

SHEET INDEX:

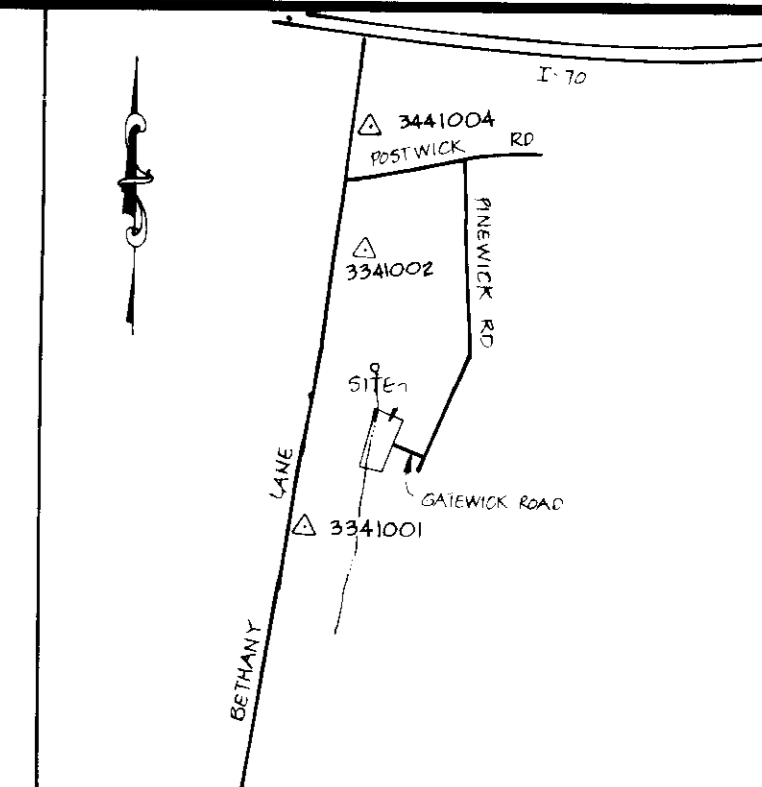
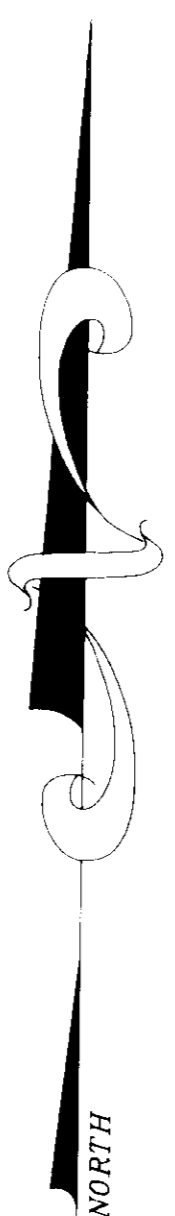
- 1.) SITE PLAN
- 2.) DETAILS

N 530500

E 840500

E 840500

E 841000



VICINITY MAP Scale: 1" = 2000'

