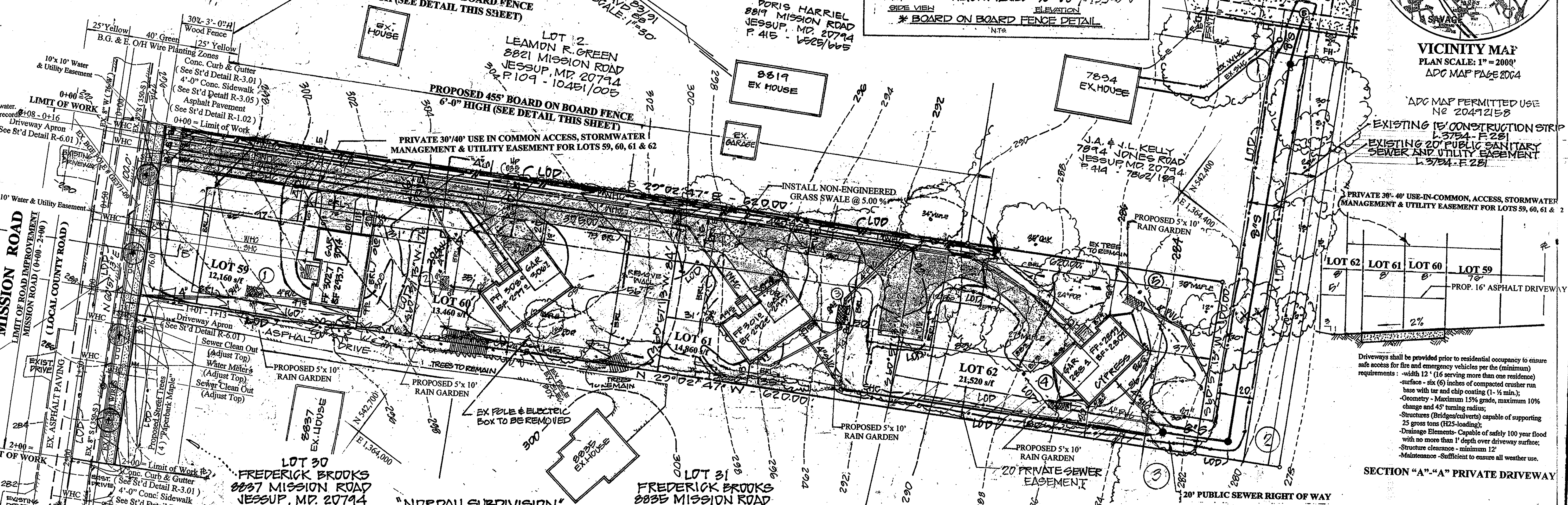


1. The subject project is zoned R-12 per 02/02/04 Comprehensive Zoning Plan and the "comp. lic" zoning amendments effective 07/28/06.
2. Driveways shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the (minimum) requirements:
- width 12' (16 serving more than one residence)
 - surface - six (6) inches of compacted crusher run base with tar and chip coating (1-1/2 min.);
 - Geometry - Maximum 1% grade, maximum 10% change and 45' turning radius;
 - Structures (Bridges/culverts) capable of supporting 25 gross tons (H25-loading);
 - Drainage Elements- Capable of safely 100 year flood with no more than 1' depth over driveway surface;
 - Structure clearance - minimum 12'
 - Maintenance - Sufficient to ensure all weather use.
3. No grading removal of vegetative cover or trees. Paving and new structures shall be permitted within the limits of wetland, streams, or their required buffers, flood plain and forest conservation easement areas.
4. For flag or pipeline lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag pipeline and road right of way line and not onto the pipeline lot driveway.
5. Land dedicated to Howard County, Maryland, for purposes of a public road (0.0689 acre).
6. This subdivision is subject to section 18.1228 of the Howard County code. Public Water and Sewer service has been granted under the terms and provisions, thereof effective
7. This plan complies with requirements of a fee in lieu of the amount of \$ 7188.00, "obligation" area of .22 acre is for afforestation.
8. Landscaping to be provided with the S.D.P.
9. The resubdivision of Lot 10 is for the purpose to establish 4 new lots and add new public easements.
10. SWM: Rain Gardens & Retrop credits to be used for control of storm water. Maintenance of the SWM structure is the responsibility of the owner of record.
11. There are no historic sites or cemeteries on this property.
12. BRL denotes minimum building restriction line.
13. This plan is based on a field run monumented boundary survey performed on 12/28/04, by Survey's Inc. Gregory Benefiel, Prof. L.S.
14. □ Denotes Monument
15. ○ Denotes iron pin set capped No. S.I. Corp. 251
16. Use in common access stormwater management & utility easement, private water and sewer easement for lot 39 thru 62 to be recorded concurrently with the record plat.
17. There are no streams or flood plains found on this site by a field inspection on January 23rd 2007 by Gregory C. Benefiel.
18. Areas as stated this plan to be taken as more or less, unless otherwise noted.
19. This plan is subject to the amended 5th edition of the subdivision and land development regulations per council Bill 45-2003 and zoning regulations as amended by council bill 75- 2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of the submission of the site development plan, waiver position application of building/grading permit.
20. A fee in lieu on the amount of \$ 4,500.00 has been paid to satisfy the open space requirement of Section 16.121 (9) (2) of the subdivision regulations.
21. "Developer reserves unto itself, its successors and assigns all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, over and through lots 59 thru 62, and any and all conveyances aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County, and the county shall accept easements and record the deeds of easement in the land records of Howard County."
22. Coordinates based on NAD83 Maryland coordinate system as projected by Howard County geodetic control stations No. 421A and No. 0080.
23. Landscaping will be deferred until the S.D.P. 10' setback along driveway can not be provided 5' setback with a board on board fence
24. Use in common access easement:
- PTV-412 - sewer easement
25. "Private range of address signs shall be fabricated and installed by Howard County Bureau of Highways at the developers / owners expense. Contact Howard County Traffic Division at 410-313-5752 for details and cost estimates

Point Descriptions	Stationing	Coordinates	
		Northing	Easting
Property corner Lot 62	0+00	542893.7742	1364074.6210
Center line Mission Road	0+00	542920.0010	1364060.0555
"	0+50	542895.7251	1364016.3441
"	1+00	542871.4493	1363972.6328
"	1+50	542847.1734	1363928.9214
Center line Mission Road at center line driveway	2+00	542822.8975	1363885.2101
Center line Mission Road at center line driveway	0+16	542912.2327	1364046.0678
Beginning curb	0+00	542907.7618	1364066.8527
End curb	2+00	542835.1367	1363878.4128

FOR TRAFFIC CONTROL MEASURES AND EXISTING STREET LIGHTING ALONG MISSION ROAD SEE SHEET 7 OF 11



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION WORK.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT ANY ASPHALT.
- STREET LIGHT PLACEMENT, AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS 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'-0" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH GALVANIZED STEEL POST.
- THE EXISTING TOPOGRAPHY SHOWN, IS A FIELD RUN SURVEY WITH (TWO FOOT) CONTOUR INTERVALS, PREPARED BY "SURVEYS INC.", DATED "DECEMBER 28, 2004".
- THE COORDINATES SHOWN HEREON ARE BASED UPON "HOWARD COUNTY GEODETIC CONTROL", UPON WHICH IS BASED ON "THE MARYLAND STATE PLANE COORDINATE SYSTEM" HOWARD COUNTY, GEODETIC MONUMENT No. 0080*, AND MONUMENT No. 421A*, WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC, EXISTING CONTRACT No. 76-W (MISSION ROAD) AND EXISTING CONTRACT No. 24-3377 (JONES ROAD), DRAINAGE AREA: "LITTLE PATUXENT"
- SEWER IS PUBLIC, EXISTING CONTRACT No. 350-S (MISSION ROAD) AND PROPOSED CONTRACT No. 24-4545-D (JONES ROAD), DRAINAGE AREA: "LITTLE PATUXENT"
- EXISTING UTILITIES SHOWN, ARE BASED ON A FIELD SURVEY BY SURVEYS, INC., AND BY AVAILABLE RECORDS PROVIDED BY PUBLIC UTILITY COMPANIES.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.

STREET TREE SCHEDULE FOR MISSION ROAD

SYMBOL	COMMON NAME	SIZE	SPACING	METHOD	QUANTITY
+	PAPERBARK				
	MAPLE	12"-14"	40' C/C	B & B	5

200 LF. ROAD FRONTAGE - REQUIRE PLANTING 5 TREES

SHEET INDEX

- SHEET 1 OF 11 - "FINAL ROAD CONSTRUCTION PLAN"
- SHEET 2 OF 11 - "STORMWATER MANAGEMENT PLAN"
- SHEET 3 OF 11 - "SOIL EROSION, SEDIMENT CONTROL PLAN"
- SHEET 4 OF 11 - "SOIL EROSION, SEDIMENT CONTROL & SPECIFICATIONS"
- SHEET 5 OF 11 - "SIMPLIFIED FOREST STAND DELINEATION PLAN"
- SHEET 6 OF 11 - "FOREST CONSERVATION PLAN" - "LANDSCAPE PLAN"
- SHEET 7 OF 11 - "SITE DISTANCE ANALYSIS" - PLAN & PROFILE & "TRAFFIC CONTROL PLAN"
- SHEET 8 OF 11 - "PRE-DEVELOPED DRAINAGE AREA MAP" & "SITE SOILS MAP"
- SHEET 9 OF 11 - "POST-DEVELOPED DRAINAGE AREA MAP"
- SHEET 10 OF 11 - "ON-SITE DRAINAGE AREA MAP"
- SHEET 11 OF 11 - "STORMWATER MANAGEMENT DETAILS & SPECIFICATIONS"

SECTION "B" MISSION ROAD

ENGINEER

SURVEYS, INC.

SURVEYORS • ENGINEERS • LAND PLANNERS

PERMIT SERVICES

350 MAIN STREET
LAUREL, MARYLAND, 20701
PHONE 301-716-0541 FAX 301-716-0442

SECTION "B" MISSION ROAD

PROFESSIONAL CERTIFICATION

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.

DEAN PACKARD, LICENSE No.: 16518, EXPIRATION DATE: 06/10/09

SITE ANALYSIS DATA CHART

PROPERTY ZONED:	R-12
PROPOSED DEVELOPMENT:	SINGLE FAMILY RESIDENTIAL
PROPOSED FLOOR SPACE:	1100 S.F. / FLOOR (2 STORY)
TOTAL NUMBER UNITS ALLOWED:	4
TOTAL NUMBER UNITS PROPOSED:	4
OPEN SPACE REQUIRED BY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS:	REQUIRED = 0.0 ACRES PROVIDED = 0.0 ACRES
A FEE-IN-LIEU IN THE AMOUNT OF \$4500 HAS BEEN PAID TO SATISFY THE OPEN SPACE REQUIREMENT PER SECTION 16.121(a) (2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.	
BUILDING COVERAGE OF SITE:	5760 S.F. / 0.13 ACRES OR 10.7 % OF GROSS AREA

FINAL ROAD CONSTRUCTION PLAN

NORDAU SUBDIVISION		
LOTS 59 62 RESUBDIVISION OF LOT 10, SECTION "G" NORDAU SUBDIVISION RECORDED IN PLAT BOOK: HSR No. 1, FOLIO 75 SIXTH (6) ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAP: 42-24 PARCEL: 396		
SCALE	DESIGNER	CHECKED BY
1"=30'	WA/GB	
DATE	DRAWER	FIELD BOOK
07/20/08	WA.	38
JOB NUMBER	SHEET NUMBER	FILE NUMBER
04-39	1 OF 11	L-280

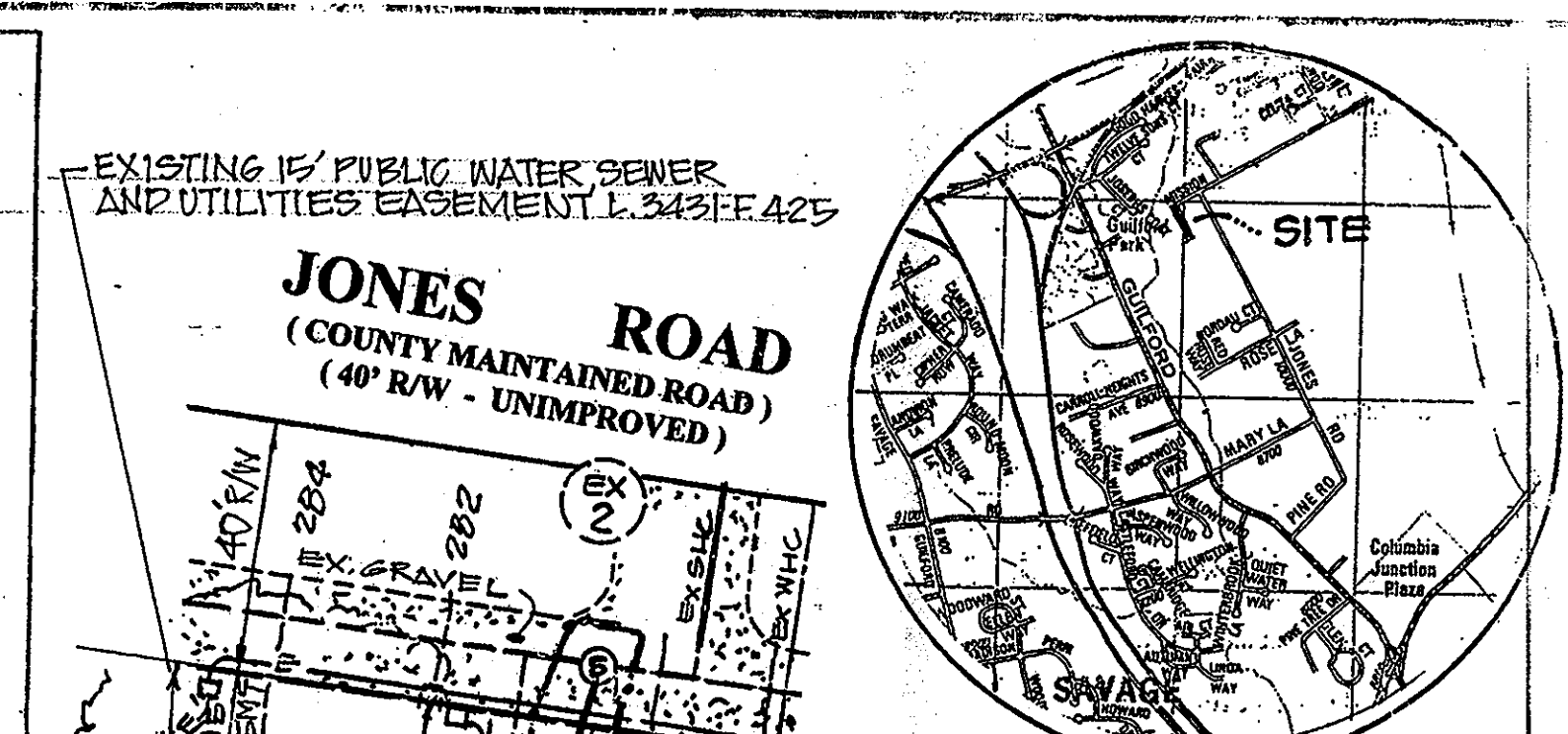
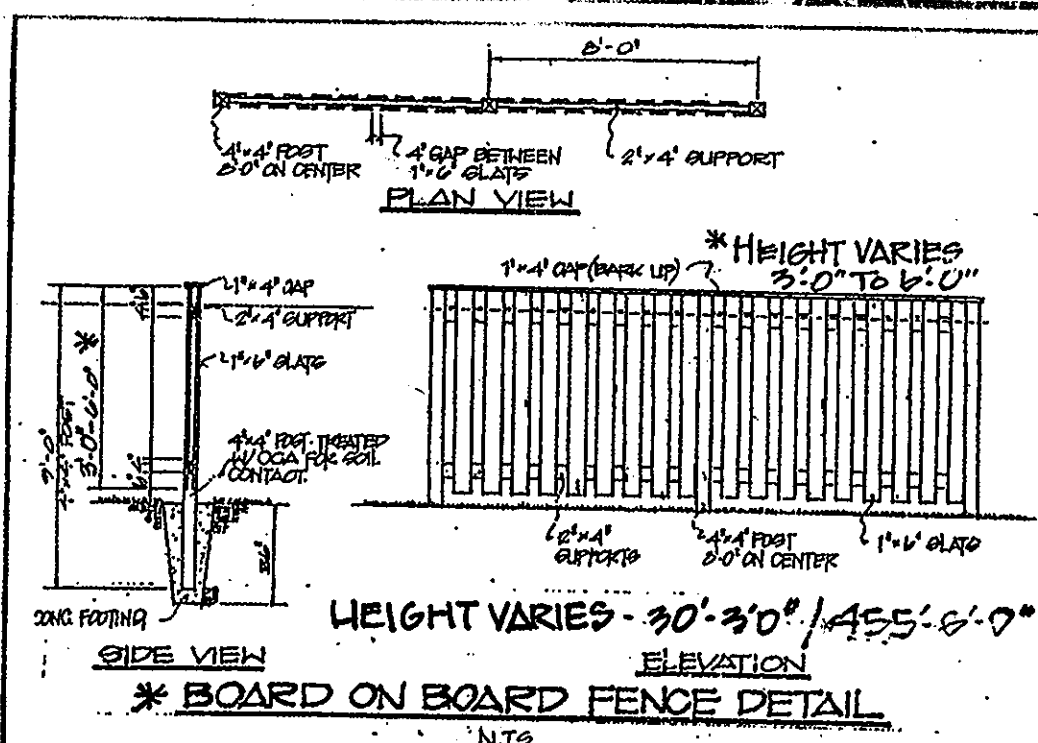
APPROVED: DEPARTMENT OF PUBLIC WORKS

Walter R. Roberts
Chief, Bureau of Highways
Date: 3-17-09

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chinda Hunt
Chief, Division of Land Development
Date: 4/2/09

Michael J. ...
Chief, Development Engineering Division
Date: 3/20/09



PROPOSED 30' BOARD ON BOARD FENCE 3'-0" HIGH (SEE DETAIL THIS SHEET)

PROPOSED 45' BOARD ON BOARD FENCE 6'-0" HIGH (SEE DETAIL THIS SHEET)

