

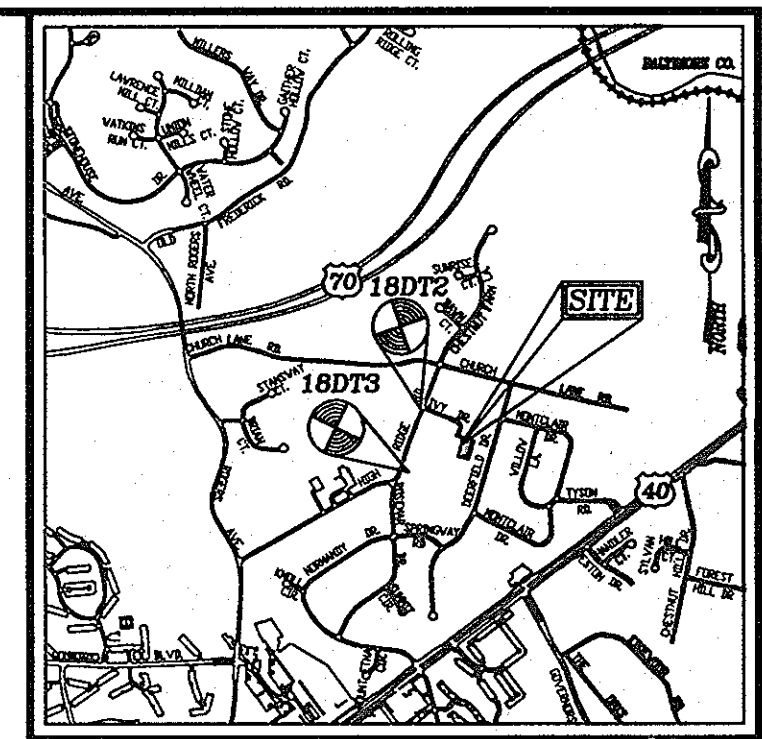
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 TELEPHONE COMPANY: 1-410-354-4221
 HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2366
 AT&T CABLE LOCATION DIVISION: 1-800-393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 410-850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 410-787-4620
 STATE HIGHWAY ADMINISTRATION: 410-531-5533
- PROPERTY BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED NOVEMBER 2003.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY FREDERICK WARD ASSOCIATES, DATED NOVEMBER 2003.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- 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.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
- STORM WATER MANAGEMENT IS TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING ROOFTOP DISCONNECTS (N-1), DRYWELLS (M-5), AND PERVIOUS PAVEMENT (A-2).
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COM. LITE ZONING REGULATIONS EFFECTIVE ON 7/23/06.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON SITE.
- THE PROPOSED FACILITY AND RELATED CONSTRUCTION WILL NOT AFFECT ENVIRONMENTAL FEATURES OR BUFFERS.
- 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 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 INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT #238-S. SEWER WILL BE PROVIDED THROUGH CONTRACT #238-S.
- 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. 18D72 AND 18D73 WERE USED FOR THIS PROJECT.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON SITE.
- IVY DRIVE IS NOT A SCENIC ROAD.
- PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE THE TOTAL LOT SIZE IS LESS THAN 40,000 SF
- NO STREAMS OR STEEP SLOPES EXIST ON SITE.
- WAIVER APPROVED OCTOBER 23, 2006 TO SECTION 4.3.B.3 VOLUME II OF THE HOWARD COUNTY DESIGN MANUAL TO ELIMINATE THE REQUIREMENT FOR GRAVITY SEWER SERVICE TO THE BASEMENT OR LOWEST FLOOR OF STRUCTURE.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY 2004. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
- WP-05-125 APPROVED SEPTEMBER 9, 2005 TO WAIVE SECTION 16.120(C)(2)(I) AND SECTION 16.120(B)(4)(II)(B) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SUBJECT TO THE FOLLOWING:
 SECTION 16.120(B)(4)(II)(B) - INCLUDE WETLAND AND BUFFERS ON LOT LESS THAN 10 ACRES.
 SECTION 16.120(C)(2)(I) - REDUCE SINGLE PIPE STEM WIDTH TO 10 FEET.
 A. WITHIN 1 YEAR OF WAIVER APPROVAL (BY SEPTEMBER 9, 2006), THE APPLICANT MUST SUBMIT A SUBDIVISION PLAN FOR THE PROPOSED DIVISION OF PARCEL 238.
 B. ON THE FORTHCOMING PLAT, AN ACCESS EASEMENT FOR LOT 2 MUST BE CREATED ACROSS LOT 1. IF ANY PORTION OF THIS EASEMENT WILL ACCOMMODATE A SHARED DRIVEWAY, A SHARED DRIVEWAY MAINTENANCE AGREEMENT WILL BE REQUIRED WITH THE PLAT.
 C. THE DRIVEWAY SERVING LOT 2 MUST BE LOCATED IN RECOGNITION OF THE REQUIRED 10 FOOT SETBACK FROM THE ADJACENT LOT AND MUST ALLOW FOR THE REQUIRED LANDSCAPING.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$1,800.00 FOR THE REQUIRED 6" SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS PLAN.

SITE DEVELOPMENT PLAN

CHOJNOWSKI PROPERTY

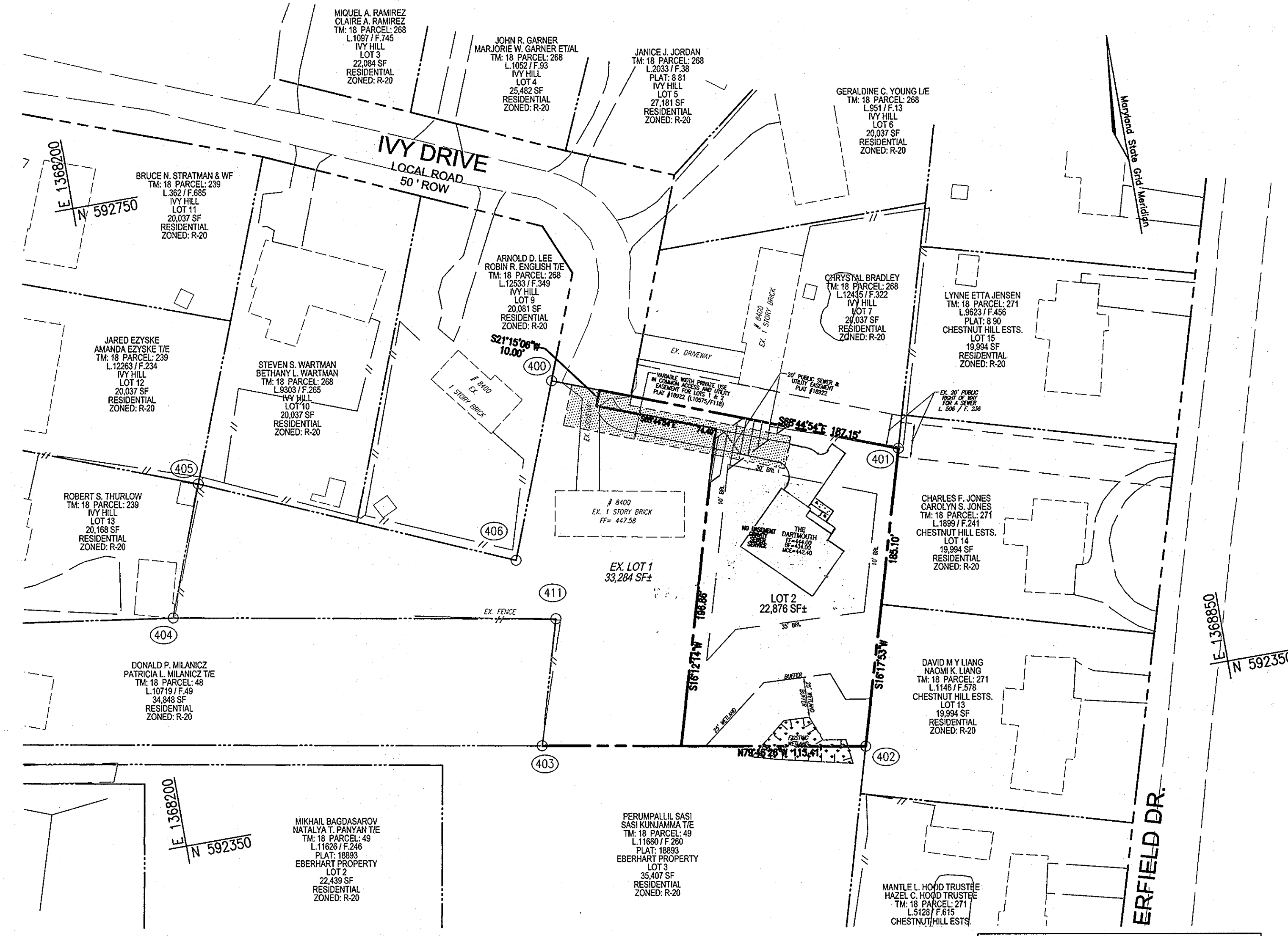
8400 IVY DRIVE
 ELLICOTT CITY, MD 21043
 LOT 2
 DEED REF. L.7252/F.644



