

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS WITH WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
- THE CONTRACTOR SHALL NOTIFY "MIS 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: 410-318-8000  
 AT&T: 1-800-252-1133  
 B.G.E. (CONSTRUCTION SERVICES): 410-685-0123  
 B.G.E. (EMERGENCY): 410-685-0123  
 STATE HIGHWAY ADMINISTRATION: 410-795-1390  
 COLORADO PIPELINE CO: 410-795-1390
- SITE ANALYSIS:**  
 TOTAL PROJECT AREA: 1.41 AC.  
 PRESENT ZONING: R-20  
 USE OF STRUCTURE: RESIDENTIAL  
 BUILDING COVERAGE: 2,980 SF (0.07 AC.)  
 PAVED AREA ON SITE: 3,118 SF (0.07 AC.)  
 LIMIT OF DISTURBED AREA: 0.53 AC.  
 CUT: 450 CY FILL: 450 CY
- PROJECT BACKGROUND:**  
 LOCATION: TAX MAP 31, BLOCK 22, PARCEL 668  
 DEED REFERENCES: L 04968 / F, 00651  
 DPZ REFERENCES: ECP-12-062
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1850 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.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER 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.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL CONSTRUCTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER, GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST DATA.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE SYSTEM, HOWARD COUNTY MONUMENT NOS. 31EB AND 31E WERE USED FOR THIS PROJECT.
- THE PROPERTY LINES SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING DATED AUGUST, 2012.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS FROM A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., PERFORMED ON AUGUST, 2012.
- THERE IS 100 YEAR FLOODPLAIN WITHIN THE LIMITS OF THE SITE.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 44-3727-D.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 10-3697.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/29/08.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3500 P.S.I.
- ALL STORM DRAIN PIPE BEDDING IS TO BE CLASS "C", AS REQUIRED BY ASHITO-180.
- ALL BUILDINGS TO HAVE ROOF LEADERS WHICH EMPTY INTO STORM DRAIN SYSTEM.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT FOR THIS SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$5,550.00 FOR THE REQUIRED 11 SHADE TREES, AND 75 SHRUBS.
- FOREST CONSERVATION IS NOT REQUIRED FOR THIS SITE, THE FOREST CLEARING IS LESS THAN 20,000 SF.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH 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, MAJOR PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- TALBOTS LANDING IS NOT A SCENIC ROAD.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
- 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 AREAS AND 100 YEAR FLOODPLAIN.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING NON-ROOFTOP DISCONNECTION & DRY WELLS.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON SITE.
- STOCKPILING WILL BE PERMITTED ON SITE.
- THERE ARE STEEP SLOPES LOCATED ON SITE.
- 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.); PERMEABLE SURFACE - 12" ASTM C-33 3/4" TO 2" STONE WITH 7" PERMEABLE CONCRETE  
 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
- 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 \$3,000.00 FOR THE REQUIRED 10 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS PLAN.
- THE ENVIRONMENTAL SITE DESIGN FACILITIES ON THIS LOT ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.