PROPOSED 5' x 10' RAIN GARDEN

PROPOSED 5' x 10' RAIN GARDEN

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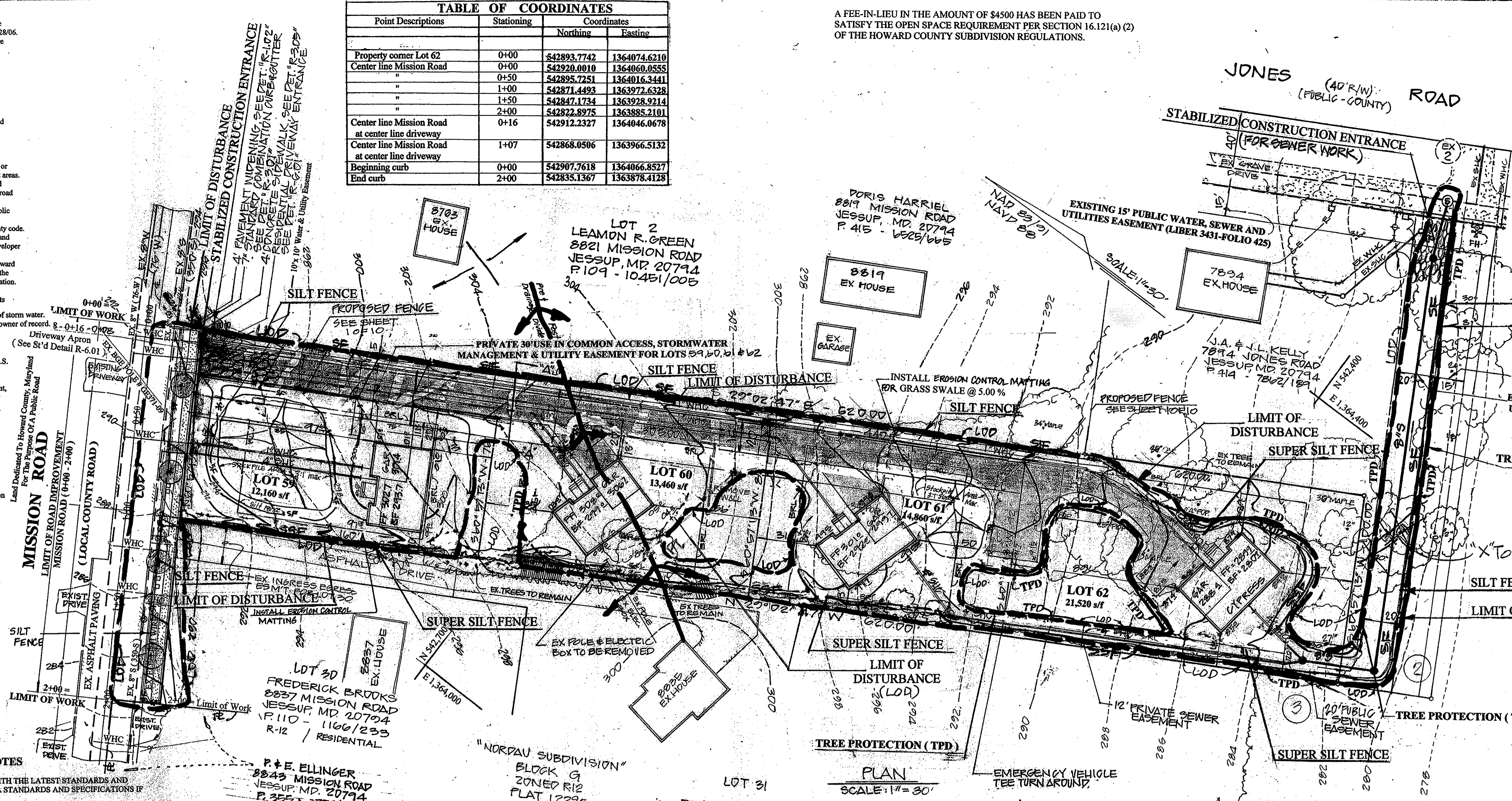
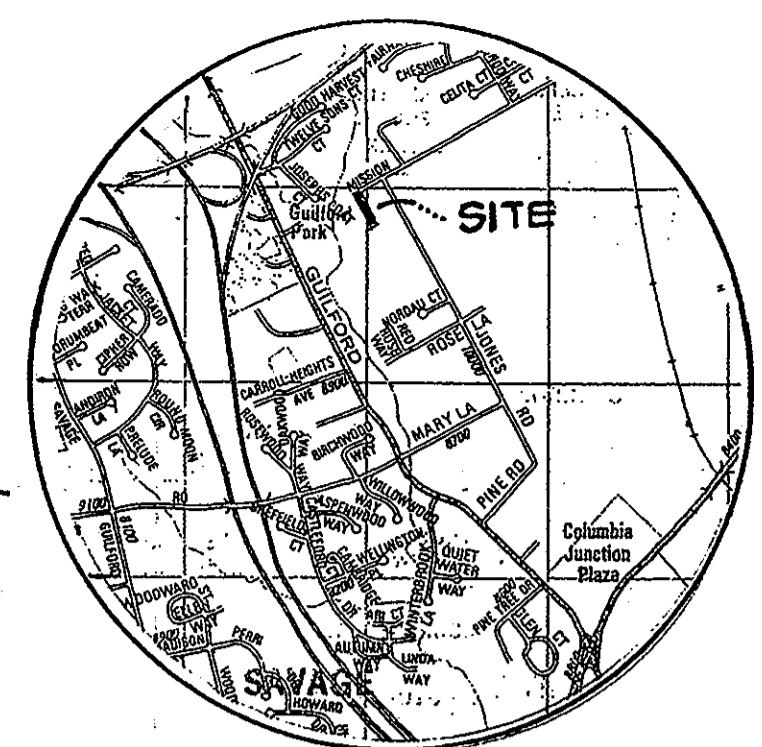
PROPOSED 5' x 10' RAIN GARDEN

- GENERAL NOTES**
- The subject property is zoned R-12 per the 02/02/04 comprehensive zoning plan and the "comp. line" zoning amendments effective 07/28/06.
 - Driveways shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the (minimum) requirements: -width 12' (16 serving more than one residence) -surface - six (6) inches of compacted crusher run base with tar and chip coating (1 1/4 min). -Geometry - Maximum 1 1/2% grade, maximum 10% change and 45' turning radius; -Structures (Bridges/culverts) capable of supporting 25 gross tons (H25-loading); -Drainage Elements - Capable of safely 100 year flood with no more than 1' depth over driveway surface; -Structure clearance - minimum 12' -Maintenance -Sufficient to ensure all weather use.
 - No grading removal of vegetative cover or trees. Paving and new structures shall be permitted within the limits of wetland, streams, or other required buffers, flood plain and forest conservation easement areas.
 - For flag or pipeline lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag pipeline and road right of way line and not onto the pipeline lot driveway.
 - Land dedicated to Howard County, Maryland, for purposes of a public road (0.0689 acre).
 - This subdivision is subject to section 18.1228 of the Howard County code. Public Water and Sewer service has been granted under the terms and provisions thereof effective 07/28/06 on which date developer agreement No. 24-10427 was filed and accepted.
 - This plat complies with requirements of section 16.1200 of the Howard County code for Forest conservation by payment of a fee in lieu of the amount of \$ 7188.00. "obligation" area of 0.22 acre is for afforestation.
 - Land dedicating to be provided with the S.D.P. 10' setback along board fence.
 - The re-subdivision of Lot 10 is for the purpose to establish 4 new lots and add private and public easements.
 - S.W.M. Rain Gardens & Rooftop credits to be used for control of storm water. Maintenance of the S.W.M structure is the responsibility of the owner of record. R-0+16-0+02
 - There are no historic sites or cemeteries on this property
 - L.P.L. denotes minimum building restriction line.
 - This plat is based on a field run monumented boundary survey performed on 12/28/04, by Survey's Inc. Gregory Benefiel, Prof. L.S.
 - Denotes Monument
 - Denotes Iron pin set capped No. S.I. Corp. 251
 - Use in common access stormwater management & utility easement, public water and sewer easement for lot 59 thru 62 to be recorded concurrently with the record plat.
 - There are no streams or flood plains found on this site by a field inspection on January 23rd 2007 by Gregory C. Benefiel.
 - As stated this plan to be taken as more or less, unless otherwise noted.
 - This plan is subject to the amended 5th edition of the subdivision and land development regulations per council Bill 45-2003 and zoning regulations as amended by council bill 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of the submission of the site development plan, waiver petition application or building/grading permit.
 - A fee in lieu on the amount of \$ 4,500.00 has been paid to satisfy the open space requirement of Section 16.1211 (9) (2) of the subdivision regulations.
 - Developer reserves unto itself, its successors and assigns all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, over and through lots 59 thru 62 and any and all conveyances aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County, the county shall accept easements and record the deeds of easement in the land records of Howard County.
 - Coordinates based on NAD83 Maryland coordinate system as projected by Howard County geodetic control stations No. 421A and No. 0080.
 - Landscaping will be deferred until the S.D.P. 10' setback along driveway can not be provided 5' setback with a board on board fence (30" high fence and 45' high fence) along perimeter P-2.
 - Use in common access easement:
 - Emergency vehicle turnaround easement:
 - Private sewer easement:
 - Private range of address signs shall be fabricated and installed by Howard County Bureau of Highways at the developer's owners expense. Contact Howard County Traffic Division at 410-313-5752 for details and cost estimates.

TABLE OF COORDINATES

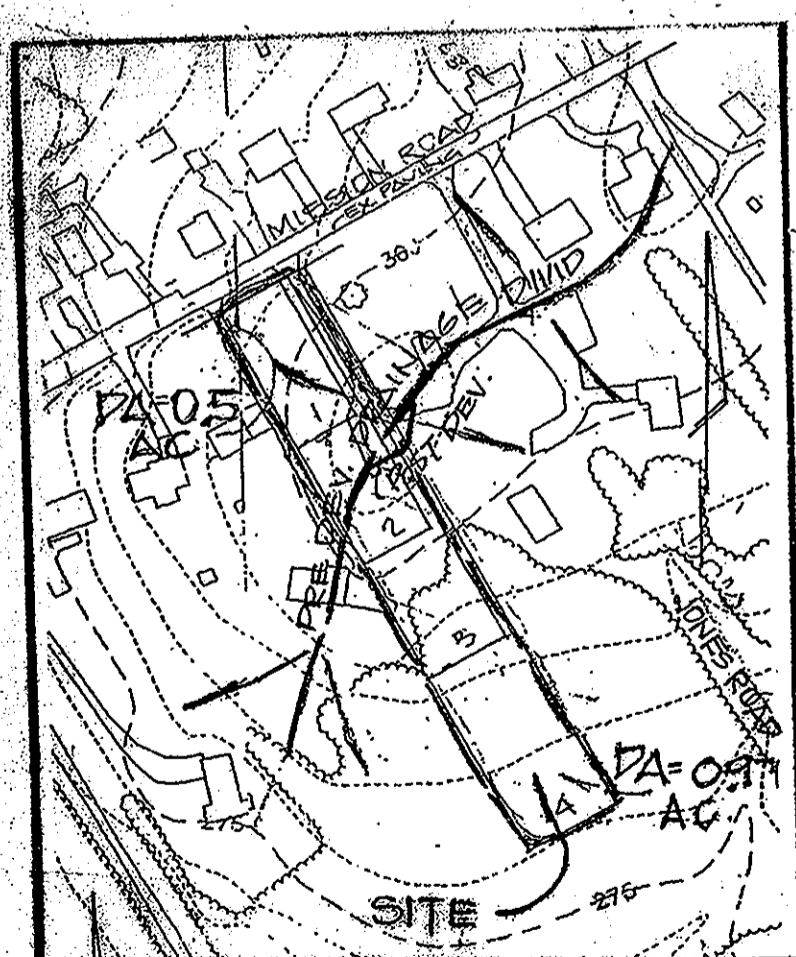
Point Descriptions	Stationing	Coordinates	
		Northing	Easting
Property corner Lot 62	0+00	542893.7742	1364074.6210
Center line Mission Road	0+00	542920.0010	1364060.0555
"	0+50	542895.7251	1364016.3441
"	1+00	542871.4493	1363972.6328
"	1+50	542847.1734	1363928.9214
"	2+00	542822.8975	1363885.2101
Center line Mission Road at center line driveway	0+16	542912.2327	1364046.0678
Center line Mission Road at center line driveway	1+07	542868.0506	1363966.5132
Beginning curb	0+00	542907.7618	1364066.8527
End curb	2+00	542835.1367	1363878.4128

A FEE-IN-LIEU IN THE AMOUNT OF \$4500 HAS BEEN PAID TO SATISFY THE OPEN SPACE REQUIREMENT PER SECTION 16.1211(a) (2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION WORK.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT ANY ASPHALT.
- STREET LIGHT PLACEMENT, AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (1/4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (2 GAUGE), 3'-0" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH GALVANIZED STEEL POST.
- THE EXISTING TOPOGRAPHY SHOWN, IS A FIELD RUN SURVEY WITH (TWO FOOT) CONTOUR INTERVALS, PREPARED BY "SURVEYS INC." DATED "DECEMBER 28, 2004".
- THE COORDINATES SHOWN HEREON ARE BASED UPON "HOWARD COUNTY GEODETIC CONTROL", UPON WHICH IS BASED ON "THE MARYLAND STATE PLANE COORDINATE SYSTEM" HOWARD COUNTY, GEODETIC MONUMENT No. 0080, AND MONUMENT No. 421A, WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC, EXISTING CONTRACT No. 76-W (MISSION ROAD) AND EXISTING CONTRACT No. 24-3377 (JONES ROAD), DRAINAGE AREA: "LITTLE PATUXENT".
- SEWER IS PUBLIC, EXISTING CONTRACT No. 350-S (MISSION ROAD) AND PROPOSED CONTRACT No. 24-4540 (JONES ROAD), DRAINAGE AREA: "LITTLE PATUXENT".
- EXISTING UTILITIES SHOWN, ARE BASED ON A FIELD SURVEY BY SURVEYS, INC. AND BY AVAILABLE RECORDS PROVIDED BY PUBLIC UTILITY COMPANIES.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.



DRAINAGE AREA MAP
SCALE: 1" = 200'

SEDIMENT CONTROL NOTE

ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARD" AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," AND REVISIONS THERETO.

ENGINEER

SURVEYS, INC.

SURVEYORS * ENGINEERS * LAND PLANNERS
PERMIT SERVICES
250 MAIN STREET
LAUREL, MARYLAND, 20701
PHONE 301-716-0581 FAX 301-716-0642



ENGINEER'S CERTIFICATION

"I hereby certify that this plan for sediment and erosion control (including practical and working site 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 of Engineer (print name below signature) Date 4-4-09
Gregory C. Benefiel

DEVELOPER'S CERTIFICATE

"We certify that all development and construction will be done according to this plan of development 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 Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District."

Signature of Developer (print name below signature) Date 4-2-09
Michael Collins

PROFESSIONAL CERTIFICATION

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 DEAN PACKARD, LICENSE No. 16518, EXPIRATION DATE: 06/10/09

SEQUENCE OF CONSTRUCTION

- NOTIFY HOWARD COUNTY DEPARTMENT OF CODE ENFORCEMENT 48 HOURS PRIOR TO COMMENCEMENT OF WORK (410-222-7780) 1 DAY
- PRECONSTRUCTION MEETING PRIOR TO THE ISSUANCE OF BUILDING PERMIT AND FIELD VERIFICATION OF TOPOGRAPHY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR 1 DAY
- OBTAIN NECESSARY PERMITS 2 DAYS
- NOTIFY "MISS UTILITY" AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION (1-800-257-7777) 1 DAY
- CLEAR FOR AND INSTALL SEDIMENT CONTROL DEVICES:
 - A) STABILIZED CONSTRUCTION ENTRANCE
 - B) SUPER SILT FENCE
 - C) SILT FENCE
 - D) TREE PROTECTION
 20 DAYS
- WITH THE HOWARD COUNTY SEDIMENT CONTROL INSPECTORS APPROVAL, BEGIN CONSTRUCTION:
 - A) SANITARY SEWER
 - B) HOUSE'S
 - C) UTILITIES
 - D) DRIVEWAYS
 - E) INFILTRATION TRENCHES
 - F) EROSION CONTROL MATTING (FOR SHALES)
 400 DAYS
- FINAL SITE GRADING 10 DAYS
- STABILIZE ALL AREAS DISTURBED BY THIS CONSTRUCTION 30 DAYS
- WITH THE HOWARD COUNTY SEDIMENT CONTROL INSPECTORS APPROVAL, REMOVE ALL SEDIMENT CONTROL DEVICES, STABILIZE REMAINING DISTURBED AREA'S 5 DAYS

APPROXIMATE CONSTRUCTION TIME 16 MONTHS

APPLICANT / OWNER

LEGEND BUILDER'S, INC.
P.O. BOX 511
BURTONSVILLE, MARYLAND 20782
MICHAEL COLLINS, 301-490-3651

"SOIL EROSION, SEDIMENT CONTROL PLAN"

NORDAU SUBDIVISION
LOTS 59-62 RESUBDIVISION OF LOT 10, SECTION "C" NORDAU SUBDIVISION RECORDED IN PLAT BOOK: HSR No. 1, FOLIO 75 SIXTH (6) ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAP: 42-24 PARCEL: 396

SCALE	DESIGNER	CHECKED BY
1" = 30'	WA / GB	
DATE	DRAWN BY	FIELD BOOK
07/20/08	WA /	38
JOB NUMBER	SHEET NUMBER	FILE NUMBER
04-39	3 OF 11	L-280

Reviewed for HOWARD SCD and meets Technical Requirements.

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: [Signature] Date: 4/10/09
Howard SCD

APPROVED: DEPARTMENT OF PUBLIC WORKS

Signature: [Signature] Date: 3-17-09
Chief, Bureau of Highways

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: [Signature] Date: 4/21/09
Chief, Division of Land Development

Signature: [Signature] Date: 3/20/09
Chief, Development Engineering Division

20.0 STANDARDS AND SPECIFICATIONS

FOR VEGETATIVE STABILIZATION

Definition

Using vegetation as cover for barren soil to protect it from forces that cause erosion.