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP COORDINATES: 4816 / B4
BENCHMARKS
 HOWARD COUNTY BENCHMARK 18D72
 N 592883.329 E 1368121.322 ELEV.: 466.33
 HOWARD COUNTY BENCHMARK 18D73
 N 592304.839 E 1367906.772 ELEV.: 454.39

LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE
	EXISTING SIGN
	EXISTING TREE LINE
	EXISTING FENCE
	PROPOSED TREE LINE



ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
LOT 2	8400 IVY DRIVE

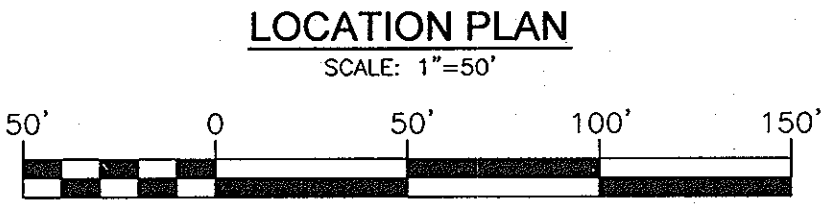
PERMIT INFORMATION CHART

SUBDIVISION NAME		SECTION/AREA	LOTS/PARCEL #		
CHOJNOWSKI PROPERTY		N/A	238		
LIBER/FOLIO	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
7252/644 PLAT #18922	13	R-20	18	2ND	6027.00

OWNER/DEVELOPER
 RYLEA HOMES, INC.
 P.O. BOX 68
 GLENWOOD, MD 21738
 410-489-6030

COORDINATE LIST

POINT	NORTH	EAST
400	592525.519	1368247.170
401	592525.519	1368247.170
402	592525.519	1368247.170
403	592525.519	1368247.170
404	592525.519	1368247.170
405	592525.519	1368247.170
406	592525.519	1368247.170
407	592525.519	1368247.170
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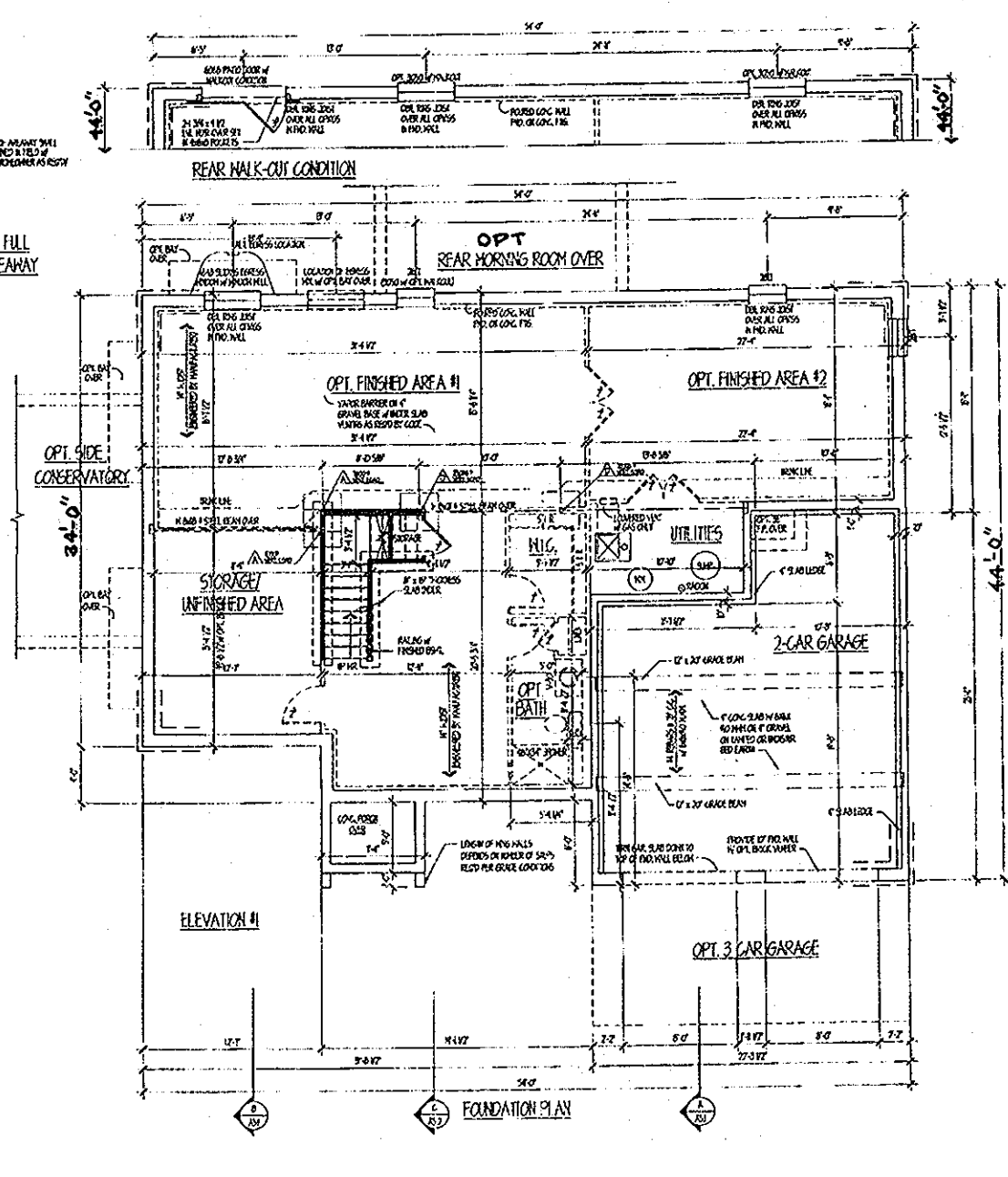
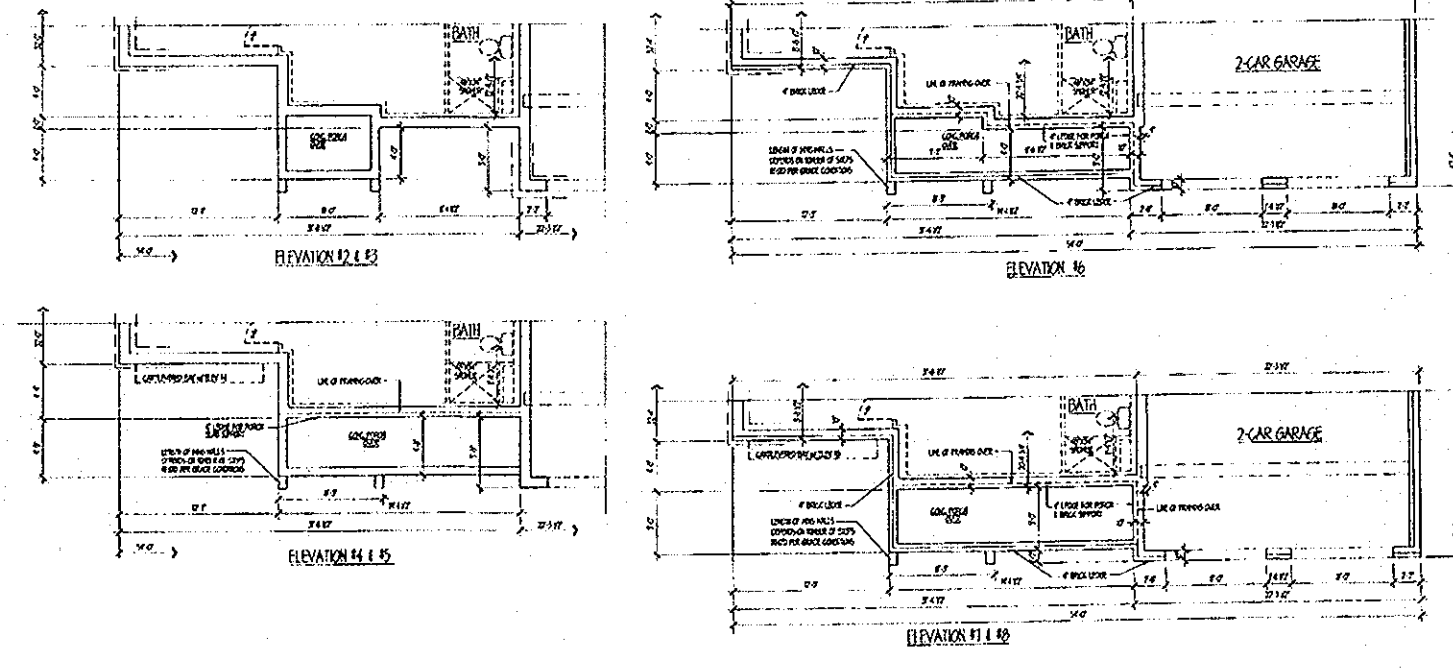