# SITE DEVELOPMENT PLAN

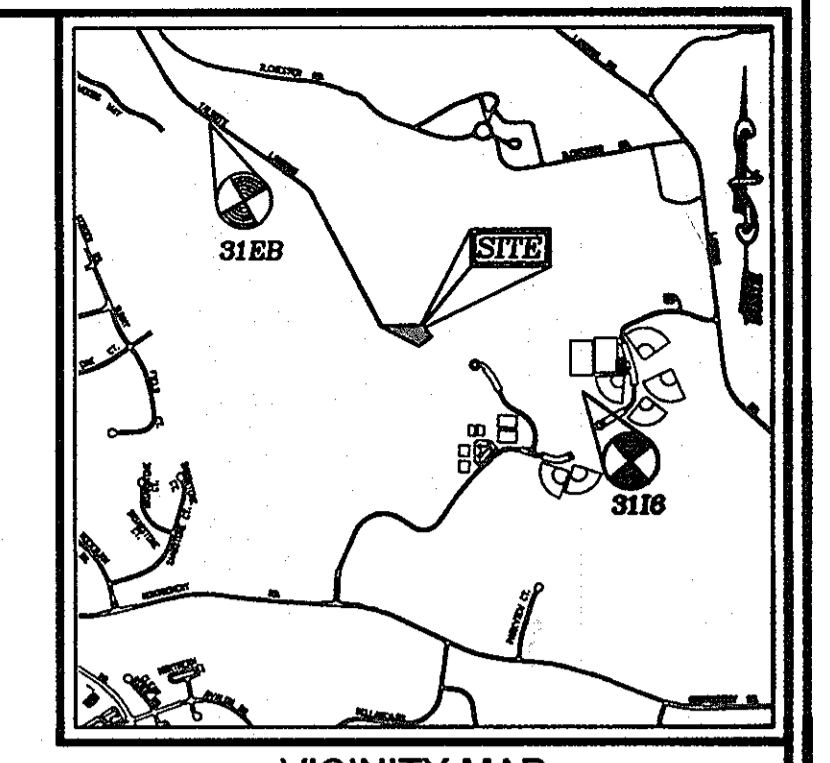
# TALBOT'S LAST SHIFT

## LOT 2B

### HOWARD COUNTY, MARYLAND

**LEGEND:**

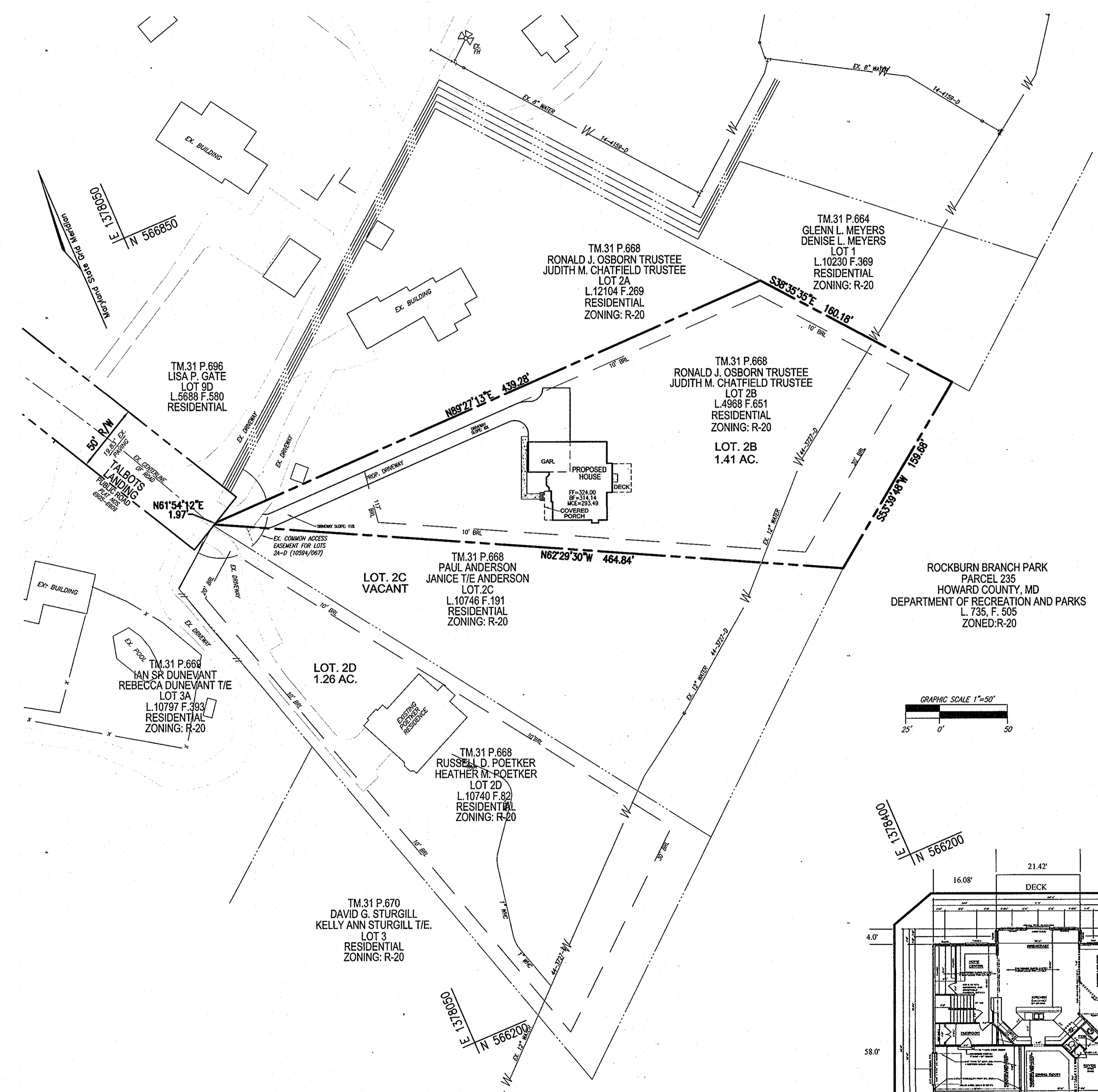
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREE LINE
- EXISTING FENCE
- PROPOSED TREE LINE
- EXISTING SOILS



**VICINITY MAP**  
 SCALE: 1"=2,000'  
 ADC MAP COORDINATE: 4936/H5

**BENCHMARKS**

HOWARD COUNTY BENCHMARK 31EB (CONC. MON.)	N 568730.9925 E 1376273.5708 ELEV. 452.700
HOWARD COUNTY BENCHMARK 3116 (CONC. MON.)	N 565933.3904 E 1380153.4594 ELEV. 344.125



