION FACILITY, PLACE SOIL IN LIFTS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIOTRETION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIOTRETION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

4. PLANT MATERIAL
RECOMMENDED PLANT MATERIAL FOR MICRO-BIOTRETION PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.3.

5. PLANT INSTALLATION
COMPOST IS A BETTER ORGANIC MATERIAL SOURCE. IS LESS LIKELY TO FLOAT, AND SHOULD BE PLACED IN THE INVERT AND OTHER LOW AREAS. MULCH SHOULD BE PLACED IN SURROUNDING TO A UNIFORM THICKNESS OF 2" TO 3". SHREDED OR CHIPPED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIOTRETION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.

ROOTSTOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.

HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIOTRETION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

CRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLOWS SHALL BE PLANTED FOLLOWING THE HIGH-GROSS GROUND COVER PLANTING SPECIFICATIONS.

THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIOTRETION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS DEFERS, OR AT A MINIMUM, IMPROVES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.

6. UNDERDRAINS
UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:
 * PIPE - SHOULD BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM 758, TYPE PS 28, OR AASHTO M-278) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED 4" RIGID PIPE (E.G., PVC OF HOPE).
 * PERFORATIONS - IF PERFORATED PIPE IS USED, PERFORATIONS SHOULD BE 3/8" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH #17 (NO. 4 OR #14) GALVANIZED HARDWARE CLOTH.
 * GRAVEL - THE GRAVEL LAYER (NO. 57 STONE PREFERRED) SHALL BE AT LEAST 3" THICK ABOVE AND BELOW THE UNDERDRAN.
 * THE MAIN COLLECTOR PIPE SHALL BE AT A MINIMUM 0.5% SLOPE.
 * A 2" DIA. NON-PERFORATED OBSERVATION WELL MUST BE PROVIDED (ONE PER EVERY 1000 SQUARE FEET) TO PROVIDE A CLEAN-OUT PORT AND MONITOR PERFORMANCE OF THE FILTER.
 * A 4" LAYER OF PEA GRAVEL (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAN TO PREVENT MIGRATION OF FINES IN TO THE UNDERDRAN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".

THIS MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA).

7. MISCELLANEOUS
THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

OPERATION AND MAINTENANCE SCHEDULE FOR MICROBIOTRETION / RAIN GARDEN AREAS
 1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY 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. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME 8, TABLE A.4.1 AND 2.
 2. 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 DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
 3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
 4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 8/20/12