GENERAL NOTES

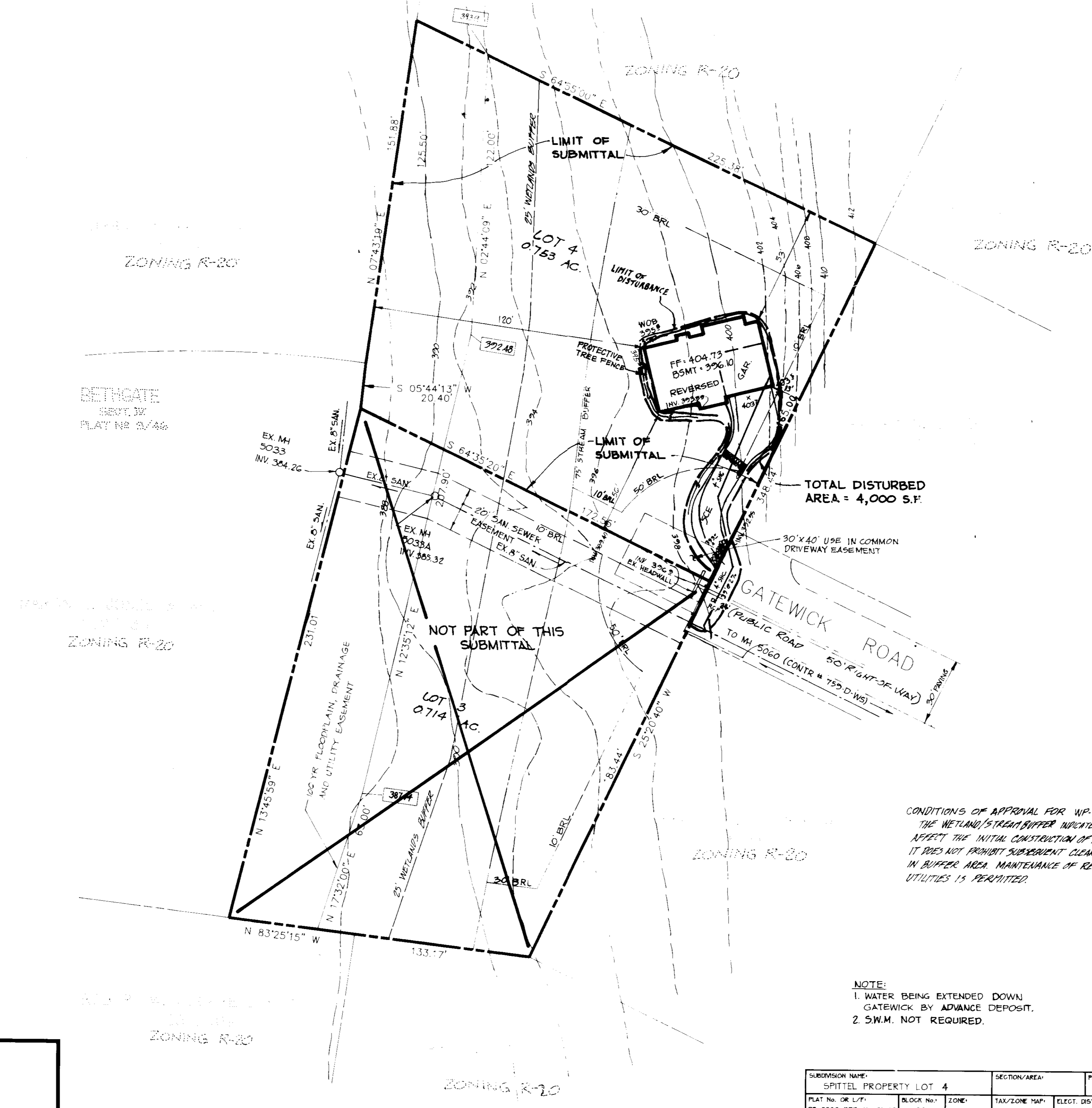
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. PROJECT BACKGROUND:
 LOCATION: ELLICOTT CITY, TAX MAP 17, PARCELS PART OF 111
 ZONING: R-20
 SECTION/AREA: N/A
 SITE AREA: 1.467 AC.
 DATE FINAL PLAN APPROVED: APRIL 1994
 DPZ REFERENCE #: WP-89-109, APPROVED JUNE 11, 1990
 : F-21-19, RECORDED JULY 10, 1991
5. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
6. ALL PLAN DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. TOPOGRAPHY SHOWN IS BASED ON A FIELD RUN SURVEY PREPARED BY BOENDER ASSOCIATES, INC., DATED APRIL, 1994.
8. HORIZONTAL AND VERTICAL DATUMS BASED ON ABOVE SURVEY.
9. WATER AND SEWER IS PUBLIC.
 WATER CONTRACT NO.: 759-D-WS
 SEWER CONTRACT NO.: 412-S-18R
10. WETLANDS SHOWN HEREON ARE BASED ON A WETLANDS ANALYSIS PREPARED BY ESA ON MARCH 28, 1991 AND FIELD LOCATED BY BOENDER ASSOCIATES, INC.
11. EXISTING UTILITIES WERE LOCATED BY COUNTY CONTRACT DRAWINGS AND SURVEY REFERENCED ABOVE.
12. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

SITE ANALYSIS

Area of Parcel: 1.467 acres or 63903.52 sq. ft.
 Present Zoning: R-20
 Proposed Use of Structure: Single Family Detached Structures
 Total Number of Units Provided: 2 units
 Number of Parking Spaces Required: 2 spaces per dwelling unit
 2 x 2 = 4 spaces
 Number of Spaces Provided: 4 (each unit has a 2 car garage)
 Prior File Number: F-21-19
 BUILDING COVERAGE:
 LOT 3: 1,820 SF OR 5.5%
 LOT 4: 1,826 SF OR 5.6%
 PAVING COVERAGE:
 LOT 3: 1,107 SF OR 3.4%
 LOT 4: 711 SF OR 2.3%

CONDITIONS OF APPROVAL FOR WP-89-109:
 THE WETLAND STRAIGHT BUFFER INDICATED ON THIS PLAN DOES NOT AFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES NOT PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN BUFFER AREA. MAINTENANCE OF RESIDENCE, LANDSCAPING AND UTILITIES IS PERMITTED.