**SITE ANALYSIS DATA**

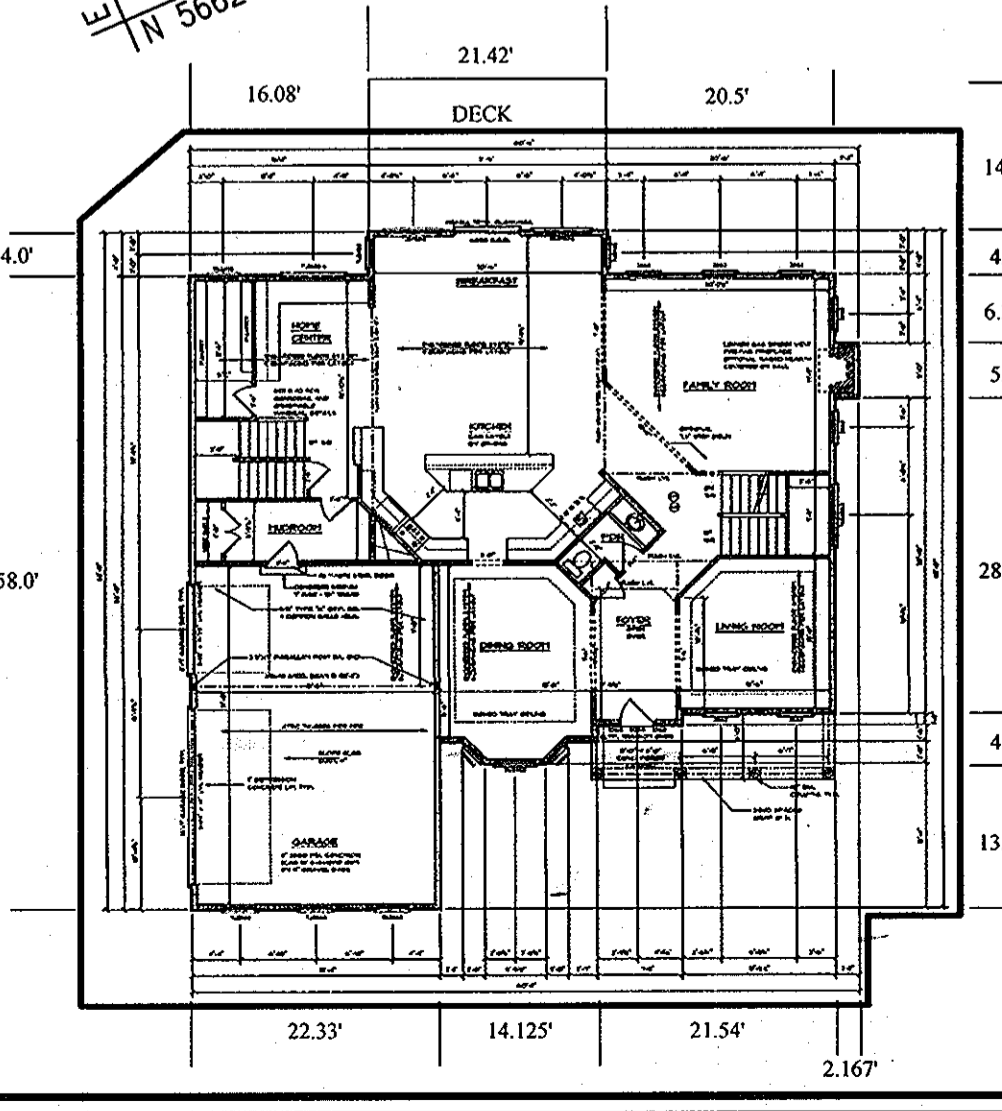
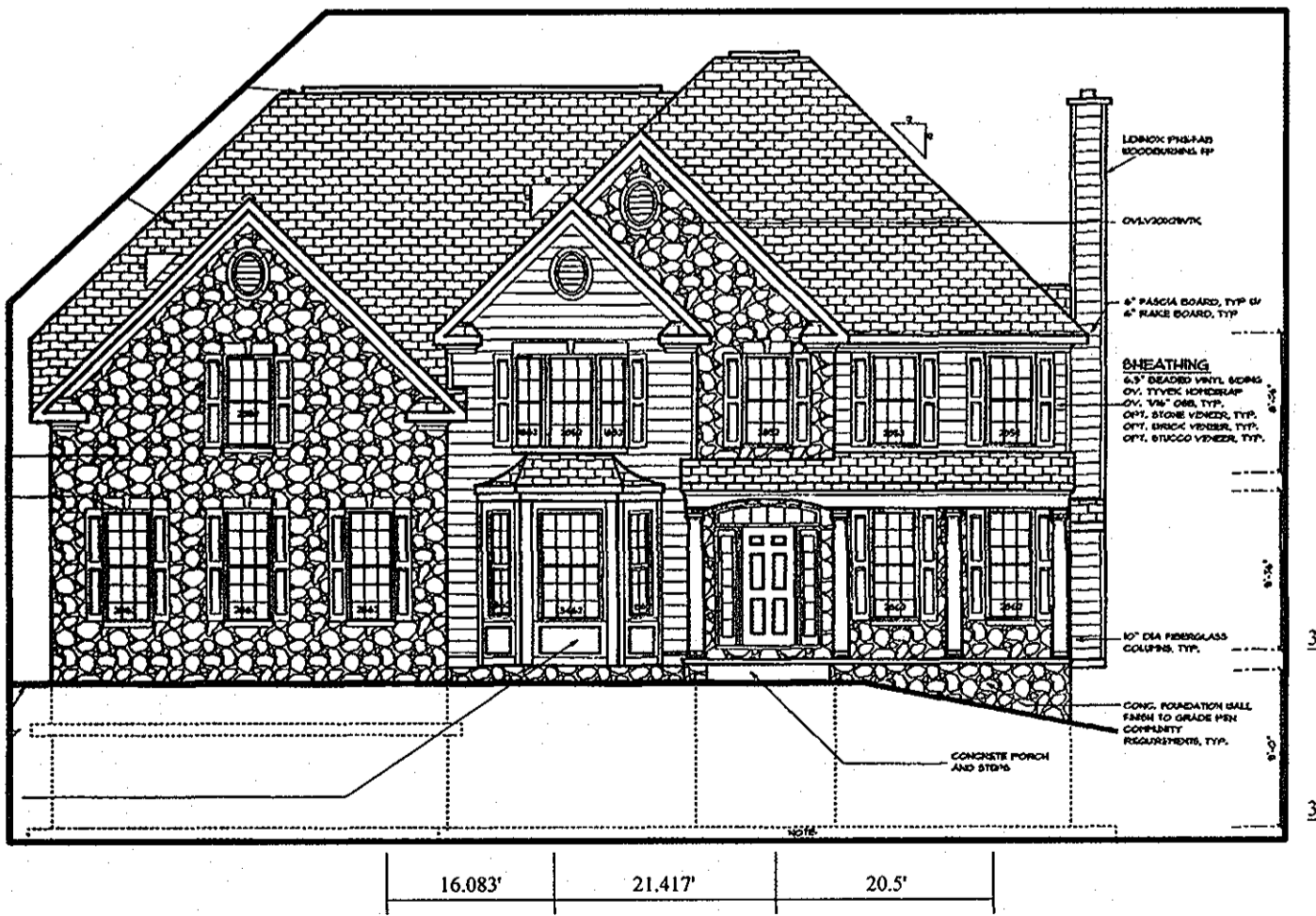
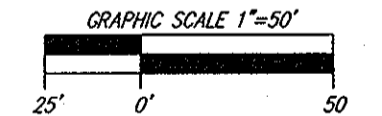
A. TOTAL PROJECT AREA:	1.41 AC.
B. AREA OF PLAN SUBMISSION:	1.41 AC.
C. AREA OF WETLANDS AND BUFFERS:	0.00 AC.
D. AREA OF FLOODPLAIN & BUFFERS:	0.19 AC.
E. AREA OF FOREST:	1.04 AC.
F. AREA OF FOREST TO BE REMOVED:	0.457 AC. (19,900 SF)
G. AREA OF FOREST TO BE REMAIN:	0.583 AC.
H. AREA OF STEEP SLOPES (15% & GREATER):	0.38 AC.
I. ERODIBLE SOILS:	0.00 AC.
J. LIMIT OF DISTURBED AREA:	0.53 AC.
K. PROPOSED IMPERVIOUS AREA:	0.14 AC.
L. PRESENT ZONING DESIGNATION:	R-20
M. OPEN SPACE REQUIRED:	0.00 AC.
N. TOTAL NUMBER OF UNITS ALLOWED:	1
O. TOTAL NUMBER OF UNITS PROPOSED:	1
P. DPZ REFERENCES: CONT. #10-3697 (SEWER) & 44-3727-D (WATER) & ECP-12-062	

