

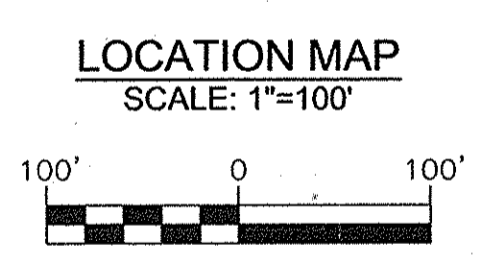
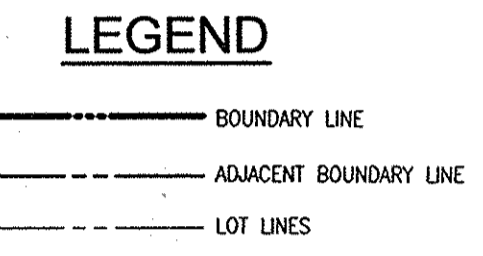
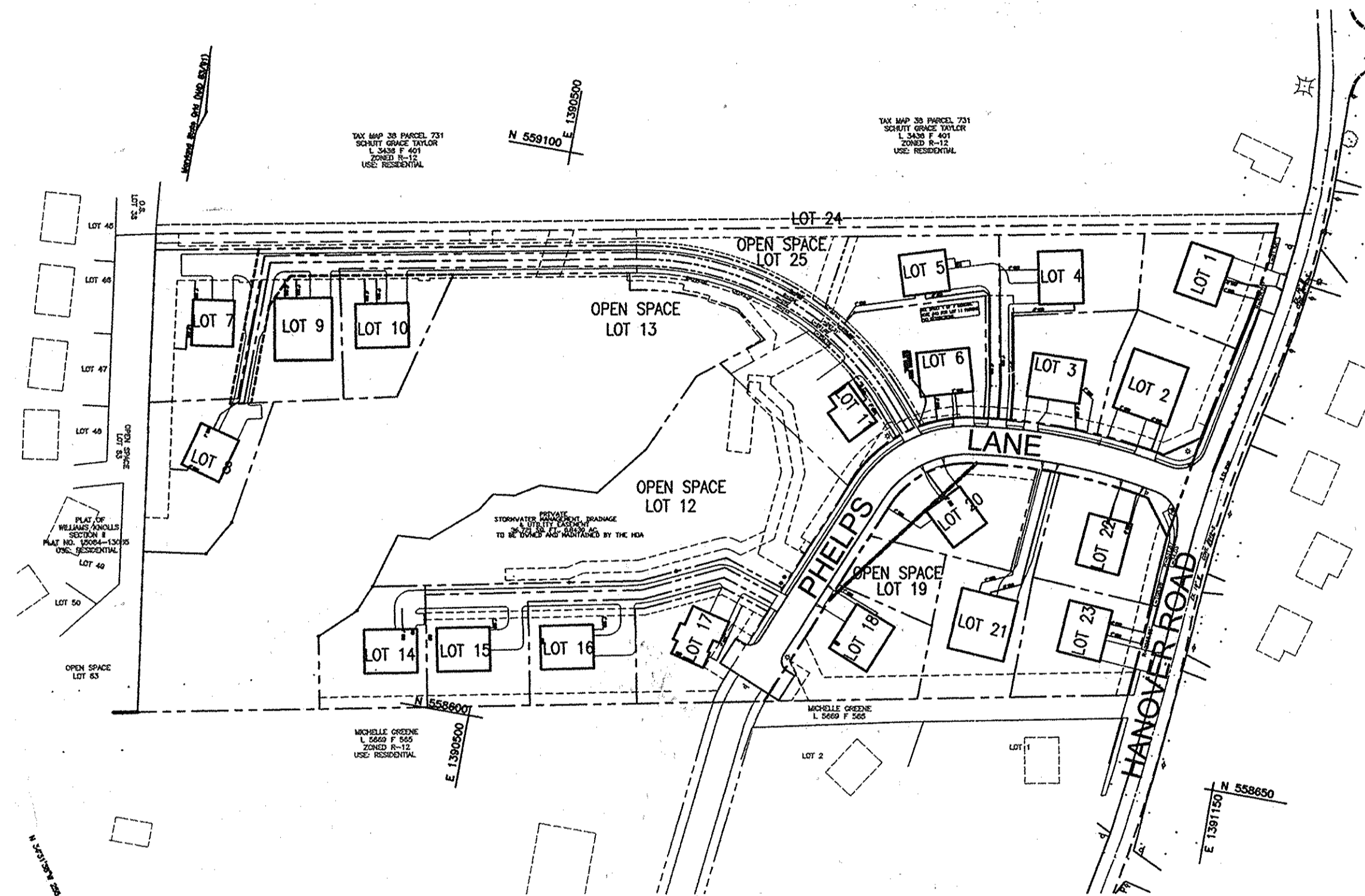
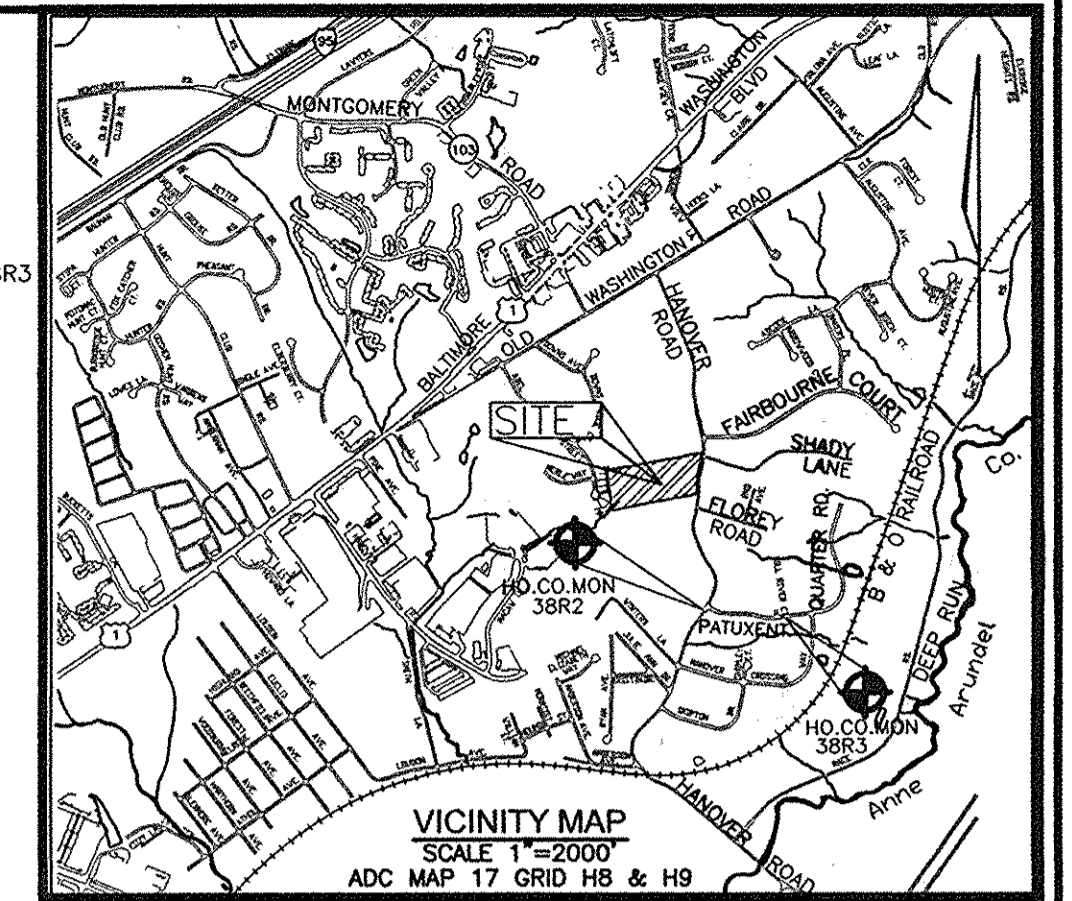
GENERAL NOTES

