

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE, 2014. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JULY, 2014.
- 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. 17GA AND 17GB WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/6/13 COMPREHENSIVE ZONING PLAN. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS (STREAMS) OF THEIR REQUIRED BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 44-187.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 20-1067.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. 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.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS AREA ARE LOCATED ONSITE.
- A FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. REPORT DATED AUGUST 4, 2014.
- THIS PROJECT COMPLETES THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION TOTAL FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY PURCHASE OF 0.58 ACRES OF AFFORESTATION CREDIT IN THE QUARTZ HILL FOREST BANK F-13-070.
- THERE ARE NO WETLANDS, FOREST, FLOODPLAIN, STREAMS OR ASSOCIATED BUFFERS LOCATED ONSITE BASED ON ECO-SCIENCE PROFESSIONALS, INC. REPORT DATED AUGUST 4, 2014.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT IS 6% OF GROSS AREA (1.95 AC). GROSS AREA X 6% = 0.12 AC) AND WILL BE MET BY PAYMENT IN THE AMOUNT OF A \$1500 FEE IN LIEU.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING AS PART OF THE FINAL PLAN SUBMISSION, DATED MARCH 2015.
- BETHANY LANE IS CLASSIFIED AS A MINOR ARTERIAL.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THE PROPOSED HOUSES SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON STRUCTURAL PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE PRACTICES INCLUDE ROOFTOP (N-1) AND NON ROOFTOP (N-2) DISCONNECTS.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROJECT IS EXEMPT FROM RECREATIONAL OPEN SPACE.
- SPECIMEN TREES ST-4 AND ST-5 TO BE REMOVED. ST-1, ST-2, AND ST-3 TO REMAIN.
- 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 EXISTING SIDEWALK, DRIVEWAY, PAD AND WALKWAYS ON LOT 12 ARE TO BE REMOVED.
- A TOTAL OF 2 LOTS ARE PROPOSED UNDER THIS PLAN.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, TOPOGRAPHIC SURVEY, PUBLIC WATER AND SEWER EXTENSION PLANS AS-BUILT DRAWINGS. 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 TO THE EXISTING UTILITIES, DUE TO CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES UNDER THE FOLLOWING MINIMUM REQUIREMENTS:
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
 - GEOMETRY - MAXIMUM USE GRADE, AND MINIMUM USE GRADE OF 45-FOOT DEPTH TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES-MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- TRASH AND RECYCLING COLLECTION WILL BE AT REED LANE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- BUILDING RESTRICTION LINES FOR THE R-20 ZONING DISTRICTS PER SECTION 108.0.D. OF THE HOWARD COUNTY ZONING REGULATIONS ARE:
 - FRONT: 50 FEET
 - REAR: 30 FEET
 - SIDE: 10 FEET
 - MAXIMUM HEIGHT FOR PRINCIPLE STRUCTURE IN THE R-20 ZONE IS 34 FEET.
- SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY - HOWARD COUNTY, MARYLAND.
- THE OPTIONAL PRE-SUBMISSION COMMENTS MEETING WAS HELD FOR THIS PROJECT ON NOVEMBER 5, 2014 AT THE ELLICOTT CITY SENIOR CENTER.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DEVELOPMENT ENGINEERING DIVISION EMAIL DATED 4/2/2013.
- THIS PROJECT IS EXEMPT FROM AN ADEQUATE ROADS FACILITIES TEST STUDY, AS IT IS A MINOR SUBDIVISION.
