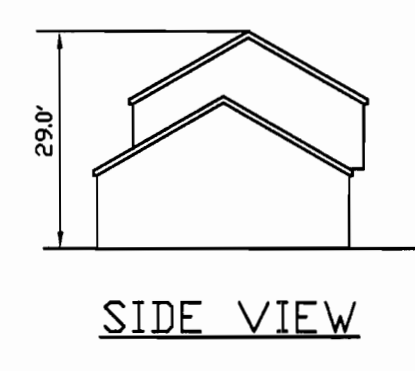
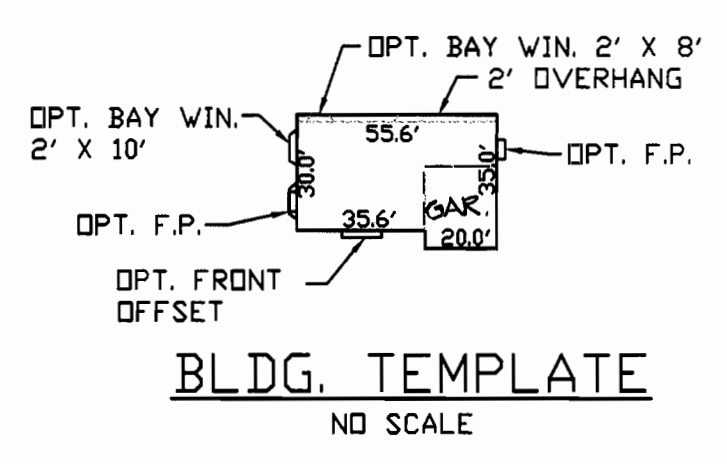
