

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH C.S.I.A. STANDARDS.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 VERIZON 1-800-743-0033
 BUREAU OF UTILITIES: 1-800-743-0033
 AT&T 1-800-252-1133
 B.G. & E. (CONSTRUCTION SERVICES)- 410-685-0123
 S.G.A.E. (EMERGENCY) 410-551-5533
 STATE HIGHWAY ADMINISTRATION 410-385-1390
 COLONIA PIPELINE CO. 410-385-1390
- SITE ANALYSIS:**
 GROSS PROJECT AREA: 37.48 AC. TOTAL (AREA OF LOT 57: 0.59 AC OR 25,502 SF.)
 PRESENT ZONING: R-ED
 USE OF STRUCTURE: SINGLE FAMILY DETACHED
 TOTAL BUILDING COVERAGE: 2,184 SF (0.05 AC OR 8.57% OF LOT 57 AREA)
 PAVED DRIVEWAY/AREA ON SITE: 10,056 SF. (0.23 AC OR 39.43% OF LOT 57 AREA)
 LIMIT OF DISTURBED AREA: 0.22 AC OR 9,517 SF
 CUT: 350 CY FILL: 350 CY
- PROJECT BACKGROUND:**
 LOCATION: TAX MAP 25 BLOCK 14 & 21 PARCELS 172 & 279
 ZONING: R-ED
 SUBDIVISION: AUTUMN RIVER PHASE II
 SITE AREA: 37.48 AC. TOTAL (AREA OF LOT 57: 0.59 AC. OR 25,502 SF.)
 DEED REFERENCES: 3883/725 AND 3883/735.
 DPZ REFERENCES: S-98-16, P-99-16, F-00-131 F-01-08, P.B. 325, P.B. 148, PLAT# 15794 & 15795 PLAT# 14513-14515, P-07-016, P-08-006, WP-09-063, F-09-021, S-02-004, F-12-067.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODESIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 304405R AND 304404R WERE USED FOR THIS PROJECT.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS, & CARTER, INC. DATED FEBRUARY 14, 2008, WHICH WAS VERIFIED AS CORRECT BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AN AERIAL PHOTOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED MARCH 1995.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN, AND THE COMPREHENSIVE LUTE ZONING REGULATION AMENDMENTS EFFECTIVE 07/28/05.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN AREA.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 4TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
- STREAMS AND WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH, 1995.
- THE 100-YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT SHOWN ON-SITE IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2008.
- WETLANDS AREA DELINEATED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16, DATED JUNE 2004. (FOR LOTS 1, 2, 3 & BULK PARCEL 'A')
- NO TIDAL WETLANDS, WETLAND BUFFERS, STREAM OR STREAM BUFFERS ARE LOCATED WITHIN OPEN SPACE LOT 4. WETLAND LOCATIONS DETERMINED BY CHESAPEAKE ENVIRONMENTAL IN MARCH, 1995 SHOWN ON S-98-16. (FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B') SEE PLAT 14513 & PLAT 15794.
- WETLAND DELINEATION CONFIRM BY ECO-SCIENCE PROFESSIONALS, INC. ON NOVEMBER 24, 2008.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- INGRESS AND EGRESS IS RESTRICTED ALONG COLLAGE AVENUE
- A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED ON FEBRUARY 8, 1999 UNDER S-98-16.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 30, 2006, REVISED JUNE 5, 2008; APPROVED UNTIL F-02-035.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- THE ACCOMMODATION OF AND ACCESS TO THE CEMETERY ON NON-BUILDABLE PARCEL A-1 WAS APPROVED BY THE PLANNING BOARD ON JANUARY 27, 1989.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03. FOR SIDEWALK RAMP DETAILS REFER TO DETAIL R-4.01.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY DWELLINGS 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 INCHES OF COMPACTED CRUSHER RUN BASE WITH 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) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) MAINTENANCE - ENSURE ALL WEATHER USE
 G) 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. 14-4463-D. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4463-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.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY MICROPOOL EXTENDED DETENTION FACILITY LOCATED IN OPEN SPACE LOT 30. THE FACILITY IS HAZARD CLASS 'A' AND WILL BE PRIVATELY OWNED & JOINTLY MAINTAINED.