MINIMUM LOT SIZE CHART

LOT	NET AREA	PIPE STEM	TOTAL AREA
LOT 2	22,132 SF	744 SF	22,876 SF



HOUSE ELEVATION
 NOT TO SCALE



SITE ANALYSIS DATA

- | | |
|--|------------------------|
| A. TOTAL PROJECT AREA: | 0.53 AC. (22,876 SF) |
| B. AREA OF PLAN SUBMISSION: | 0.53 AC. (22,867 SF) |
| C. AREA OF WETLANDS AND BUFFERS: | 0.07 AC. |
| D. AREA OF FLOODPLAIN: | N/A |
| E. AREA OF FOREST: | 0.50 AC. |
| F. AREA OF FOREST TO BE REMOVED: | 0.16 AC. |
| G. AREA OF FOREST TO BE REMAIN: | 0.34 AC. |
| H. AREA OF STEEP SLOPES (25% & GREATER): | 0.00 AC. |
| I. ERODIBLE SOILS: | N/A |
| J. LIMIT OF DISTURBED AREA: | 0.29 AC. |
| K. PROPOSED IMPERVIOUS AREA: | 0.06 AC. |
| L. PRESENT ZONING DESIGNATION: | R-20 |
| M. PROPOSED USES FOR SITE AND STRUCTURES: | SINGLE FAMILY DETACHED |
| N. OPEN SPACE REQUIRED: | N/A |
| O. TOTAL NUMBER OF UNITS ALLOWED: | 1 |
| P. TOTAL NUMBER OF UNITS PROPOSED: | 1 |
| Q. DPZ REFERENCES: PLAT #18922, CONT. #238-S (SEWER) & 53-W (WATER), WP-05-126 | |

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 4
SITE LAYOUT AND LANDSCAPING	2 OF 4
SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN	3 OF 4
SITE, SEDIMENT CONTROL, AND LANDSCAPE NOTES AND DETAILS	4 OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/29/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE NY