- 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 O.S.H.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: 1-800-743-8003
 BUREAU OF UTILITIES: 410-313-4900
 AT&T: 1-800-257-1133
 B.G. & E. (CONSTRUCTION SERVICES): 410-685-8713
 B.G. & E. (EMERGENCY): 410-685-0123
 STATE HIGHWAY ADMINISTRATION: 410-311-5033
 COLONIAL PIPELINE CO.: 410-795-1390
- SITE ANALYSIS:**
 GROSS PROJECT AREA: 8.90212 ACRES
 PRESENT ZONING: R-12
 USE OF STRUCTURES: SINGLE FAMILY DETACHED
 TOTAL BUILDING COVERAGE: 65,301 SF (1.50 AC.)
 PAVED DRIVEWAY/AREA ON SITE: 27,330 SF (0.63 AC.)
 LIMIT OF DISTURBED AREA: 5.27 AC
 CUT: 8,300 CY FILL: 8,300 CY
- PROJECT BACKGROUND:**
 LOCATION: TAX MAP 38, PARCEL 235
 ZONING: R-12
 SUBDIVISION: SHADY LANE CROSSING
 SITE AREA: 8.90212 ACRES
 DEED REFERENCES: LIBER 8848, FOLIO 244
 DPZ REFERENCES: F-06-097, S-02-19, P-05-11, WP-03-65, WP-13-085, WP-12-058, WP-09-097, WP-11-064, WP-09-199
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA). LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 23. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT IN ACCORDANCE WITH 2000 WIDE STORMWATER DESIGN MANUAL. THE FACILITY WILL BE LOCATED ON OPEN SPACE LOT 12. OPEN SPACE LOT 12 WILL BE OWNED BY THE H.O.A. WITH PUBLIC STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT. THE SWM FACILITY TO BE JOINTLY MAINTAINED BY THE H.O.A. AND HOWARD COUNTY.
- WETLAND SHOWN ON-SITE ARE BASED ON A WETLAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY 2000.
- THERE ARE NO STEEP SLOPES ON-SITE WITH A MIN. CONTIGUOUS AREA OF 20,000 SF.
- FLOODPLAIN STUDY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER 2004.
- FOREST CONSERVATION PLAN PREPARED BY FREDRICK WARD AND ASSOCIATES, DATED JANUARY 2002.
 FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WAS FULFILLED UNDER F-06-097, BY THE RETENTION OF 1.87 AC. (81457.2 x \$0.20 = \$16,291.44) OF FOREST IN A FOREST CONSERVATION EASEMENT PARAGRAPHS BY DEVELOPER AS PART OF THE DEVELOPER'S AGREEMENT. A FEE-IN-LIEU PAYMENT FOR REMAINING 1.06 AC. (46,173.60 x \$0.75 = \$34,630.20) IS REQUIRED, WHICH IS PAID TO THE FOREST CONSERVATION FUND.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED FEBRUARY, 2000.
- AS P05-11 RECEIVED APPROVAL PRIOR TO 10/6/2013, THE SUBJECT PROPERTY IS ZONED **R-12** IN ACCORDANCE WITH 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/2/06.
- LANDSCAPING SURETY IN THE AMOUNT OF \$11,700.00 FOR 37 SHADE TREES AND 4 EVERGREEN TREES WAS PAID WITH THE DEVELOPER'S AGREEMENT UNDER F-06-097.
- SEDMIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION SURETY IN THE AMOUNT OF \$9,600.00 FOR 32 STREET TREES WILL BE PAID WITH THE DEVELOPER'S AGREEMENT.
- STREET LIGHTING IS PROVIDED ON THIS SITE.
- A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- OPEN SPACE LOT 19 - RECREATIONAL OPEN SPACE MAINTAINED BY HOA
 OPEN SPACE LOTS 24 & 25 - OPEN SPACE MAINTAINED BY HOA
 OPEN SPACE LOT 12 - STORMWATER MANAGEMENT BY HOA
 OPEN SPACE LOT 13 - FOREST CONSERVATION EASEMENT DEDICATED TO HOWARD COUNTY DEPARTMENT OF REC AND PARKS
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- LOTS 4 & 5, 7 THRU 11, LOTS 14 THRU 17 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-8-06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO FOREST CONSERVATION AREAS AND SENSITIVE ENVIRONMENTAL AREAS, SUCH AS STREAM BUFFERS AND STEEP SLOPES.
- 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.
- ON 2/7/02, DPW BUREAU OF ENGINEERING APPROVED 8 LOTS TO HAVE NO BASEMENT GRAVITY SEWER SERVICE. SAID LOTS HAVE BEEN IDENTIFIED AT PRELIMINARY PLAN PHASE AND AT FINAL PLAN STAGE. SEE NOTE 39.
- THIS PLAN IS SUBJECT TO A DESIGN WAIVER TO DESIGN MANUAL, VOLUME III SECTION 2.5.2.H APPROVED APRIL 10, 2003. THIS APPROVAL IS DUE TO THE FOLLOWING:
 1. THE APPLICANT HAS SUBMITTED SUFFICIENT EVIDENCE THAT A SIGHT DISTANCE EASEMENT WAS REQUESTED FROM THE ADJACENT PROPERTY OWNER(S) AS A MINIMUM REQUIREMENT FOR APPROVING A WAIVER TO THE CURRENT INTERSECTION SIGHT DISTANCE REQUIREMENTS.
 2. THE PROPOSED INTERSECTIONS AS DESIGNED WILL MEET THE REQUIREMENTS FOR ADEQUATE STOPPING SIGHT DISTANCE.
- THIS PLAN IS SUBJECT TO WP-03-65 TO WAIVE SECTION 16.116(f) TO ALLOW DISTURBANCE OF WETLANDS, WETLANDS BUFFER AND STREAM BUFFER FOR THE CONSTRUCTION OF A USE-IN-COMMON DRIVEWAY TO SERVE 4 RESIDENTIAL LOTS. THE CROSSING FOR THE SEWER MAIN WAS APPROVED. THE THREE CONDITIONS FOR APPROVAL OF WP-03-65 ARE AS FOLLOWS:
 1. COMPLY WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION REGARDING CULVERT CAPACITY AND LIMITING DISTURBANCE TO THAT SHOWN ON THE EXHIBITS DATED 1-14-03 WHICH ACCOMPANIED THE REVISED WAIVER PETITION.
 2. COMPLY WITH THE COMMENTS FROM THE SOIL CONSERVATION DISTRICT DURING SUBDIVISION DESIGN DEVELOPMENT TO MINIMIZE THE IMPACT OF THE DESIGN AND CONSTRUCTION OF THE DRIVEWAY ON THE WETLANDS.
 3. THE DEVELOPER MUST OBTAIN ALL NECESSARY STATE AND/OR COE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS. THE TRACKING NUMBER IS 200763552/07-NT-3202.
- A STOP SIGN IS REQUIRED AT THE INTERSECTION OF HANOVER ROAD.
- THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION SUBDIVISION REGULATIONS, THE ZONING REGULATIONS, AND THE 1993 ZONING REGULATIONS AMENDED BY CB 50-2001, EFFECTIVE 1-09-02.
- ALL SIGN POST 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.
- PARKING IS PROHIBITED ON THE 60'x25' TREE TURNAROUND.
- NO WELLS OR SEPTIC SYSTEMS WERE FOUND ON-SITE. IF WELLS AND/OR SEPTIC SYSTEMS ARE ENCOUNTERED DURING GRADING, CONTRACTOR TO CONTACT THE HEALTH DEPARTMENT FOR PROPER ABANDONMENT.
- ALL RETAINING WALLS LOCATED IN PRIVATE PROPERTY SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION (H.O.A.) EXCEPT FOR THE RETAINING WALL ON LOT 8 WHICH WILL BE MAINTAINED BY THE HOMEOWNER.
 ALL RETAINING WALLS LOCATED IN THE PUBLIC SWM FACILITY AND STORMWATER & UTILITY EASEMENTS SHALL BE MAINTAINED BY THE HOA.
- AT SITE DEVELOPMENT PLAN STAGE, THE BRL'S SHALL BE ESTABLISHED IN ACCORDANCE WITH CURRENT ZONING REGULATIONS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND 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.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND WILL BE PROVIDED THROUGH CONTRACT NO. 14-4348-D.
- 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 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADII
 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) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- ON JANUARY 17, 2008, THE HOWARD COUNTY BUREAU OF ENGINEERING APPROVED A REQUEST FOR WAIVER OF BASEMENT GRAVITY SEWER SERVICE FOR LOTS 10, 21. APPROVAL IS UNDER WAIVER OF GRAVITY SEWER FOR LOTS 14, 15, 16, 17 AND 18. LOTS 14, 15, 16, 17 AND 18 WILL BE SERVICED BY PRIVATE ON-SITE PUMPS AND PRIVATE, LOW PRESSURE SEWERING.
- A PARKING PAD MAY BE CONSTRUCTED ON LOT 11 TO SATISFY THE REQUIREMENTS OF SECTION 13.3.2.2 OF THE HOWARD COUNTY ZONING REGULATIONS. THE LOT 11 PARKING PAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 13.3.2.2 OF THE ZONING REGULATIONS AND MAY BE LOCATED WITHIN THE LOT 11 SLOPE FAILURE ZONE. AT NO TIME SHALL THE PARKING PAD BE MOVED SO AS TO MEET THE DEFINITION OF A BUILDING AS DEFINED BY SECTION 103A.17 OF THE ZONING REGULATIONS.
- 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 OR REAR YARD SETBACK.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN OR FOREST CONSERVATION EASEMENTS UNLESS WAIVERS HAVE BEEN APPROVED.
- LOTS WITH THE NOTATION "C.N.S." INDICATES CELLAR CAN NOT BE SERVED BY GRAVITY SEWER.
- A DESIGN MANUAL WAIVER TO WAIVE SECTION 5.485 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME II, WHICH REQUIRES A MINIMUM 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT, THE REQUEST WAS APPROVED ON MAY 15, 2013 WHICH REDUCES THE CLEARANCE REQUIRED FOR LOTS 15 AND 17 TO 4, 5 AND 3 FEET RESPECTIVELY WHERE A PROPOSED HOME IS LOCATED CLOSER THAN 5 FEET FROM THE EASEMENT LINE, THE OUTSIDE WATER METER SETTINGS AND SEWER CLEANOUTS ARE OFF-SET AT LEAST 5 FEET TO THE SIDE OF THE STRUCTURE.
- NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT THAT WILL IMPEDE OR HINDER ACCESS TO THE SEWER MAIN. STRUCTURES SUCH AS DECKS AND FENCING SHALL NOT BE PLACED WITHIN THE EASEMENT SETBACK AREA.
- A DESIGN MANUAL WAIVER HAS BEEN APPROVED BY DPW FOR THE LOT 8 RETAINING WALL ENROACHMENT INTO THE UTILITY EASEMENT BUFFER**