- STORMWATER MANAGEMENT AND PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS. SURETY IN THE AMOUNT OF \$17,250.00 FOR 47 SHADE TREES, AND 21 EVERGREEN TREES HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE FINAL ROAD PLAN, F-09-021.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(1)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$34,800.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED 116 STREET TREES. REFER TO F-09-021.
- COLLAGE AVENUE IS A SCENIC ROAD. A 35' WIDE FOREST BUFFER IS PROVIDED FOR SCENIC ROAD AS PROVIDED ON S-98-16 AND TYPE 'B' BUFFER LANDSCAPING IS PROVIDED ALONG COLLAGE AVE.
- FOREST CONSERVATION REQUIREMENTS AS SET FORTH IN SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, 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. REFER TO F-09-021.
- THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY THE RETENTION OF 13.81 AC. (601,564 SF) OF CREDITED EASEMENT AND 0.12 ACRES OF NON-CREDITED EASEMENT WHICH EXCEEDS THE BREAKDOWN POINT OBLIGATION OF 13.81 ACRES FOR THE SITE. (F-09-021)
- FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16, DATED JUNE 2004. (FOR LOTS 1, 2, 3 & BULK PARCEL 'A')
 AND FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B')
- FOREST CONSERVATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL AND APPROVED ON NOVEMBER 10, 1999 UNDER P-99-16. (FOR LOTS 1, 2, 3 & BULK PARCEL 'A' AND FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B')
- IN LIEU OF PROVIDING RETAINING WALLS ON OPEN SPACE LOT 30 (BEHIND LOTS 33 AND 34), THE AREA WILL BE GRADED, BUT NOT TO EXCEED THE LOD SHOWN ON THE WAIVER PETITION EXHIBIT, AND RESTABILIZED AND PLANTED.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS AND RETENTION FOREST CONSERVATION AREAS.
- NON-BUILDABLE BULK PARCEL D & E WILL BE RE-SUBDIVIDED WITH PHASE III & NON-BUILDABLE PARCEL C WILL BE PRIVATELY OWNED AND WILL UTILIZE PROVIDED ACCESS TO THE EXISTING HOUSE ON THE ADJACENT PROPERTY OF HOWARD COUNTY SANITARIUM INC. NON-BUILDABLE BULK PARCEL F WILL BE RE-SUBDIVIDED WITH PHASE IV.
- OPEN SPACE LOT 68 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOTS 30, 44, & 110 ARE TO BE OWNED AND MAINTAINED BY THE HOA. OPEN SPACE LOT 37 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
- WP-07-095: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED AUGUST 22, 2007, TO WAIVE SECTION 16.116(1)(1) TO ALLOW GRADING REMOVAL OF VEGETATIVE COVER AND NEW PAVING AND NEW STRUCTURES WITHIN 25 FEET OF A WETLAND, SECTION 16.116(2) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND STRUCTURES WITHIN 75' OF A PERENNIAL STREAM BANK AND SECTION 16.116 (6) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, NEW STRUCTURES AND PAVING ON LAND WITH STEEP SLOPES.
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 a. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
 b. COMPLIANCE WITH THE COMMENTS DATED AUGUST 14, 2007 FROM THE HOWARD SOIL CONSERVATION DISTRICT.
 c. APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE PERMIT NUMBER
- A DESIGN MANUAL WAIVER TO WAIVE VOLUME IV, DETAIL R-1.02 WHICH REQUIRES A 50-FOOT WIDE RIGHT-OF-WAY FOR A PUBLIC ACCESS PLACE AND PUBLIC ACCESS STREET, HAS BEEN SUBMITTED AND APPROVED, DATED OCTOBER 15, 2008. APPROVAL WAS BASED ON THE FOLLOWING:
 A. THE PLAN WAS ORIGINALLY DESIGNED & APPROVED UNDER SEPARATE REGULATIONS WHICH ONLY REQUIRED A 40-FOOT RIGHT-OF-WAY, UPDATING THE PLAN TO CURRENT STANDARDS WOULD HAVE A SIGNIFICANT EFFECT ON THE SUBDIVISION AS ALREADY APPROVED.
 B. THE REQUEST TO ALLOW THE 40-FOOT RIGHT-OF-WAY WIDTH IS APPROVED BUT THE MINIMUM PAVEMENT WIDTHS MUST BE PROVIDED AS SPECIFIED WITH THE WAIVER REQUEST.
- LOT 57 WILL NOT BE ALLOWED TO BE OCCUPIED AS A RESIDENCE UNTIL THE PUMP STATION IS OPERATIONAL.
- A DESIGN MANUAL WAIVER TO WAIVE VOLUME IV, SECTION 2.4B AND APPENDIX A WHICH REQUIRES A MINIMUM 26-FOOT PAVEMENT WIDTH ALONG TOWNHOMES HAS BEEN SUBMITTED AND APPROVED, DATED DECEMBER 22, 2011. APPROVAL WAS BASED ON THE FOLLOWING:
 A. NO PARKING SHALL BE PERMITTED ALONG RUSHING RIVER DRIVE.
 B. IF THE PARKING QUANTITIES CHANGE WITH THE SUBMITTAL OF THE SDP (2 CAR GARAGE AND 2 CARS ON THE DRIVEWAY) THIS APPROVAL SHALL BE RE-EVALUATED TO ENSURE IT MEETS THE MINIMUM REQUIREMENTS FOR OVERFLOW PARKING, AS SHOWN ON THE SDP, THE GARAGES (AND POSSIBLY THE DRIVEWAYS) ARE TOO NARROW TO DOUBLE PARK.