[Signature] 6/10/13
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE NY

[Signature] 6/17/13
 DIRECTOR DATE

1. REVISION TO CHANGE THE HOUSE LOCATION AND ALL ASSOCIATED GRADING, SEWER & UTILITIES. 07/13

NO.	REVISION	DATE

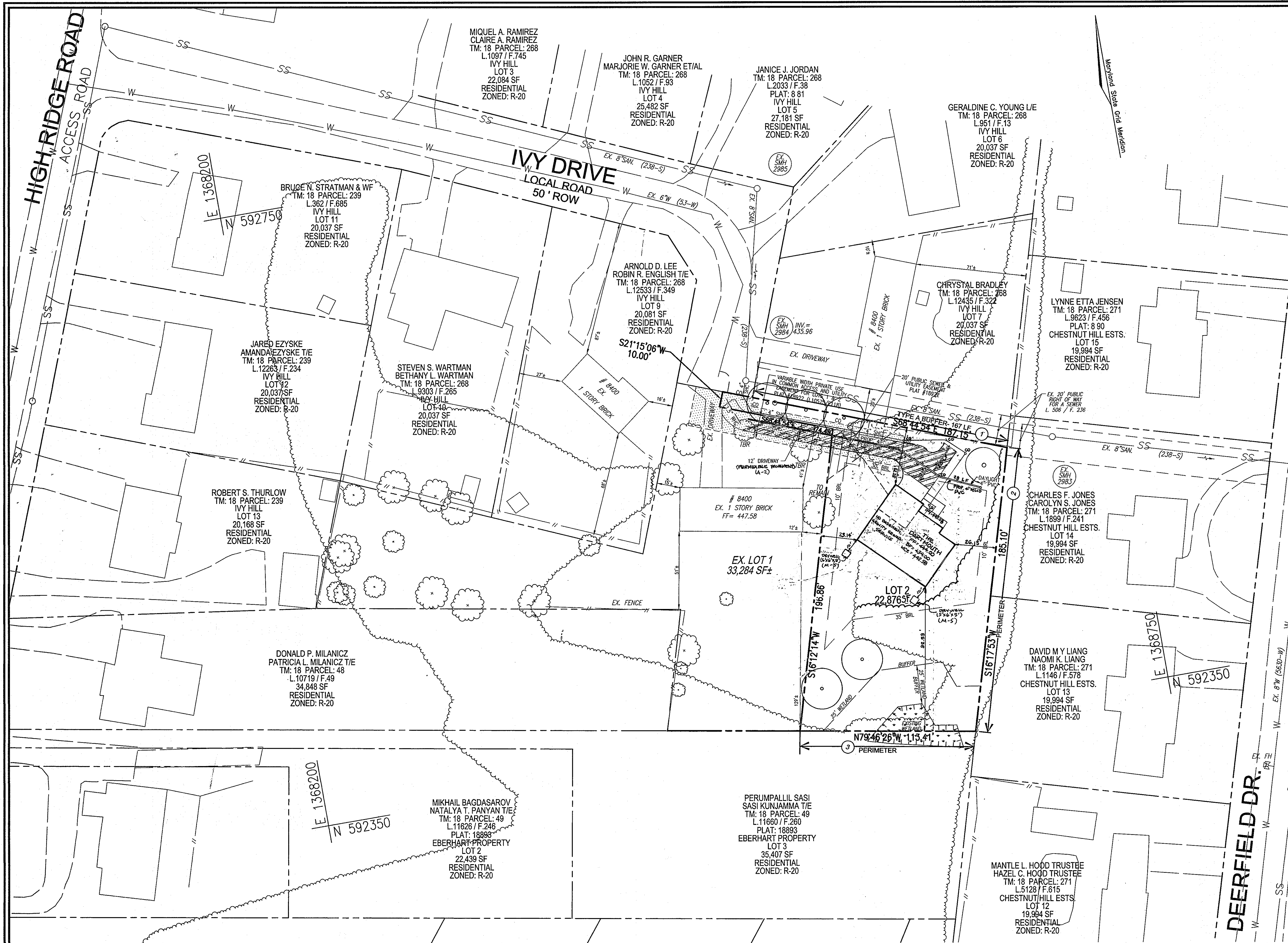
SITE DEVELOPMENT PLAN
 COVER SHEET
 CHOJNOWSKI PROPERTY
 8400 IVY DRIVE
 ELLICOTT CITY, MD 21043
 LOT 2
 DEED REF. L.7252/F.644
 TAX MAP: 18 GRID: 13
 2ND ELECTION DISTRICT
 DPZ REF'S: PLAT #18922, CONT. #238-S, CONT. #53-W
 HOWARD COUNTY, MARYLAND
 PARCEL: 238
 ZONING: R-20

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

PROFESSIONAL CERTIFICATE
 DESIGN BY: JS
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: JULY 2012
 SCALE: AS SHOWN
 W.O. NO.: 12-24

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. 127793, EXPIRATION DATE 07-27-2016.

1 SHEET OF 4



- LEGEND:**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - CENTERLINE OF EXISTING STREAM
 - ☀ EXISTING LIGHT POLE
 - ☀ EXISTING LIGHT POLE
 - ☐ EXISTING MAILBOX
 - ☐ EXISTING SIGN
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING CLEANOUT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER LINE
 - PROPOSED STORM DRAIN
 - ⊙ EXISTING TREES
 - EXISTING TREELINE
 - EXISTING FENCE
 - PROPOSED TREELINE
 - EX. WETLANDS
 - 20' PUBLIC SEWER & UTILITY EASEMENT
 - VARIABLE WIDTH PRIVATE USE IN COMMON ACCESS AND UTILITY EASEMENT FOR LOTS 1 & 2
 - PERMEABLE PAVEMENT (A-2)
 - TYPE 'B' BUFFER
 - ⊙ PROPOSED SHADE TREE
 - ⊙ PROPOSED DRYWELL (M-5)

OWNER/DEVELOPER
RYLEA HOMES, INC.
P.O. BOX 68
GLENWOOD, MD 21738
410-489-6030

NO.	REVISION	DATE
1	REVISED TO CHANGE THE HOUSE LOCATION AND ALL ASSOCIATED GEOMETRY, SERVICES & UTILITIES	07/01/13

SITE DEVELOPMENT PLAN
SITE LAYOUT AND LANDSCAPING
CHOJNOWSKI PROPERTY
8400 IVY DRIVE
ELLCOTT CITY, MD 21043
LOT 2

TAX MAP: 18 GRID: 13 DEED REF. L.7252/F.644 PARCEL: 238
2ND ELECTION DISTRICT ZONING: R-20
DPZ REF'S: PLAT #18922, CONT. #238-S, CONT. #53-W HOWARD COUNTY, MARYLAND

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/29/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/10/13
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 6/12/13
DIRECTOR DATE

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 EXCEPTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

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

SITE LAYOUT AND LANDSCAPING
SCALE: 1"=30'

FOREST CONSERVATION NOTES:
THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE THE TOTAL LOT AREA IS LESS THAN 40,000 SQUARE FEET.