SITE DEVELOPMENT PLAN SHADY LANE CROSSING

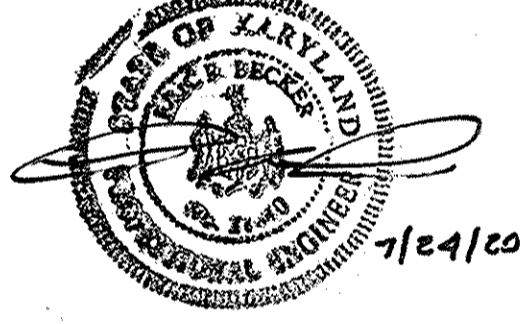
LOTS 1-11, 14-18 AND 20-23
HOWARD COUNTY, MARYLAND

BENCHMARK
 HOWARD COUNTY CONTROL STATION 38R2
 NORTH 557,500.663'
 EAST 1,391,227.052'
 ELEVATION 168.788' (NAVD 1988)
 HOWARD COUNTY CONTROL STATION 38R3
 NORTH 557,417.823'
 EAST 1,391,983.177'
 ELEVATION 124.653' (NAVD 1988)



SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	LAYOUT PLAN
3	LAYOUT PLAN
4	GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN
5	GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN
6	GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS
7	HOUSE TYPES / GENERIC BOXES
8	LOT 8 RETAINING WALL

FOR REVISIONS 1-6 ONLY



PROFESSIONAL CERTIFICATION:
 I hereby certify that these documents were prepared by or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 21410
 Expiration Date: DECEMBER 13, 2016

PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NUMBER	ELECT. DIST.	CENSUS TR.
SHADY LANE CROSSING	N/A	1-11, 14-18, 20-23	1ST	6069.02
PLAT OR L/F	GRID NO.	ZONING	TAX MAP NO.	
22595-22597	9	R-12	38	

BUILDER AND DEVELOPER/OWNER
 K. HOVNANIAN HOMES OF MD, LLC
 1802 BRIGHTSEAT RD.
 LANDOVER, MD 20785
 301-683-6304
 ATTN: MIKE IRONS

DEWBERRY CONSULTANTS, LLC
 10003 DEREKWOOD LANE, SUITE 204
 LANHAM, MD 20710
 301.781.5551

NO.	REVISION	DATE
0	SHEET 8 ADDED TO SHEET INDEX	07/15/15

SITE ANALYSIS DATA

PER LIBER 8848, FOLIO 244
 AREA OF 1871 ACCESS EASEMENT: 8072.43 SF (0.185 AC.)
 PER LIBER 3436, FOLIO 410
 AREA OF RIGHT OF WAY: 0.67845 ACRES
 AREA OF FLOODPLAIN: 0.16460 AC.
 AREA OF STEEP SLOPES: 0.059 AC.
 NET AREA OF PROJECT: 8.90212 AC. = 0.16460 AC. = 8.7375 AC.
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 20
 AREA OF PROPOSED RESIDENTIAL LOTS: 4.9896 AC.
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 8402 SQ. FT (LOT 10)
 NUMBER OF PROPOSED OPEN SPACE LOTS: 5 (LOT 12, 13, 19, 24 & 25)
 AREA OF OPEN SPACE LOTS: 3.44 ACRES
 AREA OF OPEN SPACE REQUIRED: 30% OF GROSS AREA OF PARCEL (2,6706 AC.)
 TOTAL AREA OF CREDITED OPEN SPACE PROVIDED: 3.02 ACRES (LOTS 12, 13 AND 19)
 TOTAL AREA OF NON-CREDITED OPEN SPACE PROVIDED: 0.32 ACRES (LOTS 24 AND 25)
 AREA OF RECREATION OPEN SPACE REQUIRED: 4200 SF
 AREA OF RECREATION OPEN SPACE PROVIDED: 4366 SF ON LOT 19

ADDRESS CHART		
UNIT/BUILDING	STREET ADDRESS	STREET ADDRESS
LOT 1	6164 HANOVER ROAD	LOT 14 6134 PHELPS LANE
LOT 2	6102 PHELPS LANE	LOT 15 6138 PHELPS LANE
LOT 3	6106 PHELPS LANE	LOT 16 6142 PHELPS LANE
LOT 4	6110 PHELPS LANE	LOT 17 6146 PHELPS LANE
LOT 5	6114 PHELPS LANE	LOT 18 6145 PHELPS LANE
LOT 6	6118 PHELPS LANE	LOT 19 OPEN SPACE
LOT 7	6227 SWEETGUM LANE	LOT 20 6119 PHELPS LANE
LOT 8	6223 SWEETGUM LANE	LOT 21 6111 PHELPS LANE
LOT 9	6219 SWEETGUM LANE	LOT 22 6105 PHELPS LANE
LOT 10	6215 SWEETGUM LANE	LOT 23 6188 HANOVER ROAD
LOT 11	6205 SWEETGUM LANE	LOT 24 OPEN SPACE
LOT 12	OPEN SPACE	LOT 25 OPEN SPACE
LOT 13	OPEN SPACE	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**SITE DEVELOPMENT PLAN
COVER SHEET
SHADY LANE CROSSING
LOTS 1-11, 14-18 AND 20-23**

1ST ELECTION DISTRICT: 9
 TAX MAP: 38 GRID: 9
 DPZ REF'S: F-06-97

ZONING: R-12
 PARCEL: 235
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERS & SURVEYORS, 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: JTD/EDS
 DRAWN BY: JER/RVE
 CHECKED BY: RV
 DATE: MARCH 2014
 SCALE: AS SHOWN
 W.O. NO.: 04-33