SITE DEVELOPMENT PLAN

AUTUMN RIVER

PHASE II

1 UNIT - SINGLE FAMILY DETACHED

LOT 57

HOWARD COUNTY, MARYLAND

LEGEND

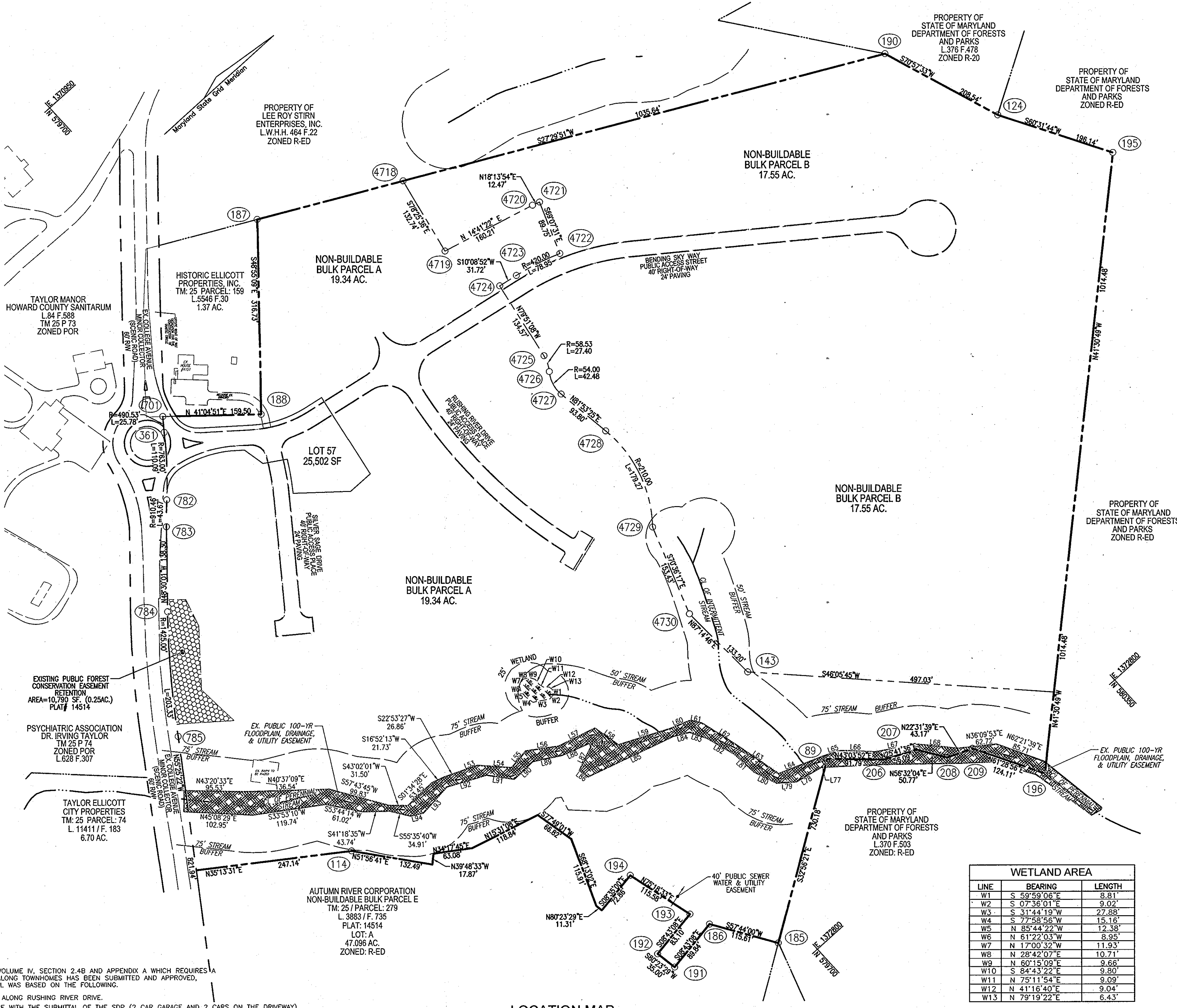
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- CENTERLINE OF EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING FLOODPLAIN
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PUBLIC)