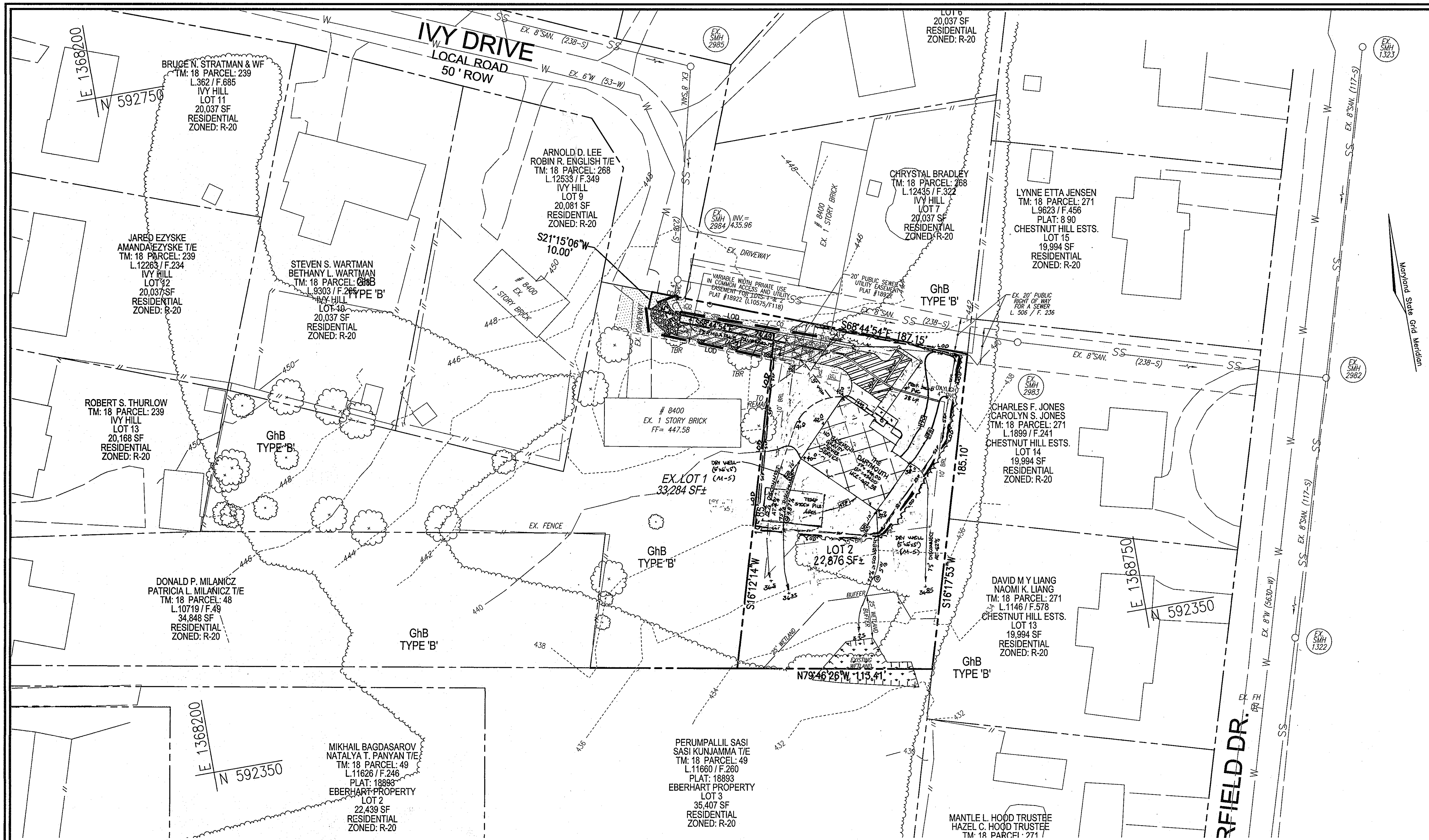
PROFESSIONAL CERTIFICATE

STATE OF MARYLAND
ROBERT H. VOGEL
PROFESSIONAL ENGINEER
No. 42815

DESIGN BY: JS
DRAWN BY: JMR
CHECKED BY: RHV
DATE: JULY 2013
SCALE: AS SHOWN
W.O. NO.: 12-24

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. 72793 EXPIRATION DATE 07-27-2018