Purpose

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

Conditions Where Practice Applies

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary soil stockpiles, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dams, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

Effects on Water Quality and Quantity

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, and groundwater recharge. Vegetation, over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

Sediment control devices must remain in place during grading, seedbed preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

Vegetative Stabilization Methods and Materials

A. Site Preparation

- 1. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
2. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
3. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.

B. Soil Amendments (Fertilizer and Lime Specifications)

- 1. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
2. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Measures may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrants of the producer.
3. Lime materials shall be ground limestone (hydrated or burnt lime) may be substituted which contains at least 50% total oxide (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98 - 100% will pass through a #20 mesh sieve.

C. Seedbed Preparation

- 1. Seedbed preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable equipment for construction equipment, such as disc harrows or cultiva plows or ripper mounted equipment. After the soil is loosened it should not be rolled or dragged smooth but left in the roughened condition. Disc harrows (greater than 24") should be used leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
2. Apply fertilizer and lime as prescribed on the plans.
3. Incorporate lime and fertilizer into the top 3 - 5" of soil by disking or other suitable means.

D. Permanent Seeding

- 1. Minimum soil conditions required for permanent vegetative establishment:
a. Soil pH shall be between 6.0 and 7.0
b. Soil salinity shall be less than 500 parts per million (ppm)
c. The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if leguminous or serotinous species are to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.
d. Soil shall contain 1.5% minimum organic matter by weight.
e. Soil must contain sufficient pore space to permit adequate root penetration.
f. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
2. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3 - 5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
3. Apply soil amendments as per soil test or as included on the plans.
4. Mix soil amendments into the top 3 - 5" of topsoil by disking or other suitable means. Lawn areas should be rolled to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. When site conditions will not permit normal seedbed preparation, loose surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges remaining parallel to the contour of the slope. The top 1 - 3" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

E. Seed Specifications

- 1. All seed must meet the requirements of the Maryland Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within 6 months immediately preceding the date of sowing such material on this job.
2. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75-80° F. can weaken bacteria and make the inoculant less effective.

APPROVED: DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways
APPROVED: DEPARTMENT OF PLANNING & ZONING
Chief, Division of Land Development
Chief, Development Engineering Division

21.0 STANDARD AND SPECIFICATIONS

FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

- 1. This practice is limited to areas having 2:1 or flatter slopes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish containing supplies of moisture and plant nutrients.
c. The original soil to be vegetated contains material toxic to plant growth.
d. The soil is so acidic that treatment with limestone is not feasible.
2. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilizations shown on the plans.

Construction and Material Specifications

- 1. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
2. Topsoil Specifications - Soil to be used as topsoil must meet the following:
a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting natural subsoils and shall contain less than 5% by volume of clods, stones, slag, coarse fragments, gravel, sticks, trash, or other materials larger than 1 1/4" in diameter.
b. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, alfalfa, or others as specified.
c. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

- III. For sites having disturbed areas under 5 acres:
1. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
2. For sites having disturbed areas over 5 acres:
a. On soil meeting Topsoil specifications, obtain test results regarding fertilizer and lime amendments required to bring the soil into compliance with the following:
i. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
ii. Organic content of topsoil shall be not less than 1.5 percent by weight.
b. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
c. No seed or soil shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.
3. Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist approved by the appropriate approval authority, may be used in lieu of natural topsoil.

- IV. Topsoil Application:
1. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
2. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
3. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that adding or spreading can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
4. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
5. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

- 1. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
b. Composted-sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
d. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

DEVELOPER'S/BUILDERS CERTIFICATE
I/We certify that all development and construction will be done in accordance to this plan of development and 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 on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
Michael Collins
LEGEND BUILDERS, INC
4-5-07 Date

ENGINEER'S CERTIFICATE
I hereby certify that this plan for Sediment and Erosion 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.
Gregory C. Boush
Registered Professional Land Surveyor, Md. # 10984
4-4-07 Date

SEDIMENT CONTROL NOTES:

- a. The developer is responsible for the acquisition of all required easement, right and/or rights-of-way pursuant to the discharge from the sediment and erosion control practices, stormwater management practices and the discharge of stormwater onto or across and grading or other work to be performed on adjacent or downstream properties affected by this plan.
b. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) seven calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than three horizontal to one vertical (3:1) and b) fourteen days for all other disturbed or graded areas on the project site. The in-place sediment control measures will be maintained on a continuing basis until the site is permanently stabilized and all permit requirements are met.
c. On all sites with disturbed areas in excess of two acres, approval of the inspection agency is requested upon completion of installation of perimeter erosion and sediment controls before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals will not be authorized until this initial approval by the inspection agency is made.
d. Approval shall be requested upon final stabilization of all sites with disturbed areas in excess of two acres before removal of controls.
e. Disturbed surface area 28,105 SF, 0.99 AC
Volume of spoil material 1200 CY
Volume of borrow material 1200 CY
f. List predominant soil types and general description per H.C. Soil survey: BcBz, BcOz, sRz2, AgEz

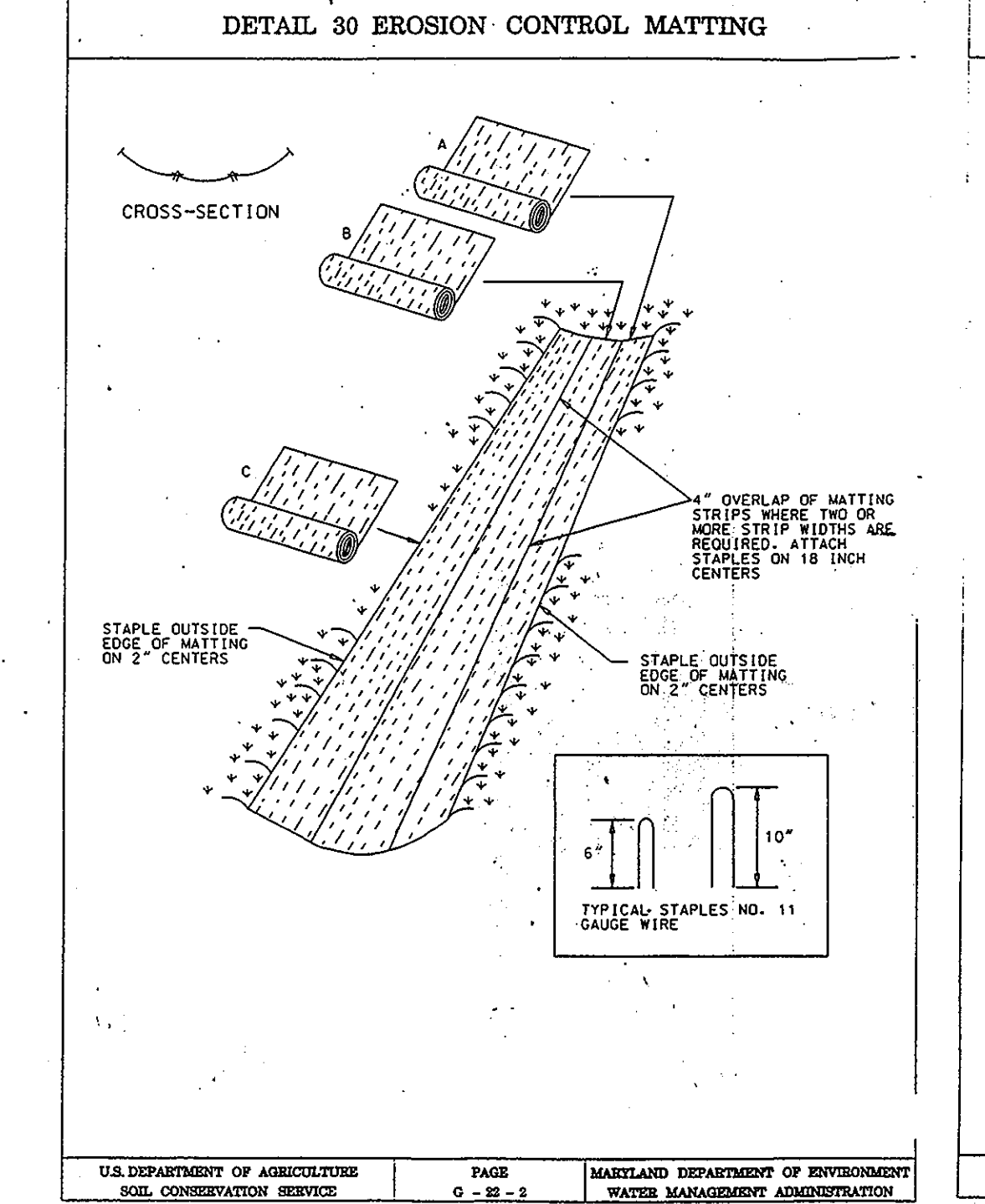


Table with 3 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE 0 - 2 - 2, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

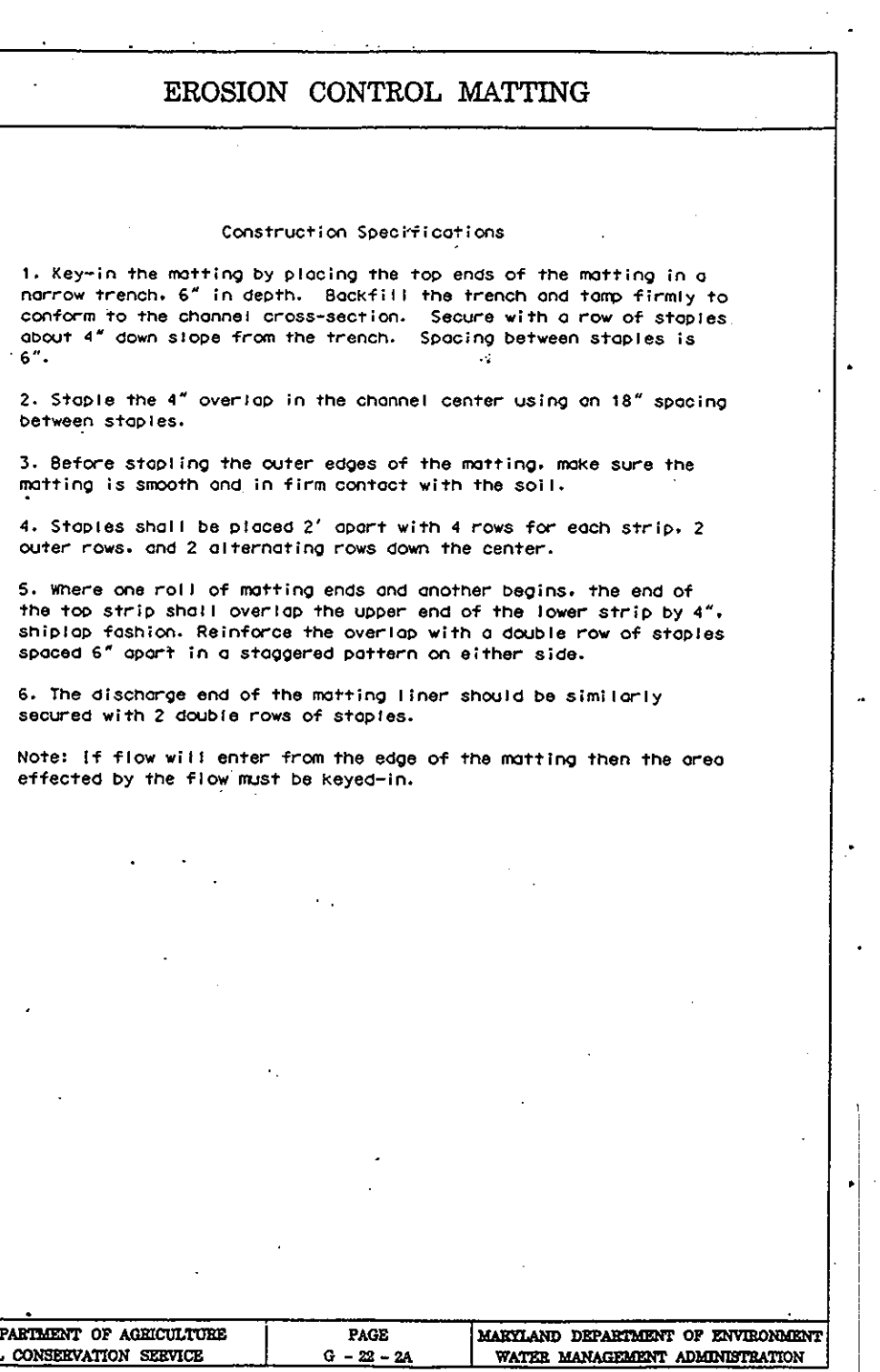
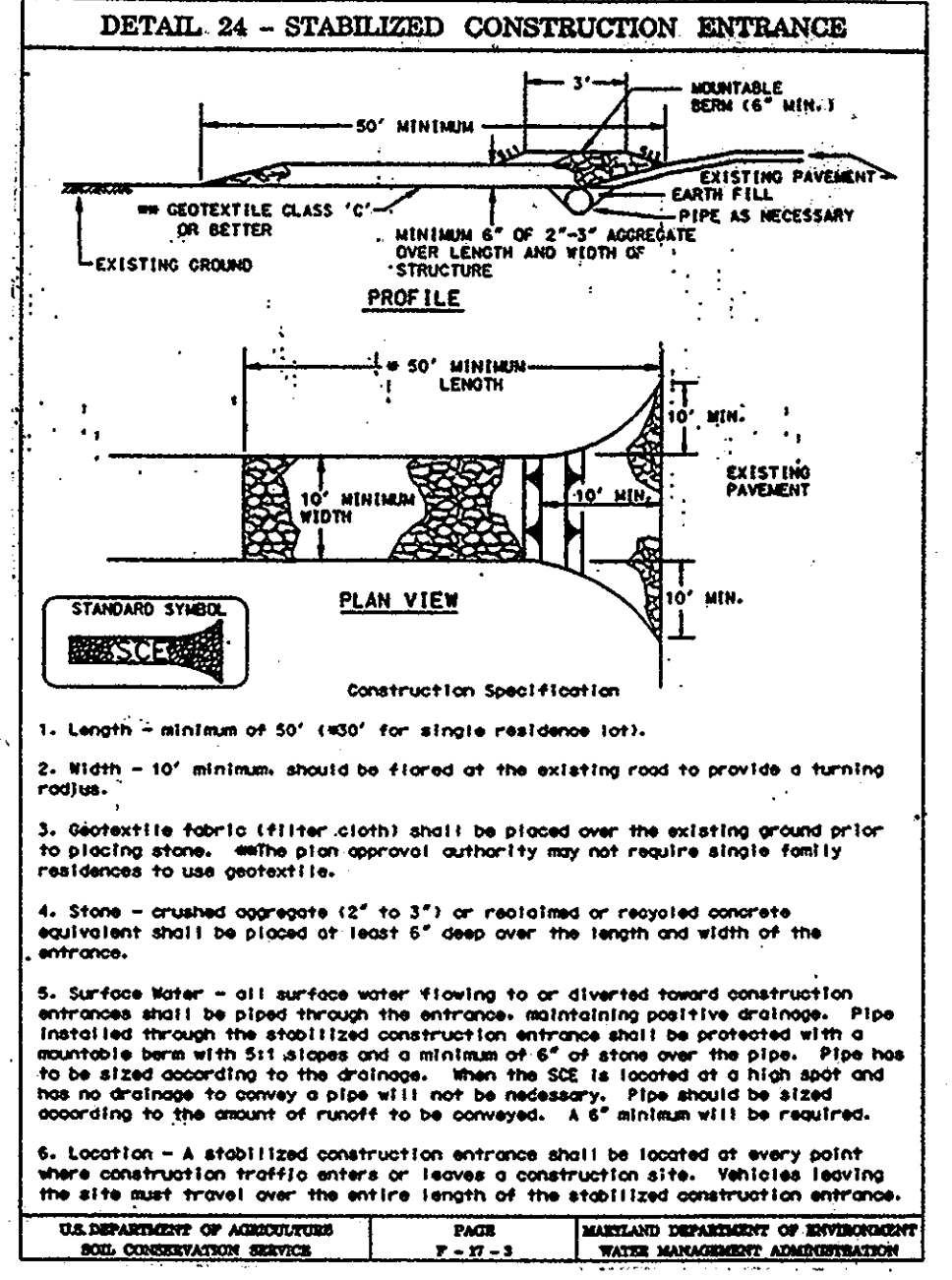