BENCHMARKS

BENCHMARK NO. 1: COUNTY CONTROL #3044005R
 3/4" REBAR 0.8' BELOW SURFACE
 N. 578253.92, E. 1473142.33
 ELEV. = 374.389

BENCHMARK NO. 2: COUNTY CONTROL #3044004R
 3/4" REBAR 0.6' BELOW SURFACE
 N. 578128.03, E. 1473460.71
 ELEV. = 362.575

VICINITY MAP
 SCALE 1"=2000'
 ADC MAP/GRID NO. 4816 D10



COORDINATE LIST

POINT	NORTH	EAST
89	579919.7290	1372581.5159
114	579249.4159	1372173.1215
124	580287.6086	1371993.3052
143	579919.4656	1372390.1249
155	579659.8974	1372749.6878
186	579588.1704	1372652.1150
187	579926.6191	1371310.5660
188	579588.8974	1372749.6878
190	580759.5730	1371796.1769
191	579509.3694	1372665.7332
192	579653.5267	1372631.2200
193	579588.8974	1372749.6878
194	579556.3543	1372506.8250
195	580924.1027	1372164.0613
196	580164.4607	1372838.5553
206	579986.7895	1372644.1920
207	580037.3338	1372658.5100
208	580065.3302	1372710.8633
209	580105.2061	1372727.4929
361	579482.5663	1371464.9542
701	579498.2588	1371444.5016
782	579411.6988	1371493.0737
783	579381.9901	1371581.0749
784	579290.3556	1371684.6554
785	579166.9314	1371846.0267
4718	580043.9609	1371453.4862
4719	580016.9311	1371553.9240
4720	580171.9070	1371594.1504
4721	580153.7504	1371698.0515
4722	580151.7707	1371681.9084
4723	580075.8147	1371660.7967
4724	580044.9366	1371655.2086
4725	580020.8843	1371787.8759
4726	580010.0345	1371812.5610
4727	579989.7199	1371942.8515
4728	580012.9523	1371943.9131
4729	579964.0170	1372112.3613
4730	579913.0663	1372257.0813

FLOODPLAIN EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L53	S22°53'28"W	30.70
L54	S46°16'54"W	59.60
L55	S07°21'33"E	35.85
L56	S33°58'31"W	54.13
L57	S18°42'54"W	64.62
L58	S27°44'47"W	46.89
L59	S24°51'53"W	88.83
L60	S19°54'19"W	33.54
L61	S5°09'27"W	19.32
L62	S74°41'15"W	66.17
L63	S77°01'29"W	83.61
L64	S20°42'11"W	79.36
L65	S24°38'50"E	29.23
L66	S44°40'07"W	55.09
L67	S31°59'44"W	69.82
L68	S48°03'25"W	65.95
L69	S39°22'16"W	6.61
L70	N11°43'13"E	48.00
L71	N38°39'59"E	32.68
L72	N68°41'54"W	27.21
L73	N84°32'24"E	43.91
L74	N77°51'02"E	50.58
L75	N69°45'01"E	29.88
L76	N18°20'40"E	42.00
L77	N18°49'04"E	153.25
L78	N78°53'27"E	17.49
L79	S21°23'20"E	42.31
L80	N16°20'40"E	43.00
L81	N30°24'43"E	48.65
L82	N01°27'06"W	41.37
L83	N50°25'32"E	45.56
L84	N25°51'11"E	56.72
L85	N06°13'51"W	56.72
L86	N29°20'08"E	21.37
L101	S65°34'35"E	6.90

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
LOT 57	A425 COLLEGE AVENUE

BUILDER
 NV HOMES
 9720 PATENTWOODS DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 796-0908