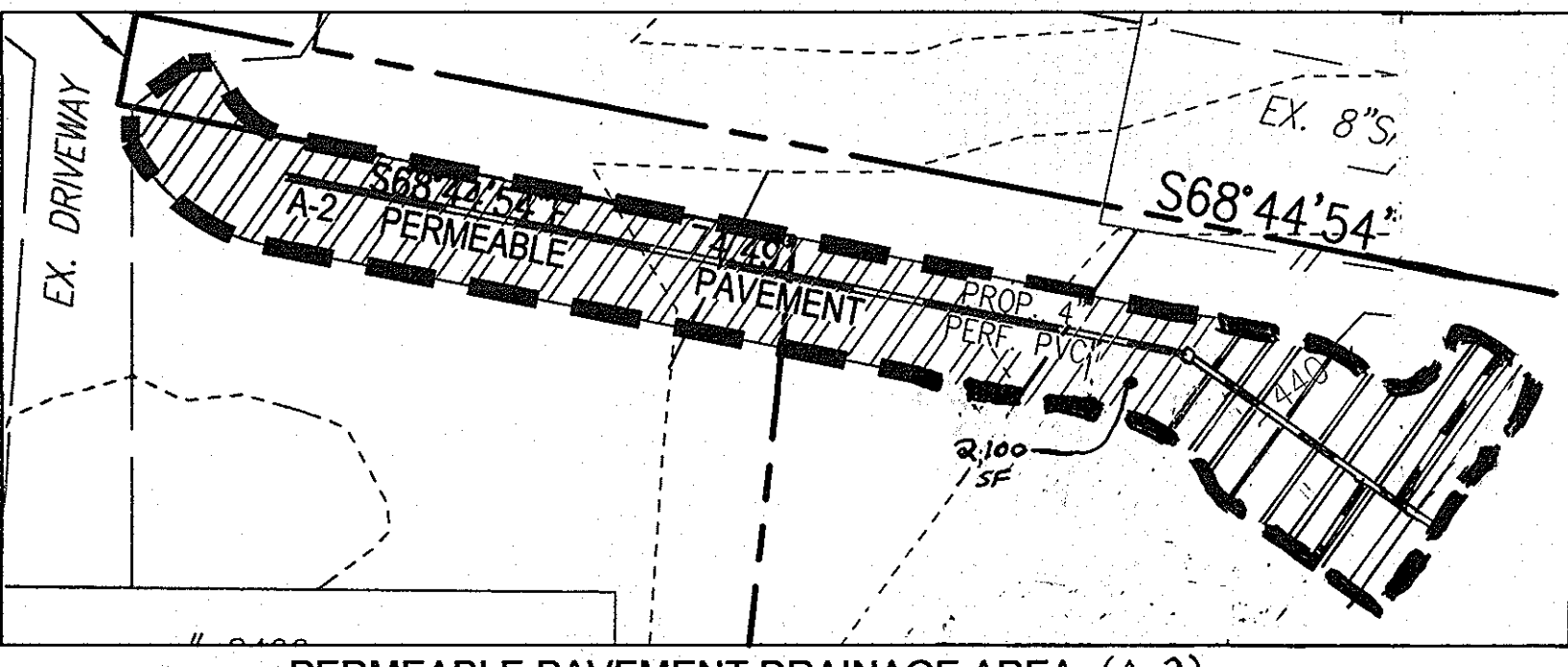
2 SHEET OF 4



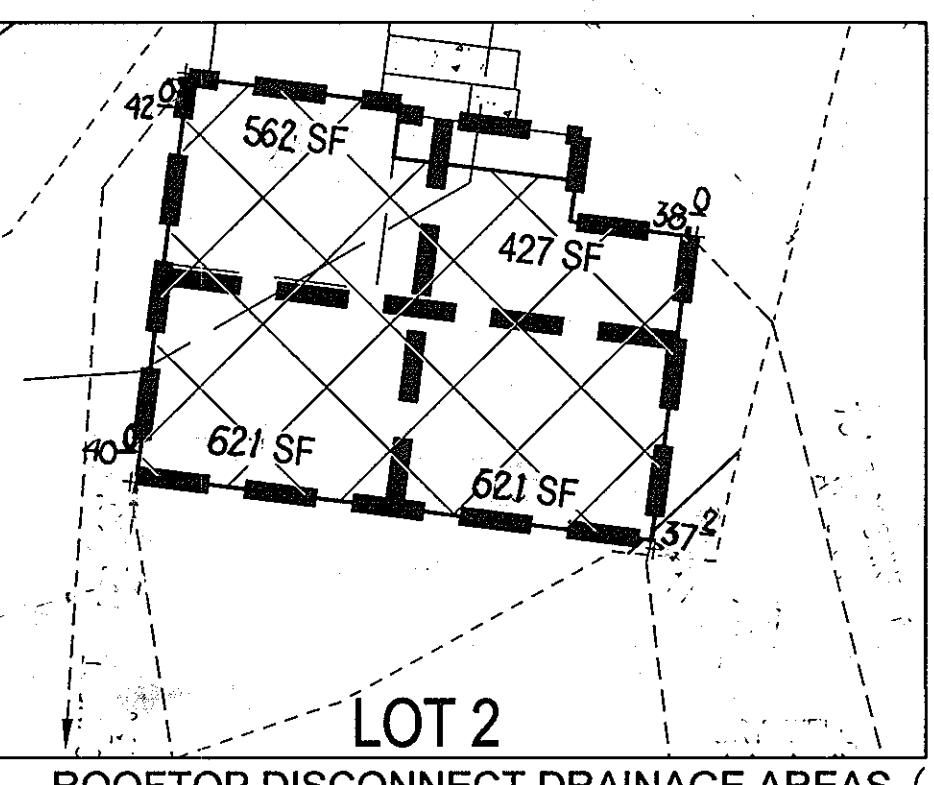
- LEGEND:**
- PROPERTY LINE
 - - - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - CENTERLINE OF EXISTING STREAM
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
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 - EXISTING TREES
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 - EXISTING FENCE
 - PROPOSED TREELINE
 - EX. WETLANDS
 - 20' PUBLIC SEWER & UTILITY EASEMENT
 - VARIABLE WIDTH PRIVATE USE IN COMMON ACCESS AND UTILITY EASEMENT FOR LOTS 1 & 2
 - ROOFTOP DISCONNECTION (A-1)
 - PERMEABLE PAVEMENT (A-2)
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - SOILS
 - PROPOSED 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED SILT FENCE
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED STABILIZED CONSTRUCTION ENTRANCE
 - PROPOSED DRYWELL (M-5)

OWNER/DEVELOPER
 RYLEA HOMES, INC.
 P.O. BOX 68
 GLENWOOD, MD 21738
 410-489-6030

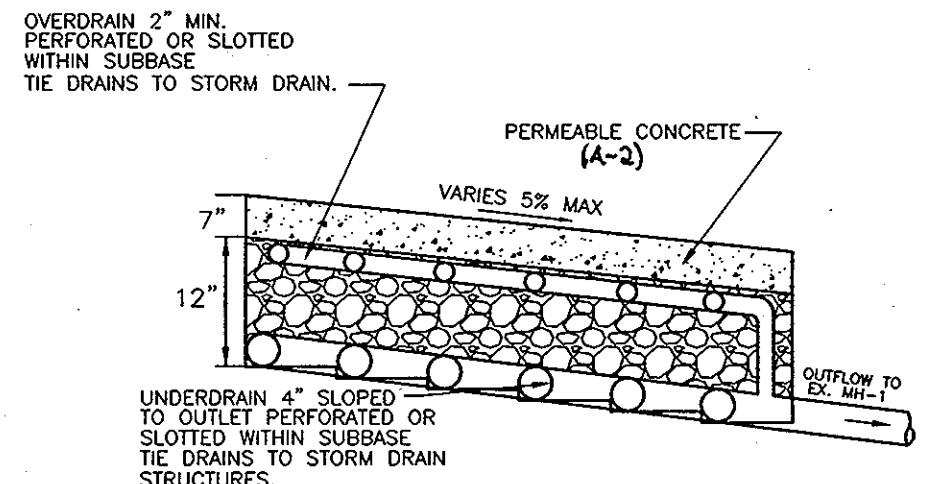
SOILS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN
 SCALE: 1"=30'



PERMEABLE PAVEMENT DRAINAGE AREA (A-2)
 SCALE: 1"=20'



LOT 2 ROOFTOP DISCONNECT DRAINAGE AREAS (A-1)
 SCALE: 1"=20'



- LEGEND:**
- PRIVATE PERMEABLE CONCRETE (A-2)
 - ASTM C 33 3/4" TO 2" STONE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
GhB	GLENVILLE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B

MAINTENANCE CRITERIA FOR DISCONNECTION OF ROOFTOP RUNOFF

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OF LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION. LOT 2 DISCONNECTED FLOWPATHS ARE SHOWN ON SHEET 2.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/21/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 6/11/13
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 6/11/13
 DIRECTOR

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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 19 Apr 13
 SIGNATURE OF DEVELOPER DATE

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 5/13/13
 SIGNATURE OF ENGINEER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 5/13/13
 HOWARD S.C.D. DATE

NO.	REVISION	DATE
1	REVISE TO CHANGE HOUSE LOCATION AND ALL ASSOCIATED GRADING, DRAINAGE AND UTILITIES	07/01/13
	REVISION	DATE

SITE DEVELOPMENT PLAN
SOILS, GRADING, EROSION, AND
SEDIMENT CONTROL PLAN
CHOJNOWSKI PROPERTY
 8400 IVY DRIVE
 ELLICOTT CITY, MD 21043
 LOT 2
 DEED REF. L.7252/F.644
 TAX MAP: 18 GRID: 13
 2ND ELECTION DISTRICT
 DPZ REF'S: PLAT #18922, CONT. #238-S, CONT. #53-W
 PARCEL: 238
 ZONING: R-20
 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. 42215, EXPIRATION DATE: 12-22-2017.
 DESIGN BY: JS
 DRAWN BY: JMR
 CHECKED BY: RHW
 DATE: JULY 2013
 SCALE: AS SHOWN
 W.O. NO.: 12-24
 3 OF 4

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATION.

CONDITIONS WHERE PRACTICE APPLIES: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

- A. SOIL PREPARATION 1. TEMPORARY STABILIZATION a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

- B. TOPSOILING 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH...

- C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE...

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION. DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

TEMPORARY SEEDING SUMMARY table with columns: HARDNESS ZONE, SEED MIXTURE, NO. SPECIES, APPLICATION RATE, SEEDING DATES, FERTILIZER RATE, LIME RATE.

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...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division. Chief, Division of Land Development. Director.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

- A. SEEDING 1. SPECIFICATIONS a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED ACT. ALL SEED MUST BE SUBJECT TO TESTING BY A RECOGNIZED SEED LABORATORY...

- B. MULCHING 1. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...

- C. ANCHORING 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS...

SEDIMENT CONTROL NOTES. 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS...

Table B.1: Temporary Seeding for Site Stabilization. Columns: Plant Species, Seeding Rate, Seeding Dates, Broadcasted Seeding Dates.

SEQUENCE OF CONSTRUCTION. 1. OBTAIN GRADING PERMIT. 2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS...

BY THE DEVELOPER: I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL...

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

- A. SEED MIXTURES 1. GENERAL USE a. ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE...

- B. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...

- C. ANCHORING 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS...

Table B.3: Temporary Seeding for Site Stabilization. Columns: Plant Species, Seeding Rate, Seeding Dates, Broadcasted Seeding Dates.

SEQUENCE OF CONSTRUCTION. 1. OBTAIN GRADING PERMIT. 2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS...

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 CONDITIONS...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division. Chief, Division of Land Development. Director.

B-4-6 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

- A. SEED MIXTURES 1. GENERAL USE a. ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE...

- B. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...

- C. ANCHORING 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS...