- A GEOTECHNICAL REPORT IS NOT REQUIRED FOR THIS PROJECT.
- THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE REQUIRED PERMITS LANDSCAPING SHALL BE POSTED WITH THE BUILDER'S GRADING PERMIT, IN THE AMOUNT OF \$6,150.00 FOR 11 SHADE TREES, 15 EVERGREEN TREES AND 2 SHADE TREES (SPECIMEN TREE REPLACEMENT).
- A SIMPLIFIED FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 08/04/2014. THERE ARE 5 SPECIMEN TREES ON THE SITE.
- IN ACCORDANCE WITH SECTION 108.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME UNITS.
- THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT.
- THE MIHU AGREEMENT WILL BE RECORDED AT LAND RECORDS SIMULTANEOUSLY WITH THE RECORDING OF THE RECORD PLAT F-15-051.
- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THIS PROJECT IS SUBJECT TO WF-15-128. ON MAY 13, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.132(A)(2)&(3) ROAD IMPROVEMENTS ALONG REED LANE AND GERMAN ROAD, SECTION 16.134(A) SIDEWALK CONSTRUCTION ALONG REED LANE AND GERMAN ROAD, SECTION 16.135 STREET LIGHTING, SECTION 16.136 STREET TREES AND SECTION 16.1205(A)(7) SPECIMEN TREE RETENTION.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH DEED COMMENTS DATED MAY 6, 2015
 - DEDICATE 10 FEET OF RIGHT-OF-WAY ALONG BETHANY LANE TO HOWARD COUNTY UNDER F15-051
 - CONSTRUCT SIDEWALK, CURB & GUTTER ALONG THE BETHANY LANE FRONTAGE AS REQUIRED BY R-1.04
 - WHEN THE EXISTING TRAVEL LANE ALONG BETHANY LANE TO 12 FEET
 - REMOVAL OF TWO SPECIMEN TREES WILL REQUIRE MITIGATION, PLANTING 2 NEW TREES, PLANT PER REQUIREMENTS OF LANDSCAPE MANUAL AND BOND WITH PERMITS LANDSCAPING
 - REFERENCE WAIVER ON ALL FUTURE PLANS
 - ON MAY 13, 2015, THE PLANNING DIRECTOR DENIED THE REQUEST TO WAIVE SECTION 16.132(A)(2)&(3) ROAD IMPROVEMENTS ALONG BETHANY LANE AND SECTION 16.134(A) SIDEWALK CONSTRUCTION ALONG BETHANY LANE.
 - A REQUEST FOR RECONSIDERATION OF WF-15-128 WAS SUBMITTED AND ON JULY 22, 2015, THE DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.132(A)(2)&(3) ROAD IMPROVEMENTS ALONG BETHANY LANE AND SECTION 16.134(A) SIDEWALK CONSTRUCTION ALONG BETHANY LANE.
 - APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED JULY 13, 2015
 - THE APPLICANT SHALL PAY A FEE-IN-LIEU IN THE AMOUNT OF \$45,775.00 FOR THE CONSTRUCTION OF SIDEWALKS AND CURB & GUTTER ALONG THE BETHANY LANE FRONTAGE AS REQUIRED BY DETAIL R-1.04 OF THE DESIGN MANUAL.
 - REFERENCE WAIVER PETITION FILE NUMBER, ACTION, DATE AND CONDITIONS ON ALL FUTURE PLANS FOR LOTS 12 AND 13, INCLUDING F-15-051.
 - A 2ND REQUEST FOR RECONSIDERATION OF WF-15-128 WAS SUBMITTED AND ON OCTOBER 2, 2015, THE DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.132(A)(2)&(3) ROAD IMPROVEMENTS ALONG BETHANY LANE AND SECTION 16.134(A) SIDEWALK CONSTRUCTION ALONG BETHANY LANE.
 - APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE APPLICANT SHALL PROVIDE A 20' PUBLIC DRAINAGE, SIDEWALK AND UTILITY EASEMENT ALONG THE BETHANY LANE FRONTAGE UNDER F-15-051, INSTEAD OF THE REQUESTED 10' RIGHT OF WAY DEDICATION ALONG THE BETHANY LANE FRONTAGE (DEED COMMENTS DATED MAY 6, 2015).
 - THE APPLICANT SHALL PAY A FEE IN LIEU IN THE AMOUNT OF \$45,775.00 FOR THE CONSTRUCTION OF SIDEWALKS AND CURB AND GUTTER ALONG THE BETHANY LANE FRONTAGE AS REQUIRED BY DETAIL R-1.04 OF THE DESIGN MANUAL.
 - REFERENCE TO WAIVER PETITION FILE NUMBER, ACTION, DATE AND CONDITIONS ON ALL FUTURE PLANS FOR LOTS 12 AND 13, INCLUDING F-15-051.
 - IN ACCORDANCE WITH SECTION 128.0 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.