OWNER
 AUTUMN RIVER CORPORATION
 4100 COLLEGE AVE.
 ELLICOTT CITY MD 21043
 (410) 465-3500

DEVELOPER
 AUTUMN DEVELOPMENT CORPORATION
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DR STE 102
 ELLICOTT CITY MD 21042-7819
 ATTN: MR. DONALD R. REILWER
 (443) 367-0422

SITE DEVELOPMENT PLAN

COVER SHEET

AUTUMN RIVER - PHASE II

1 UNIT - SINGLE FAMILY DETACHED

LOT 57

DPZ REF: S-98-16, P-99-16, F-00-131 F-01-08, P.B. 325, P.B. 148, PLAT# 15794 & 15795 PLAT# 14513-14515, F-07-016, P-08-006, WP-09-063, F-09-021, S-02-004, F-12-067.
 TAX MAP#25 GRID 14 & 21
 2ND ELECTION DISTRICT

ZONING: R-ED
 PARCEL 172 & 279
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERS • SURVEYORS • PLANNERS

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

PROFESSIONAL CERTIFICATE

DESIGN BY: RHY
 DRAWN BY: JMR
 CHECKED BY: JBS
 DATE: APRIL 2012
 SCALE: AS SHOWN
 W.O. NO.: 04-145

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. 31373 EXPIRATION DATE 9/1-2015

1 SHEET OF 3

K:\Projects\1450\DWG\LOT 57 SDP\1450_SDP_SHEET.dwg 4/23/2012 1:30:21 PM, R:\Projects\1450\DWG\LOT 57 SDP\1450_SDP_SHEET.dwg

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

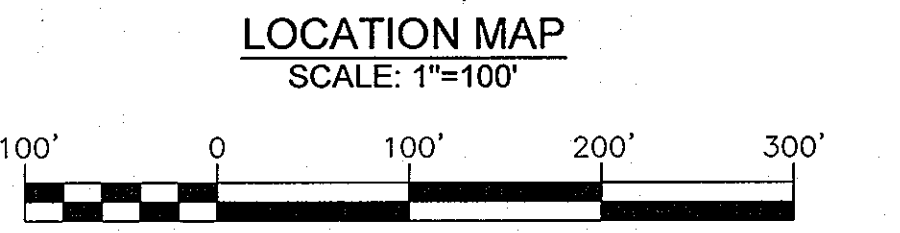
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DATE: 4/19/12

DATE: 4/10/12

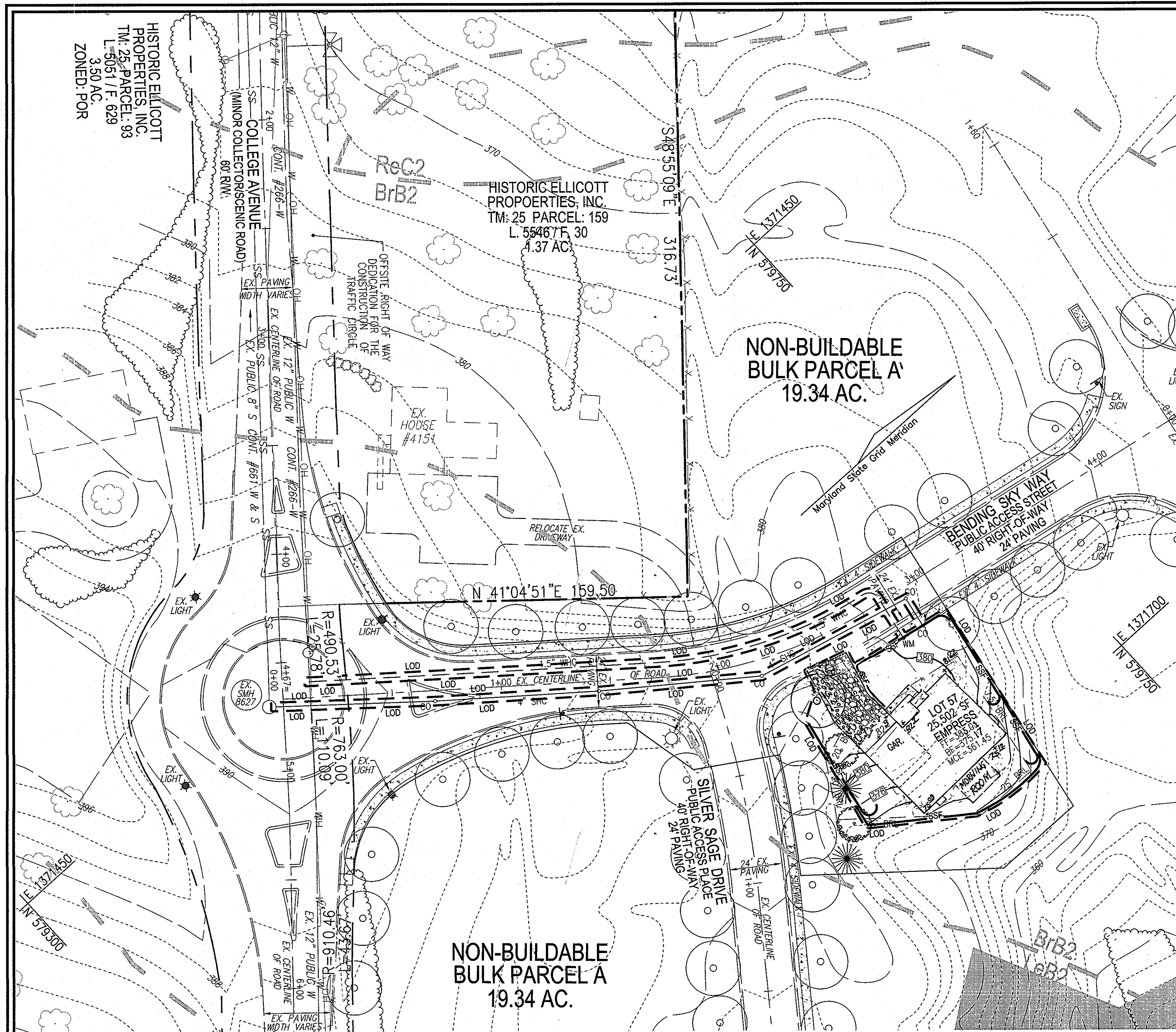
SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
SITE LAYOUT, SOILS, GRADING, SOIL EROSION, AND SEDIMENT CONTROL PLAN	2 OF 3
SITE, GRADING, SEDIMENT, EROSION CONTROL, AND LANDSCAPING NOTES AND DETAILS	3 OF 3