Table B.3: Temporary Seeding for Site Stabilization. Columns: Plant Species, Seeding Rate, Seeding Dates, Broadcasted Seeding Dates.

SEQUENCE OF CONSTRUCTION. 1. OBTAIN GRADING PERMIT. 2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS...

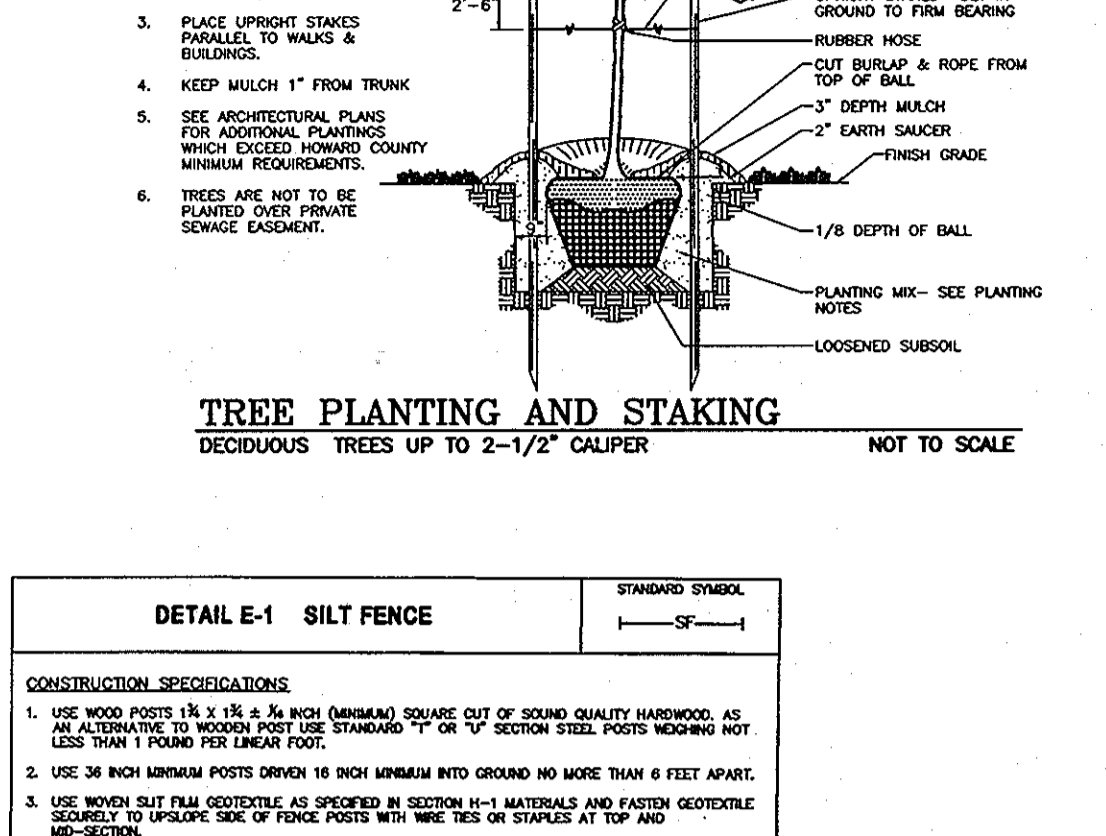
BY THE ENGINEER: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE CONDITIONS...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division. Chief, Division of Land Development. Director.

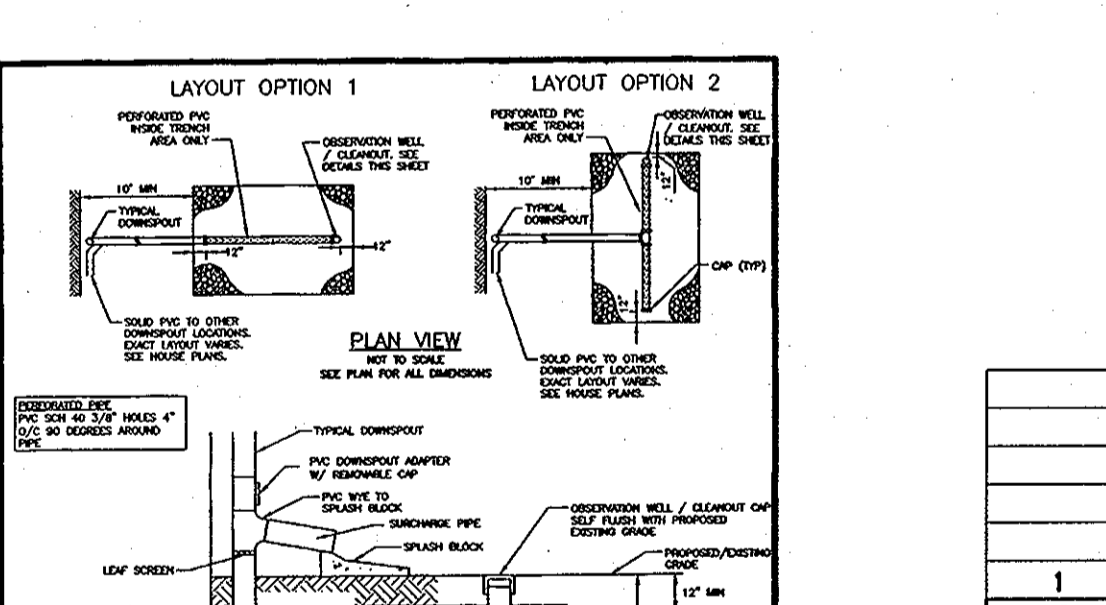
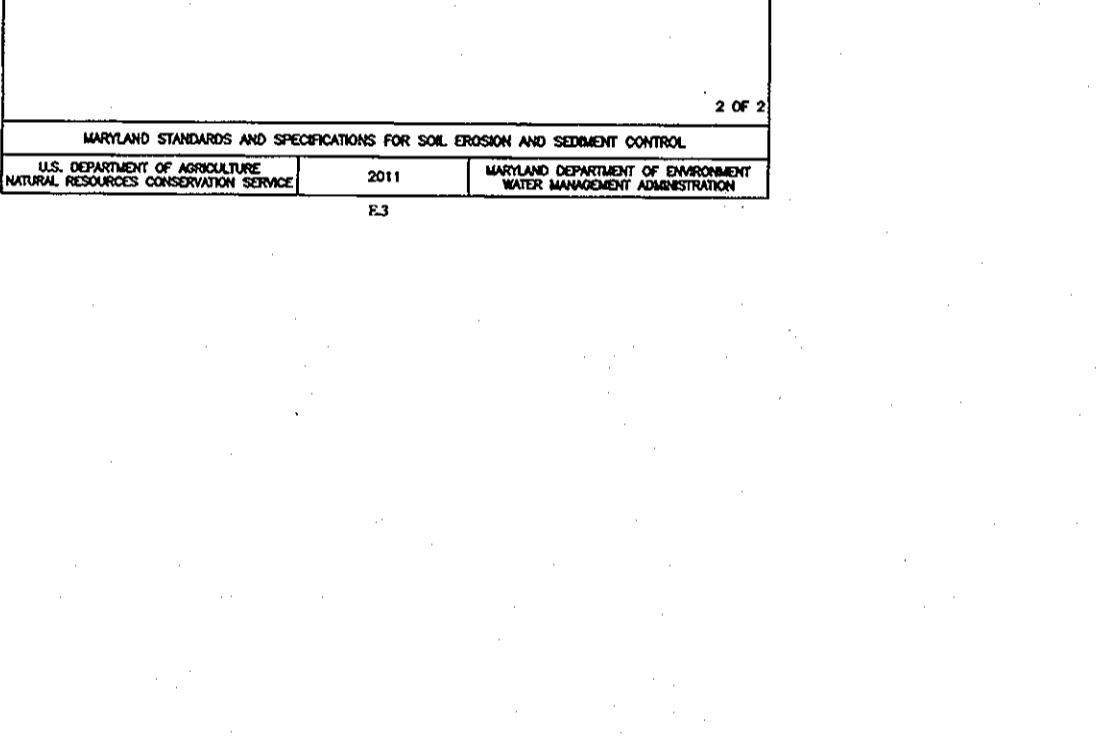
PLANT LIST