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/29/12

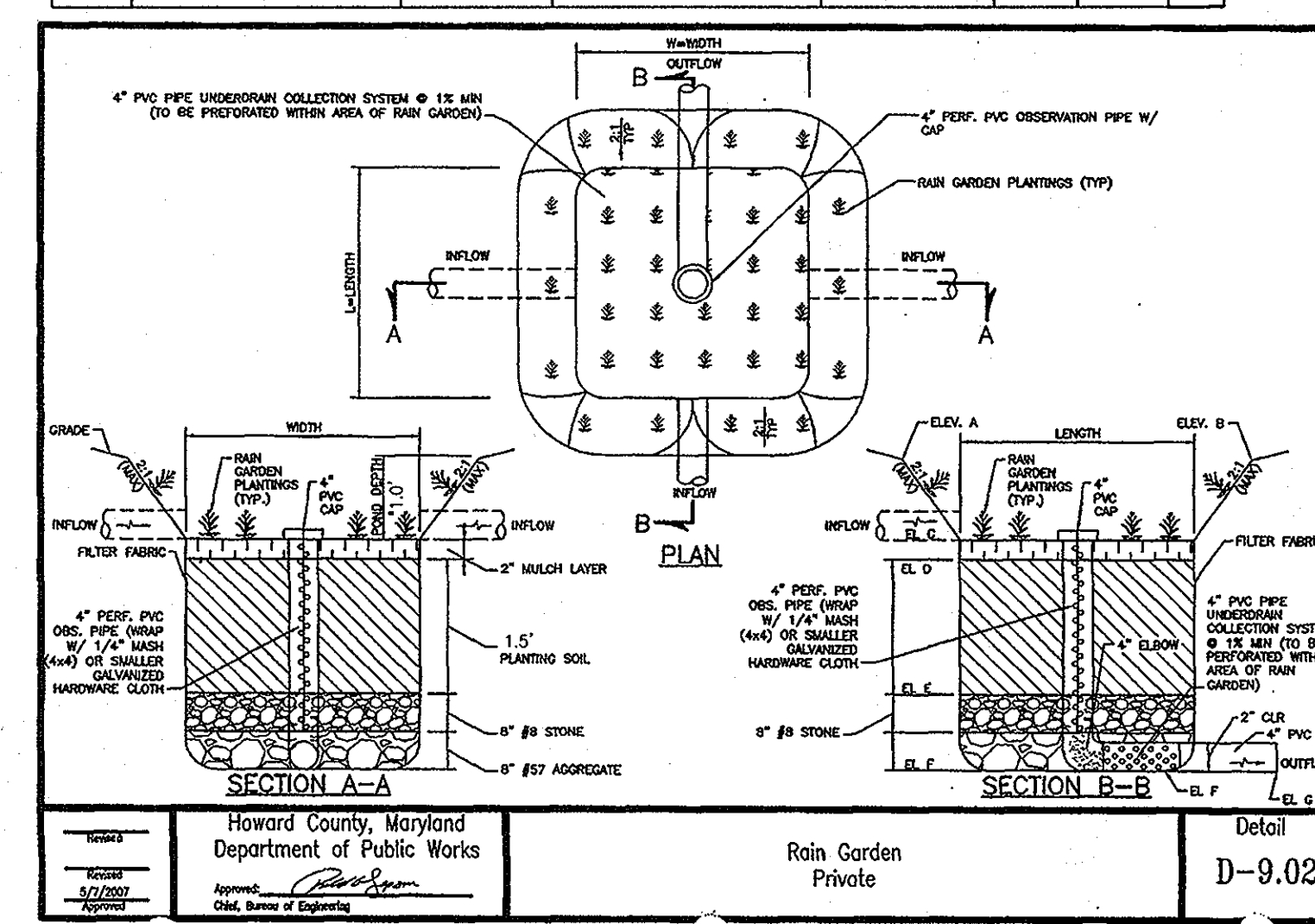
FOR THE CONTRACTOR
 DATE: 8-20-12

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Material	Specification	Size	Notes
Planting soil <td>see Appendix A, Table A.4</td> <td>n/a</td> <td>plantings are site-specific</td>	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2" to 4" deep)	loamy sand (60-65%) & compost (35-40%) or sandy loam (60%), coarse sand (20%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type I nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" PERFORATED SCHEDULE 40 PVC or SDR35	Slotted or perforated pipes, 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth.
Poured in place concrete (if required)	MSHA Mix No. 3; F _c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 318 R-89; vertical loading (H-10 or H-20); allowable horizontal loading (based on soil pressure); and analysis of potential cracking.
Sand	AASHTO M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Gneissstone (AASHTO) #10 are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