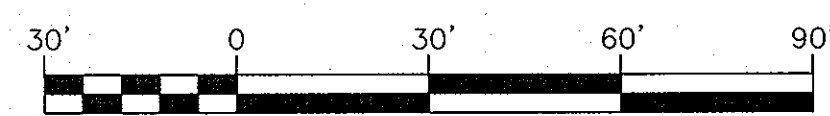


PERMIT INFORMATION CHART

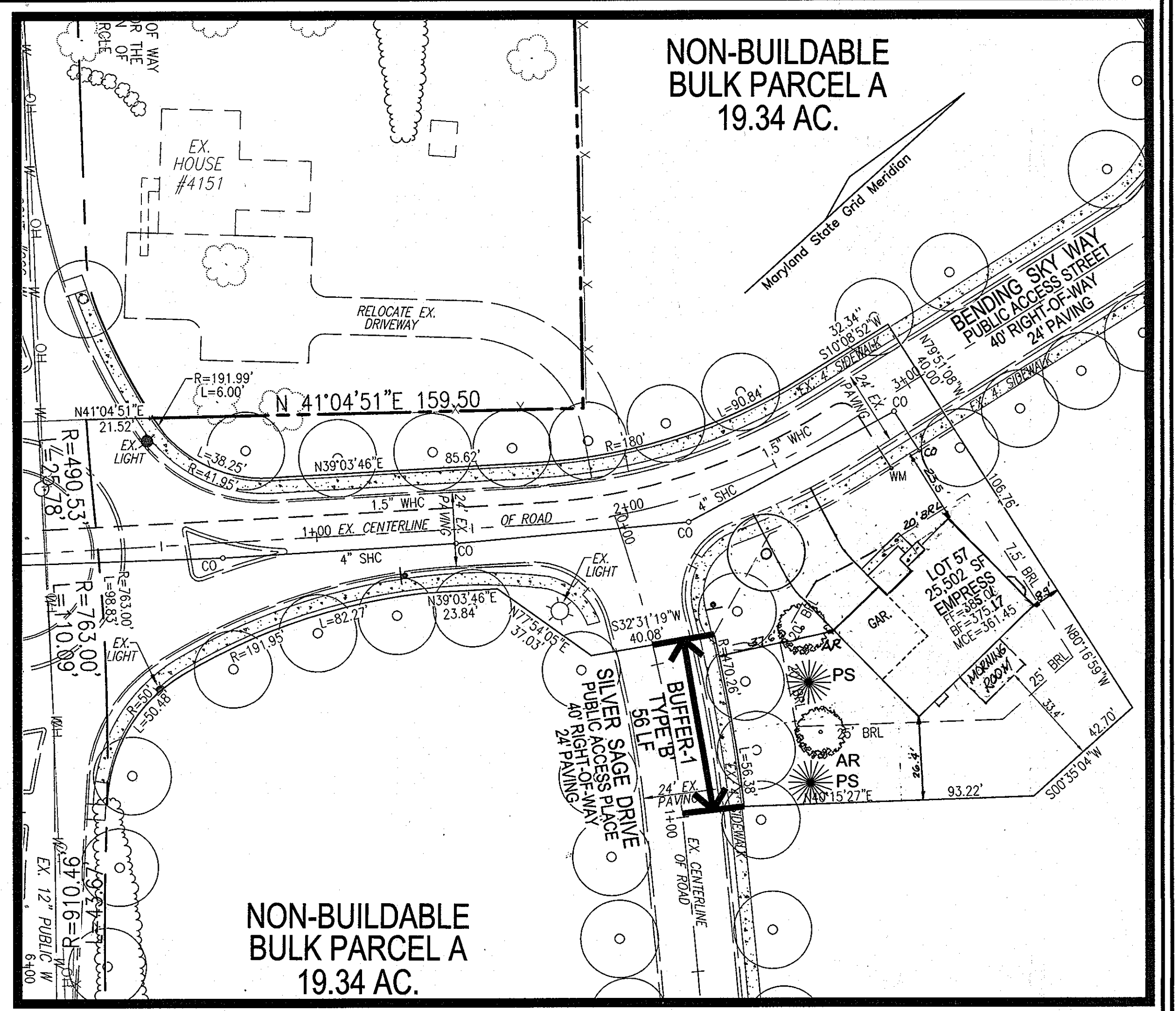
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCEL #
AUTUMN RIVER PHASE II	N/A	172 & 279
PLAT # OR L/F	BLOCK NO.	ZONE
21874-21896	14 & 21	R-ED
TAX MAP	ELECT. DIST.	CENSUS TR.
25	2ND	6027.00



SOILS, GRADING, EROSION, & SEDIMENT CONTROL PLAN
SCALE: 1"=30'



NOTE: STOCKPILING WILL BE PERMITTED ON THIS LOT ONLY.



SITE LAYOUT PLAN
SCALE: 1"=30'

LEGEND

—	PROPERTY LINE	—SD—	EXISTING STORM DRAIN
- - -	RIGHT-OF-WAY LINE	—	EXISTING TREELINE
- · - · -	ADJACENT PROPERTY LINE	—	EXISTING FENCE
—	CENTERLINE OF EXISTING STREAM	—	EXISTING STREET TREE
—	PROPOSED 10' CONTOUR	—	EXISTING SIDEWALK
—	PROPOSED 2' CONTOUR	—	MODERATE SLOPES (15% - 24.99%)
—	PROPOSED SPOT ELEVATION	—	STEEP SLOPE (>25%)
—	PROPOSED SILT FENCE	—	EXISTING LIGHT POLE
—	PROPOSED LIMIT OF DISTURBANCE	—	EXISTING STREET SIGN
—	EXISTING CURB AND GUTTER	—	EXISTING SANITARY MANHOLE
—	EXISTING UTILITY POLE	—	EXISTING SANITARY LINE
—	EXISTING LIGHT POLE	—	EXISTING FIRE HYDRANT
—	EXISTING STREET SIGN	—	EXISTING WATER LINE
—	EXISTING SANITARY MANHOLE	—	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
—	EXISTING SANITARY LINE	—	
—	EXISTING FIRE HYDRANT	—	
—	EXISTING WATER LINE	—	