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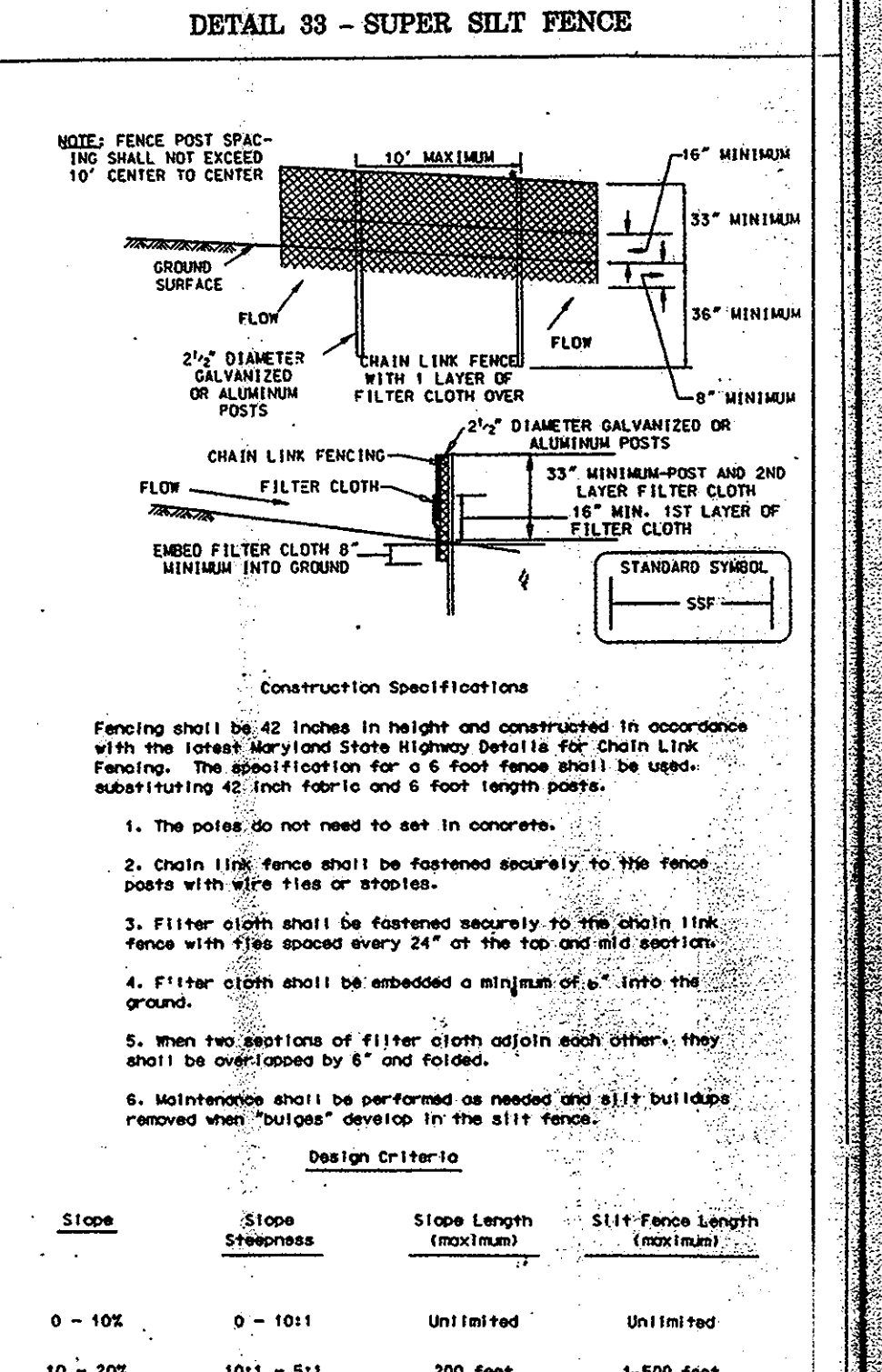
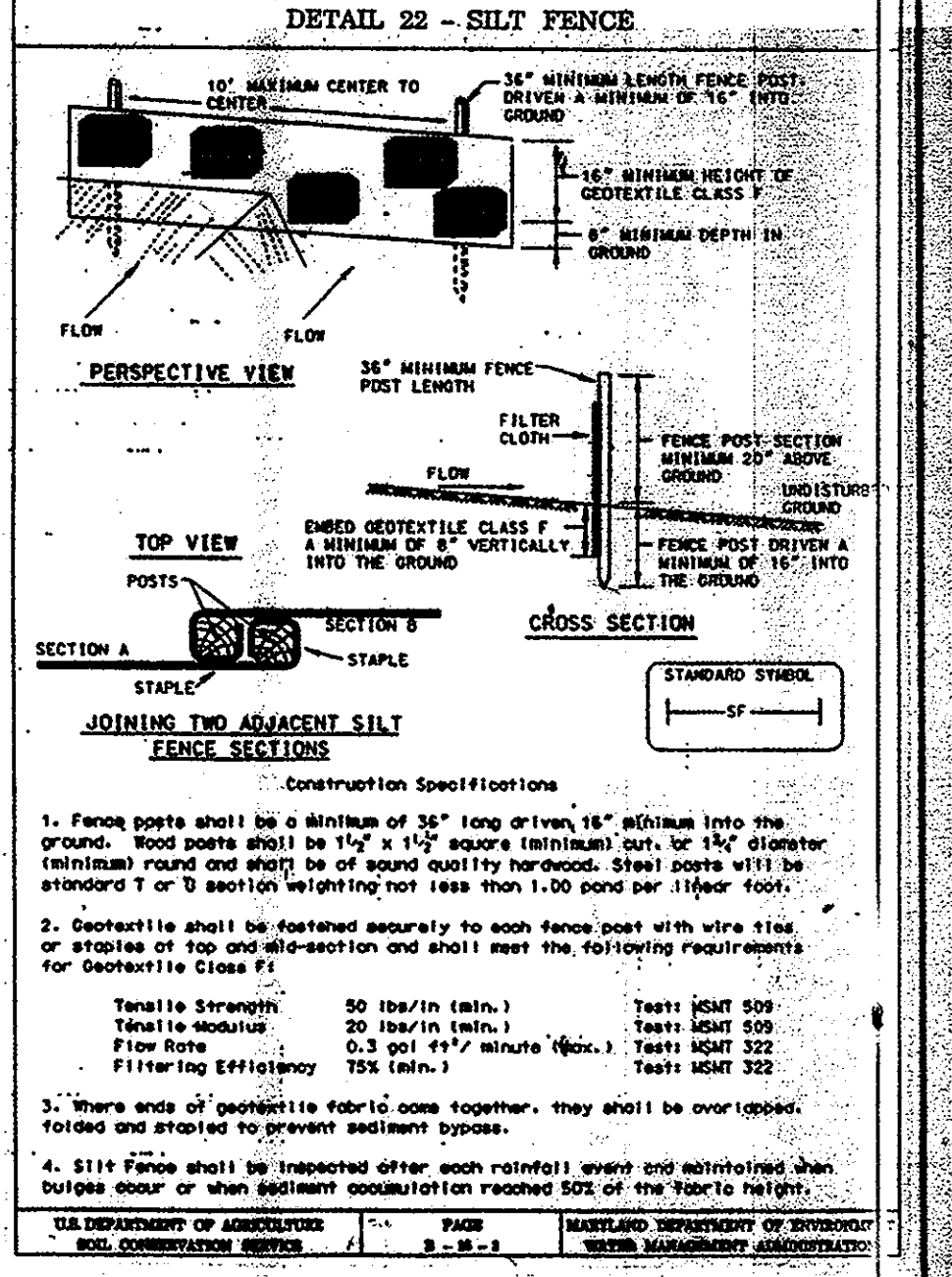


Table with 3 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, PAGE 0 - 2 - 3, MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

"SOIL EROSION, SEDIMENT CONTROL DETAILS & SPECIFICATIONS"
NORDAU SUBDIVISION
LOTS 57-62 RESUBDIVISION OF LOT 10, SECTION 40, NORDAU SUBDIVISION
RECORDED IN PLAT BOOK: HSR No. 1, FOLIO 75
SIXTH (6) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP: 42-24 PARCEL: 396
SURVEYS INC.
16031 Jerald Road
Laurel, Maryland 20707 301-776-0561
Date: 07/20/07
Drawn by: WKA
Scale: 1" = 40'
Job No: 04-37
L-280
Drawing No: 4 OF 11
F-07-219



APPLICANT / OWNER
LEGEND BUILDERS, INC.
P.O. BOX 511
BURTONSVILLE, MARYLAND 20782
MICHAEL COLLINS, 301-490-3651

PROFESSIONAL CERTIFICATION
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
DEAN PAKKAR, LICENSE No. 16697 EXPIRATION DATE: 06/10/09

Reviewed for HOWARD SCD and meets Technical Requirements.
Howard SCD
Date



SPECIMEN TREE LIST

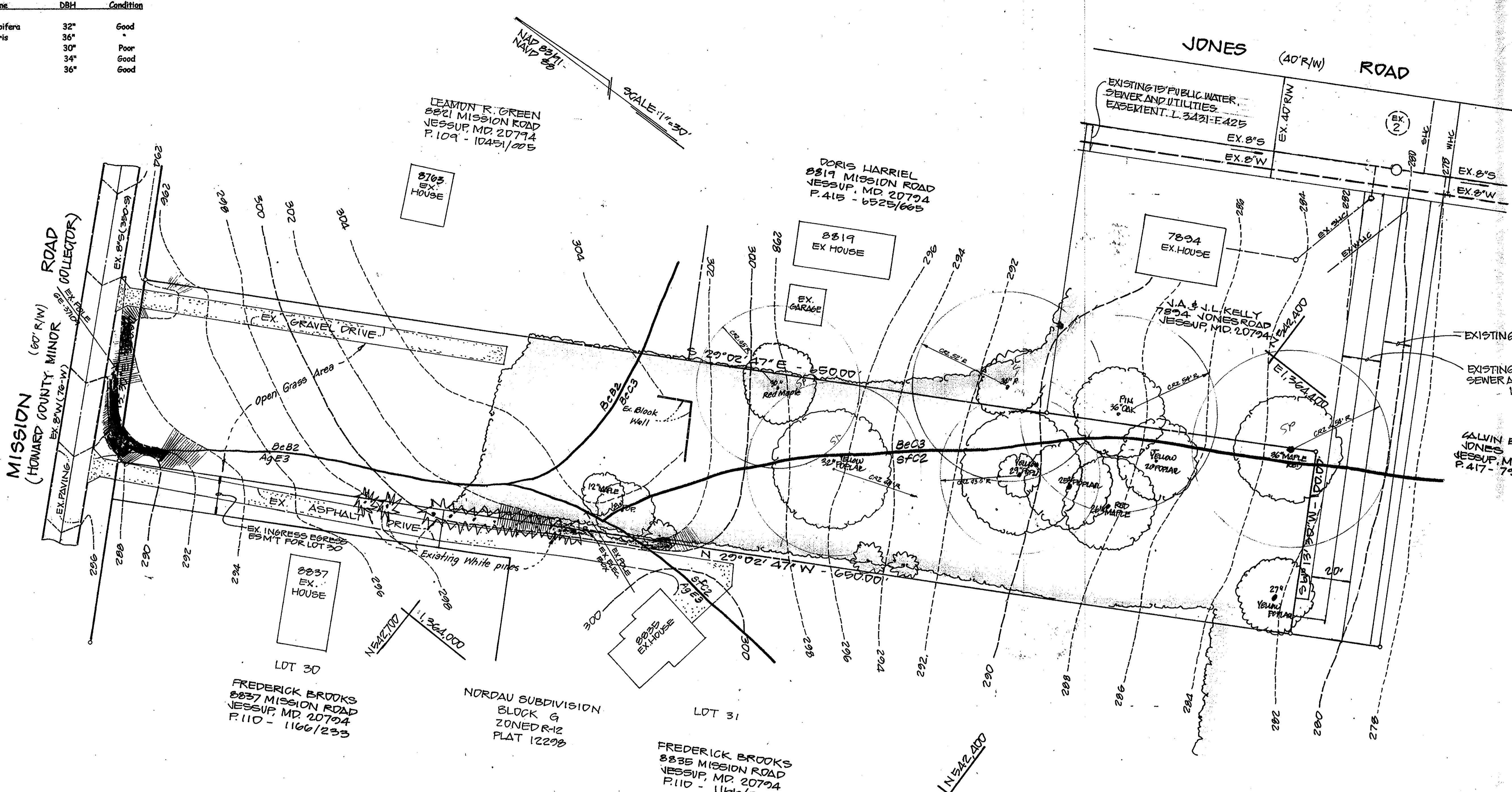
No.	Common Name	Botanical Name	DBH	Condition
1.	Tulip poplar	Liriodendron tulipifera	32"	Good
2.	Pin oak	Quercus palustris	36"	Good
3.	Red maple	Acer rubrum	30"	Poor
4.	Red Maple	Acer rubrum	34"	Good
5.	Red Maple	Acer rubrum	36"	Good

Note: Specimen Tree # 2 and #4 are off-site.

SP# Denotes specimen tree

LEGEND

- Existing Elevations: 100.00
- Proposed Elevations: 100.00
- Existing Contours: 100.00
- Proposed Contours: 100.00
- Ex Woods Line: [Symbol]
- Specific Trees: [Symbol]
- Stream/Creek: [Symbol]
- Buffer Set back Line: [Symbol]
- Edge of paving/Concrete/Gutter: [Symbol]
- Sewer Line: [Symbol]
- Water Line: [Symbol]
- Soils Delineation: [Symbol]
- Tree Preservation Area: [Symbol]
- Sewer Manhole (GWH): [Symbol]
- Water Valves (W.V.): [Symbol]
- Fire Hydrant (F.H.): [Symbol]
- Utility Pole: [Symbol]
- Anchor/Guy wire: [Symbol]
- Reforestation Area: [Symbol]
- Woodland Conservation Signage: [Symbol]



NATURAL RESOURCE INVENTORY GENERAL NOTES

- The topography shown on this plan is from field surveyed by Surveys, Inc. If the topography source changes in the future, a revised NRI may be required if the delineation of regulated areas change significantly.
- The wetland information on this plan is from a study prepared by Surveys, Inc in study dated February 17, 2007.
- The floodplain information on this plan is from FEMA, FIRM Community panel no. 240044-0039 B, zoned C.
- The source of the property boundaries on this plan is field surveyed by Surveys, Inc. with the best available records obtained from Land Records.
- Subject property is not within or adjacent to rare, threatened or endangered species evaluation area as per the Natural Heritage Program.
- There are 5 specimen tree(s) located on or adjacent to the property. These trees were located using actual field measurements

SITE NARRATIVE SIMPLIFIED FSD NOTES

- Total site area: 1.49 ac.
- Existing woodlands: 1.03 ac
- Existing zoning: R-12
- This site consist of the following tree species: pin and white oaks, tulip poplar, pin cherry, red maple, sycamore and american with DBH generally 8" or more (in wooded areas). Ground cover consist of seedlings and saplings from the above mentioned tree species. Various vines, greenbrier, leaf litter, standing dead trees, down woody debris and maintained grass yard in the front portion of the site. This site has been used as a dumping ground for trash over the years, this will be cleaned up during the construction phase.
- No rare, threatened or endangered plant or animal species were observed on this site.
- No wetlands were observed on this site.
- This site does not contain any dwelling structure.
- 100 year floodplain does not exist on this site.
- No presence of scenic and historic roads on or adjacent to this site.



SOILS MAP

SCALE: 1" = 1,320'

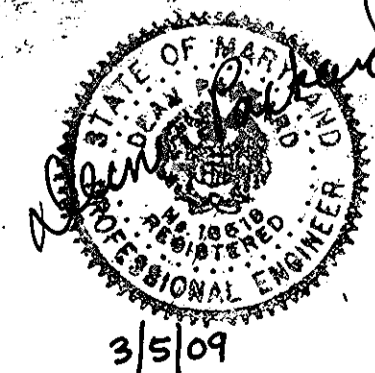
Howard Co. Soils Map Page # 30

- Soil Types: BeB2 - Beltsville silt loam 1-5 % slopes moderately eroded.
- BeC3 - Beltsville silt loam 5-10 % slopes Severely eroded.
- SFC2 - Sassafras gravelly sandy loam 5-10 % slopes, moderately eroded.
- AgE3 - Aura gravelly loam 10-30 % slopes Severely eroded.

APPROVED: DEPARTMENT OF PUBLIC WORKS
 [Signature] 3-17-09
 Chief, Bureau of Highways Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 4/2/09
 Chief, Division of Land Development Date

[Signature] 3-20-09
 Chief, Development Engineering Division Date



PROFESSIONAL CERTIFICATION
 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
 DEAN PACKARD, LICENSE No. : 16518, EXPIRATION DATE : 06-10-09

APPLICANT/ DEVELOPER
 LEGENDS BUILDERS, INC.
 P.O. BOX 511
 BURTONSVILLE, MD. 20886
 301-770-0235
 CONTACT: MICHAEL COLLINS

SURVEYS, INC.
 SURVEYORS • ENGINEERS • LAND PLANNERS
 PERMIT SERVICES
 350 MAIN STREET
 LAUREL, MARYLAND 20701
 PHONE 301-716-0541 FAX 301-716-0441

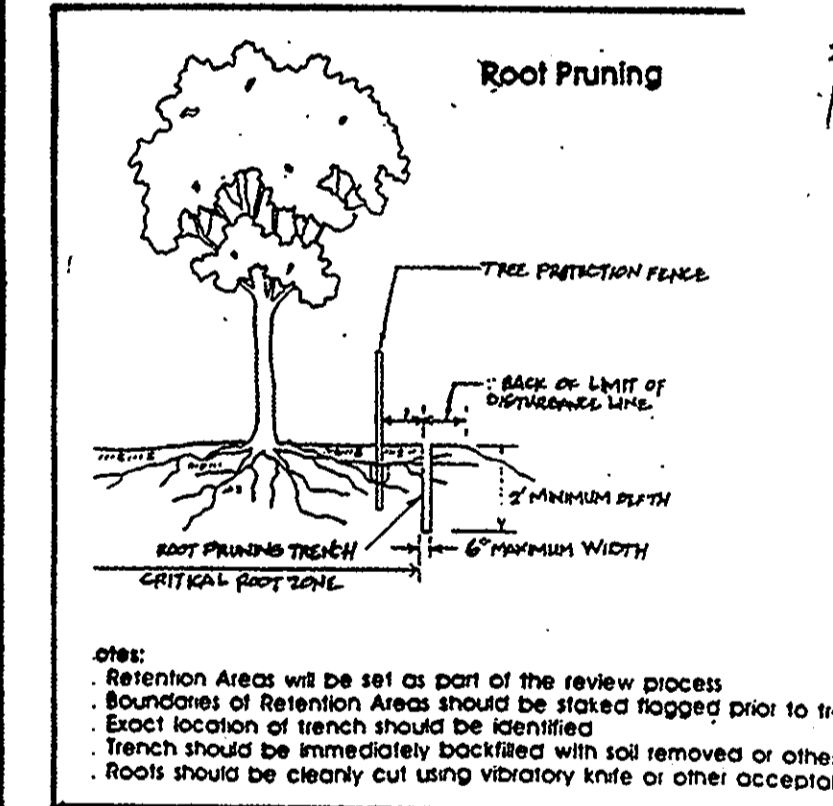
DATE	REVISION

"SIMPLIFIED FOREST STAND DELINEATION PLAN"
NORDAU SUBDIVISION-
 LOTS 29-32 RESUBDIVISION OF LOT 10,
 SECTION 40P NORDAU SUBDIVISION
 RECORDED IN PLAT BOOK: HSR No. 1, FOLIO 75
 SIXTH (6) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP: 42-24 PARCEL: 396