LOT NO	STREET ADDRESS
12	1999 S REED LANE
13	1991 S REED LANE

SITE DEVELOPMENT PLAN

HARVEY S. REED SUBDIVISION

LOTS 12 AND 13

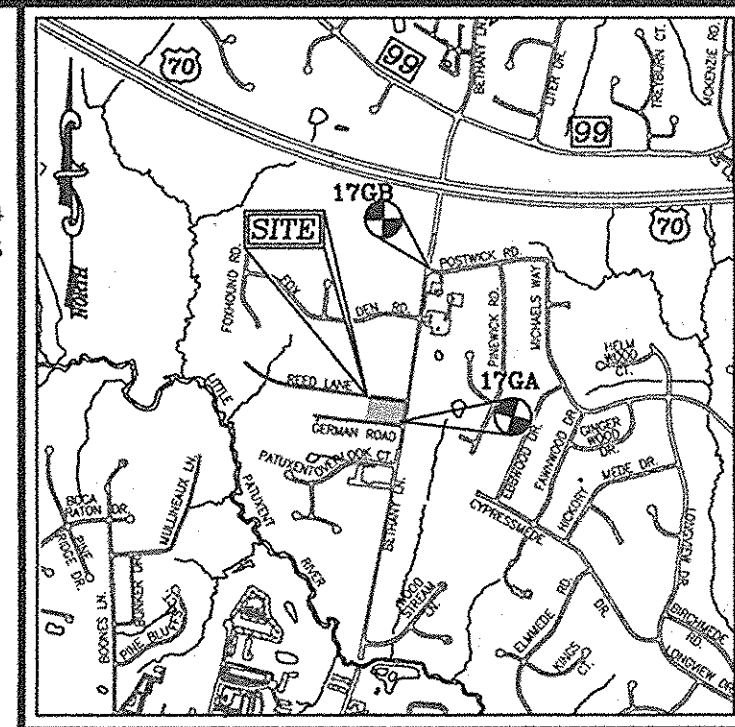
HOWARD COUNTY, MARYLAND

SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA:	1.35 AC.
B. AREA OF PLAN SUBMISSION:	1.03 AC.
C. LIMIT OF DISTURBED AREA:	1.03 AC.
D. PRESENT ZONING DESIGNATION:	R-20
E. PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL SFD
F. FLOOR SPACE ON EACH LEVEL:	N/A
G. TOTAL NUMBER OF UNITS ALLOWED:	2
H. MAXIMUM NUMBER OF EMPLOYEES:	2
I. MAXIMUM NUMBER OF UNITS PROPOSED:	2
J. NUMBER OF PARKING SPACES REQUIRED:	2.5 PER SFD HOUSE
K. NUMBER OF PARKING SPACES:	2.5 PROVIDED PER LOT
L. OPEN SPACE ON SITE:	REFER TO F15-051
M. AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION & LAND DEVELOPMENT REGULATIONS:	N/A
N. BUILDING COVERAGE OF SITE:	N/A
O. APPLICABLE DPZ FILE REFERENCES:	SEE BELOW
P. ANY OTHER INFORMATION WHICH MAY BE RELEVANT:	TAX MAP 17, GRID 20, PARCEL 106
Q. FLOOR AREA RATIO:	2ND ELECTION DISTRICT
R. DPZ FILE REFERENCES:	CONT. 71-W, CONT. 20-1067, PLAT 57, PAGE 24, F-15-051, F-15-051, WF-15-128

BENCHMARKS

COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 17GA, 17GB.
 HOWARD COUNTY BENCHMARK
 17GA N 591048.564 E 1352732.061 ELEV. 432.04
 17GB N 592656.817 E 1353019.927 ELEV. 441.53



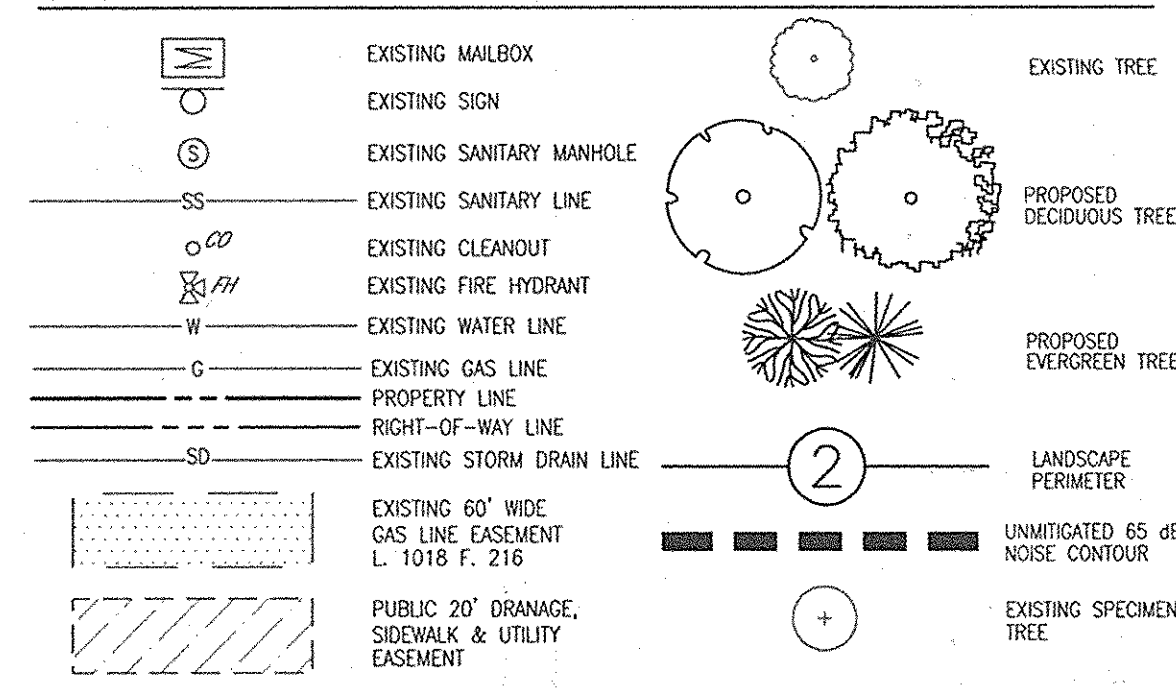
VICINITY MAP
 1"=2000
 ADC MAP COORDINATES: 20 B-5



SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET, SITE LAYOUT AND LANDSCAPE PLAN	1 OF 3
GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN	2 OF 3
SOILS MAP AND STORMWATER MANAGEMENT PLAN & NOTES	2 OF 3
GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS	3 OF 3

NOTE:
 FOR HOUSE DETAILS, SEE SHEET 3.

LEGEND

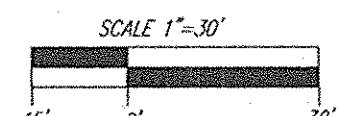


PERMIT INFORMATION CHART				
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NUMBER		
HARVEY S. REED	N/A	3 / 106		
PLAT OR L/F	GRID NO.	ZONING	TAX MAP NO.	ELECT. DIST. CENSUS TR.
F-15-051	20	R-20	17	2ND 602201
#23638				

MIHU NOTE
 PLEASE NOTE THAT LOT 13 IN THIS SUBDIVISION IS SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

OWNER/DEVELOPER

DIANE VAN STONE
 11619 PRINCESS LN.
 ELLICOTT CITY, MD. 21042
 443-472-1582



LANDSCAPE NOTES

- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS OWEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO INSTALL.

PLANT LIST

SYMB	KEY	QUAN	BOTANICAL NAME	SIZE	REM.
CM	7		LAGERSTROEMIA TULSIACORRA TUSsockora CRAP MYRTLE (BGE COMPLIANT)	6'-8" HT	B & B
ER	7		CERCIS CANADENSIS EASTERN REDBUD (BGE COMPLIANT)	1 1/2"-2" CAL	B & B
AR	4		ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL	B & B
JV	5		JUNIPERUS VIRGINIANA DOUGLASS PINE (BGE COMPLIANT)	6'-8" HT	B & B
AT	5		THUJA OCCIDENTALIS ARBOREAE - TECHNY (BGE COMPLIANT)	5'-6" HT	B & B
IL	5		'ILEX' NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY (BGE COMPLIANT)	5'-6" HT	B & B
BO	2		QUERCUS MICROCARPA BUR OAK	3" CAL.	B & B

SPECIMEN TREE REPLACEMENT - PLANTING SCHEDULE

ZONE	DISTANCE FROM THE BGE POWER LINE OR TRANSMISSION RIGHT-OF-WAY	MAXIMUM HEIGHT OF VEGETATION
GREEN	UP TO 20 FEET	25 FEET
YELLOW	BEYOND 20 FEET AND 45 FEET	40 FEET
RED	BEYOND 45 FEET	ABOVE 40 FEET

LANDSCAPE SCHEDULE NOTE:

ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRO PLANTING SPECIFICATIONS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. FINAL LOCATION OF PLANT MATERIALS MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

COVER SHEET, SITE LAYOUT AND LANDSCAPE PLAN

SCALE: 1"= 30'

1. FOR ADDITIONAL LANDSCAPE NOTES, DETAILS & SCHEDULES REFER TO SHEET 2

B & G E NOTES:

- BGE RESERVES THE RIGHT TO TRIM, TOP OR CUT DOWN ANY TREE IN PROXIMITY TO THE LINE THAT IN THE OPINION OF BGE SHALL BE DEEMED A HAZARD TO THE SAFE AND RELIABLE DELIVERY OF ELECTRICITY.
- THE DEPARTMENT OF PLANNING AND ZONING MAY AUTHORIZE THE TRIMMING OR REMOVAL OF TREES OR OTHER VEGETATION ADJACENT TO THE BGE RIGHT OF WAY OR EASEMENT, IF BGE DETERMINES THE TREES ARE COMPROMISING THE SAFETY OF A TRANSMISSION LINE LOCATED WITHIN THEIR UTILITY RIGHT OF WAY OR EASEMENT, IF BGE WITHINS TO TRIM OR REMOVE TREES WITHIN A FOREST CONSERVATION EASEMENT, A LETTER SPECIFYING THE LOCATION AND SCOPE OF WORK NEEDS TO BE SENT AT LEAST 30 DAYS IN ADVANCE OF UNDERMINING THE WORK. BGE UNDERSTANDS CONSERVATION ENGINEERS' NEED TO PROTECT ITS TRANSMISSION LINES AND WILL NOT UNREASONABLY WITHHOLD PERMISSION.
- CALL MEASUREMENT TO MARK THE LOCATION OF EXISTING GAS LINE BEFORE PLANTING STREET TREES ALONG REED LANE, BETHANY LANE AND GERMAN ROAD & PLANT STREET TREES 10' AWAY FROM EXISTING GAS LINE AS REQUIRED.
- BGE ISSUED THEIR APPROVAL OF THE LANDSCAPING SHOWN HEREON ON MARCH 17, 2015

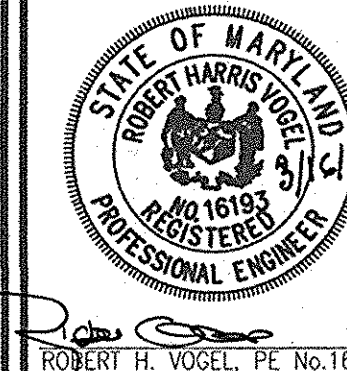
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3/30/16
 DATE
 R
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 4-4-16
 DATE
 R
 CHIEF, DIVISION OF LAND DEVELOPMENT
 4-4-16
 DATE
 R
 DIRECTOR