Table with columns: QTY, BOTANICAL NAME/COMMON NAME, SIZE, ROOT. Includes Acer rubrum 'October Glory'.

SCHEDULE A: PERIMETER LANDSCAPE EDGE. CATEGORY, PERIMETER/FRONTAGE DESIGNATION, LANDSCAPE TYPE.



CONSTRUCTION SPECIFICATIONS. 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SOIL BERM...

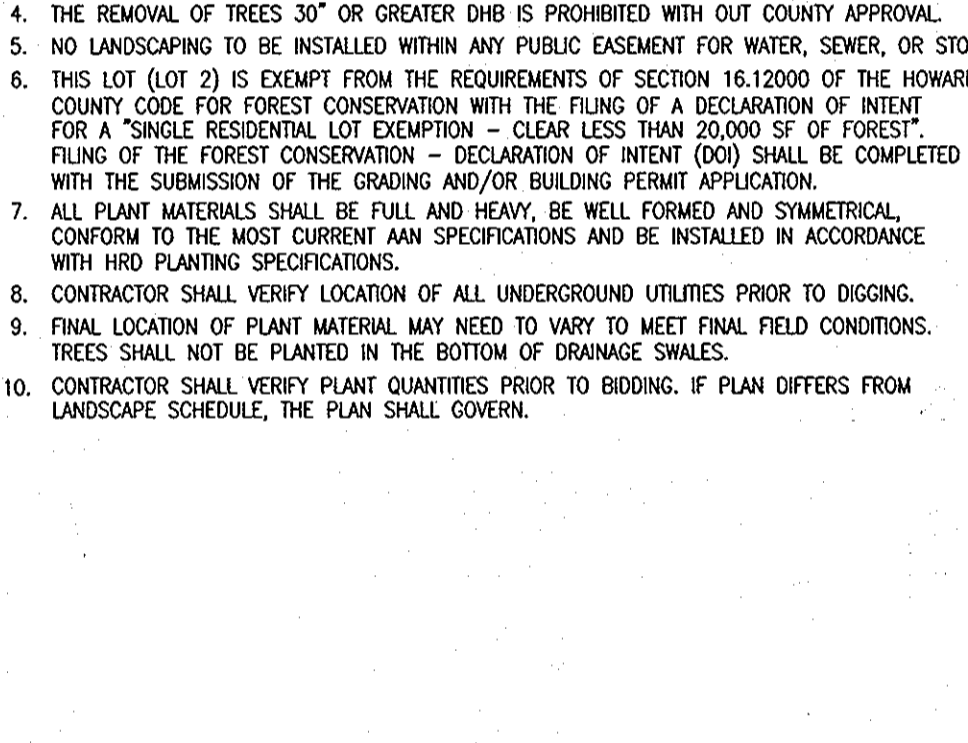


OPERATION AND MAINTENANCE SCHEDULE FOR DRY WELLS (M-5). 1. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS...

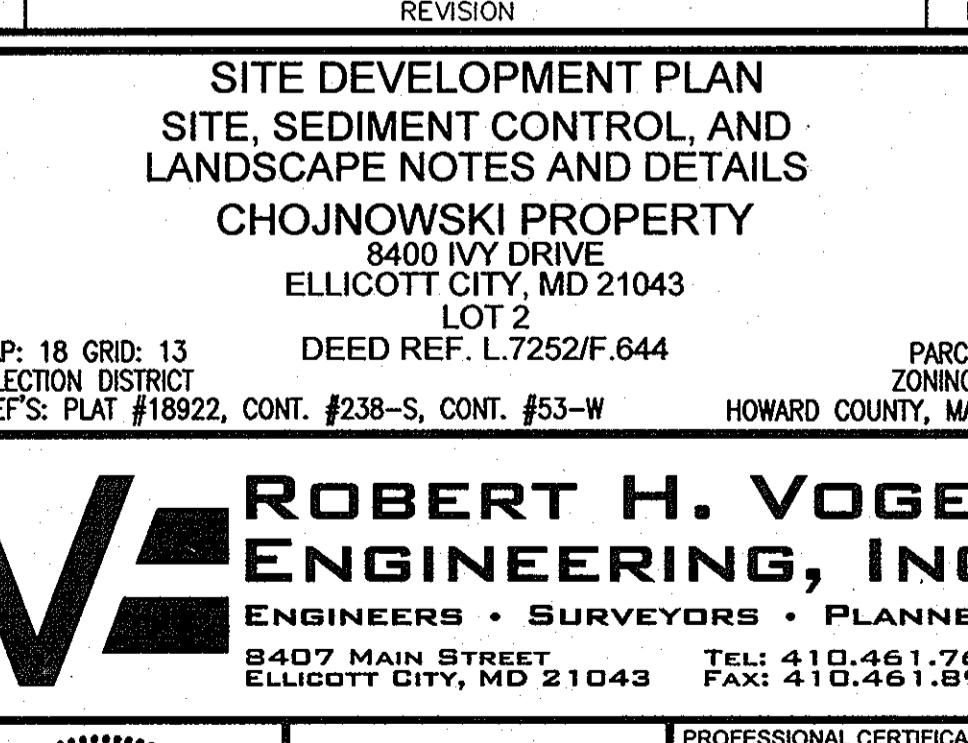
ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS. 8407 MAIN STREET, ELLICOTT CITY, MD 21043.

Table with columns: QTY, BOTANICAL NAME/COMMON NAME, SIZE, ROOT. Includes Acer rubrum 'October Glory'.

SCHEDULE A: PERIMETER LANDSCAPE EDGE. CATEGORY, PERIMETER/FRONTAGE DESIGNATION, LANDSCAPE TYPE.



CONSTRUCTION SPECIFICATIONS. 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SOIL BERM...



OPERATION AND MAINTENANCE SCHEDULE FOR DRY WELLS (M-5). 1. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS...

OWNER'S DEVELOPER: RYLEA HOMES, INC. P.O. BOX 68, GLENMOUNT, MD 21738. SITE DEVELOPMENT PLAN, SITE, SEDIMENT CONTROL, AND LANDSCAPE NOTES AND DETAILS. CHOJNOWSKI PROPERTY. 8400 IVY DRIVE, ELLICOTT CITY, MD 21043.