SCALE	DESIGNER	CHECKED BY
1" = 30'	GB	GB
DATE	DRAFTER	FIELD BOOK
07/20/08	WA/GB	38
JOB NUMBER	SHEET NUMBER	FILE NUMBER
04-39	5 OF 11	L-280

- 1. Subdivisions shall be provided with a minimum of 10% forest cover for each acre of land to be developed.
- 2. Forest cover shall be provided in the form of a forested area, a forested strip, or a forested easement.
- 3. No grading removal of vegetative cover or trees. Paving and new structures shall be permitted within the limits of wetland, streams, or their required buffers, flood plain and forest conservation easement areas.
- 4. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag pipestem and road right of way line and not onto the pipestem lot driveway.
- 5. Land dedicated to Howard County, Maryland, for purposes of a public road (0.059 acre).
- 6. This subdivision is subject to section 18.1228 of the Howard County code. Public Water and Sewer service has been granted under the terms and provisions, thereof effective on which date developer agreement No. 04-12457 was filed and accepted.
- 7. This plan complies with requirements of section 16.1200 of the Howard County code for Forest conservation by payment of a fee in lieu of the amount of \$ 7188.00, "obligation" area of 0.22 acre is for afforestation.
- 8. Landscaping to be provided with the S.D.P.
- 9. The resubdivision of Lot 10 is for the purpose to establish 4 new lots and add private and public easements.
- 10. SWM: Rain Gardens & Rooftop credits to be used for control of storm water. Maintenance of the SWM structure is the responsibility of the owner of record.
- 11. There are no historic sites or cemeteries on this property.
- 12. BRL denotes minimum building restriction line.
- 13. This plan is based on a field run monumented boundary survey performed on 12/28/04, by Survey's Inc. Gregory Benefiel, Prof. L.S.
- 14. □ Denotes Monument
- 15. ○ Denotes Iron pin set capped No. S.I. Corp. 251
- 16. Use in common access stormwater management & utility easement, private water and sewer easement for lot 59 thru 62 to be recorded concurrently with the record plan.
- 17. There are no streams or flood plains found on this site by a field inspection on January 23rd 2007 by Gregory C. Benefiel.
- 18. Areas as stated this plan to be taken as more or less, unless otherwise noted.
- 19. This plan is subject to the amended 5th edition of the subdivision and land development regulations per council Bill 45-2003 and zoning regulations as amended by council bill 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of the submission of the site development plan, waiver petition application of building/grading permit.
- 20. A fee in lieu of the amount of \$ 4,500.00 has been paid to satisfy the open space requirement of Section 16.121 (9) (2) of the subdivision regulations.
- 21. "Developer reserves unto itself, its successors and assigns all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, over and through lots 59 thru 62, and any and all conveyances aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County, the county shall accept easements and record the deeds of easement in the land records of Howard County."
- 22. Coordinates based on NAD83 Maryland coordinate system as projected by Howard County geodetic control stations No. 421A and No. 0080.
- 23. Landscaping will be deferred until the S.D.P. 10' setback along driveway can not be provided 5' setback with a board on board fence
- 24. Use in common access easement:
 - Emergency vehicle turnaround easement
 - Private sewer easement

- 1. Signs similar to protection signage for Retention Areas can be used on Afforestation and Reforestation Areas. The signs notify construction workers and future residents of the newly planted material, improving the trees' survival rates.
- 2. Retention Areas will be set as part of the review process.
- 3. Boundaries of Retention Areas should be staked flagged prior to trenching.
- 4. Exact location of trench should be identified.
- 5. Trench should be immediately backfilled with soil removed or other high organic soil.
- 6. Roots should be clearly cut using vibratory knife or other acceptable equipment.



SCHEDULE A PERIMETER LANDSCAPE EDGE

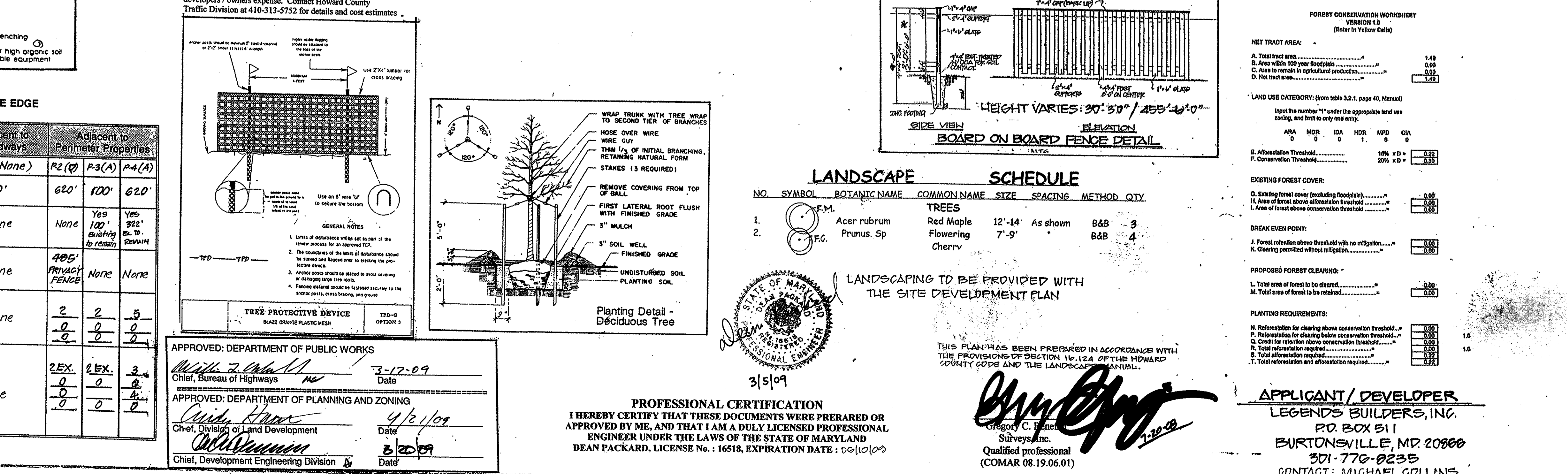
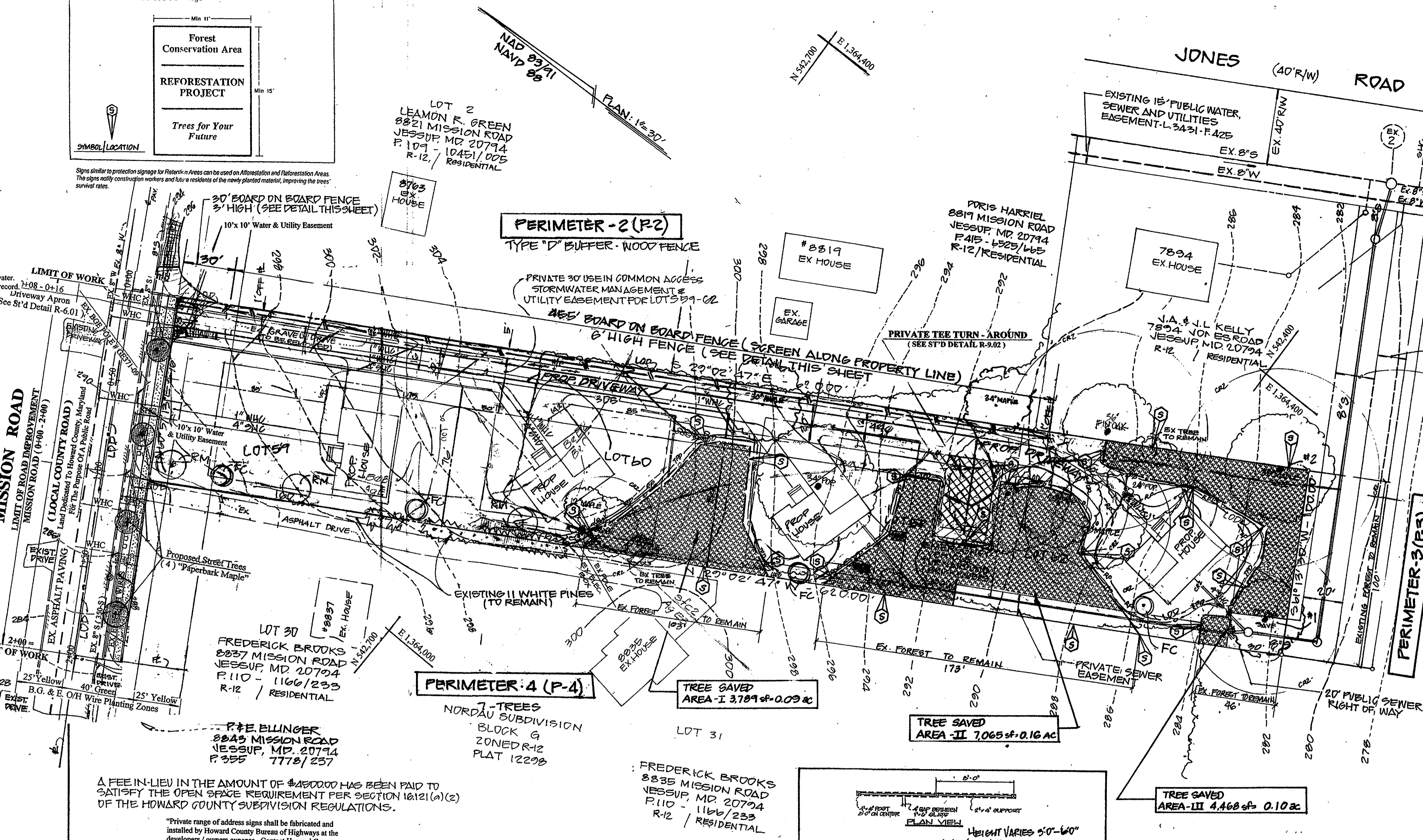
Category	Adjacent to Roadways	Adjacent to Perimeter Properties	PA(A)
Linear Feet of Roadway Frontage/Perimeter	100'	620'	620'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	None	None	Yes 100' Existing to remain
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	None	405' PRIVACY FENCE	None
Number of Plants Required			
Shade Trees	None	2	5
Evergreen Trees	None	0	0
Shrubs	None	0	0
Number of Plants Provided			
Shade Trees	None	2 EX.	3
Evergreen Trees	None	0	0
Other Trees (2:1 substitution)	None	0	0
Shrubs (10:1 substitution)	None	0	0
(Describe plant substitution credits below if needed)			

APPROVED: DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 3-17-09

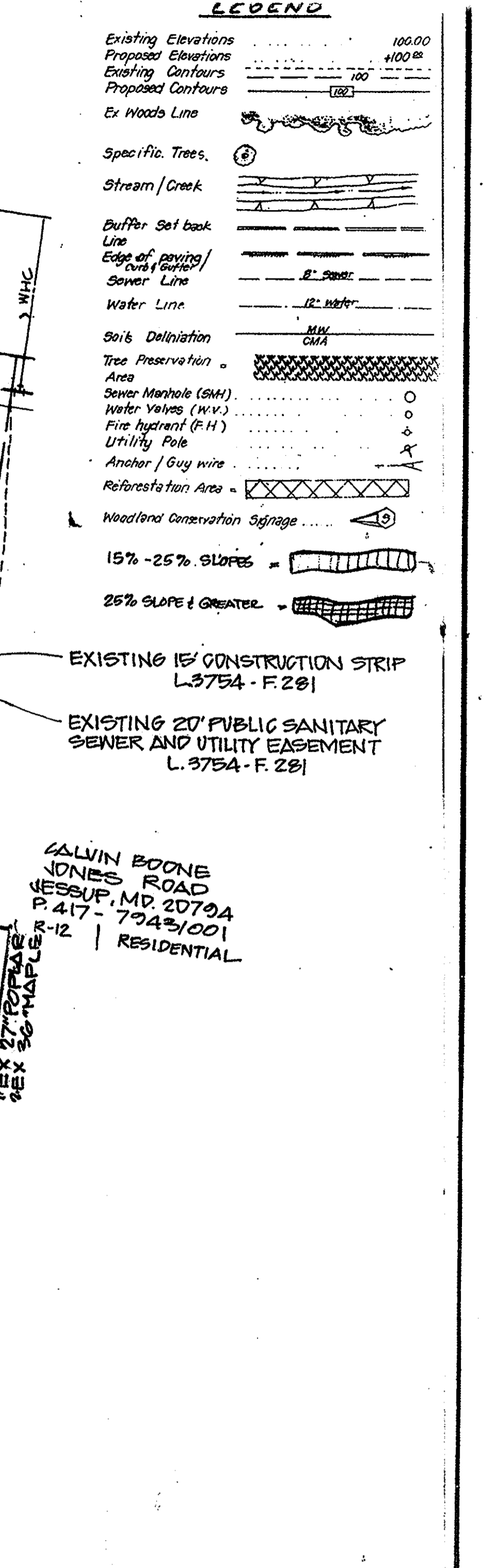
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Date: 4/2/09

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Date: 3/20/09

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 DEAN PACKARD, LICENSE No.: 16518, EXPIRATION DATE: 06/10/09



APPLICANT / DEVELOPER
 LEGENDS BUILDERS, INC.
 P.O. BOX 511
 BURTONSVILLE, MD. 20866
 301-770-0235
 CONTACT: MICHAEL COLLINS

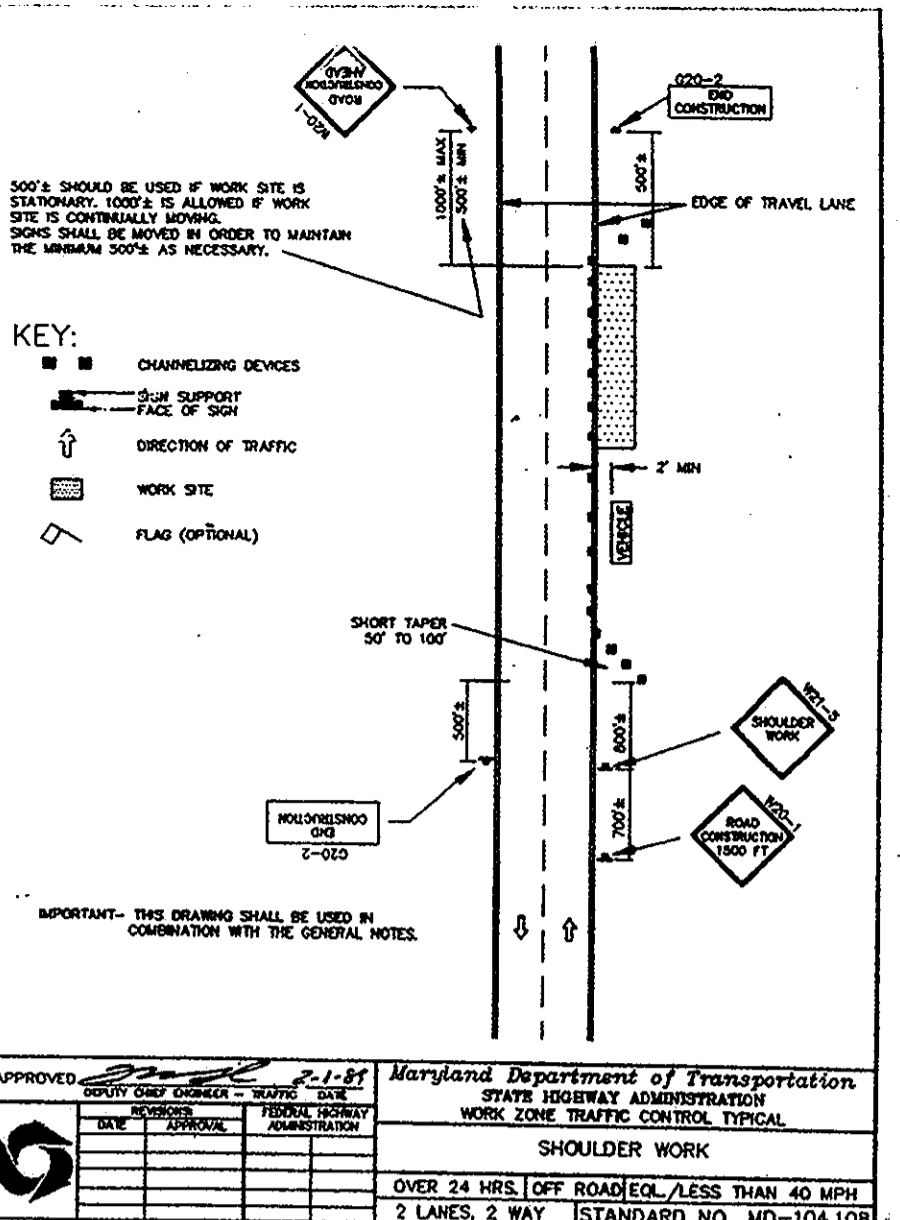


SURVEYS, INC.
 SURVEYORS • ENGINEERS • LAND PLANNERS
 PERMIT SERVICES
 950 MAIN STREET
 LAUREL, MARYLAND, 20701
 PHONE 301-716-0541 FAX 301-716-0442

"FOREST CONSERVATION PLAN - LANDSCAPE PLAN"

NORDAU SUBDIVISION
 LOTS 61-62, RESUBDIVISION OF LOT 10,
 SECTION "G" NORDAU SUBDIVISION
 RECORDED IN PLAT BOOK: HSR No. 1, FOLIO 75
 SIXTH (6) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP: 42-24 PARCEL: 396

DATE: 07/20/08
 SCALE: 1"=30'
 DRAWN BY: WA/GB
 SHEET NUMBER: 6 OF 11
 CHECKED BY: [Signature]
 FIELD BOOK: 38
 FILE NUMBER: L-280
 F.07-219



APPROVED: *[Signature]* 7-1-07 Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 WORK ZONE TRAFFIC CONTROL TYPICAL

SECTION	DATE	BY	REVISION
SHOULDER WORK			
OVER 24 MILES/HOUR ROAD/LESS THAN 40 MPH			
2 LANES, 2 WAY			STANDARD NO. MD-104.100

9.0 FLAGGING:

9.1 Where two or more flaggers are to be used and are unable to see each other, two-way radio communications shall be used.

9.2 If the entire work area is visible from one station, a single flagger may be used, subject to other safety considerations.