**SHEET INDEX**

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

**OWNER**

GLENN & PATRICIA LIVINGSTON  
 5301 TALBOTS LANDING  
 ELLICOTT CITY, MD 21043  
 (410) 465-1628



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 1/13/12

CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 1/13/12

DIRECTOR  
 DATE:

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCEL #
TALBOT'S LAST SHIFT		LOT 2B / PARCEL 668
PLAT # OR L/F	BLOCK NO.	ZONE
L. 4968	22	R-20
F. 651		31
ELECT. DIST.	CENSUS TR.	
1ST	6011.01	

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
LOT 2B	5301 TALBOTS LANDING

**STORMWATER MANAGEMENT PRACTICES CHART**

HOUSE	SIX DRY WELLS (M-5)
DRIVEWAY	NON-ROOF TOP DISCONNECTION (N-2)

**LOCATION MAP**  
 1" = 50'

**SITE DEVELOPMENT PLAN**  
**COVERSHEET**  
**TALBOT'S LAST SHIFT**  
 LOT 2B (L. 04968/ F. 00651)

TAX MAP 31 BLOCK 22  
 1ST ELECTION DISTRICT

PARCEL 668, LOT 2B  
 HOWARD COUNTY, MARYLAND  
 ZONE R-20

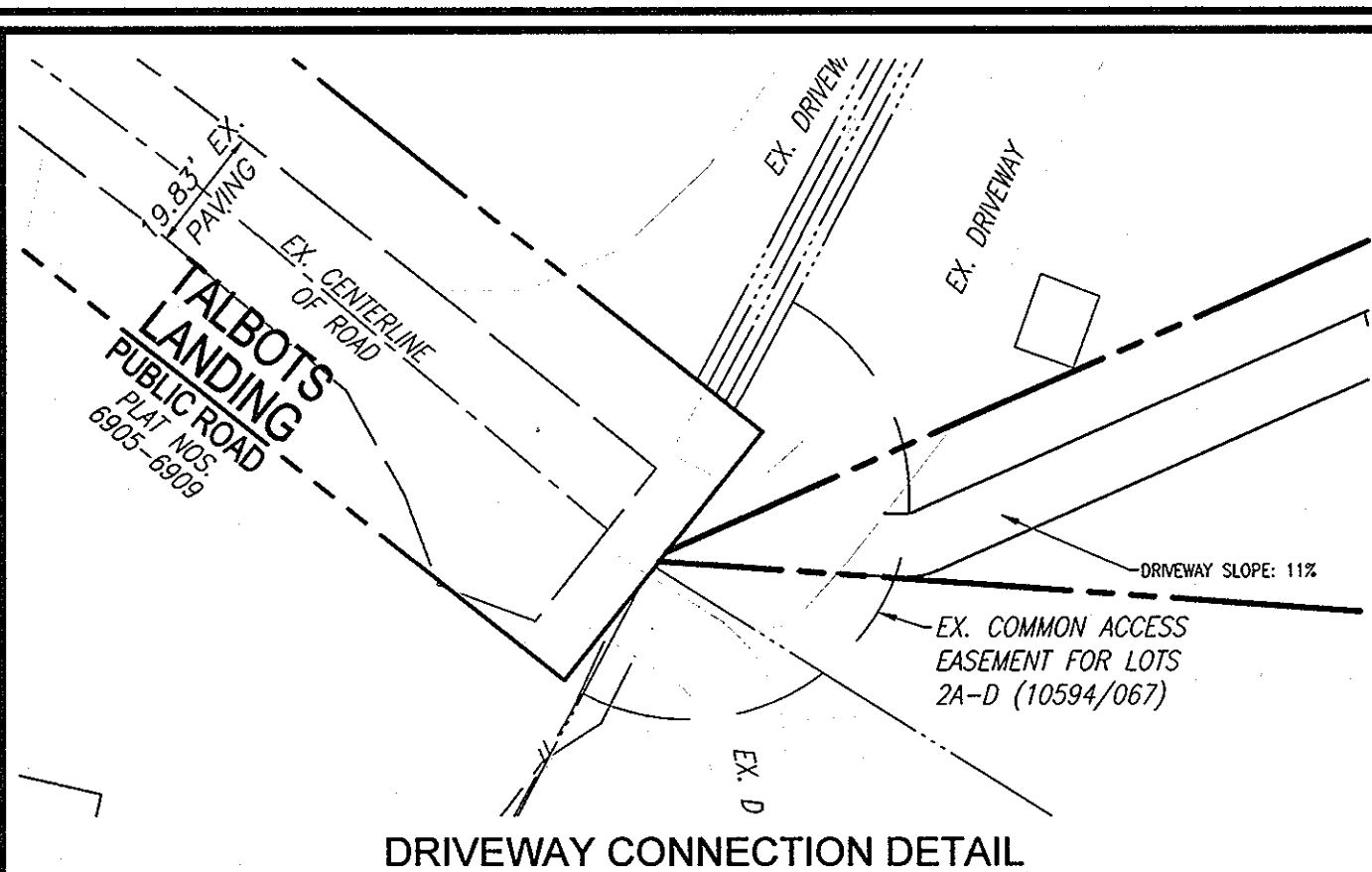
**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