NOTE:
 1. WATER BEING EXTENDED DOWN GATEWICK BY ADVANCE DEPOSIT.
 2. S.W.M. NOT REQUIRED.



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
3	2901 Gatewick Road
4	2900 Gatewick Road

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

P. Engler 8/31/94
 U.S. SOIL CONSERVATION SERVICE

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

Debra Ziehm 8/31/94
 SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph Butler 9/1/94
 DIRECTOR

Anna Strimany 9/1/94
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED: FOR PUBLIC WATER, PUBLIC SEWAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

James Hill 8/31/94
 DIRECTOR

Paul Johnson 8/31/94
 CHIEF, BUREAU OF ENGINEERING

DEVELOPERS CERTIFICATE

I certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certification of attendance at a Maryland Department of Environment approved training program for the periodic on-site inspections by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Joseph Butler 5/1/94
 Developer

ENGINEER CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

William S. Hartz 5/1/94
 Engineer

SUBMISSION NAME: SPITTEL PROPERTY LOT 4		SECTION/AREA: PART OF 111
PLAT NO. OR L.P.T. P.B. REF. NO. 91-19	BLOCK NO. 20	ZONE R-20
TAX/ZONE MAP MAP: 17	ELECT. DIST. 2nd	CENSUS TRACT G022
WATER CODE: WC - HOB	SEWER CODE: SC-5790000	

OWNER/DEVELOPER:

LESTER SPITTEL
 3005 BETHANY LANE
 ELLICOTT CITY, MD 21042

Boender Associates
 ENGINEERS - PLANNERS - SURVEYORS

3230 BETHANY LANE
 ELLICOTT CITY, MD 21042
 (410) 465-7777 FAX: (410) 465-7966

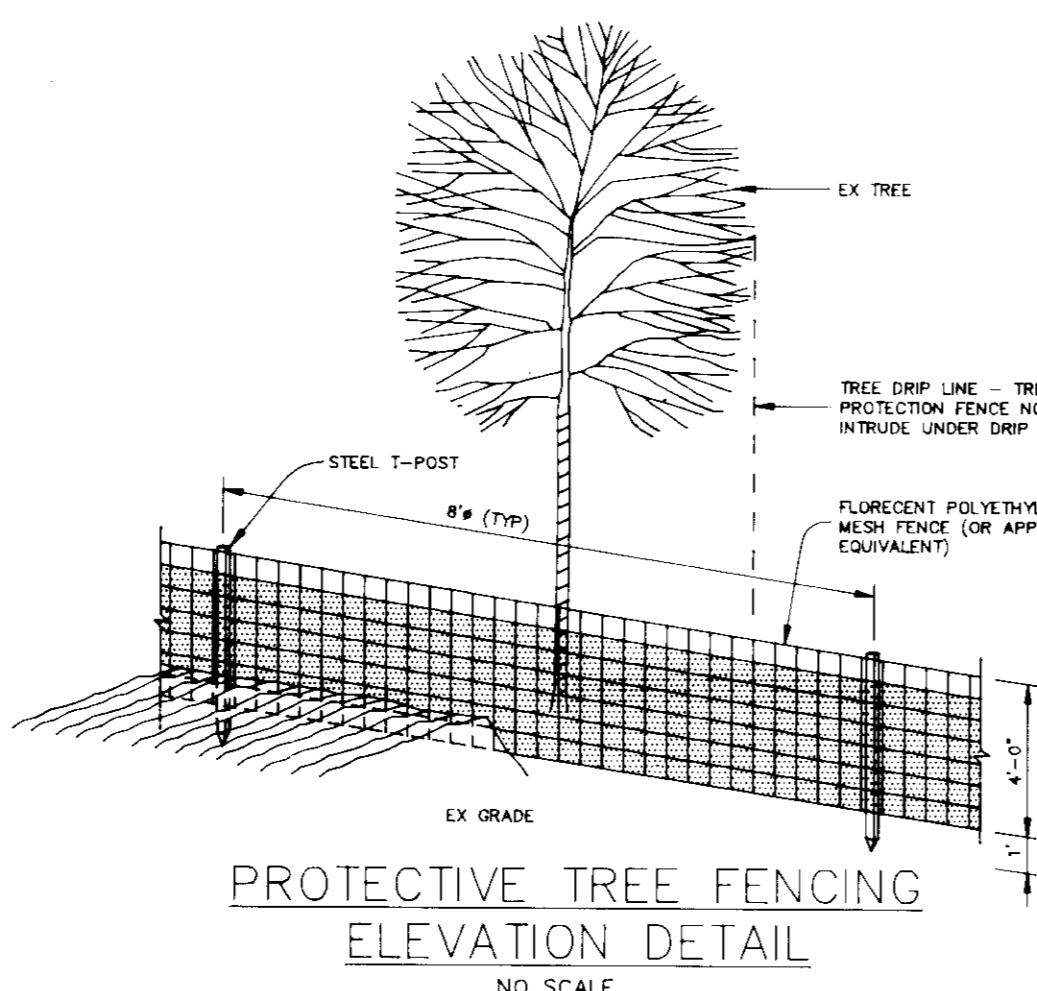