APPROVED: *[Signature]* Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

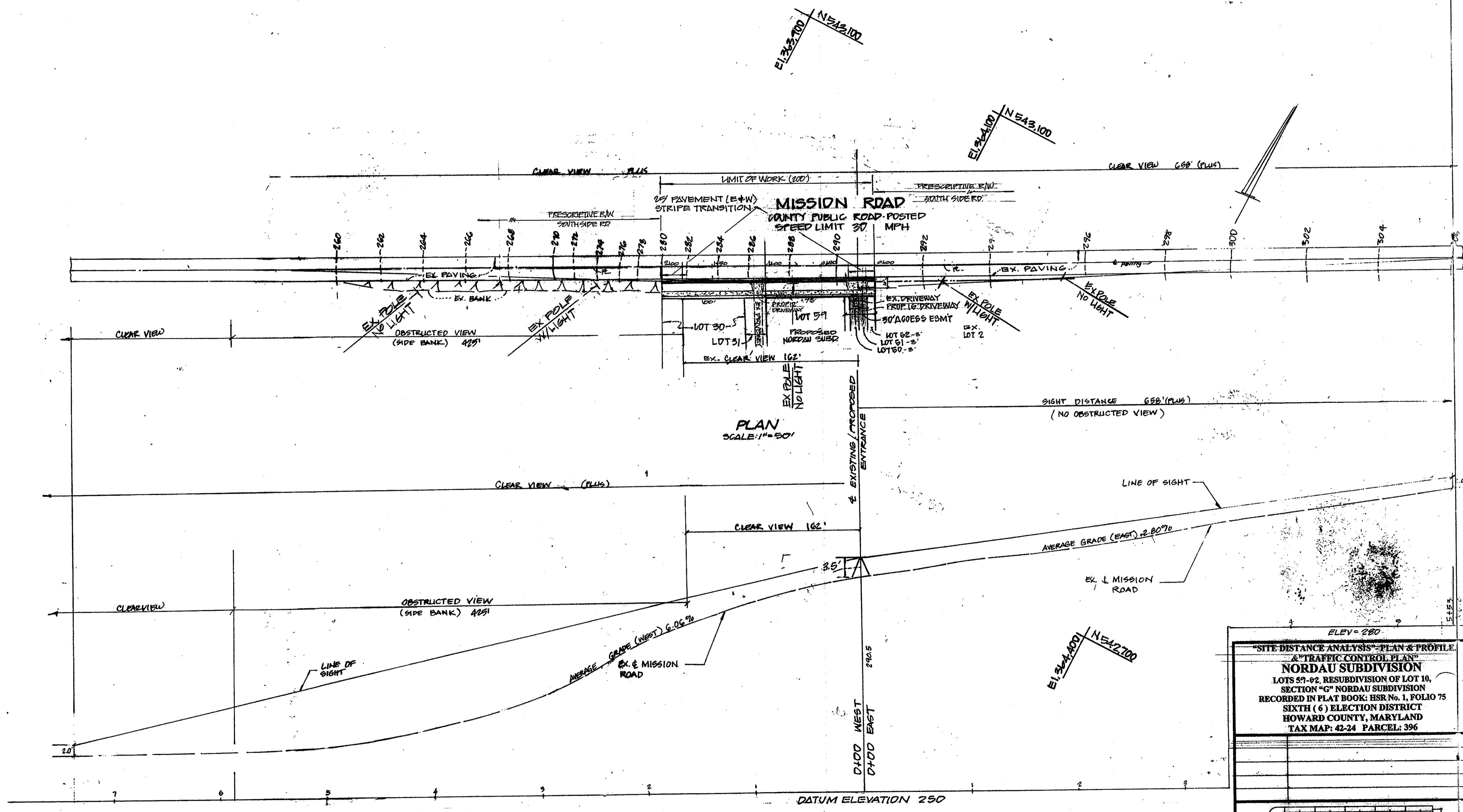
SECTION	DATE	BY	REVISION
GENERAL NOTES			
STANDARD NO. MD 104.00-3			

POSTED SPEED LIMIT = 30 MPH
 OPERATING SPEED 85 PERCENTILE SPEED:
 Southbound (West)..... 47 MPH
 Northbound (East)..... 44 MPH
 BASED ON TABLE 2.01 OF THE DESIGN MANUAL
 VOLUME III.

	DIRECTION LEFT	DIRECTION RIGHT
CROSS.....	N/A	N/A
LEFT TURN.....	320'	394'
RIGHT TURN.....	320'	N/A

EXISTING GRADE: EAST DIRECTION (Average) + 2.80%
 WEST DIRECTION (Average) - 6.06%
 Note: Grade percentage taken from access point to that particular direction, based on average.

- Notes:
- Stopping site distance as per Howard Co. Design Manual Volume III Table 2.01.
 - Right of way for Mission Road (ultimate) is 30' from centerline (60' r/w).
 - Direction Left (west) has an obstructed view for 425 feet after a clear view of 162 feet. View becomes clear again after 585 feet. This is do to the road side bank along the southern side of Mission Road along adjacent southern properties.
 - Analysis performed at center line of proposed access point 10' off existing pavement, eye height = 3.5' and object height = 2.0'.
 - The proposed road improvements to this site per the Final Road Construction Plan will improve the 425 feet obstructed view.

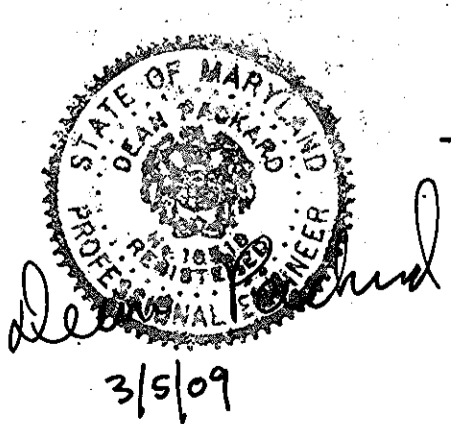


ELEV = 280

"SITE DISTANCE ANALYSIS" - PLAN & PROFILE
 & "TRAFFIC CONTROL PLAN"
 NORDAU SUBDIVISION
 LOTS 51-92, RESUBDIVISION OF LOT 10,
 SECTION "G" NORDAU SUBDIVISION
 RECORDED IN PLAT BOOK: HSR No. 1, FOLIO 75
 SIXTH (6) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP: 42-24 PARCEL: 396

SURVEYS, INC.
 SURVEYORS • ENGINEERS • LAND PLANNERS
 PERMIT SERVICES
 350 MAIN STREET
 LAUREL, MARYLAND, 21107
 PHONE 301-716-0700 FAX 301-716-0648

AS SHOWN	DESIGNER	G.B.	DATE	7/17/09
07/20/09	CHKD BY	E.A.	SCALE	50' (14')
04-30	SHEET NUMBER	7 OF 11	FILE NUMBER	L-280



PROFESSIONAL CERTIFICATION
 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
 DEAN PACKARD, LICENSE No. : 16518, EXPIRATION DATE : 06/30/10

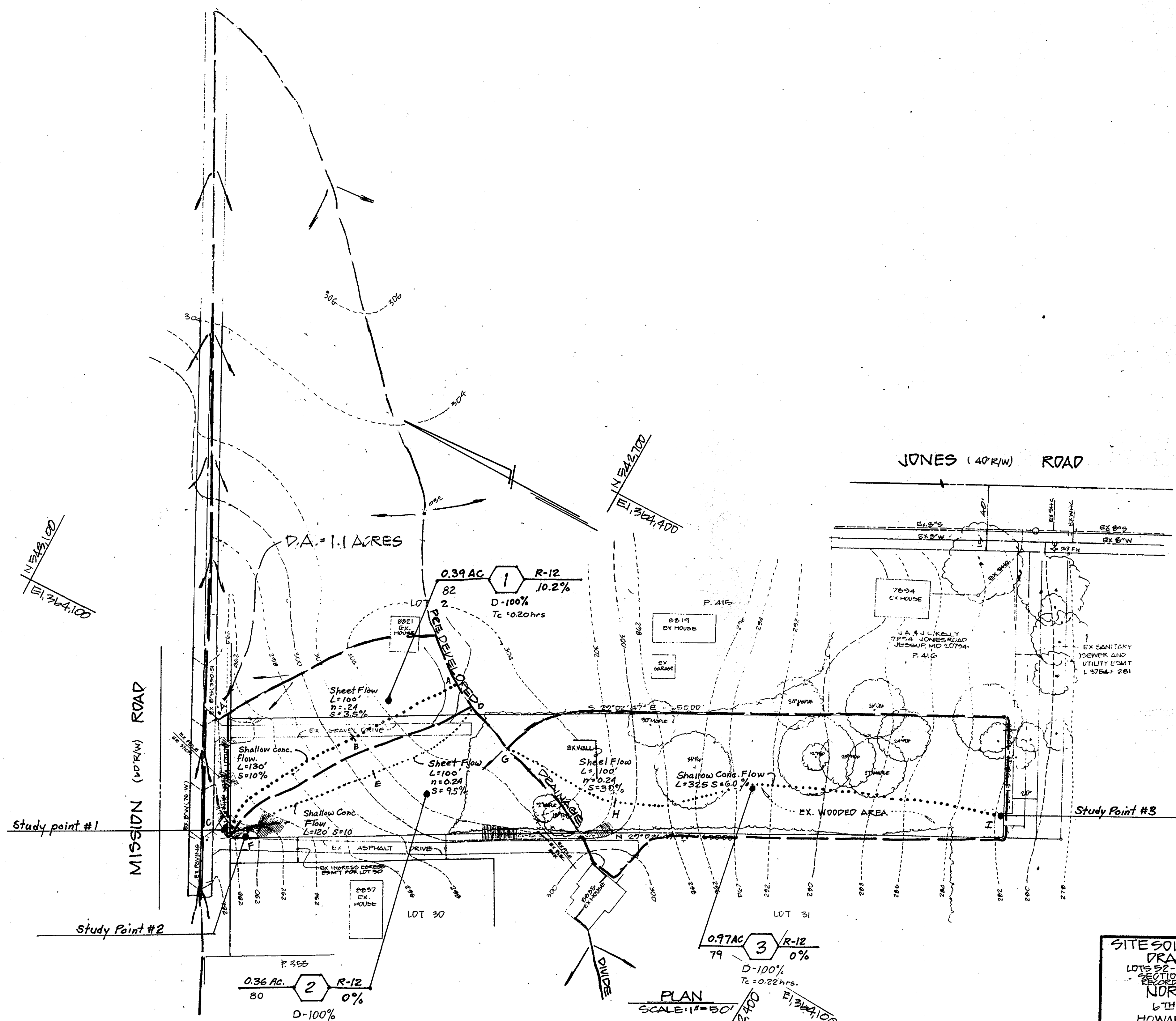
APPROVED: DEPARTMENT OF PUBLIC WORKS

Mike Z. Walsh 3-17-09
 Chief, Bureau of Highways Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Andy Kautz 7/2/09
 Chief, Division of Land Development Date

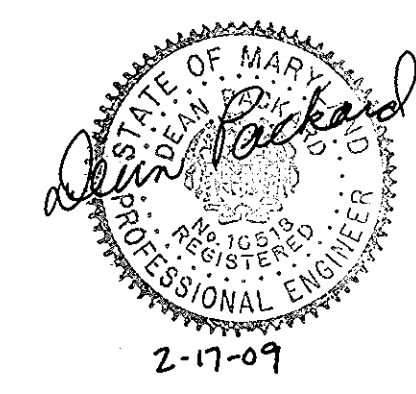
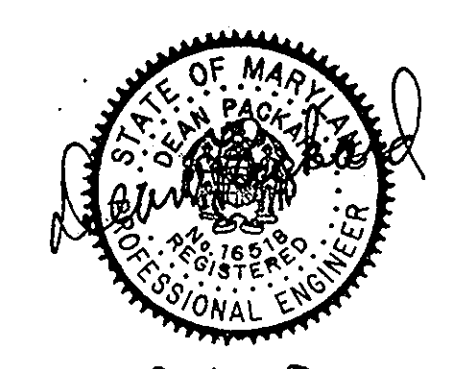
Paul D. Williams 5/20/09
 Chief, Development Engineering Division Date



SOILS
ALL SOILS FOR THIS PROJECT ARE "UGB" AND "UCD" WHICH ARE URBAN LAND CLASSIFIED AS "D" - SOIL.

PREDEVELOPMENT
Flow Summary Table (1 yr. Storm)

Drainage Area	Tc (hrs)	Q1 (CFS)
1	0.20	0.50
2	0.19	0.41
3	0.22	0.98



8-1-08
Rev. 12/15/08
APPLICANT/ DEVELOPER
LEGENDS BUILDERS, INC.
P.O. BOX 511
BURTONSVILLE, MD 20866
301-770-8235
CONTACT: MICHAEL COLLINS

SITE SOILS & PRE-DEVELOPED DRAINAGE MAP
LOTS 22-23 A RESUBDIVISION OF LOT 10 SECTION 6 NORDAV SUBDIVISION
NORDAV SUBDIVISION
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 12 GRID 24 FEB 2007

10-7-08 Rev. per HG

SURVEYS, INC.
SURVEYORS * ENGINEERS * LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20701
PHONE 301-716-0541 FAX 301-716-0642

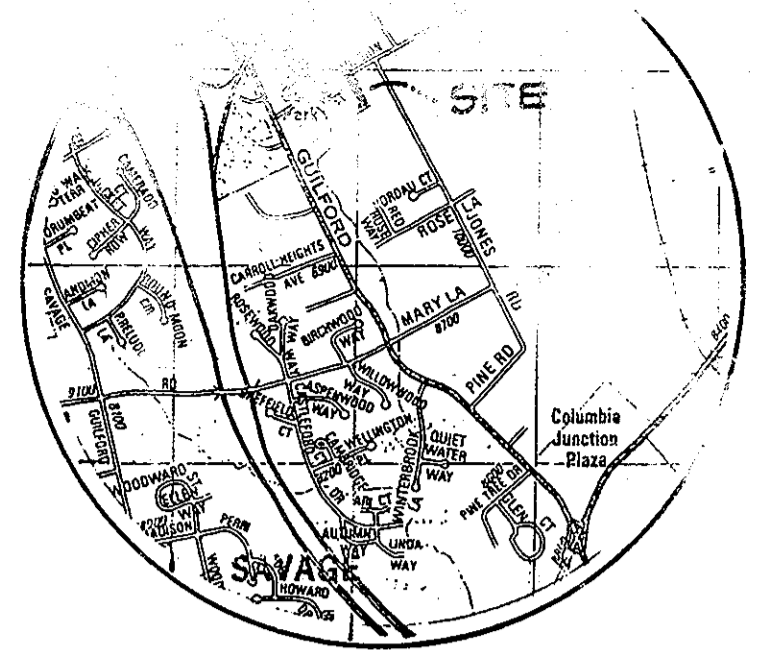
1" = 50'	DATE	DRAWN BY	CHECKED BY
07/20/08	WKA	38	
04-33	8 of 11	M-693	

APPROVED: DEPARTMENT OF PUBLIC WORKS
Chief, Bureau of Highways
Date 3-17-09

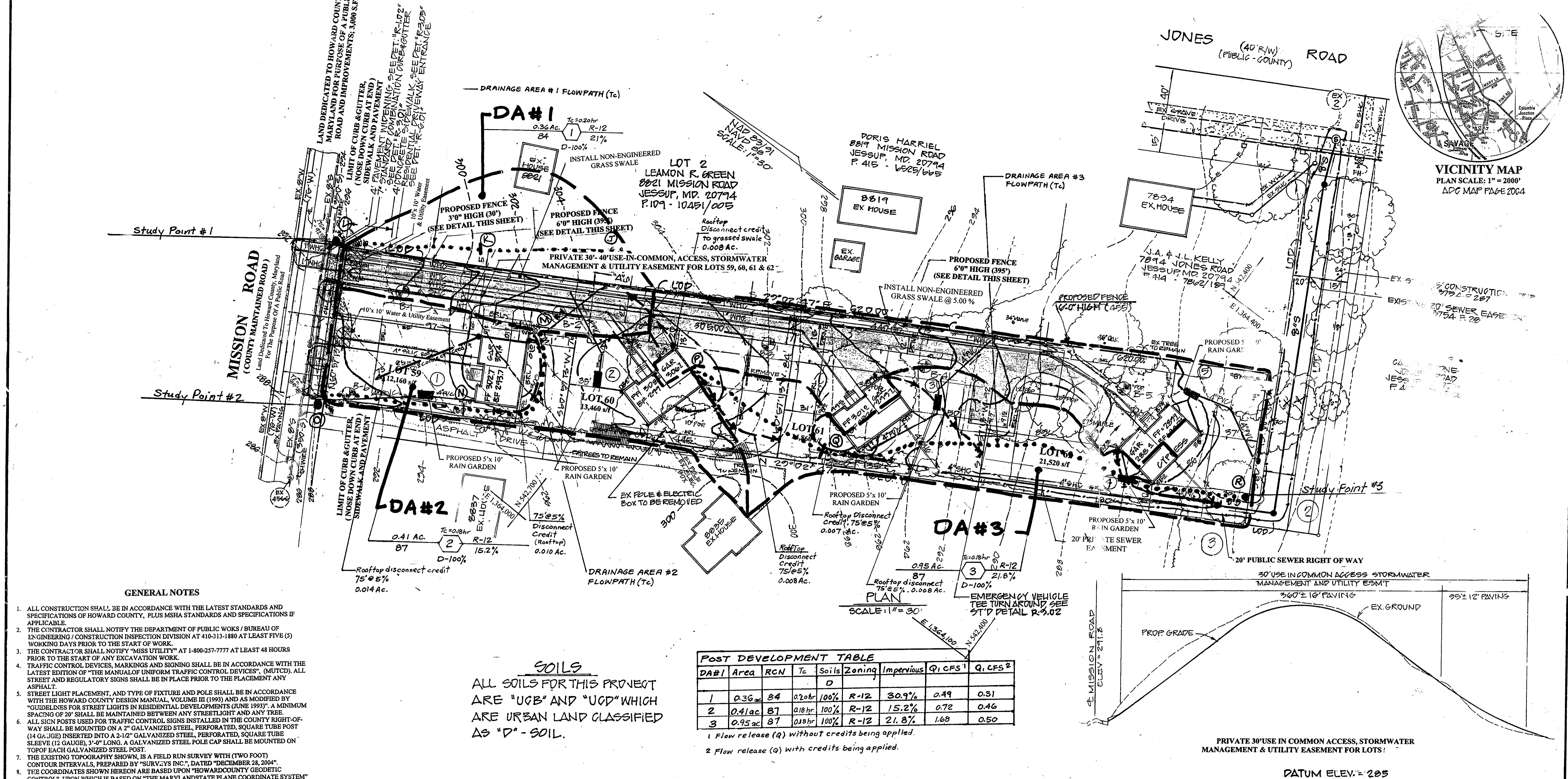
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development
Date 4/2/09

Chief, Development Engineering Division
Date 3/20/09

Handwritten signature/initials



VICINITY MAP
PLAN SCALE: 1" = 2000'
ADC MAP PAGE 2004



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION WORK.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", (MUTCD), ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT ANY ASPHALT.
- STREET LIGHT PLACEMENT, AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS 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'-0" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH GALVANIZED STEEL POST.
- THE EXISTING TOPOGRAPHY SHOWN, IS A FIELD RUN SURVEY WITH (TWO FOOT) CONTOUR INTERVALS, PREPARED BY "SURVEYS INC.", DATED "DECEMBER 28, 2004".
- THE COORDINATES SHOWN HEREON ARE BASED UPON "HOWARD COUNTY GEODETIC CONTROL", UPON WHICH IS BASED ON "THE MARYLAND STATE PLANE COORDINATE SYSTEM" HOWARD COUNTY, GEODETIC MONUMENT No. 0080", AND MONUMENT No. 421A", WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC, EXISTING CONTRACT No. 76-W (MISSION ROAD) AND EXISTING CONTRACT No. 24-3377 (JONES ROAD), DRAINAGE AREA: "LITTLE PATUXEN".
- SEWER IS PUBLIC, EXISTING CONTRACT No. 350-S (MISSION ROAD) AND PROPOSED CONTRACT No. 24-4545-D (JONES ROAD), DRAINAGE AREA: "LITTLE PATUXEN".
- EXISTING UTILITIES SHOWN, ARE BASED ON A FIELD SURVEY BY SURVEYS, INC., AND BY AVAILABLE RECORDS PROVIDED BY PUBLIC UTILITY COMPANIES.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.