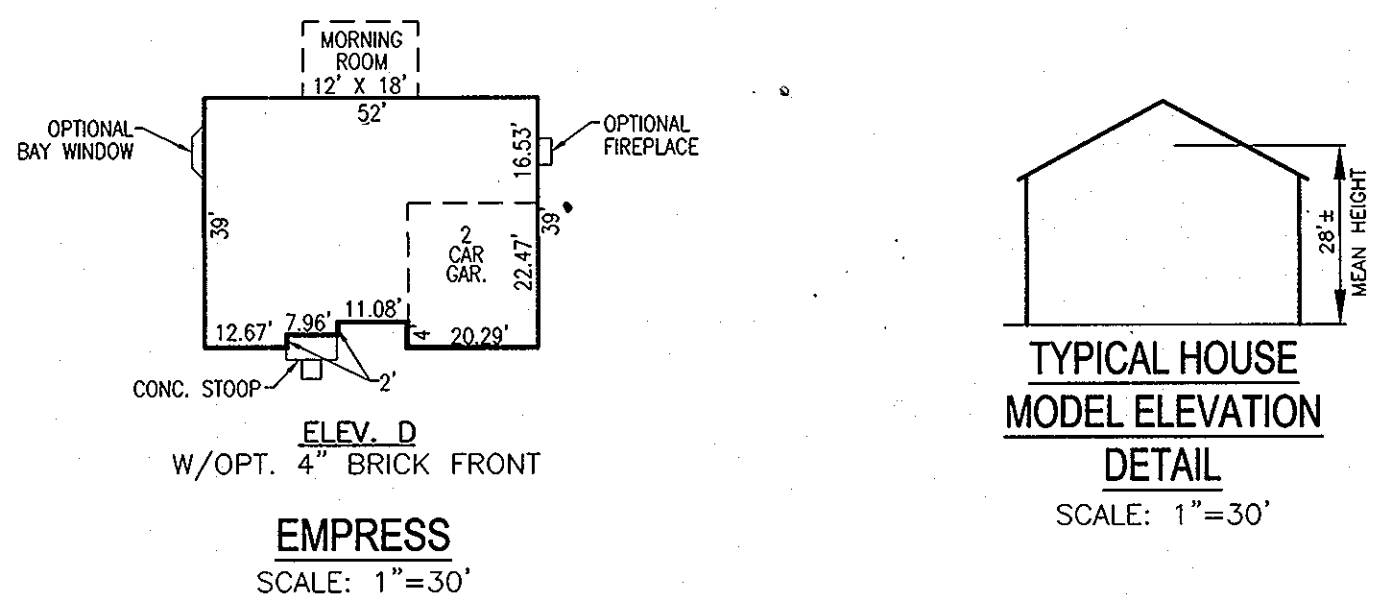
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
AdB2	ALDING SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D
AdC2	ALDING SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BrB2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LeB2	LEGOIRE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LgC3	LEGOIRE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
MfE	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MdD	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MsfF	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	B
NcC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ReC2	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	B
St	STONY LAND	D
Wab	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

BUILDER
 NV HOMES
 9720 PATUMENT WOODS DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 796-0908

OWNER
 AUTUMN RIVER CORPORATION
 4100 COLLEGE AVE.
 ELLICOTT CITY MD 21043
 (410) 465-3500

DEVELOPER
 AUTUMN DEVELOPMENT CORPORATION
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DR STE 102
 ELLICOTT CITY MD 21042-7819
 ATTN: MR. DONALD R. REUVER
 (443) 367-0422



TYPICAL HOUSE MODEL ELEVATION DETAIL
SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 6/15/12
 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 6/19/12
 DATE

DIRECTOR
[Signature] 6/19/12
 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 OF DEVELOPER
[Signature] 6/13/12
 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.

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

SIGNATURE OF ENGINEER
[Signature] 6/13/12
 DATE

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF HOWARD S.C.D.
[Signature] 6/13/12
 DATE

NO.	REVISION	DATE
1	REVISE THE HOUSE LOCATION, ELEVATION & ASSOCIATED GRADING ON LOT 57	12/1/12

SITE DEVELOPMENT PLAN
 SITE LAYOUT, SOILS, GRADING,
 SOIL EROSION, AND SEDIMENT CONTROL PLAN
 AUTUMN RIVER - PHASE II
 1 UNIT - SINGLE FAMILY DETACHED
 LOT 57

DPZ REF'S: S-98-16, P-99-16, F-00-131 F-01-08,
 P.B. 325, P.B. 148, PLAT# 15794 & 15795 PLAT# 14813-14815,
 P-07-016, P-08-006, WP-09-063, F-09-021, S-02-004, F-10-067.
 TAX MAP#25 GRID 14 & 21.
 2ND ELECTION DISTRICT

ZONING: R-5D
 PARCEL 172 & 273
 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

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. 31373 EXPIRATION DATE 01-01-2013

DESIGN BY: RHV
 DRAWN BY: JMR
 CHECKED BY: JBS
 DATE: APRIL 2012
 SCALE: AS SHOWN
 W.O. NO.: 04-145

2 SHEET OF 3