1 SHEET OF 8

RETAINING WALL NOTES:

1. RETAINING WALLS SHALL ONLY BE CONSTRUCTED UNDER THE OBSERVATION OF A REGISTERED PROFESSIONAL ENGINEER AND A (NICET, WACEL OR EQUIVALENT) CERTIFIED SOILS TECHNICIAN.
2. THE REQUIRED BEARING PRESSURE BENEATH THE FOOTING OF THE WALL SHALL BE VERIFIED IN THE FIELD BY A CERTIFIED SOILS TECHNICIAN. TESTING DOCUMENTATION SHALL BE PROVIDED TO THE HOWARD COUNTY INSPECTOR PRIOR TO THE START OF CONSTRUCTION. THE REQUIRED TEST PROCEDURE SHALL BE THE DYNAMIC CONE PENETROMETER TEST ASTM STP-399.
3. THE SUITABILITY OF FILL MATERIAL SHALL BE CONFIRMED BY THE ON-SITE SOILS TECHNICIAN. EACH EIGHT (8) INCH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AND THE TESTING REPORT SHALL BE MADE AVAILABLE TO THE HOWARD COUNTY INSPECTOR UPON COMPLETION OF CONSTRUCTION.

AREAS ADJACENT TO PUBLIC WATER, SEWER AND UTILITY EASEMENT
NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT THAT WILL IMPEDE OR HINDER ACCESS TO THE MAIN STRUCTURES SUCH AS DECKS AND FENCING SHALL NOT BE PLACED WITHIN THE EASEMENT SETBACK AREA

NOTE:
1. ALL WATER CONNECTIONS SHALL BE 1" WITH 3/4" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.27 OUTSIDE METER SETTINGS.
2. LOTS WITH THE NOTATION "C.N.S." INDICATES CELLAR CAN NOT BE SERVED BY GRAVITY SEWER.

LOT 11 NOTE:

A PARKING PAD MAY BE CONSTRUCTED ON LOT 11 TO SATISFY THE REQUIREMENTS OF SECTION 153.02.2 OF THE HOWARD COUNTY ZONING REGULATIONS. THE LOT 11 PARKING PAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 153.04 OF THE ZONING REGULATIONS AND MAY BE LOCATED WITHIN THE LOT 11 SLOPE FAILURE ZONE. AT NO TIME SHALL THE PARKING PAD BE MODIFIED SO AS TO MEET THE DEFINITION OF A BUILDING AS DETERMINED BY SECTION 103.17 OF THE ZONING REGULATIONS.

USE-IN-COMMON DRIVEWAY NOTE - LOTS 4 & 5:

1. 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 SO THAT A CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PAVED AREA OF THE SHARED DRIVEWAY. THE SHARED DRIVEWAY SHALL PROVIDE ADEQUATE UNOBSTRUCTED ACCESS TO ALL DWELLINGS AT ALL TIMES AS REQUIRED BY HOWARD COUNTY DEPARTMENT OF FIRE & RESCUE.
2. AS PART OF THE FINAL HOUSE SITE, DRIVEWAY BUMP-OUTS ARE ADVISED TO PROVIDE ADDITIONAL VISITOR PARKING

NOTE
LOTS 14 - 18 SHALL UTILIZE AN ENVIRONMENTAL ONE(-1) MODEL 2014 WITH HYCAR STATOR, ELECTRICAL PANEL 260-1, 240 VAC SINGLE PHASE ENVIRONMENT ONE(-1) TO BE PRIVATELY OWNED AND MAINTAINED.
LOCATIONS AND DEPTH FOR ENVIRONMENTAL ONE(-1) MODEL 2014 PUMP WILL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.

LAYOUT PLAN
SCALE: 1"=30'

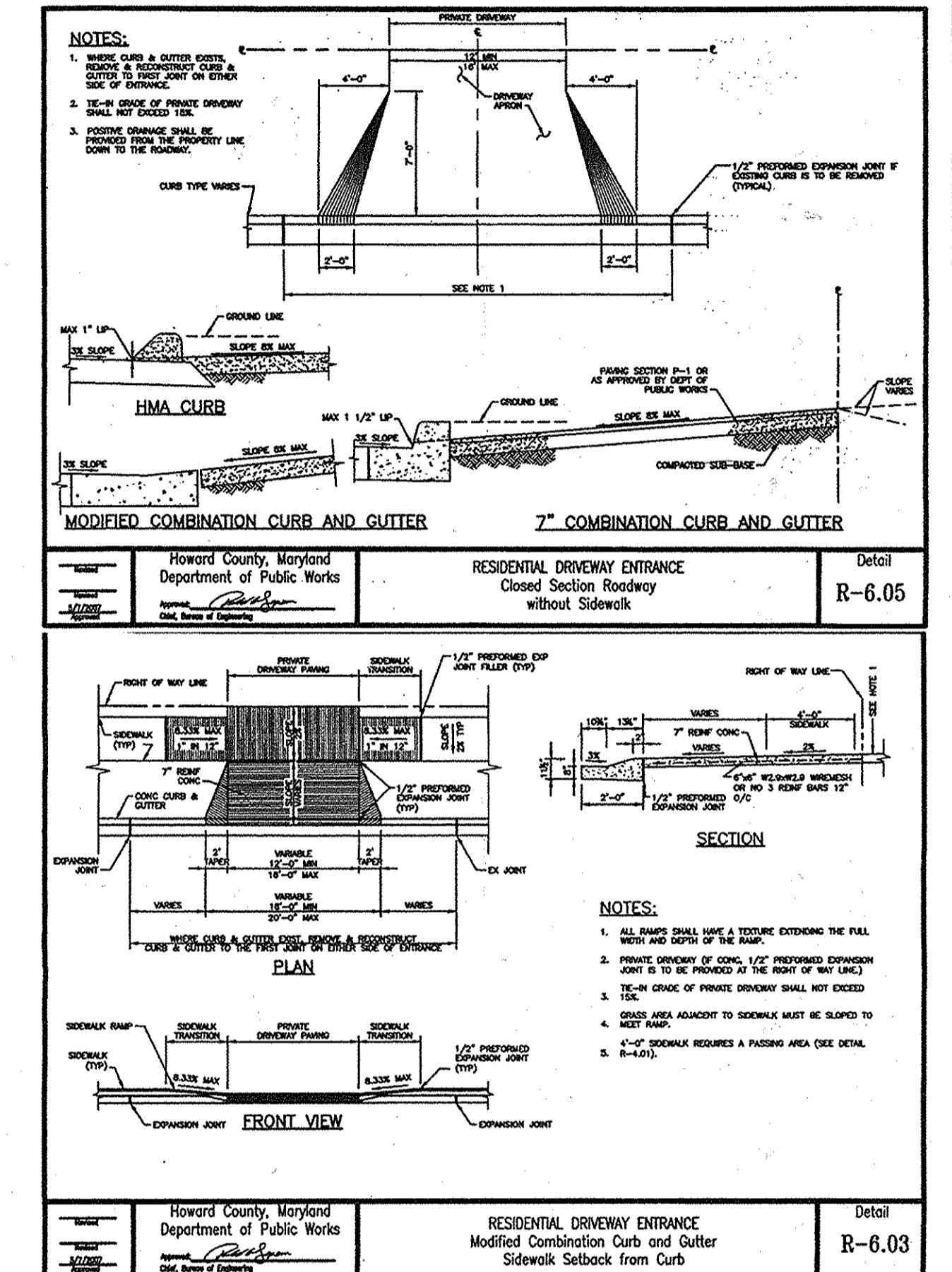


NOTES:

1. REFER TO SHEET 7 FOR MODEL FIT. SHEET 3 HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.

LEGEND

- RIGHT-OF-WAY
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EXISTING CENTERLINE
- EXISTING STREAM BANK BUFFER
- EXISTING WETLANDS BUFFER
- EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) (F-08-97)
- EX. 10' PUBLIC TREE MAINTENANCE EASEMENT (F-08-97)
- EX. 24' PRIVATE ACCESS EASEMENT (F-08-97)
- EX. 30' PUBLIC SEWER, WATER AND UTILITY EASEMENT (F-08-97)