SOILS
ALL SOILS FOR THIS PROJECT ARE "UGB" AND "UCD" WHICH ARE URBAN LAND CLASSIFIED AS "D" - SOIL.

DA#	Area	RCN	Tc	Soils	Zoning	Impervious	Q1 CFS ¹	Q1 CFS ²
1	0.36 ac	84	0.20 hr	100%	R-12	30.9%	0.49	0.31
2	0.41 ac	87	0.18 hr	100%	R-12	15.2%	0.72	0.46
3	0.95 ac	87	0.18 hr	100%	R-12	21.8%	1.68	0.50

¹ Flow release (q) without credits being applied.
² Flow release (q) with credits being applied.

LEGEND

- POST DEVELOPMENT Tc FLOW PATH
- DRAINAGE DIVIDE
- ROOF TOP DISCONNECT CREDIT FLOW PATH

(B-1) SOIL BORING (TYPICAL)

APPROVED: DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 7-17-09

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Date: 4/21/09

Chief, Development Engineering Division
 Date: 3/20/09

ENGINEER
SURVEYS, INC.
 SURVEYORS • ENGINEERS • LAND PLANNERS • PERMIT SERVICES
 350 MAIN STREET
 LAUREL, MARYLAND, 20701
 PHONE 301-716-0541 FAX 301-716-0642

PROFESSIONAL CERTIFICATION
 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
 DEAN PACKARD, LICENSE No. : 16518, EXPIRATION DATE : 06/10/09

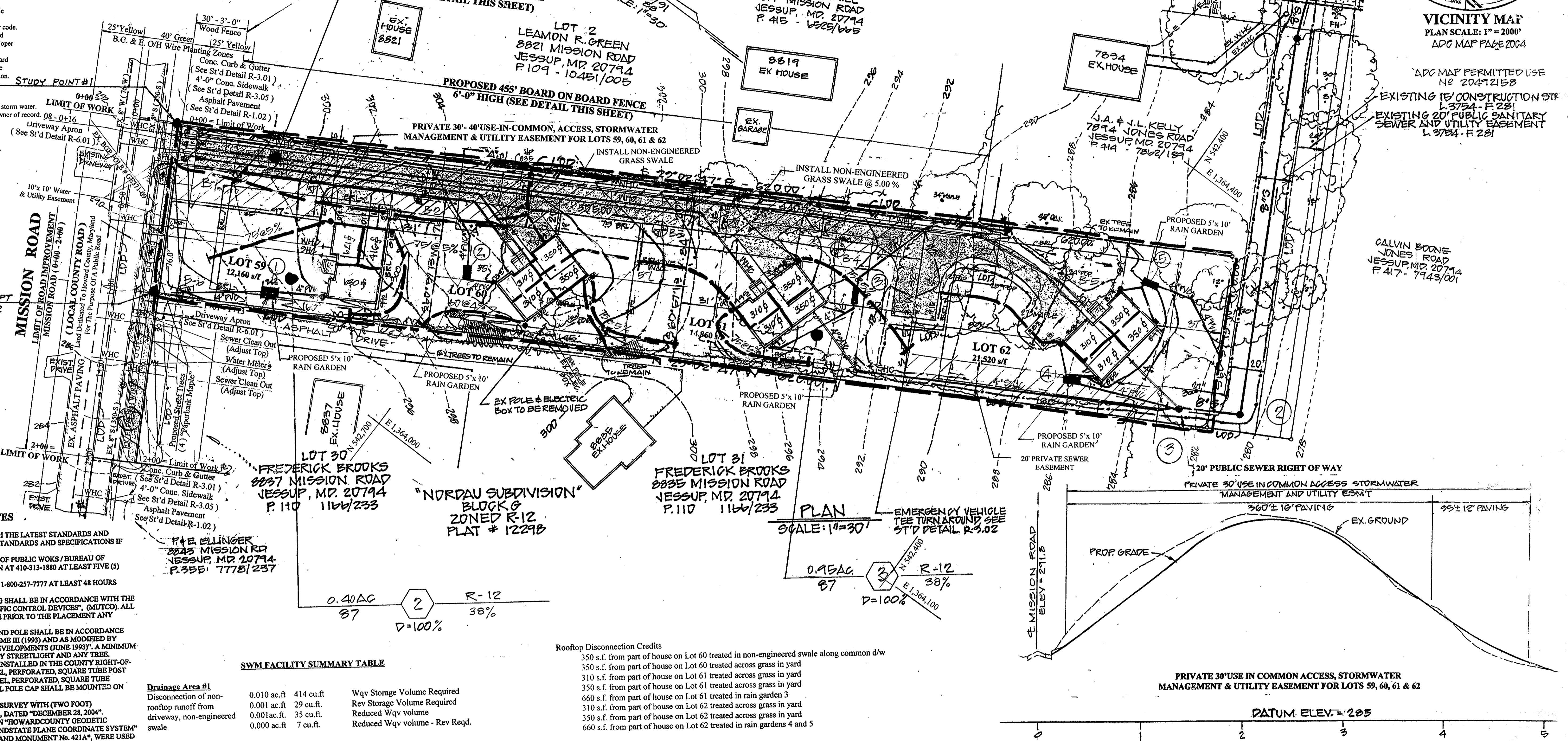
APPLICANT / OWNER
LEGEND BUILDER'S, INC.
 P.O. BOX 511
 BURTONSVILLE, MARYLAND 20782
 MICHAEL COLLINS, 301-490-3651

NORDAU SUBDIVISION LOTS 59 62 RESUBDIVISION OF LOT 10, SECTION "G" NORDAU SUBDIVISION RECORDED IN PLAT BOOK: HSR No. 1, FOLIO 75 SIXTH (6) ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAP: 42-24 PARCEL: 396		
SCALE 1" = 30'	DESIGNER D.P.	CHECKED BY
DATE 07/20/08	DRAFTER WA / D.P.	FIELD BOOK 38
JOB NUMBER 04-39	SHEET NUMBER 9 OF 11	FILE NUMBER L-280

1. The subject property is zoned R-12 per the 02/02/04 comprehensive zoning plan and the "comp. lite" zoning amendments effective 07/28/06.
2. Driveways shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the (minimum) requirements: - width 12' (16 serving more than one residence) - surface - six (6) inches of compacted crusher run base with tar and chip coating (1- 1/2" min.); - Geometry - Maximum 14% grade, maximum 10% change and 45' turning radius; - Structures (Bridges/overlays) capable of supporting 25 gross tons (825-loadings); - Drainage Elements - Capable of safely 100 year flood with no more than 1' depth over driveway surface; - Structure clearance - minimum 12' - Maintenance - Sufficient to ensure all weather use.
3. No grading removal of vegetative cover or trees. Paving and new structures shall be permitted within the limits of wetland, streams, or their required buffers, flood plain and forest conservation easement areas.
4. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag pipestem and road right of way line and not onto the pipestem lot driveway.
5. Land dedicated to Howard County, Maryland, for purposes of a public road (0.0689 acre).
6. This subdivision is subject to section 18.1228 of the Howard County code. Public Water and Sewer service has been granted under the terms and provisions, thereof effective on which date developer agreement No. 210257 was filed and accepted.
7. This plan complies with requirements of section 16.1200 of the Howard County code for Forest conservation by payment of a fee in lieu of the amount of \$ 7188.00, "obligation" area of 0.22 acre is for afforestation.
8. Landscaping to be provided with the S.D.P.
9. The resubdivision of Lot 10 is for the purpose to establish 4 new lots and add private and public easements.
10. S.W.M: Rain Gardens & Rooftop credits to be used for control of storm water.
11. There are no historic sites or cemeteries on this property.
12. B.R.L. denotes minimum building restriction line.
13. This plan is based on a field run monumented boundary survey performed on 12/28/04, by Survey's Inc. Gregory Benefiel, Prof. L.L.S.
14. (U) Denotes Monument.
15. (O) Denotes Iron pin set: capped No. S.I. Corp. 251
16. Use in common access - stormwater management & utility easement, private water and sewer easement for lot 59 thru 62 to be recorded concurrently with the record plat.
17. There are no streams or flood plains found on this site by a field inspection on January 23rd 2007 by Gregory C. Benefiel.
18. Areas as stated this plan to be taken as more or less, unless otherwise noted.
19. This plan is subject to the amended 5th edition of the subdivision and land development regulations per council Bill 45-2003 and zoning regulations as amended by council bill 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of the submission of the site development plan, waiver petition application or building/grading permit.
20. A fee in lieu on the amount of \$ 4,500.00 has been paid to satisfy the open space requirement of Section 16.121 (9) (2) of the subdivision regulations.
21. "Developer reserves unto itself, its successors and assigns all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, over and through lots 59 thru 62, and any and all conveyances aforesaid shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County, the county shall accept easements and record the deeds of easement in the land records of Howard County."
22. Coordinates based on NAD83 Maryland coordinate system as projected by Howard County geodetic control stations No. 421A and No. 0080.
23. Landscaping will be deferred until the SDP. 10' setback along driveway can not be provided 5' setback with a board on board fence.
24. Use in common access easement: Emergency vehicle turnaround easement: Private sewer easement:
25. "Private range of address signs shall be fabricated and installed by Howard County Bureau of Highways at the developer's / owners expense. Contact Howard County Traffic Division at 410-313-5752 for details and cost estimates

Point Descriptions	Stationing	Coordinates	
		Northing	Easting
Property corner Lot 62	0+00	542893.7742	1364074.6210
Center line Mission Road	0+00	542920.0010	1364060.0555
"	0+50	542895.7251	1364016.3441
"	1+00	542871.4493	1363972.6328
"	1+50	542847.1734	1363928.9214
"	2+00	542822.8975	1363885.2101
Center line Mission Road at center line driveway	0+16	542912.2327	1364046.3678
Center line Mission Road at center line driveway	1+07	542868.0506	1363966.5132
Beginning curb	0+00	542907.7618	1364066.8527
End curb	2+00	542835.1367	1363878.4128

FOR TRAFFIC CONTROL MEASURES AND EXISTING STREET LIGHTING ALONG MISSION ROAD SEE SHEET 7 OF 11



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 / BUREAU OF ENGINEERING / 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 THE START OF ANY EXCAVATION WORK.
4. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", (MUTCD), ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT ANY ASPHALT.
5. STREET LIGHT PLACEMENT, AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
6. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (1/4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (1/2 GAUGE), 3'-0" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH GALVANIZED STEEL POST.
7. THE EXISTING TOPOGRAPHY SHOWN, IS A FIELD RUN SURVEY WITH (TWO FOOT) CONTOUR INTERVALS, PREPARED BY "SURVEYS INC.", DATED "DECEMBER 28, 2004".
8. THE COORDINATES SHOWN HEREON ARE BASED UPON "HOWARD COUNTY GEODETIC CONTROL", UPON WHICH IS BASED ON "THE MARYLAND STATE PLANE COORDINATE SYSTEM" HOWARD COUNTY, GEODETIC MONUMENT No. 0080, AND MONUMENT No. 421A, WERE USED FOR THIS PROJECT.
9. WATER IS PUBLIC, EXISTING CONTRACT No. 76-W (MISSION ROAD) AND EXISTING CONTRACT No. 24-3377 (JONES ROAD). DRAINAGE AREA: "LITTLE PATUXENT"
10. SEWER IS PUBLIC, EXISTING CONTRACT No. 350-S (MISSION ROAD) AND PROPOSED CONTRACT No. 24-454-D (JONES ROAD). DRAINAGE AREA: "LITTLE PATUXENT"
11. EXISTING UTILITIES SHOWN, ARE BASED ON A FIELD SURVEY BY SURVEYS, INC. AND BY AVAILABLE RECORDS PROVIDED BY PUBLIC UTILITY COMPANIES.
12. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.

SWM FACILITY SUMMARY TABLE

Drainage Area #1	Disconnection of non-rooftop runoff from driveway, non-engineered swale	0.010 ac.ft. 0.001 ac.ft. 0.001 ac.ft. 0.000 ac.ft.	414 cu.ft. 29 cu.ft. 35 cu.ft. 7 cu.ft.	WqV Storage Volume Required Rev Storage Volume Required Reduced WqV volume Reduced WqV volume - Rev Req'd.
Non-rooftop Disconnection Credits	Part of driveway on Lot 59 treated in the non-engineered swale along common d/w			
Part of common driveway across Lots 60, 61 & 62 is treated in the non-engineered swale along the common d/w				
Drainage Area #2	Disconnection of rooftop runoff and raingarden	0.013 ac.ft. 0.001 ac.ft. 0.002 ac.ft. 0.001 ac.ft.	569 cu.ft. 40 cu.ft. 73 cu.ft. 33 cu.ft.	WqV Storage Volume Required Rev Storage Volume Required Reduced WqV volume Reduced WqV volume - Rev Req'd.
Rooftop Disconnection Credits	630 s.f. from part of house on Lot 59 treated in rain garden 1 621 s.f. from part of house on Lot 59 treated across grass in yard 416 s.f. from part of house on Lot 59 treated across grass in yard 620 s.f. from part of house on Lot 60 treated in rain garden 2			
Non-rooftop Disconnection Credits	Part of driveway on Lot 59 treated in non-engineered swale along common driveway Part of driveway on Lot 60 treated across grass in yard			
Drainage Area #3	Disconnection of rooftop and non-rooftop runoff, raingardens and non-engineered swale	0.031 ac.ft. 0.002 ac.ft. 0.004 ac.ft. 0.002 ac.ft.	1,352 cu.ft. 95 cu.ft. 170 cu.ft. 75 cu.ft.	WqV Storage Volume Required Rev Storage Volume Required Reduced WqV volume Reduced WqV volume - Rev Req'd.

Rooftop Disconnection Credits

350 s.f. from part of house on Lot 60 treated in non-engineered swale along common d/w
350 s.f. from part of house on Lot 60 treated across grass in yard
310 s.f. from part of house on Lot 61 treated across grass in yard
350 s.f. from part of house on Lot 61 treated across grass in yard
660 s.f. from part of house on Lot 61 treated in rain garden 3
310 s.f. from part of house on Lot 62 treated across grass in yard
350 s.f. from part of house on Lot 62 treated across grass in yard
660 s.f. from part of house on Lot 62 treated in rain gardens 4 and 5

Non-rooftop Disconnection Credits

Part of driveway on Lot 60 treated in the non-engineered swale along the common d/w
Part of the common driveway across Lots 60, 61 & 62 treated in the non-engineered swale along the common d/w
All of the driveway on Lot 61 treated in the non-engineered swale along the common d/w
All of the emergency turnaround across Lots 61 & 62 treated across grass in yard
All of the private driveway on Lot 62 treated across grass in yard

APPROVED: DEPARTMENT OF PUBLIC WORKS
Michelle Z. ... 2/17-09
 Chief, Bureau of Highways

APPROVED: DEPARTMENT OF PLANNING AND ZONING
... 4/21/09
 Chief, Division of Land Development

... 3/20/09
 Chief, Development Engineering Division

ENGINEER
SURVEYS, INC.
 SURVEYORS • ENGINEERS • LAND PLANNERS
 PERMIT SERVICES
 350 MAIN STREET
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 DEAN PACKARD, LICENSE No. : 16518, EXPIRATION DATE : 06/10/09

SOILS
 ALL SOILS FOR THIS PROJECT ARE "UGB" AND "UCD" WHICH ARE URBAN LAND CLASSIFIED AS "D" - SOIL.