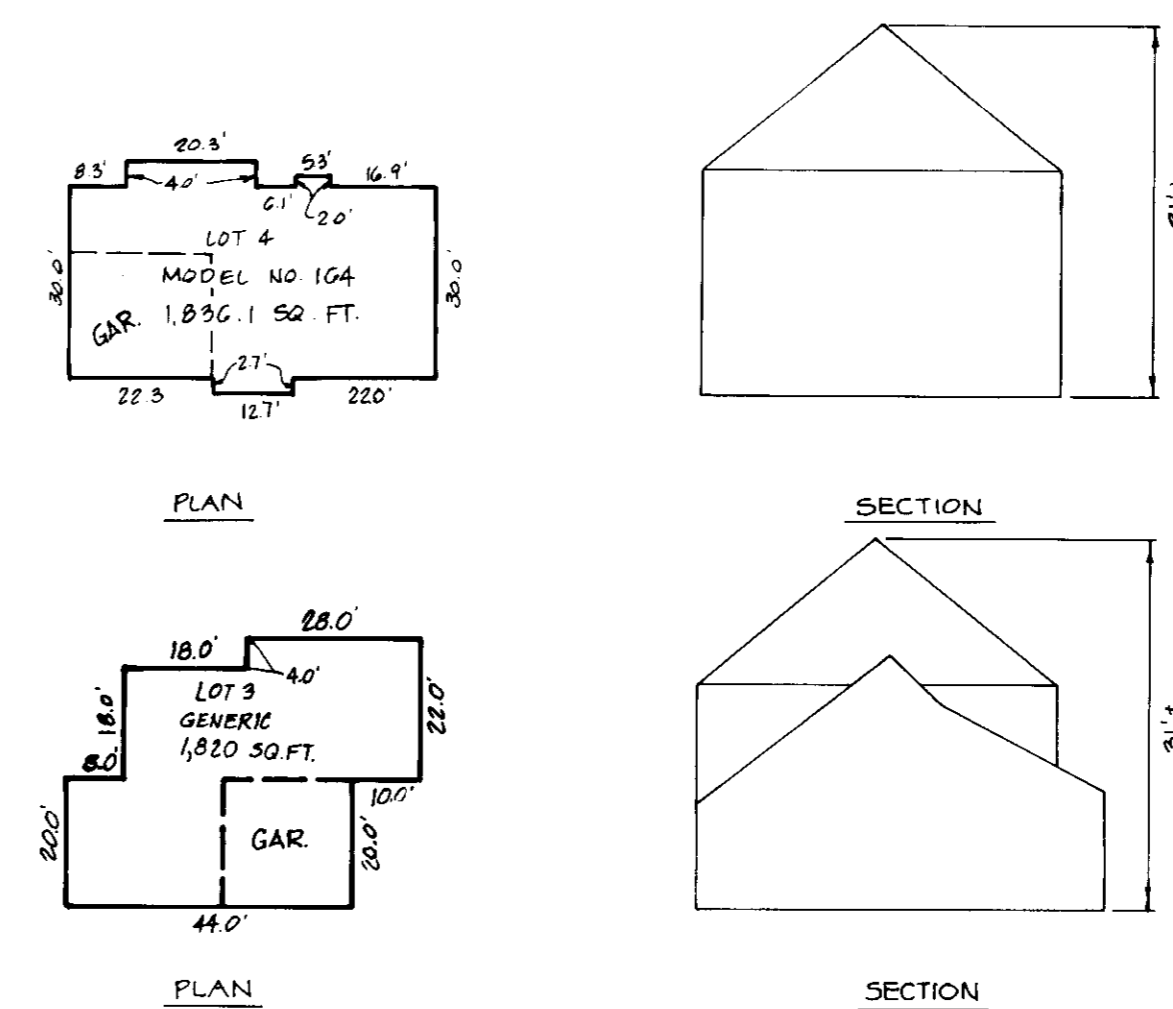
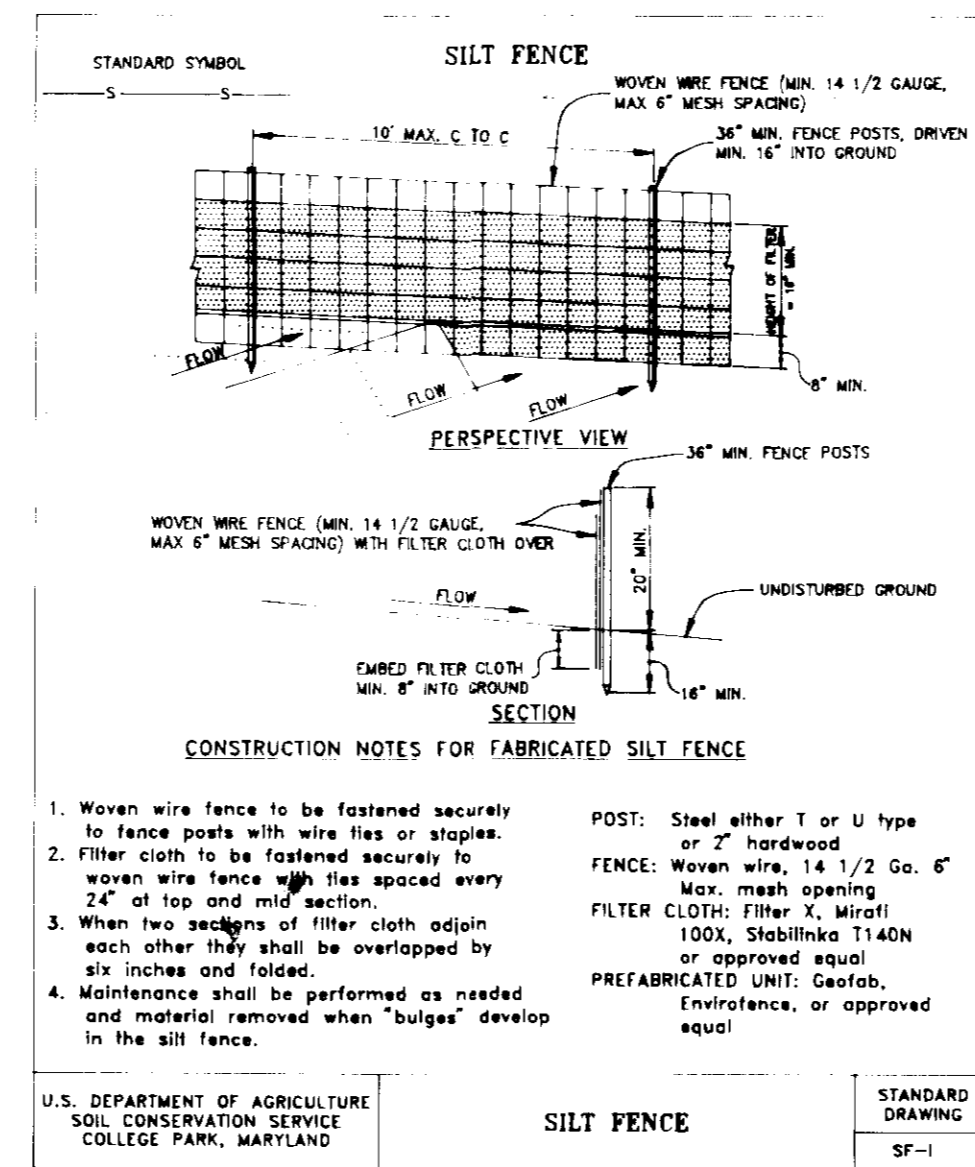
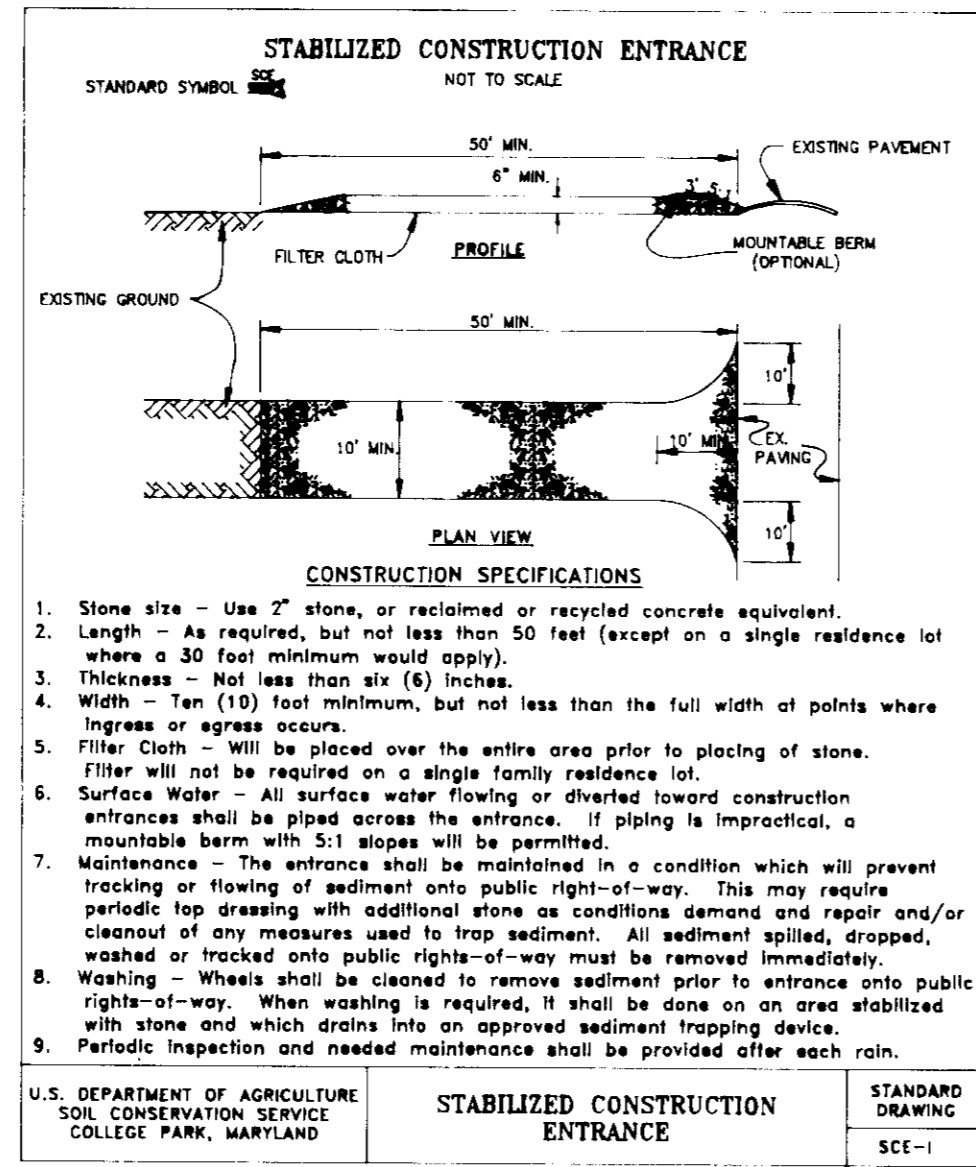
SEDIMENT CONTROL