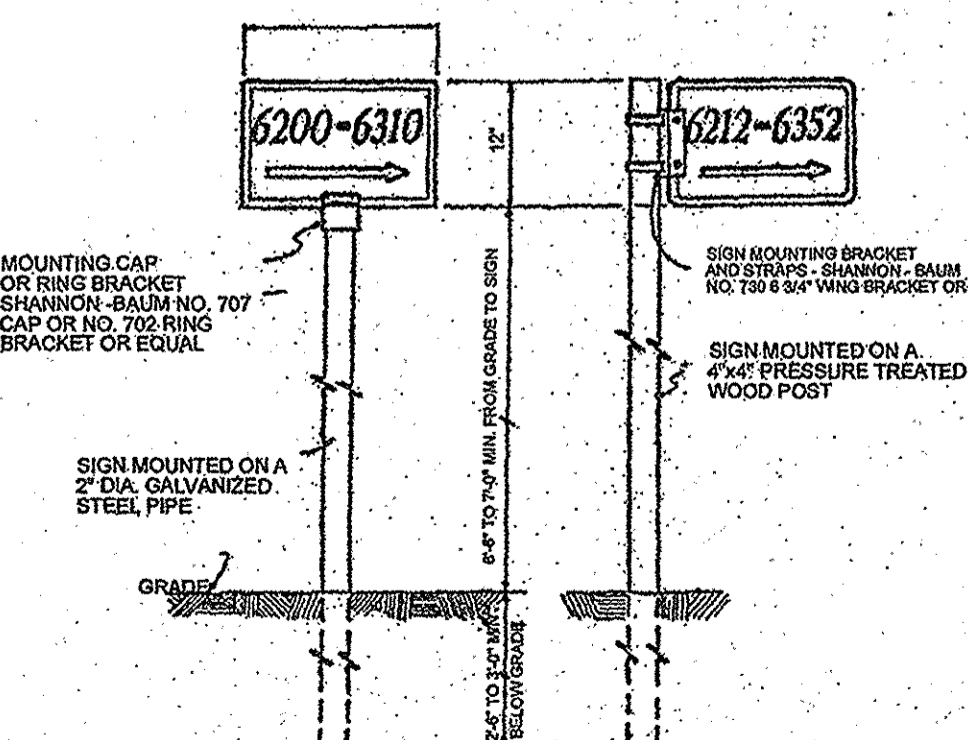
FOR REVISIONS 1-4 & 6 ONLY

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared by or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 21440
Expiration Date December 18, 2016

DEWBERRY CONSULTANTS, LLC
10003 DEREKWOOD LANE, SUITE 204
LANHAM, MD 20706
301.751.5561

BUILDER AND DEVELOPER/OWNER
K. HOVNANIAN HOMES OF MD, LLC
1802 BRIGHTSEAT RD.
LANDOVER, MD 20785
301-683-6304
ATTN: MIKE IRONS

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 410-313-2430 FOR DETAILS AND COST ESTIMATES.



TYPICAL USE-IN-COMMON DRIVEWAY ADDRESS SIGN ASSEMBLY (OR EQUAL)
N.T.S.

NO.	REVISION	DATE
1	LOTS 1, 6, 21, 23	5/20/14
2	LOTS 4, 5, 18, 20, 22	7/29/14
3	LOTS 1, 3, 21	10/3/14
4	LOT 11	12/09/14
6	ENTRY MONUMENT	07/15/15

SITE DEVELOPMENT PLAN
LAYOUT PLAN
SHADY LANE CROSSING
LOTS 1-11, 14-18 AND 20-23

1ST ELECTION DISTRICT
TAX MAP: 38 GRID: 9
DPZ REF'S: F-06-97

ZONING: R-12
PARCEL: 235
HOWARD COUNTY, MARYLAND

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

DESIGN BY: JTD/EDS
DRAWN BY: JER/RVE
CHECKED BY: RV
DATE: MARCH 2014
SCALE: AS SHOWN
W.O. NO.: 04-33

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.

2 SHEET OF 8

ALL PROJECTS GO TO: 333 EASTON AVENUE, FREDERICK, MD 21701

NOTES:

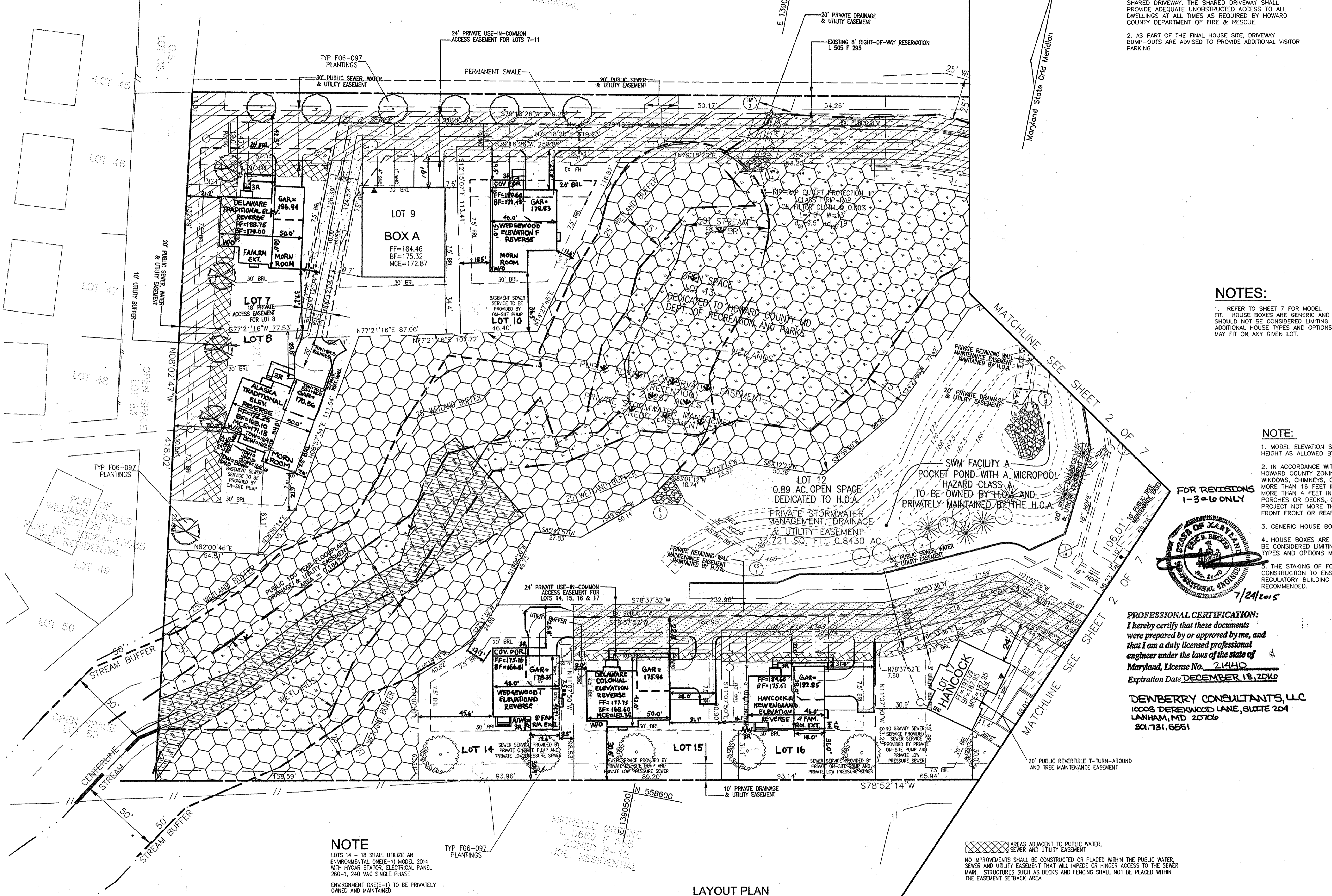
1. ALL WATER CONNECTIONS SHALL BE 1" WITH 3/4" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.27 OUTSIDE METER SETTINGS.
2. LOTS WITH THE NOTATION "C.N.S." INDICATES CELLAR CAN NOT BE SERVED BY GRAVITY SEWER.