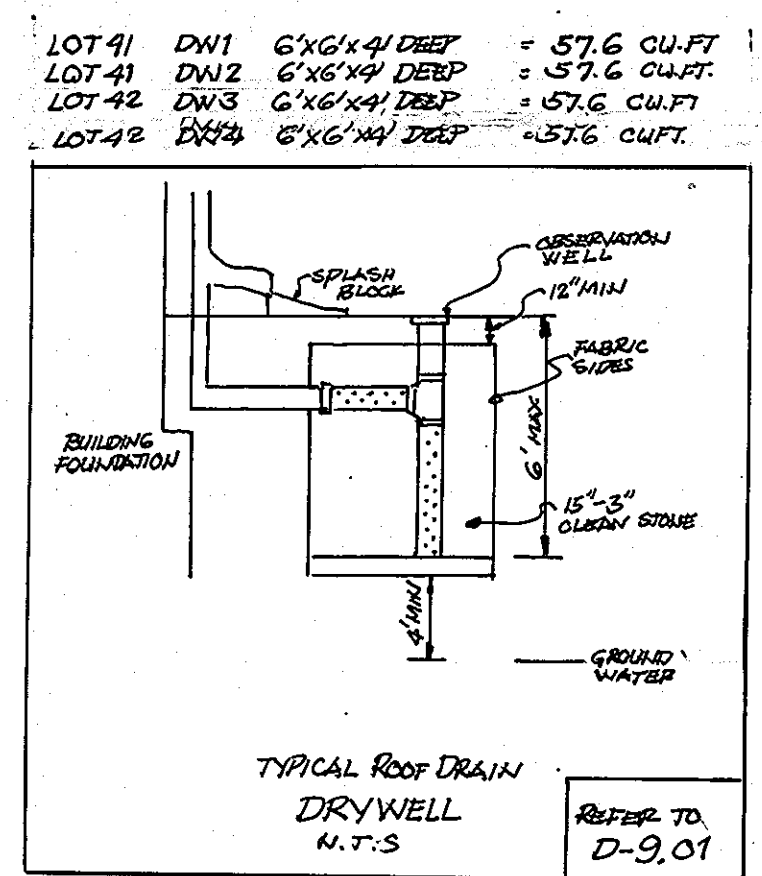
SWMF NO.	RG APPROX. SIZE (AREA)	PONDING DEPTH	PLANTING MEDIA	UNDERDRAIN SIZE	MULCH ELEV.	OUTFALL ELEV.	LOT NO.
624	3.5' x 14' +/- (40 SF)	1.0' PONDING	1.5' PLANTING MEDIA	4" PERF. HDPE	315.00	310.00	34
625	3.5' x 14' +/- (40 SF)	1.0' PONDING	1.5' PLANTING MEDIA	4" PERF. HDPE	313.00	310.00	34