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1;
 - 14 days for 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 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only 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 permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total area of site	1.6 AC ±	Acres
Area disturbed	0.42 AC ±	Acres
Area to be roofed or paved	0.12 AC ±	Acres
Area to be vegetatively stabilized	0.88 AC ±	Acres
Total cut	22	Cu. Yds.
Total fill	245	Cu. Yds.

 Offsite waste/borrow area location
- 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 DPW 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.

* EARTHWORK QUANTITIES SHOWN HEREON ARE TO BE VERIFIED BY CONTRACTOR FOR BID.
 * CONTRACTOR TO PROVIDE POSITIVE DRAINAGE.



TREE PRESERVATION PROCEDURES

- THE EDGE OF WOODS TO BE PROTECTED WILL BE MARKED IN THE FIELD PER THE APPROVED SITE DEVELOPMENT PLAN PRIOR TO THE START OF CONSTRUCTION ACTIVITY.
- PROTECTIVE FENCING SHALL BE INSTALLED AT THE DRIP LINE OF THE EDGE OF WOODS. ALL AREAS WITHIN PROTECTIVE FENCES ARE TO BE CONSIDERED OFF LIMITS FOR ANY CONSTRUCTION ACTIVITY.
- PROTECTIVE FENCING WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL AFFIX SIGNS TO THE FENCING INDICATING THAT THESE AREAS ARE TREE PRESERVATION AREAS. THE GENERAL CONTRACTOR SHALL TAKE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING THE CONSTRUCTION CYCLE. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, COLLAPSE, AND DRAINAGE OF SOLUTIONS CONTAINING MATERIALS HAZARDOUS TO TREE ROOTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED. THE GENERAL CONTRACTOR SHALL BE PROHIBITED FROM PARKING ANY CONSTRUCTION EQUIPMENT OR FROM STORING ANY BUILDING SUPPLIES OR EARTH STOCKPILES WITHIN THE TREE PRESERVATION AREAS.
- FOOT TRAFFIC AS WELL AS VEHICULAR TRAFFIC IN THE TREE PRESERVATION AREAS SHALL BE KEPT TO A MINIMUM. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TREE DAMAGED OR DESTROYED WITHIN THE TREE PRESERVATION AREAS, WHETHER CAUSED BY THE CONTRACTOR, HIS AGENTS, EMPLOYEES, SUB-CONTRACTORS, OR LICENSEES.
- CONSTRUCTION ACTIVITIES EXPRESSLY RESTRICTED WITHIN THE TREE PRESERVATION AREAS: PLACING BACKFILL IN PROTECTED AREAS; TELLING TREES INTO PROTECTED AREAS; DRIVING CONSTRUCTION EQUIPMENT INTO OR THROUGH PROTECTED AREAS; BURNING IN OR IN CLOSE PROXIMITY TO PROTECTED AREAS; STAKING OR STORING SUPPLIES IN PROTECTED AREAS; CONDUCTING TRENCHING OPERATIONS IN PROTECTED AREAS; GRADING BEYOND THE LIMITS OF DISTURBANCE.
- THE GENERAL CONTRACTOR SHALL PROVIDE A WASH OUT AREA FOR CONCRETE TRUCKS ON SITE, WHICH WILL NOT DRAIN TOWARDS A PROTECTED AREA.
- ALL TREES WHICH ARE NOT TO BE PRESERVED WITHIN FIFTY FEET OF ANY TREE PRESERVATION AREAS ARE TO BE REMOVED IN A MANNER THAT WILL NOT DAMAGE THOSE TREES THAT ARE DESIGNATED FOR PRESERVATION. IT IS HIGHLY RECOMMENDED THAT TREE STUMPS WITHIN THIS FIFTY FOOT AREA BE GROUND OUT WITH A STUMP GRINDING MACHINE TO MINIMIZE DAMAGE.

CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE	NO. OF DAYS
1. OBTAIN GRADING PERMIT.	7
2. INSTALL TREE PROTECTION FENCE.	7
3. INSTALL SEDIMENT CONTROL MEASURES.	14
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE.	14
5. CLEARING.	14
6. INSTALL FOUNDATION.	30
7. PERMANENTLY STABILIZE ALL REMAINING DISTURBED AREAS.	14