**PROFESSIONAL CERTIFICATE**

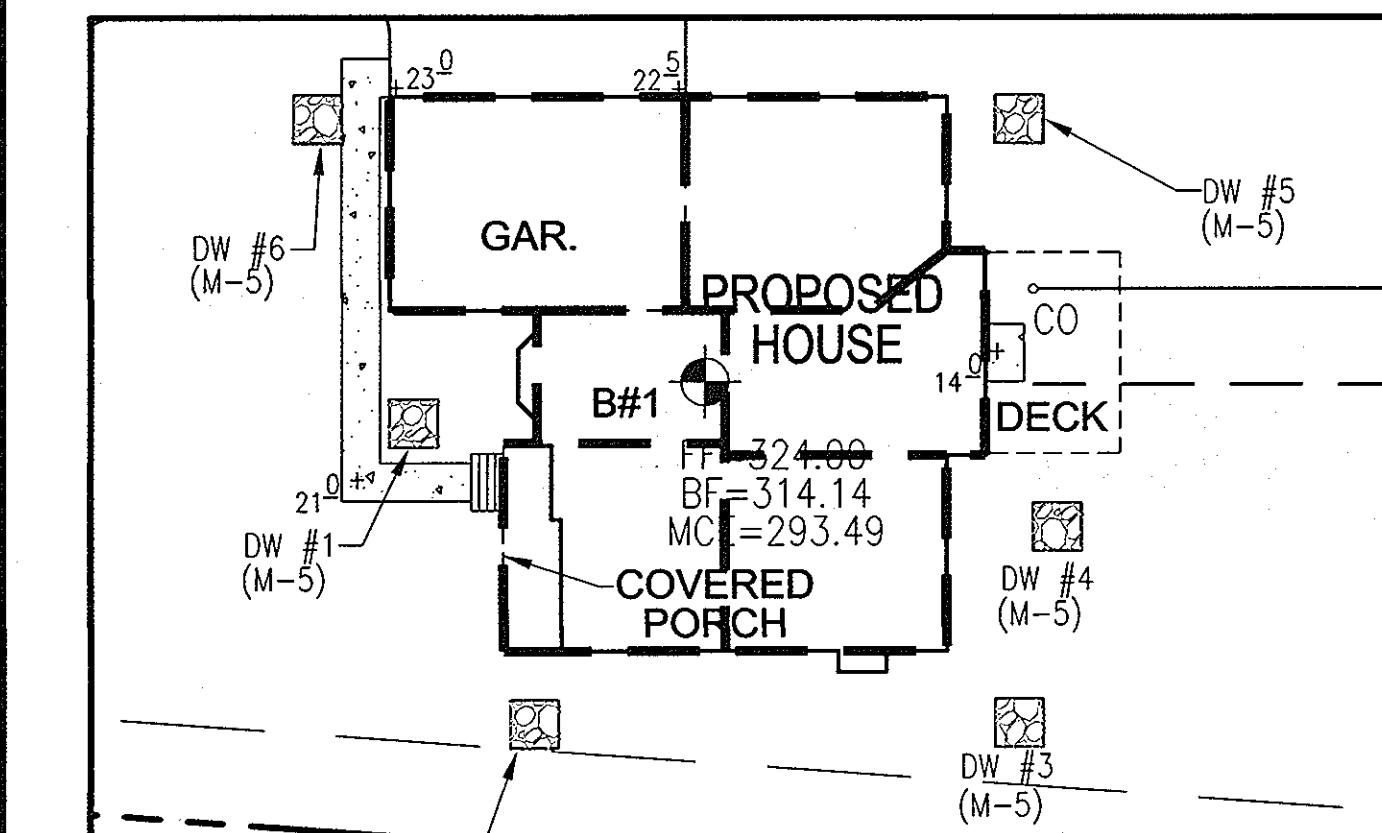
DESIGN BY: JBS  
 DRAWN BY: JMR  
 CHECKED BY: JBS  
 DATE: AUGUST 2012  
 SCALE: AS SHOWN  
 W.O. NO.: N/A

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. 11277 EXPIRATION DATE: 01-21-2015

1 SHEET OF 3



DRIVEWAY CONNECTION DETAIL  
SCALE: 1"=30'



HOUSE DRAINAGE AREA MAP  
SCALE: 1"=20'

**SEDIMENT CONTROL NOTES**

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPT. OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1858).
- ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.
- 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, 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 FOR PERMANENT SEEDING, SOIL TEMPORARY SEEDING, AND MULCHING (SEC. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL 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	1.51 AC.
AREA DISTURBED	0.53 AC.
AREA TO BE ROOFED OR PAVED	0.07 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.91 AC.
TOTAL CUT	450 CY.
TOTAL FILL	450 CY.
OFFSITE WASTE/BORROW AREA LOCATION	ON SITE
- 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 CONTROLS 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 SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

**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.
- INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS. (5 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)
- CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1" HIGHER OR 0.2" LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (4 MONTHS)
- WITH HOUSE CONSTRUCTED INSTALL DRIVEWAY & DRYWELLS (1 WEEK)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

**TEST PIT NOTE:**

Legacy Contracting performed the required test pit hole located near the proposed dry well areas on July 20, 2012 (see attached location plan). The test pit was approximately 7' deep from the existing ground elevation which will also be the proposed ground elevation. Water was observed at the bottom of the test pit and therefore it was determined that groundwater is 7' below existing grade. The proposed drywells will not extend into the ground water and therefore dry wells will be an acceptable method for Stormwater Management.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 1/3/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/2/13  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 1/9/13  
 DIRECTOR DATE