PROVIDED VOLUME = 285 CUFT



LOT NUMBER	ADDRESS	RAIN GARDENS (N.T.)	DRY WELLS (NUN. BEB)
41	5442 Forest Kelly Court	2	2
42	5438 Forest Kelly Court	2	2
34	5434 Forest Kelly Court	2	2

* SEE SDP 12-024 & F 09-16

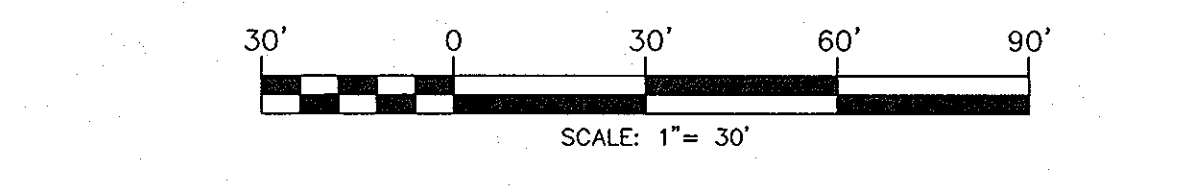
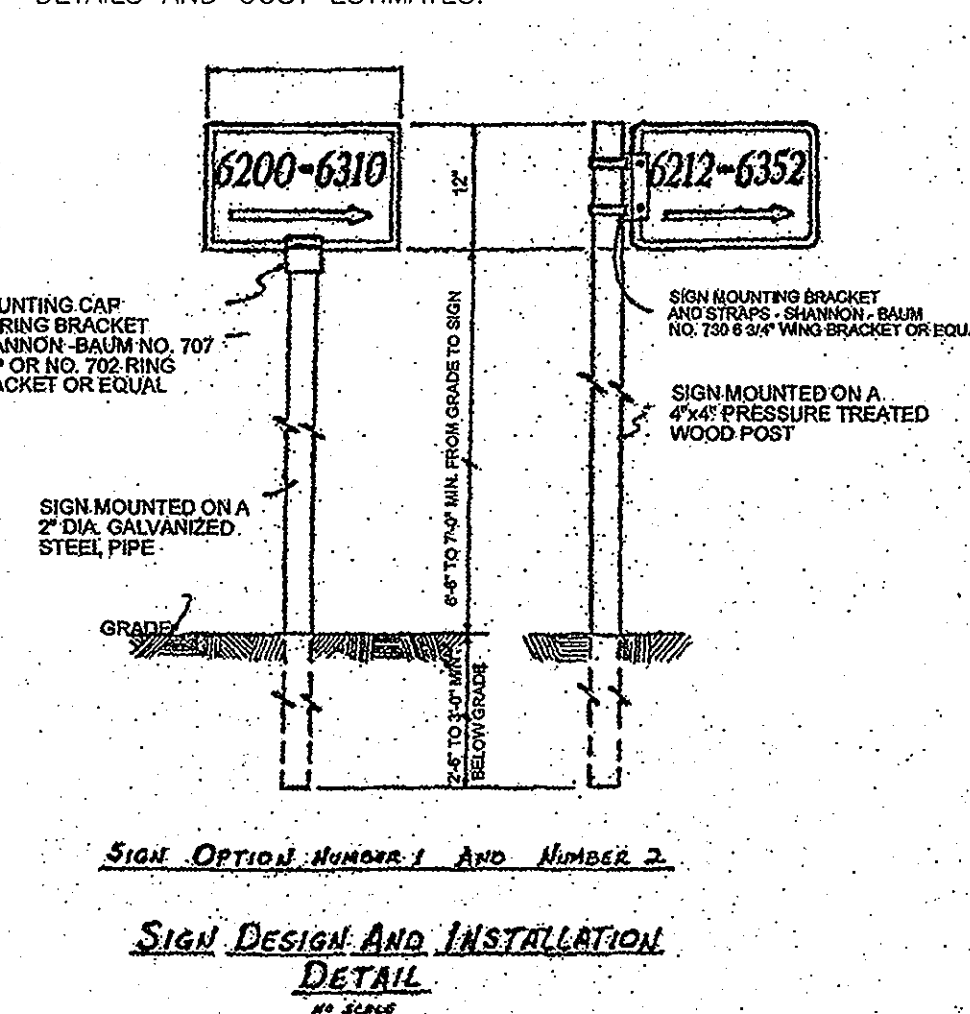