ONSITE DRAINAGE AREA MAP

NORDAU SUBDIVISION
 LOTS 59, 62 RESUBDIVISION OF LOT 10, SECTION "G" NORDAU SUBDIVISION RECORDED IN PLAT BOOK: HSR No. 1, FOLIO 75 SIXTH (6) ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAP: 42-24 PARCEL: 396

SCALE 1"=30'	DESIGNER D.P.	CHECKED BY
DATE 07/20/08	DRAFTER WA./D.P.	FIELD BOOK 38
JOB NUMBER 04-39	SHEET NUMBER 10 OF 11	FILE NUMBER L-280

F07-219

- GENERAL NOTES**
- The subject property is zoned R-12 per the 02/02/04 comprehensive zoning plan and the "comp. lite" zoning amendments effective 07/28/06.
 - Driveways shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the (minimum) requirements:
 - width 12' (16' serving more than one residence)
 - surface six (6) inches of compacted crusher run base with tar and chip coating (1-1/2 min.);
 - Geometry - Maximum 14% grade, maximum 10% change and 45' turning radius;
 - Structures (Bridges/culverts) capable of supporting 25 gross tons (HZ5-loading);
 - Drainage Elements - Capable of safely 100 year flood with no more than 1' depth over driveway surface;
 - Structure clearance - minimum 12'
 - Maintenance - Sufficient to ensure all weather use.
 - No grading removal of vegetative cover or trees. Paving and new structures shall be permitted within the limits of wetland, streams, or their required buffers, flood plain and forest conservation easement areas.
 - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag pipestem and road right of way line and not onto the pipestem lot driveway.
 - Land dedicated to Howard County, Maryland, for purposes of a public road (0.0689 acre).
 - This subdivision is subject to section 18.1228 of the Howard County code. Public Water and Sewer service has been granted under the terms and provisions, thereof effective _____ on which date developer agreement No. CA 44147 was filed and accepted.
 - This plat complies with requirements of section 16.1200 of the Howard County code for Forest conservation by payment of a fee in lieu of the amount of \$ 7188.00. "obligation" area of 0.22 acre is for afforestation.
 - Landscaping to be provided with the S.D.P.
 - The resubdivision of Lot 10 is for the purpose to establish 4 new lots and add private and public easements.
 - SWM: Rain Gardens & Rooftop credits to be used for control of storm water. Maintenance of the SWM structure is the responsibility of the owner of record.
 - There are no historic sites or cemeteries on this property.
 - BRL denotes minimum building restriction line.
 - This plat is based on a field run monumented boundary survey performed on 12/28/04, by Survey's Inc. Gregory Benefield, Prof. L.S.
 - D. Denotes Monument
 - Denotes Iron pin set capped No. S.I. Corp. 251
 - Use in common access stormwater management & utility easement, private water and sewer easement for lot 59 thru 62 to be recorded concurrently with the record plat.
 - There are no streams or flood plains found on this site by a field inspection on January 23rd 2007 by Gregory C. Benefield.
 - Areas as stated this plan to be taken as more or less, unless otherwise noted.
 - This plan is subject to the amended 5th edition of the subdivision and land development regulations per council Bill 45-2003 and zoning regulations as amended by council bill 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of the submission of the site development plan, waiver petition application of building/grading permit.
 - A fee in lieu on the amount of \$ 4,500.00 has been paid to satisfy the open space requirement of Section 16.121 (9) (2) of the subdivision regulations.
 - "Developer reserves unto itself, its successors and assigns all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, over and through lots 59 thru 62, and any and all conveyances aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County, the county shall accept easements and record the deeds of easement in the land records of Howard County."
 - Coordinates based on NAD83 Maryland coordinate system as projected by Howard County geodetic control stations No. 421A and No. 0080.
 - Landscaping to be deferred until the S.D.P. 10' setback along driveway can not be provided 5' setback with a board on board fence
 - 3' - 3' high fence and 45' 6" high fence along perimeter P-2.
 - Use in common access easement:

Emergency vehicle:	Surround easement:
Private:	sewer easement:
 - "Private range of address signs shall be fabricated and installed by Howard County Bureau of Highways at the developers / owners expense. Contact Howard County Traffic Division at 410-313-5752 for details and cost estimates"

OPERATION & MAINTENANCE SCHEDULE FOR RAIN GARDENS

- ANNUAL MAINTENANCE OF PLANT MATERIAL AND MULCH LAYER IS REQUIRED. MAINTENANCE OF MULCH IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH-OUT. ANY REPLACEMENT OF MULCH SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE & INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL & PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN THE SPRING AND FALL. THIS INSPECTION WILL INCLUDE: REMOVAL OF DEAD & DISEASED VEGETATION CONSIDERED BEYOND TREATMENT; TREATMENT OF ALL DISEASED TREES & SHRUBS; AND REPLACEMENT OF ALL DEFICIENT STAKES & WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE THE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS-NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

MATERIALS AND SPECIFICATIONS FOR RAIN GARDEN			
MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.5' TO 4.0' DEEP)	SAWY: 30-50% SILT, 30-55% CLAY, 0-25% ORGANIC MATTER	N/A	USDA SOIL TYPES: LOAMY SAND, SANDY LOAM OR LOAM
MULCH	SHREDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM
GEOTEXTILE (GLASS "C")	APPARENT OPENING SIZE: (ASTM D-4751) 100 TENSILE STRENGTH: (ASTM D-4632) PUNCTURE RESISTANCE: (ASTM D-4633)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	MSHSD M-43	0.375" TO 0.750"	
UNDERDRAIN PIPING	75% TYPE PS28 OR AHSITO M-278	4" TO 6" RIGID SCH 40 PVC, 3/8" OR 1/2" HOLES	3/8" PERFORATED 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES

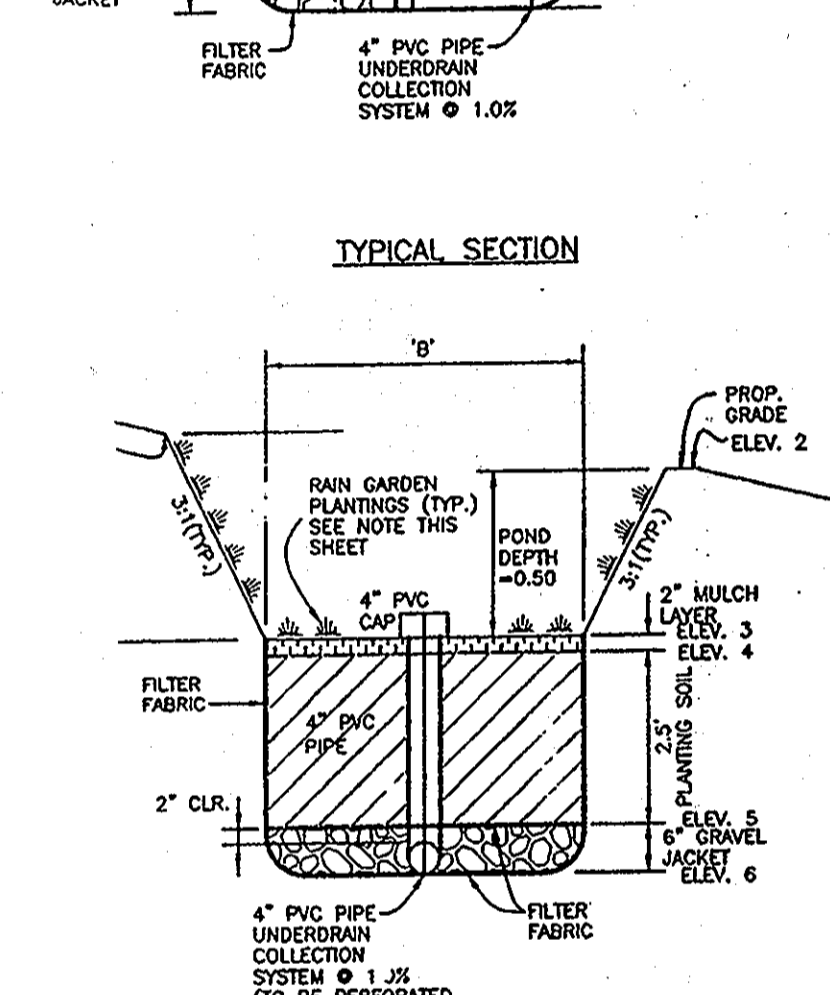
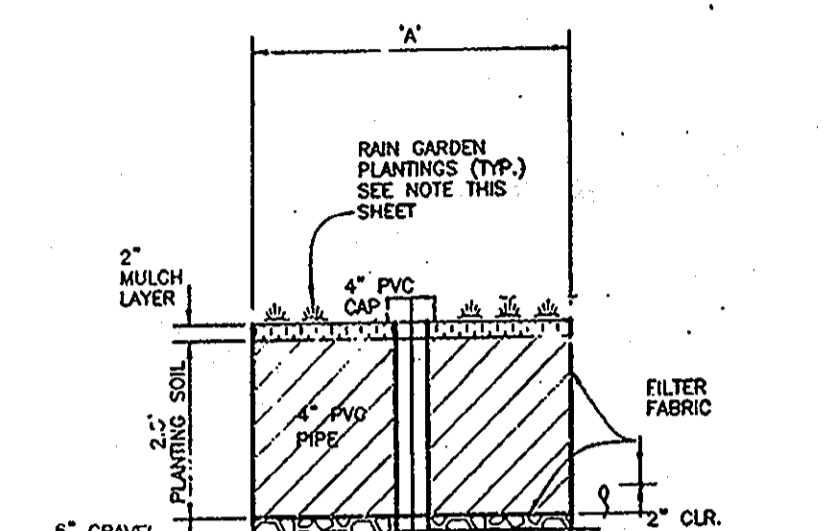
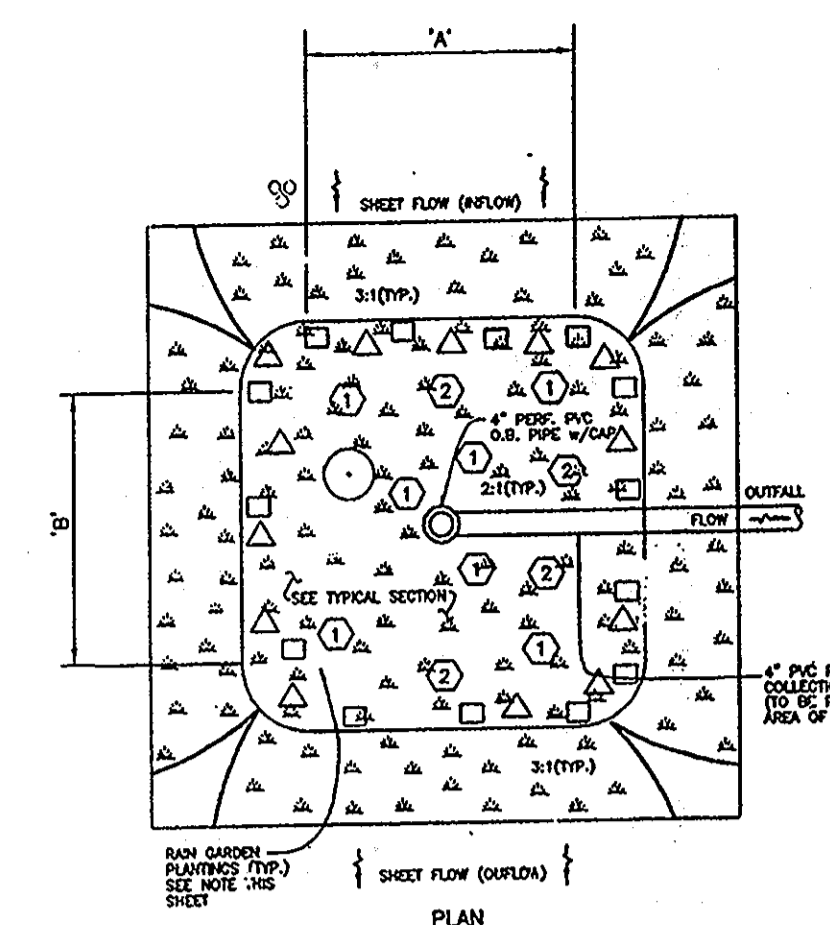
RAIN GARDEN - PLANTING DATA

- PLANTINGS WITHIN THE PONDING AREA OF THE RAIN GARDEN ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE.
SUGGESTED SPECIES: CREEPING BUGLEWEED (AJUGA REPTANS) - COMMON PERIWINKLE (VINCA MINOR) LILY-TURF (LIRIOPE, SP.)
- PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE RAIN GARDEN ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE.
SUGGESTED SPECIES: (PERENNIALS/ANNUALS) IRIS (IRIS VERSICOLOR) DAYLILY (HEMEROCALLIS SP.) WHITE GLORY (ASTILE SP.)
- AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE RAIN GARDEN NEAR PIPE AND UNDERDRAIN.

TYPICAL RAIN GARDEN - PLANTING SCHEDULE

① VINCA MINOR (COMMON PERIWINKLE)	- 7
② AJUGA REPTANS (CREEPING BUGLEWEED)	- 13
③ IRIS VERSICOLOR (IRIS)	- 14
④ HEMEROCALLIS SP (DAYLILY)	- 4
⑤ ACER RUBRUM (RED MAPLE)	- 1

AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED 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 RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.



RAINGARDEN TABLE		RAINGARDEN TABLE	
LOT 59	RG 1	LOT 60	RG 2
ELEV. 1	295.00	ELEV. 1	209.20
ELEV. 2	294.90	ELEV. 2	209.10
ELEV. 3	294.40	ELEV. 3	204.60
ELEV. 4	294.23	ELEV. 4	204.43
ELEV. 5	291.73	ELEV. 5	201.93
ELEV. 6	291.23	ELEV. 6	201.43
DIMENSIONS		DIMENSIONS	
A'	5'	A'	5'
B'	10'	B'	10'

RAINGARDEN TABLE		RAINGARDEN TABLE	
LOT 61	RG 3	LOT 62	RG 4
ELEV. 1	295.20	ELEV. 1	286.10
ELEV. 2	295.10	ELEV. 2	286.10
ELEV. 3	294.60	ELEV. 3	285.40
ELEV. 4	294.43	ELEV. 4	285.23
ELEV. 5	291.73	ELEV. 5	282.73
ELEV. 6	291.43	ELEV. 6	282.23
DIMENSIONS		DIMENSIONS	
A'	5'	A'	5'
B'	10'	B'	10'

RAINGARDEN TABLE		RAINGARDEN TABLE	
LOT 62	RG 5	LOT	RG
ELEV. 1	286.10	ELEV. 1	
ELEV. 2	286.10	ELEV. 2	
ELEV. 3	285.40	ELEV. 3	
ELEV. 4	285.23	ELEV. 4	
ELEV. 5	282.73	ELEV. 5	
ELEV. 6	282.23	ELEV. 6	
DIMENSIONS		DIMENSIONS	
A'	5'	A'	
B'	10'	B'	

RAINGARDEN TABLE		RAINGARDEN TABLE	
LOT	RG	LOT	RG
ELEV. 1		ELEV. 1	
ELEV. 2		ELEV. 2	
ELEV. 3		ELEV. 3	
ELEV. 4		ELEV. 4	
ELEV. 5		ELEV. 5	
ELEV. 6		ELEV. 6	
DIMENSIONS		DIMENSIONS	
A'		A'	
B'		B'	

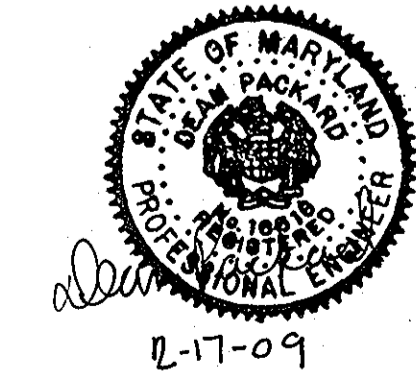
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION WORK.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT ANY ASPHALT.
- STREET LIGHT PLACEMENT, AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS 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'-0" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH GALVANIZED STEEL POST.
- THE EXISTING TOPOGRAPHY SHOWN, IS A FIELD RUN SURVEY WITH (TWO FOOT) CO. TOUR INTERVALS, PREPARED BY "SURVEYS INC.", DATED "DECEMBER 28, 2004".
- THE COORDINATES SHOWN HEREON ARE BASED UPON "HOWARD COUNTY GEODETIC CONTROL", UPON WHICH IS BASED ON "THE MARYLAND STATE PLANE COORDINATE SYSTEM" HOWARD COUNTY, GEODETIC MONUMENT No. 0080", AND MONUMENT No. 421A", WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC, EXISTING CONTRACT No. 76-W (MISSION ROAD) AND EXISTING CONTRACT No. 24-3377 (JONES ROAD). DRAINAGE AREA: "LITTLE PATUXENT"
- SEWER IS PUBLIC, EXISTING CONTRACT No. 350-S (MISSION ROAD) AND PROPOSED CONTRACT No. 24-4545-D (JONES ROAD). DRAINAGE AREA: "LITTLE PATUXENT"
- EXISTING UTILITIES SHOWN, ARE BASED ON A FIELD SURVEY BY SURVEYS, INC., AND BY AVAILABLE RECORDS PROVIDED BY PUBLIC UTILITY COMPANIES.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.

APPROVED: DEPARTMENT OF PUBLIC WORKS
 _____ 3-17-09
 Chief, Bureau of Highways Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 _____ 4/21/09
 Chief, Division of Land Development Date

APPROVED: DEPARTMENT OF DEVELOPMENT
 _____ 3/20/09
 Chief, Development Engineering Division Date



PROFESSIONAL CERTIFICATION
 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
 DEAN PACKARD, LICENSE No. 16518, EXPIRATION DATE 06/10/09

APPLICANT / OWNER
 LEGEND BUILDER'S, INC.
 P.O. BOX 511
 BURTONVILLE, MARYLAND 20782
 MICHAEL COLLINS, 301-490-3681

SURVEYS, INC.
 SURVEYORS • ENGINEERS • LAND PLANNERS
 PERMIT SERVICES
 350 MAIN STREET
 LAUREL, MARYLAND, 20701
 PHONE 301-716-0564 FAX 301-716-0664

"STORMWATER MANAGEMENT DETAILS & SPECIFICATIONS"
NORDAU SUBDIVISION
 LOTS 59 62 RESUBDIVISION OF LOT 10,
 SECTION "G" NORDAU SUBDIVISION
 RECORDED IN PLAT BOOK: HSR No. 1, FOLIO 75
 SIXTH (6) ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP: 42-24 PARCEL: 396

SCALE 1"=30'	DESIGNER D.P.	CHECKED BY E.A.
DATE 07/20/08	DRAFTER E.A.	FIELD BOOK 38
JOB NUMBER 04-39	SHEET NUMBER 11 OF 11	FILE NUMBER L-280

F-07-219