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

3/16/16
 DATE
 R
 SIGNATURE OF DEVELOPER
 3/16/16
 DATE

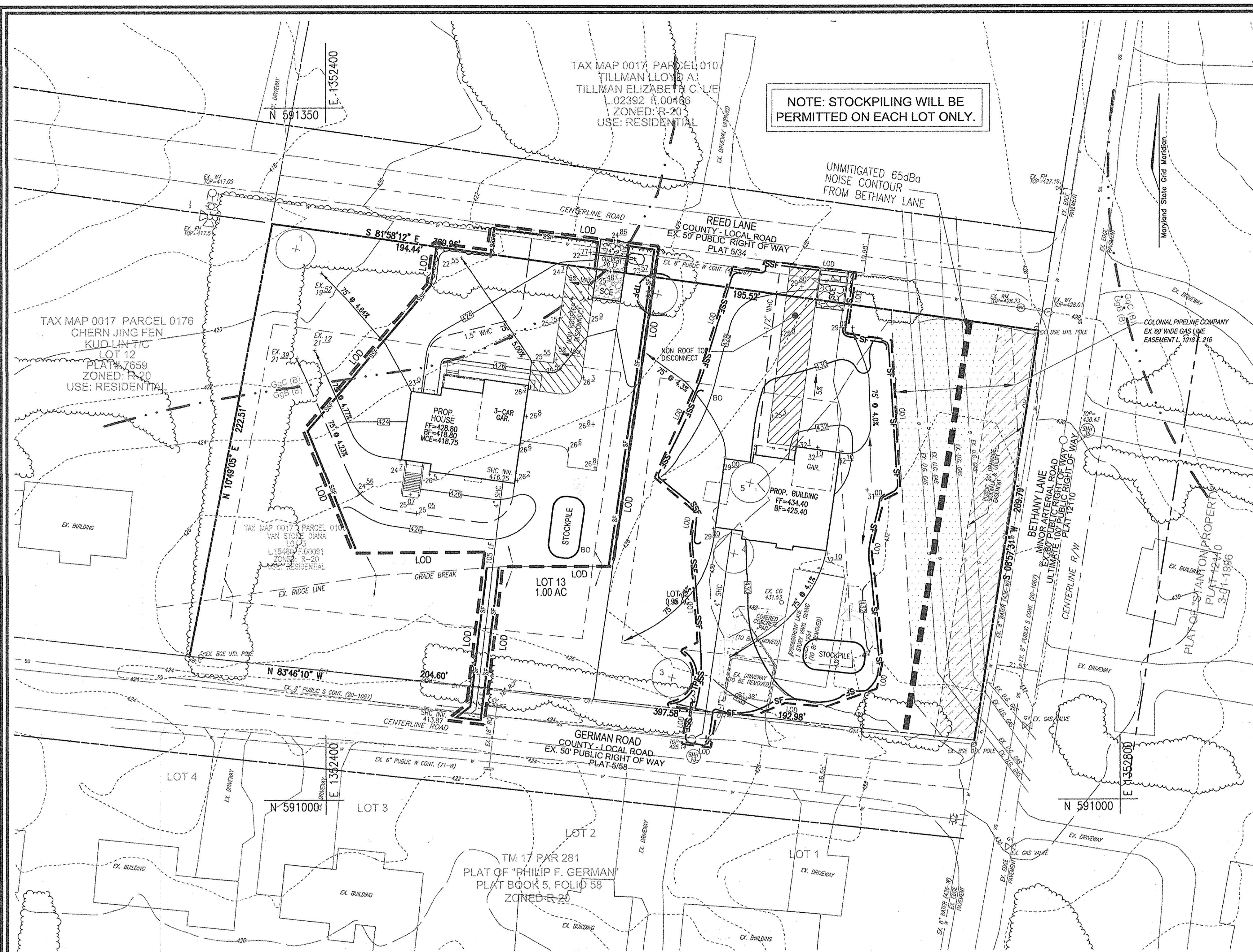


ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.9961

DESIGN BY: RHV
 DRAWN BY: KG/EDS
 CHECKED BY: RHV
 DATE: MARCH 2016
 SCALE: AS SHOWN
 W.O. NO.: 14-13

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 09-27-2016

1 SHEET 3



SOILS LEGEND
HOWARD COUNTY SOILS MAP #13

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	HYDRIC INCLUSIONS	Kw RANGE*	PRIME FARMLAND	WATERBURY
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO		0.20	YES	NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	NO		0.20	YES	NO

NOTE: HIGHER ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR R GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

NOTE:
STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.

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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/30/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 4-4-16
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

[Signature] 4-4-16
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] 3/16/16
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] 3/16/16
SIGNATURE OF ENGINEER
DATE

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

[Signature] 3/16/16
HOWARD S.C.D.
DATE

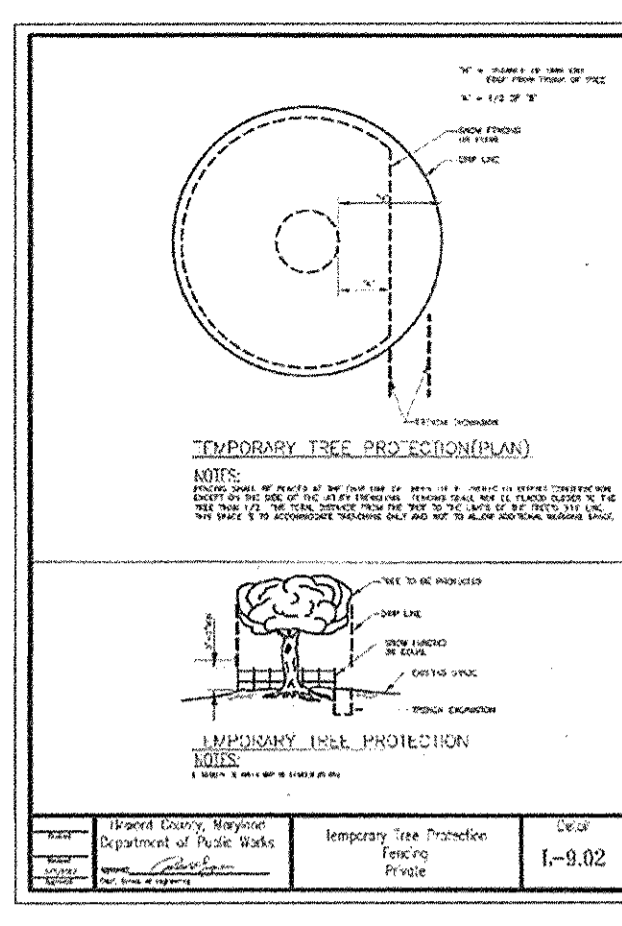
SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT. (1 DAY)
- DEVELOPER / CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO BEGINNING CONSTRUCTION. (1 DAY)
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS AT (410) 313-1880 AT LEAST 24 HOURS BEFORE STARTING ANY WORK. (1 DAY)
- CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER CONTROLS (1 DAY)
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS AS SHOWN HEREON AND STABILIZE DISTURBANCES. (2 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED COMPLETE ANY REMAINING GRADING WITHIN THE INSTALLED PERIMETER CONTROLS. (5 DAYS)
- COMPLETE HOUSE AND UTILITY WORK AS REQUIRED BY PLAN. (1 WEEK)
- INSTALL DRIVEWAY PAVING AS SHOWN HEREON (3 DAYS)
- FINE GRADE SITE IN ACCORDANCE WITH SPOT ELEVATIONS SHOWN TO PROVIDE REQUIRED STORMWATER MANAGEMENT DISCONNECTIONS & LENGTHS AT THE REQUIRE SLOPES. HOUSE DOWNSPOUTS SHALL BE PROVIDED AT DISCONNECTION LOCATIONS. SHOWN (2 DAYS)
- COMPLETE ANY REMAINING FINE GRADING WITHIN THE INSTALLED PERIMETER CONTROLS AND STABILIZE WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. (5 DAYS)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE DISTURBANCES WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.

NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

LEGEND:

- 300 --- EXISTING CONTOUR
- 402.8 --- PROPOSED CONTOUR
- 402.8 • PROPOSED SPOT ELEVATION
- 402.8 • EXISTING SPOT ELEVATION
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANDOUT
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING TRENCH (FIELD LOCATED)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- EXISTING 60" WIDE GAS LINE EASEMENT L. 1018 F. 216
- NON ROOF TOP DISCONNECTS
- ROOF TOP DISCONNECTS
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- M1B2 SOILS BOUNDARY
- M1D8 SUPER SILT FENCE
- SF SILT FENCE
- LOD LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- PUBLIC 20" DRAINAGE, SIDEWALK & UTILITY EASEMENT
- TPF TREE PROTECTION FENCE



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John P. Cavitt

- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
- SURROUNDING LAND USE INCLUDES HIGH DENSITY RESIDENTIAL DEVELOPMENT.
- NO FOREST IS PRESENT ON THE SUBJECT PROPERTY.
- NO WETLANDS OR STREAMS ARE PRESENT ON THE SUBJECT PROPERTY.
- PROJECT SITE IS APPROXIMATELY 1.95 AC IN SIZE.

SPECIMEN TREE CHART

KEY SPECIES	SIZE (DBH)	CRZ (DBH)	COMMENTS
1 WHITE PINE	33.5	20.25	GOOD
2 SILVER MAPLE	34.5	51.75	GOOD; MULTI-STEM ABOVE BREAST HEIGHT
3 SILVER MAPLE	30	45	GOOD
4 SILVER MAPLE	38	57	GOOD
5 SILVER MAPLE	30.5	45.75	FAIR, SOME TRUNK ROT NOTED

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS				TOTAL
	P-1	P-2	P-3	P-4	
PERIMETER/FRONTAGE DESIGNATION	NONE	B	B	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	390	210	398	222	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No	No	145
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No	No	222 LF
NUMBER OF PLANTS REQUIRED	0 LF	210 LF	398 LF	0 LF	12
SHADE TREES	0	1:50	4	1:50	6
EVERGREEN TREES	0	1:40	5	1:40	10
SHRUBS	0	0	0	0	0
CREDIT FOR EX. INDIVIDUAL TREES SHADE TREES TO REMAIN	0	0	0	0	1
EVERGREEN TREES TO REMAIN	0	0	0	0	1
NUMBER OF PLANTS PROVIDED	0	4	10	0	4
SHADE TREES	0	5	10	0	15
EVERGREEN TREES	0	0	0	0	15
ORNAMENTAL TREES	0	0	0	0	14

** CREDIT EXISTING 5'-3" TO REMAIN.
(1) SHADE TREES ARE TO BE SUBSTITUTED WITH SMALLER TREES AT 2:1 AS REQUIRED BY THE BOE PLANTING ZONES

GENERAL NOTES:

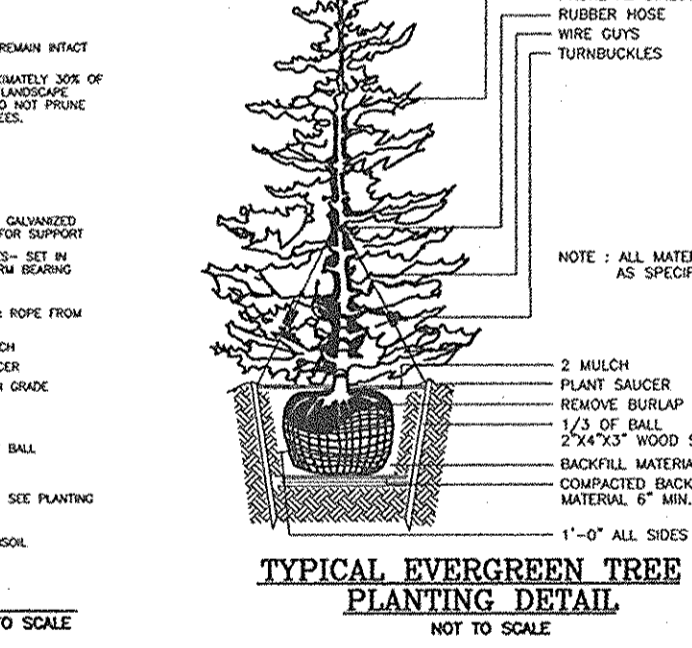
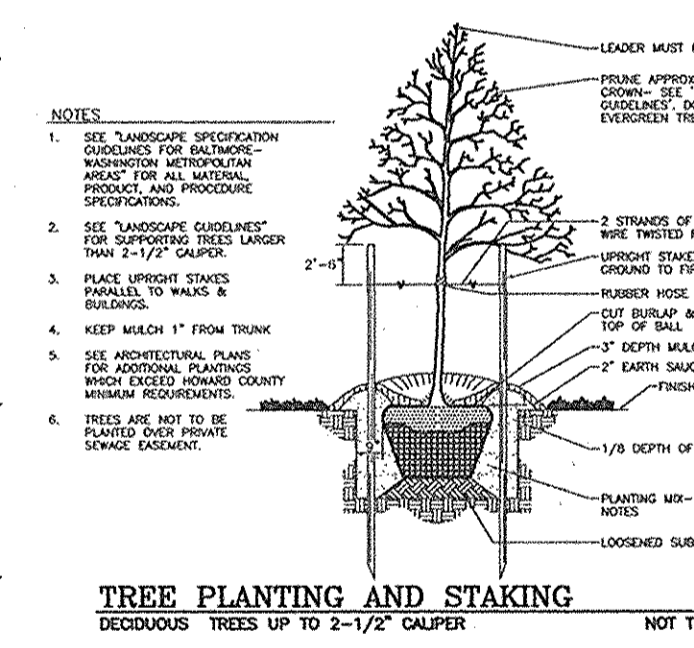
- THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED WITH THE BUILDER'S CROWDING PERMIT IN THE AMOUNT OF \$ 5,150.00 FOR 11 SHADE TREES (\$3,300.00), 15 EVERGREEN TREES (2,250) AND 2 SHADE TREES (SPECIMEN TREE REPLACEMENT) (\$ 600).
- LANDSCAPING APPROVAL WITH THIS SITE DEVELOPMENT PLAN.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN, HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

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

SIGNATURE OF DEVELOPER _____ DATE _____

OWNER/DEVELOPER
DIANE VAN STONE
11619 PRINCESS LN.
ELLCOTT CITY, MD 21042
443-472-1582



TREE PLANTING AND STAKING
ODD-DIAMETER TREES UP TO 2-1/2" CALIPER
NOT TO SCALE

TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

N-1 & N-2 - DISCONNECTION OF ROOFTOP AND NON-ROOFTOP RUNOFF

CONSTRUCTION CRITERIA:

- THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING THE CONSTRUCTION OF PROJECTS WITH PLANNED ROOFTOP DISCONNECTIONS:
- EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS) SHALL NOT BE LOCATED IN VEGETATED AREAS RECEIVING DISCONNECTED RUNOFF
 - SITE DISTURBANCE: CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF TO MINIMIZE DISTURBANCE AND COMPACTION. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SCARIFYING THE SURFACE OR ROTOTILLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY. ADDITIONALLY, AMENDMENTS MAY BE NEEDED FOR TIGHT, CLAYEY SOILS.

INSPECTION:

A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT SIZING FOR TREATMENT AREAS HAS BEEN MET AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

MAINTENANCE CRITERIA:

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN
SOILS MAP AND STORMWATER MANAGEMENT PLAN & NOTES

HARVEY S. REED SUBDIVISION
LOTS 12 AND 13

TAX MAP 17 BLOCK 20
2ND ELECTION DISTRICT

PARCEL 106
HOWARD COUNTY, MARYLAND

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

DESIGN BY: RHV
DRAWN BY: KG/EDS
CHECKED BY: RHV
DATE: MARCH 2016
SCALE: AS SHOWN
W.O. NO.: 14-13

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 09-27-2016

2 SHEET OF 3