**USE-IN-COMMON DRIVEWAY
NOTE - LOTS 7 - 10 & 14 - 17:**

1. 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 SO THAT A CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PAVED AREA OF THE SHARED DRIVEWAY. THE SHARED DRIVEWAY SHALL PROVIDE ADEQUATE UNOBSTRUCTED ACCESS TO ALL DWELLINGS AT ALL TIMES AS REQUIRED BY HOWARD COUNTY DEPARTMENT OF FIRE & RESCUE.
2. AS PART OF THE FINAL HOUSE SITE, DRIVEWAY BUMP-OUTS ARE ADVISED TO PROVIDE ADDITIONAL VISITOR PARKING

LEGEND

- RIGHT-OF-WAY
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EXISTING CENTERLINE STREAM
- EXISTING STREAM BANK BUFFER
- EXISTING WETLANDS BUFFER
- EX. 24' PRIVATE ACCESS EASEMENT (7-06-97)
- EX. 30' PUBLIC SEWER (WATER AND UTILITY EASEMENT)
- EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) (7-06-97)
- EX. 10' PUBLIC TREE MAINTENANCE EASEMENT (7-06-97)



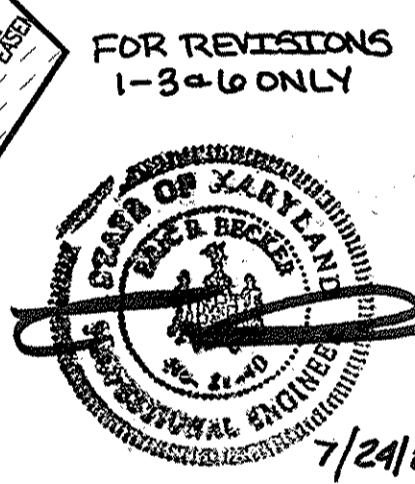
GENERIC BOX 'A'	GENERIC BOX 'C'	GENERIC BOX 'D'
ALASKA ALL ELEV EXCEPT COUNTRY NO SIDE OR REAR OPTS	ALASKA DOES NOT FIT DELAWARE DOES NOT FIT HANCOCK II & III ALL ELEV NO SIDE OPTS NO REAR MORN RM	ALASKA DOES NOT FIT DELAWARE DOES NOT FIT HANCOCK II & III ALL ELEV NO SIDE OPTS NO REAR MORN RM
DELAWARE ALL ELEV NO SIDE OPT NO WRAP PORCH	HANCOCK II & III ALL ELEV NO SIDE OPTS NO REAR MORN RM	HANCOCK II & III ALL ELEV NO SIDE OPTS NO REAR MORN RM
HANCOCK II & III ALL ELEV ALL OPTIONS	WEDGEWOOD DOES NOT FIT LAFAYETTE BASE DOES NOT FIT	WEDGEWOOD DOES NOT FIT LAFAYETTE BASE DOES NOT FIT
WEDGEWOOD ALL OPTIONS ELEV D ELEV E,F,G NO MORNING/SCREEN RM	LAFAYETTE ALL ELEV NO SIDE GAR	LAFAYETTE ALL ELEV NO SIDE GAR

NOTES:

1. REFER TO SHEET 7 FOR MODEL FIT. HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.

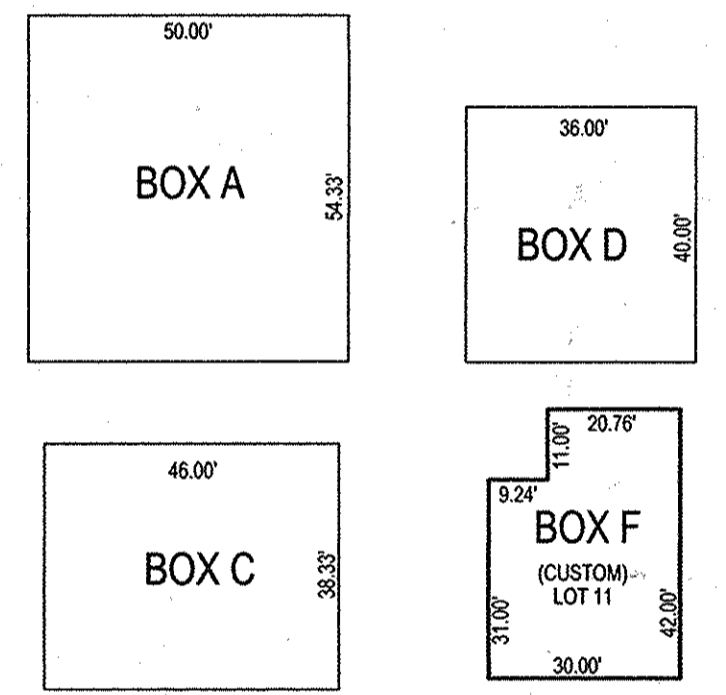
NOTE:

1. MODEL ELEVATION SHALL NOT EXCEED 34' MEAN HEIGHT AS ALLOWED BY R-12 ZONE
2. 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.
3. GENERIC HOUSE BOX MODEL FIT SHOWN HEREON
4. HOUSE BOXES ARE GENERIC AND SHOULD NOT BE CONSIDERED LIMITING. ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
5. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.



PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared by or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 21410
Expiration Date: DECEMBER 18, 2016

DENBERRY CONSULTANTS, LLC
10003 DEREKWOOD LANE, SUITE 204
LANHAM, MD 20716
301.731.6551



GENERIC BOXES
SCALE: 1"=30'

BUILDER AND DEVELOPER/OWNER
K. HOVNANIAN HOMES OF MD, LLC
1802 BRIGHTSEAT RD.
LANDOVER, MD 20785
301-683-6304
ATTN: MIKE IRONS

NO.	REVISION	DATE
1	LOTS 7, 10, 14, 15, 16	7/29/14
2	LOT 15	10/31/14
3	LOT 8	12/09/14
10	LOT 8 RETAINING WALL ADDITION	07/16/15

**SITE DEVELOPMENT PLAN
LAYOUT PLAN**
SHADY LANE CROSSING
LOTS 1-11, 14-18 AND 20-23

1ST ELECTION DISTRICT: DPZ REF'S: F-06-97
ZONING: R-12
PARCEL: 235
TAX MAP: 38 GRID: 9
HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE

DESIGN BY: JTD/EDS
DRAWN BY: JER/RVE
CHECKED BY: RY
DATE: MARCH 2014
SCALE: AS SHOWN
W.O. NO.: 04-33

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.

3 SHEET OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3-27-14
3-27-14
3/28/14

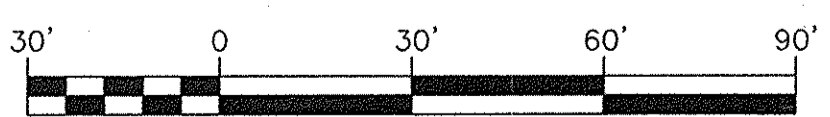
NOTE

LOTS 14 - 18 SHALL UTILIZE AN ENVIRONMENTAL ONE(-1) MODEL 2014 WITH HYDAR STATOR, ELECTRICAL PANEL 280-1, 240 VAC SINGLE PHASE ENVIRONMENT ONE(-1) TO BE PRIVATELY OWNED AND MAINTAINED. LOCATIONS AND DEPTH FOR ENVIRONMENTAL ONE(-1) MODEL OR 2014 PUMP WILL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.

NOTE

A DESIGN MANUAL WAIVER TO WAVE SECTION 5.485 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME II, WHICH REQUIRES A MINIMUM 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT. THE REQUEST WAS APPROVED ON MAY 15, 2013 WHICH REDUCES THE CLEARANCE REQUIRED FOR LOTS 15, 16 AND 17 TO 4, 5 AND 3 FEET RESPECTIVELY. WHERE A PROPOSED HOME IS LOCATED CLOSER THAN 5 FEET FROM THE EASEMENT LINE, THE OUTSIDE WATER METER SETTINGS AND SEWER CLEANOUTS ARE OFF-SET AT LEAST 5 FEET TO THE SIDE OF THE STRUCTURE.