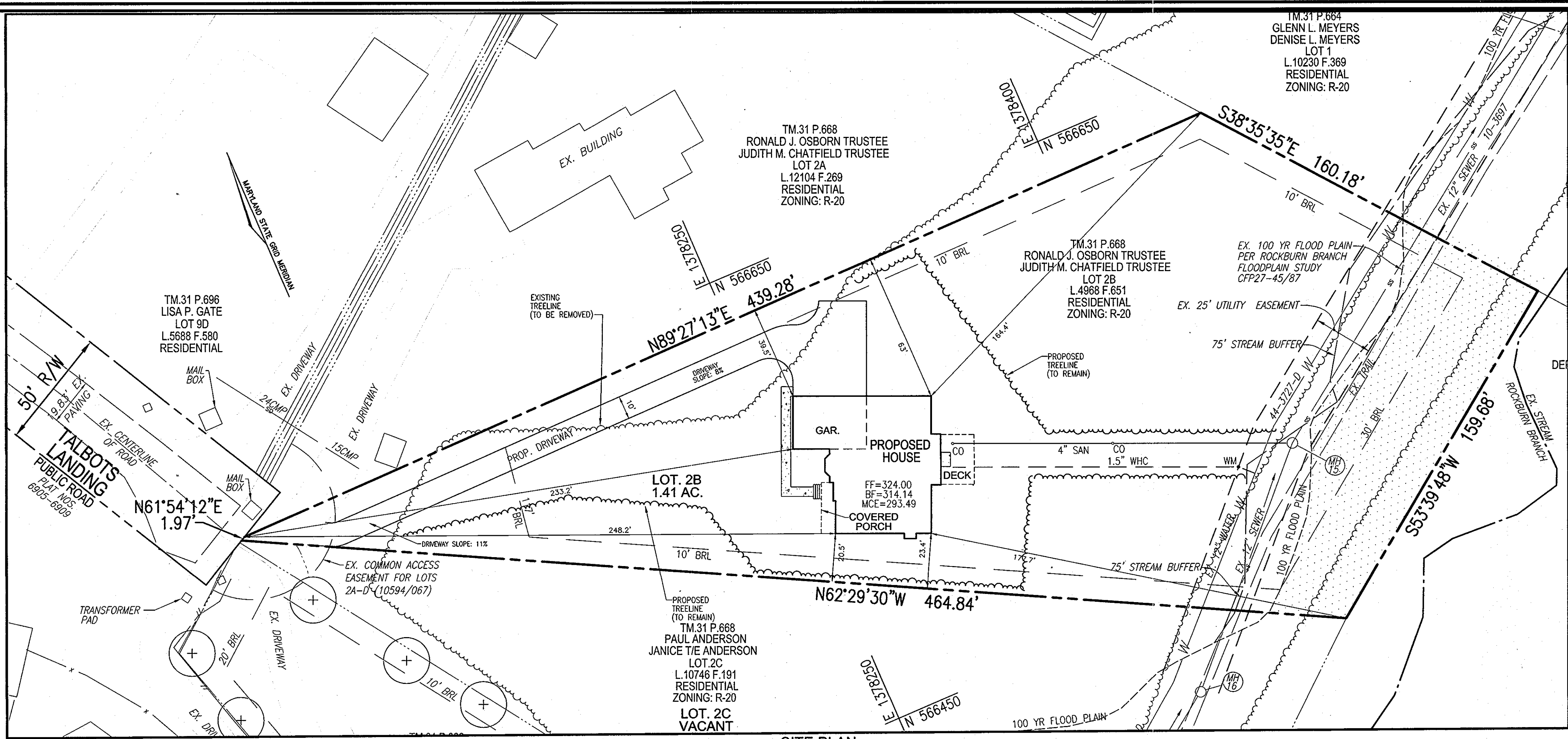
BY THE DEVELOPER:  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING 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] 11/21/12  
 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] 11/21/12  
 SIGNATURE OF ENGINEER DATE