HOWARD COUNTY OPERATIONS AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED & MAINTAINED DRYWELLS (N-3)

A. THE OWNER SHALL INSPECT, CLEAN AND MAINTAIN INCLUDING PRESSURES, DOWNSPUTS & FILTERS.

B. PONDING STANDING WATER OR ALGAL GROWTH OUTSIDE OF THE DRYWELL MAY INDICATE FAILURE DUE TO SEDIMENTATION IN THE GRAVEL MEDIA. IF WATER POUNDS FOR MORE THAN 48 HRS. AFTER A RAIN EVENT OR MORE THAN 6 INCHES OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.

A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.



BUILDER
RYAN HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND
(410) 796-0908

OWNERS
JERCHO, LLC
5331 LANDING RD.
ELKRODGE, MD 21075-5717
443-367-0422

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELICOTT CITY, MD 21042
(443) 367-0422

SITE DEVELOPMENT PLAN
HOUSE BOXES & DETAILS
GROVEMONT OVERLOOK
PHASE 2 - LOTS 743, 23-31, 34-36 & 37-42

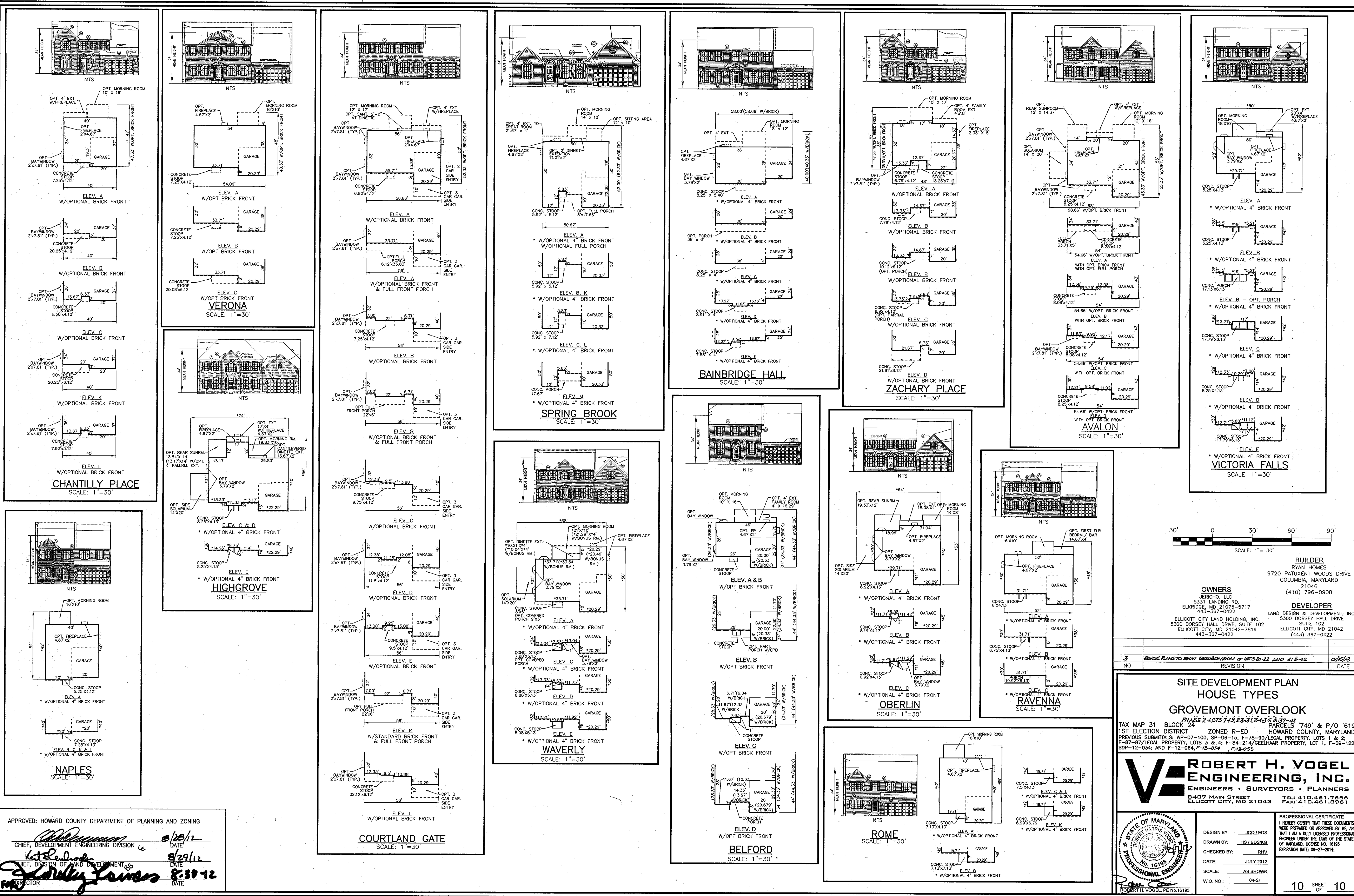
TAX MAP 31 BLOCK 24 PARCELS 749' & P/O '619'
1ST ELECTION DISTRICT ZONED R-ED HOWARD COUNTY, MARYLAND
PREVIOUS SUBMITTALS: WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2; F-87-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GELHAAR PROPERTY, LOT 1, F-09-122 SDP-12-034; AND F-12-084, F-03-039, F-13-014

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
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: 09-27-2014

DESIGN BY: JCO / EDS
DRAWN BY: HS / EDSKAG
CHECKED BY: RHV
DATE: JULY 2012
SCALE: AS SHOWN
W.O. NO.: 04-57

9 SHEET OF 10
SDP-12-024



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/28/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/29/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8:30:12
 DIRECTOR DATE

3	REVISE PLANS TO SHOW SUBDIVISION OF LOTS 20-22 AND 41-42	8/15/12
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
HOUSE TYPES
GOVEMONT OVERLOOK

PHASE 2 - LOTS 7-9, 23-31, 34-36 & 37-41

TAX MAP 31 BLOCK 24 PARCELS '749' & P/O '619'
 1ST ELECTION DISTRICT ZONED R-ED HOWARD COUNTY, MARYLAND
 PREVIOUS SUBMITTALS: WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2,
 F-87-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GELHAAR PROPERTY, LOT 1, F-09-122
 SDP-12-034; AND F-12-064, F-13-051, F-13-055

ROBERT H. VOGEL ENGINEERING, INC.
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 8407 MAIN STREET ELICOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-5966

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10 SHEET OF 10
 SDP-12-024

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