LAYOUT PLAN
SCALE: 1"=30'



AREAS ADJACENT TO PUBLIC WATER, SEWER AND UTILITY EASEMENT
NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT THAT WILL IMPEDE OR HINDER ACCESS TO THE SEWER MAIN. STRUCTURES SUCH AS DECKS AND FENCING SHALL NOT BE PLACED WITHIN THE EASEMENT SETBACK AREA.

K:\PROJECTS\04-13\DWG\04130001.DWG, PROPERTY SP, 04/13/14

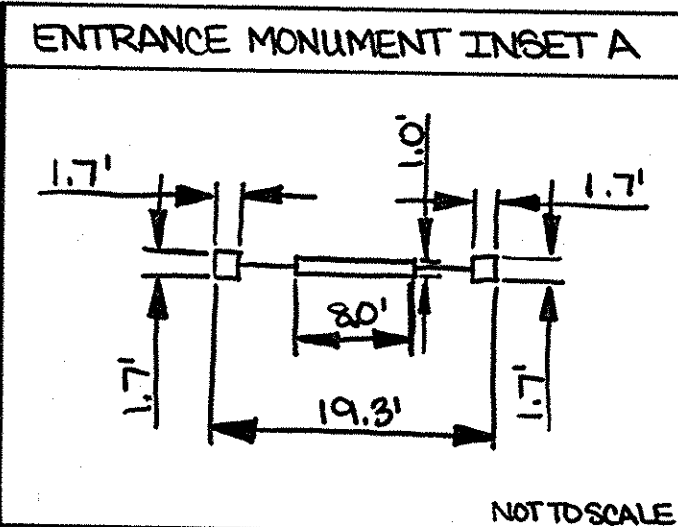
NOTES

- REFER TO SHEET 6 FOR SEQUENCE OF CONSTRUCTION
- REFER TO SHEETS 6 FOR STANDARD DETAILS AND STABILIZATION NOTES

NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT.

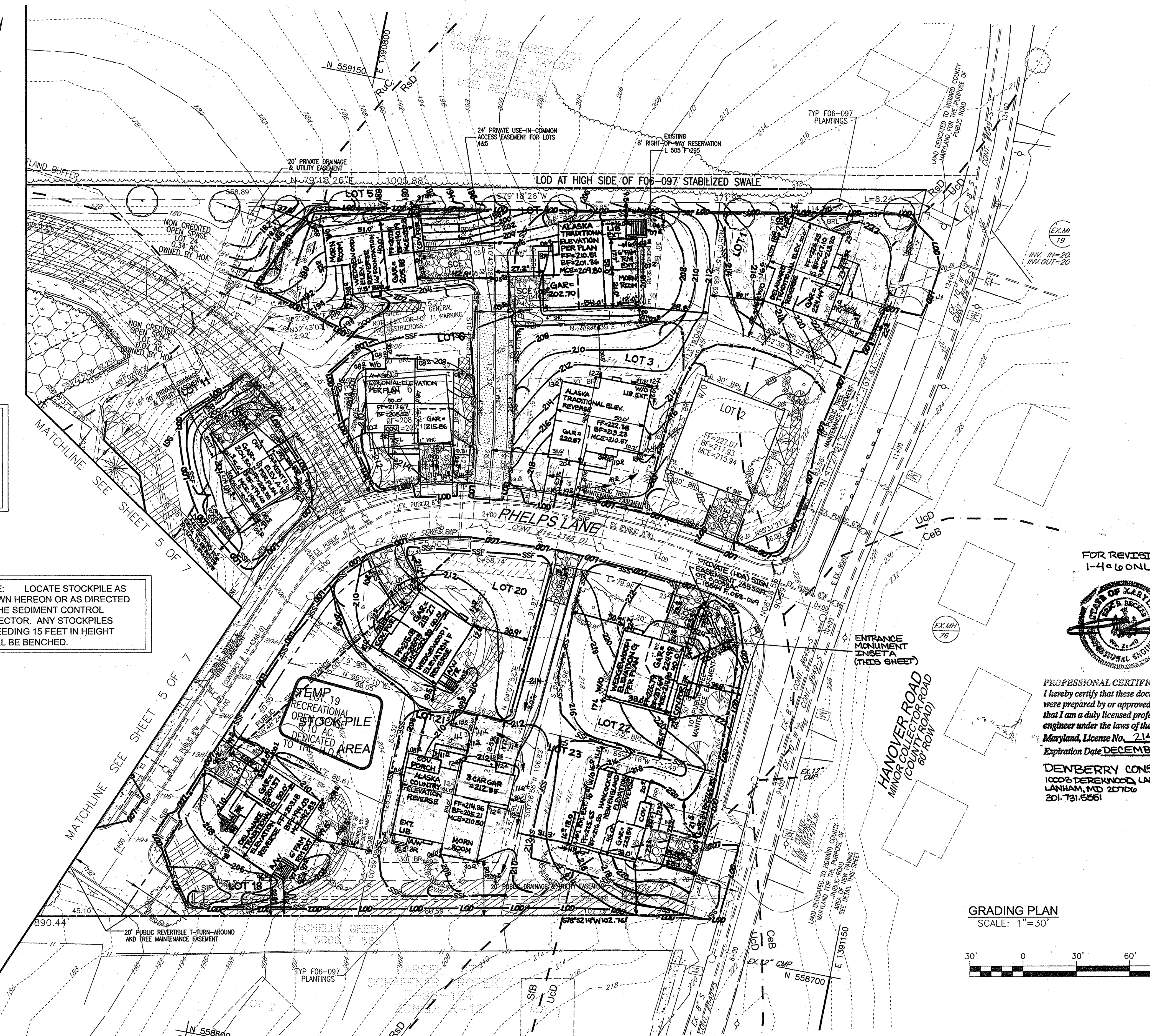
NOTE:
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

NOTE: LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.



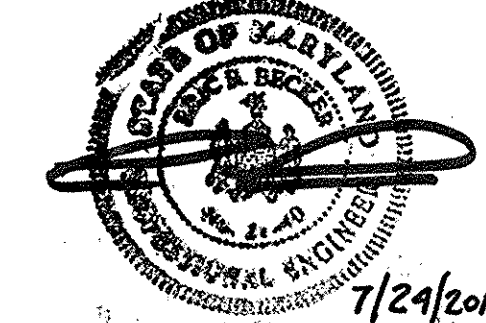
LEGEND:

- 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 TREENLINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING SOIL
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- PROPOSED NOISE WALL
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- INLET PROTECTION
- SILT FENCE
- PSSM-1.5 PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION



Standard Stabilization Note
Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:
a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

FOR REVISIONS 1-4-16 ONLY



PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared by or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 21440.
Expiration Date DECEMBER 18, 2016

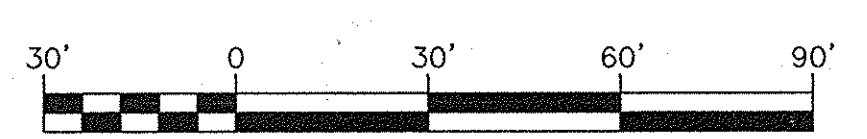
NOTE:
EITHER TEMPORARY OR PERMANENT SEEDING OR STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAME REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.