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

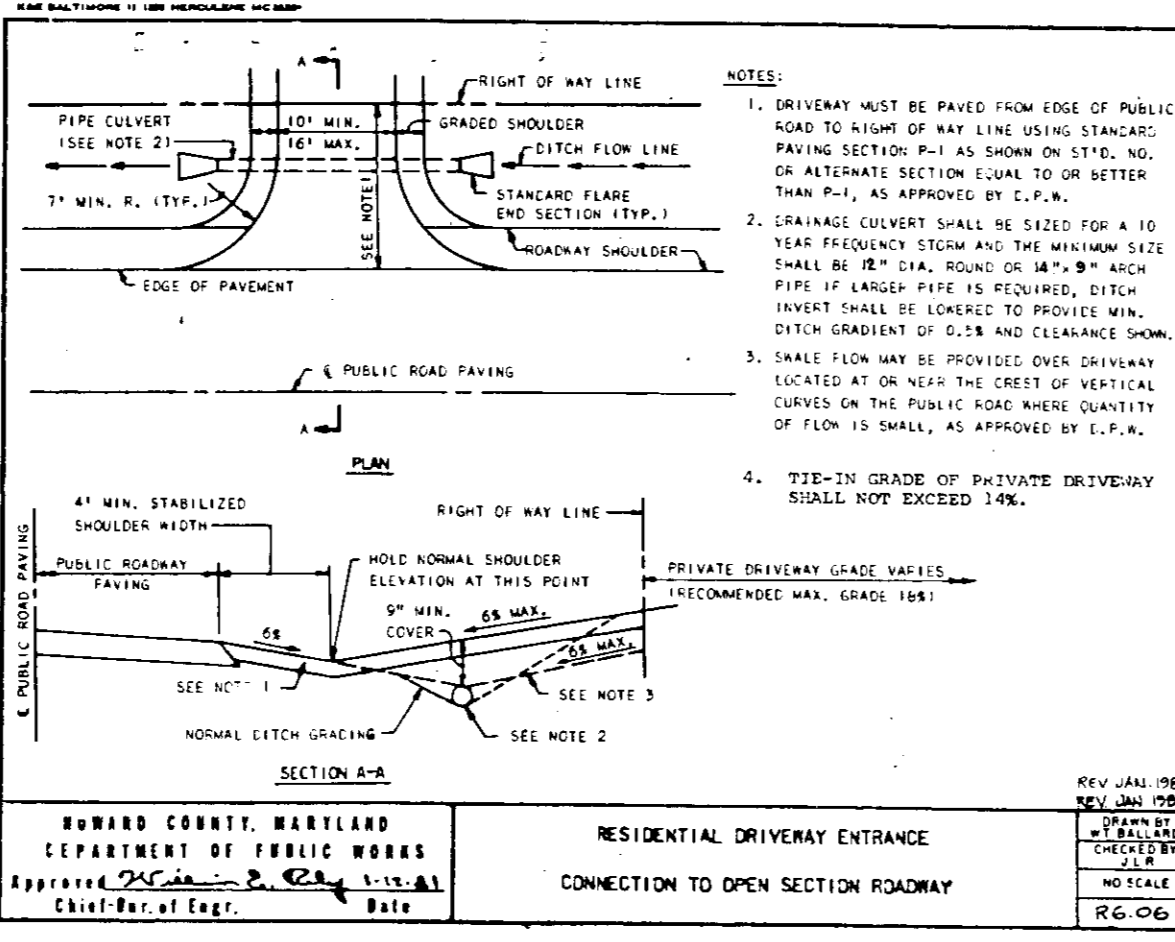
Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.



REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

P. Engler 8/31/94
 U.S. SOIL CONSERVATION SERVICE Date

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

Robert Zichner 8/31/94
 SOIL CONSERVATION DISTRICT Date

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James R. Smith 9/1/94
 DIRECTOR DATE

John J. Jaramany 9/1/94
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

James P. Lee 8/1/94
 DIRECTOR DATE

Charles J. Jaramany 8/31/94
 CHIEF, BUREAU OF ENGINEERING DATE

DEVELOPERS CERTIFICATE

I certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certification of attendance of a Maryland Department of environment approved training program for the periodic on-site inspections by the Howard Soil Conservation district or their authorized agents, as deemed necessary.

Lester Spittel 5/1/94
 Date

ENGINEER CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

William S. Havel 5/1/94
 Date

DATE	REVISION	BY

TITLE: **DETAIL SHEET**

PROJECT: **SPITTEL PROPERTY LOT 4**

LOCATION: 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP: 17 PARCEL: 111 BLOCK: 20

SCALE: AS SHOWN DESIGNED BY: DRAWN BY: CHECKED BY: DATE: APRIL, 1994

FIELD BOOK: PAGE No. JOB No. 94042 DRAWING No. 2 OF 2

Boandar Associates
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SDP-94-125