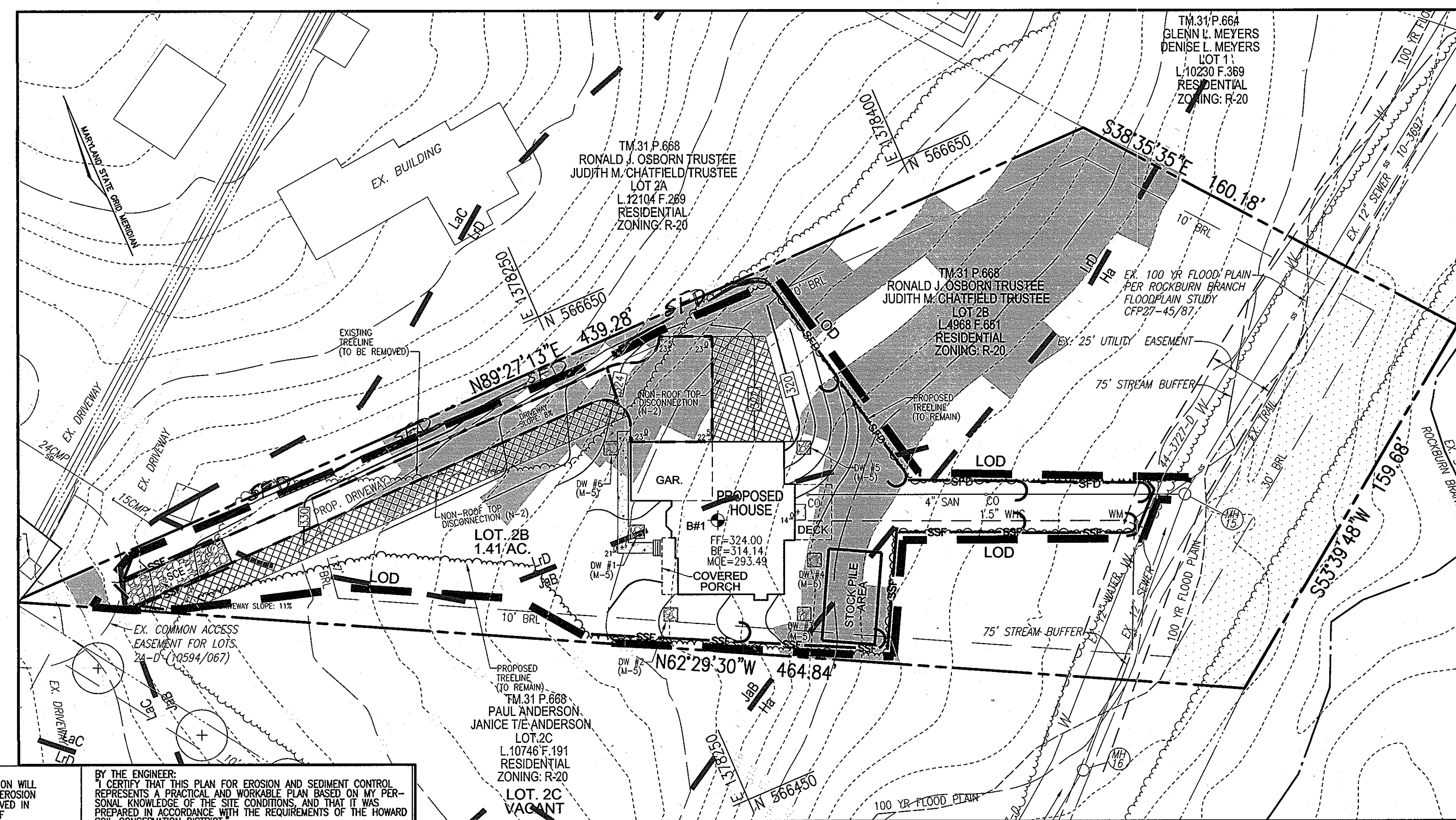
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 [Signature] 11/21/12  
 HOWARD S.C.D. DATE

**GRADING PLAN**  
SCALE: 1"=30'

NOTE:  
A DOUBLE ROW OF SUPER SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR



SITE PLAN  
SCALE: 1"=30'



**LEGEND:**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 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 TREENE (FIELD LOCATED)
- EXISTING TREES
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- EXISTING STREAM
- EXISTING STREAM BUFFER
- EXISTING 100YR FLOODPLAIN AREA
- PROPOSED TREENE
- PROPOSED LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING MODERATE SLOPES
- EXISTING STEEP SLOPES
- NON-ROOFTOP DISCONNECTION
- DRYWELL
- TEST PIT

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
LdD	LEGORE-RELAY GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES	B
JoB	JACKLAND SILT LOAM, 3 TO 8 PERCENT SLOPES	D
Ho	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	D
LoC	LEGORE SILT LOAMS, 8 TO 15 PERCENT SLOPES	B

**OWNER**  
 GLENN & PATRICIA LIVINGSTON  
 5301 TALBOT'S LANDING  
 ELLICOTT CITY, MD 21043  
 (410) 465-1628

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**SITE LAYOUT, GRADING & SOIL EROSION**  
**AND SEDIMENT CONTROL PLAN**  
**TALBOT'S LAST SHIFT**  
 LOT 2B (L. 04968/ F. 00651)

TAX MAP 31 BLOCK 22 PARCEL 668, LOT 2B  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONE R-20

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

PROFESSIONAL CERTIFICATE  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11213, EXPIRATION DATE: 01-21-2015

DESIGN BY: JBS  
 DRAWN BY: JMR  
 CHECKED BY: JBS  
 DATE: AUGUST 2012  
 SCALE: AS SHOWN  
 W.O. NO.: N/A

2 SHEET OF 3