DENBERRY CONSULTANTS, LLC
1000 BEREKNWOOD LANE, SUITE 204
LANHAM, MD 20786
201-781-5551

BUILDER AND DEVELOPER/OWNER
K. HOVNANIAN HOMES OF MD, LLC
1802 BRIGHTSEAT RD.
LANDOVER, MD 20785
301-683-6304
ATTN: MIKE IRONS

1	lots 1, 6, 21, 23	5/30/14
2	lots 4, 5, 10, 20, 22	7/29/14
3	lots 1, 3, 21	10/3/14
4	LOT 11	12/9/14
0	ENTRY MONUMENT	07/15/15

GRADING PLAN
SCALE: 1"=30'



MAPPED SOILS TYPES

SYMBOL NAME / DESCRIPTION	GROUP	HYDRIC	MOISTURE REGIMES	Kw RANGE*	PERCENT SAND	PERCENT CLAY
CeB CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	B	NO	NO	0.15 - 0.37	YES	NO
F3 FALLSOUTH SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	YES	NO	0.02 - 0.24	NO	NO
RnD RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	C	NO	NO	0.02 - 0.24	YES	NO
RnD RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	C	NO	NO	0.15 - 0.37	NO	NO
RnE RUSSETT AND BELLEVILLE SOILS, 5 TO 10 PERCENT SLOPES	C	NO	NO	0.15 - 0.49	YES	YES
SIB SAGSARAS AND CROM SOILS, 2 TO 5 PERCENT SLOPES	B	NO	NO	0.17 - 0.24	YES	NO
SFD SAGSARAS AND CROM SOILS, 10 TO 15 PERCENT SLOPES	B	NO	NO	0.32 - 0.37	NO	PARTIAL
U3D URBAN LAND-CHILLUM-BELLEVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	D	NO	NO	0.37	NO	NO

TAKEN FROM: USDA, SCS-WE8 SOIL SURVEY, HOWARD COUNTY
* K-Factor = Kw
* BASED UPON ESTIMATED CUTS
NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3-24-14
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.
3-27-14
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 I WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
3/19/14
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robertson
HOWARD S.C.D.
3/19/14
DATE

SITE DEVELOPMENT PLAN GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN
SHADY LANE CROSSING
LOTS 1-11, 14-18 AND 20-23

1ST ELECTION DISTRICT
TAX MAP: 38 GRID: 9
DPZ REF'S: F-06-97

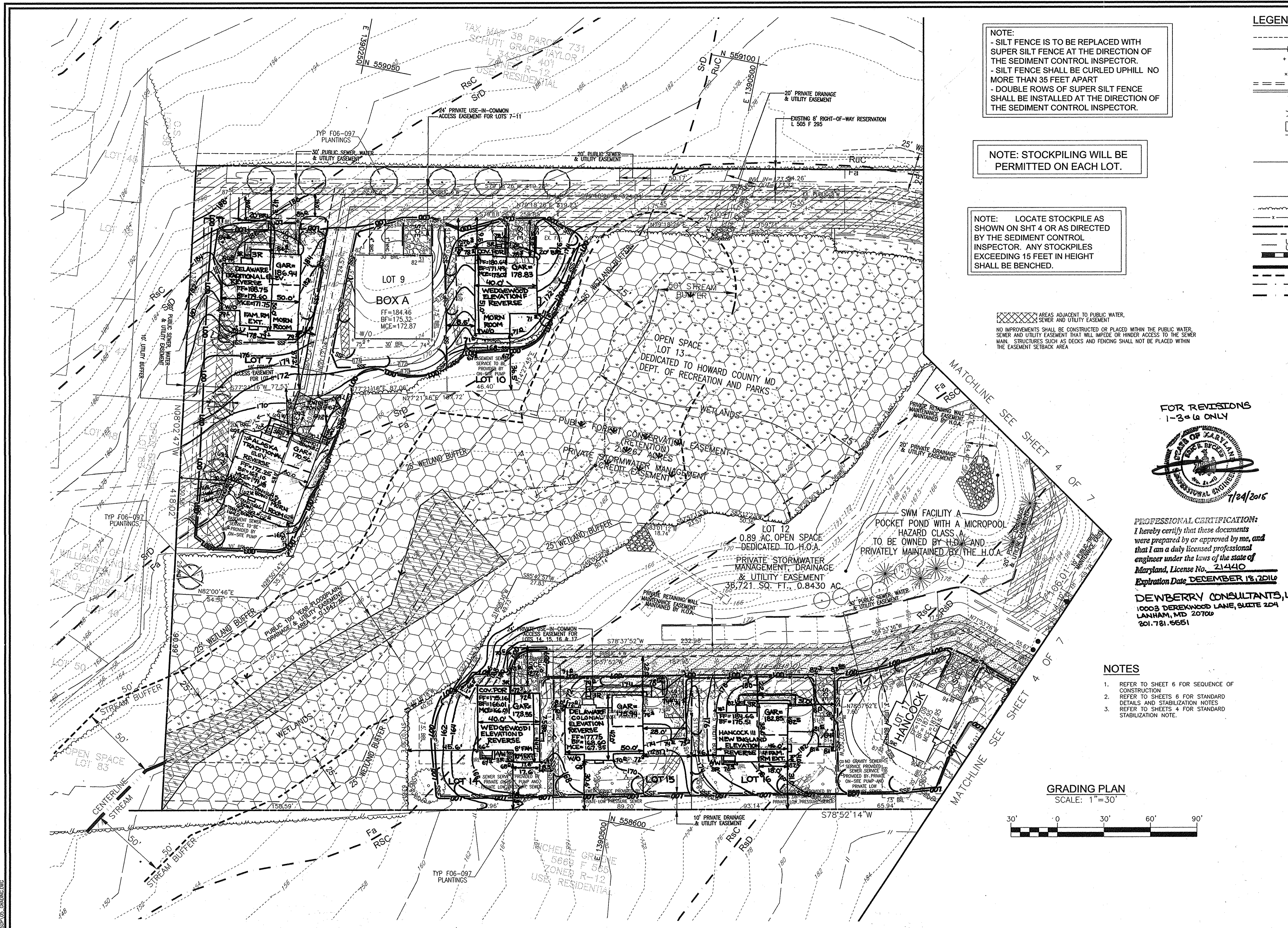
ZONING: R-12
PARCEL: 235
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8951

DESIGN BY: JTD/EDS
DRAWN BY: JER/RVE
CHECKED BY: RV
DATE: MARCH 2014
SCALE: AS SHOWN
W.O. NO.: 04-33

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 8



NO.	REVISION	DATE
1	LOTS 7, 10, 14, 15, 16	7/29/14
2	LOT 15	10/3/14
3	LOT 8	12/09/14
4	LOT 8 RETAINING WALL ADDITION	07/15/15

**SITE DEVELOPMENT PLAN
 GRADING & SOIL EROSION
 AND SEDIMENT CONTROL PLAN
 SHADY LANE CROSSING
 LOTS 1-11, 14-18 AND 20-23**

1ST ELECTION DISTRICT
 TAX MAP: 38 GRID: 9
 DPZ REF'S: F-06-97

ZONING: R-12
 PARCEL: 235
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
 ENGINEERS, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.6961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3-24-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3-27-14
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/24/14
 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] 03/21/14
 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] 3/19/14
 SIGNATURE OF ENGINEER DATE

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

[Signature] 3/19/14
 HOWARD S.C.D. DATE

MAPPED SOILS TYPES

SYMBOL / NAME / DESCRIPTION	GROUP	HYDRIC	MOISTURE REGIME	Kw RANGE*	PERCENT CLAY	PERCENT SILT	PERCENT SAND
CuB CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	B	NO	U	0.15 - 0.37	YES	NO	NO
Fp FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	YES	U	0.02 - 0.24	NO	NO	NO
RpC RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	C	NO	U	0.02 - 0.24	YES	NO	NO
RpD RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	C	NO	U	0.15 - 0.37	NO	NO	NO
RpG RUSSETT AND BELTSVILLE SOILS, 5 TO 10 PERCENT SLOPES	C	NO	U	0.15 - 0.49	YES	YES	YES
SrP SASSAPARA GROVELLY SANDY LOAM, 2 TO 5 PERCENT SLOPES	B	NO	U	0.17 - 0.24	YES	NO	NO
SrD SASSAPARA AND CROOK SOILS, 10 TO 15 PERCENT SLOPES	B	NO	U	0.32 - 0.37	NO	PARTIAL	NO
UeD URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	D	NO	U	0.37	NO	NO	NO

NOTE:
 *K-FACTOR = Kw
 *BASED UPON ESTIMATED CUTS
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL EROSION FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

PROFESSIONAL CERTIFICATE

DESIGN BY: JTD/EDS
 DRAWN BY: JER/RVE
 CHECKED BY: RV
 DATE: MARCH 2014
 SCALE: AS SHOWN
 W.O. NO.: 04-33

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

[Signature]
 PROFESSIONAL ENGINEER

5 SHEET OF 8