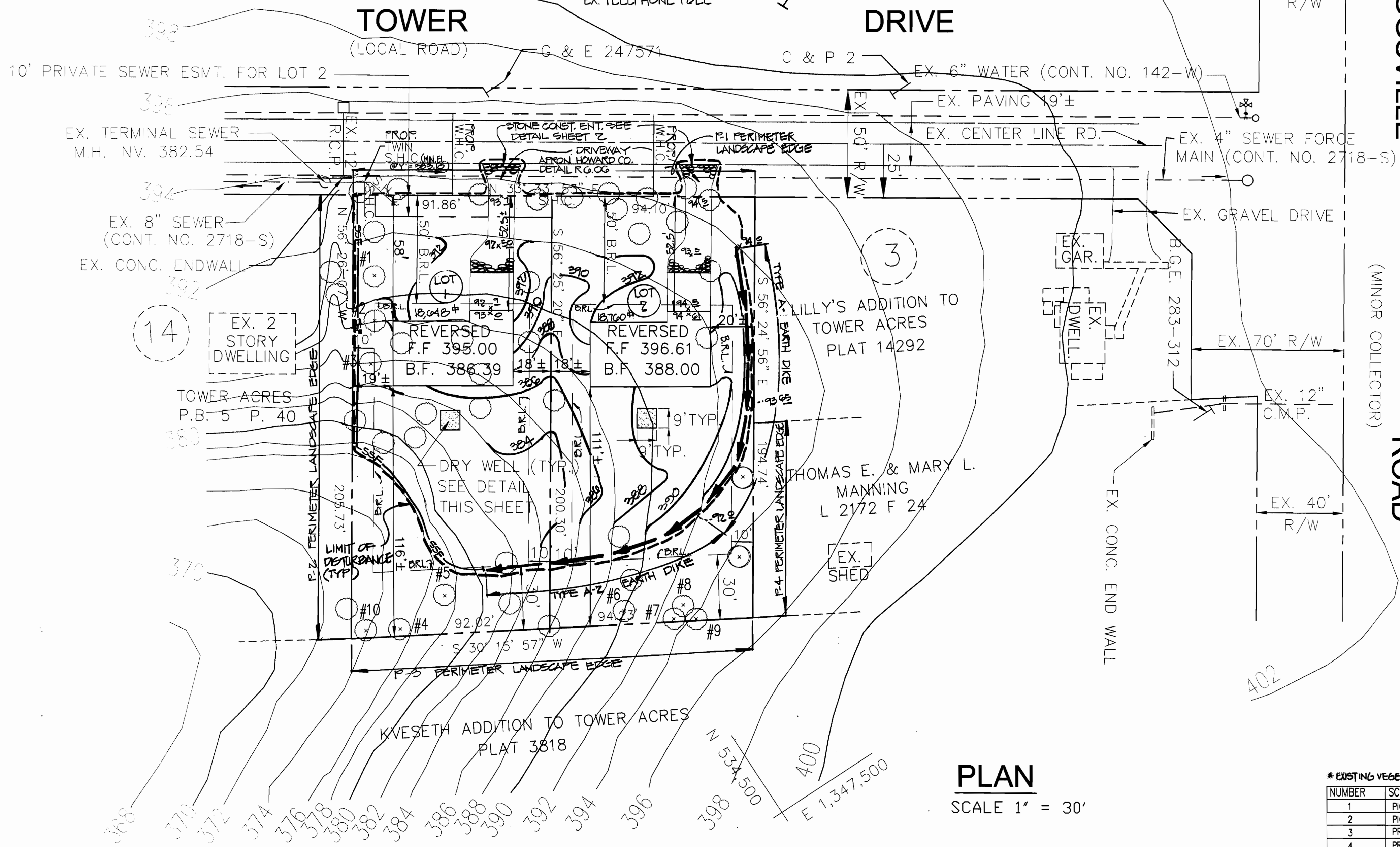
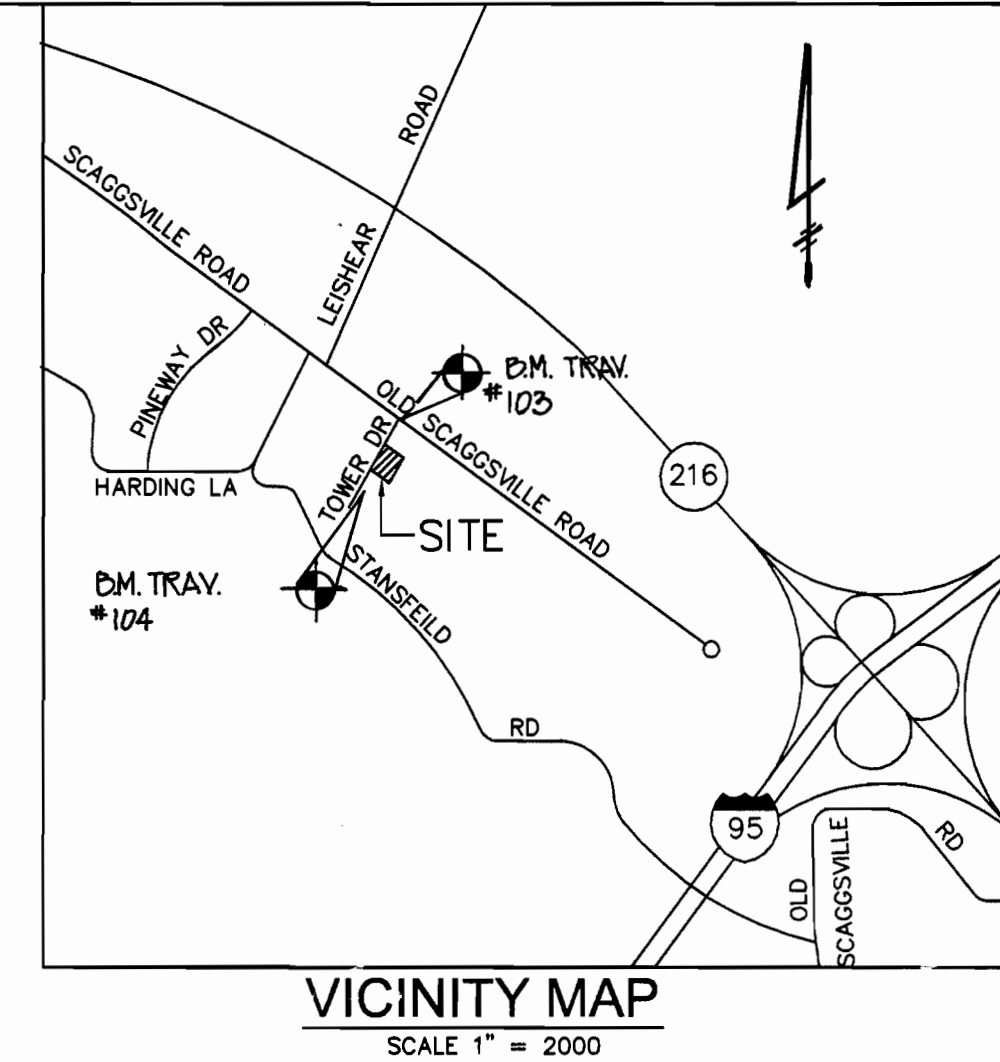
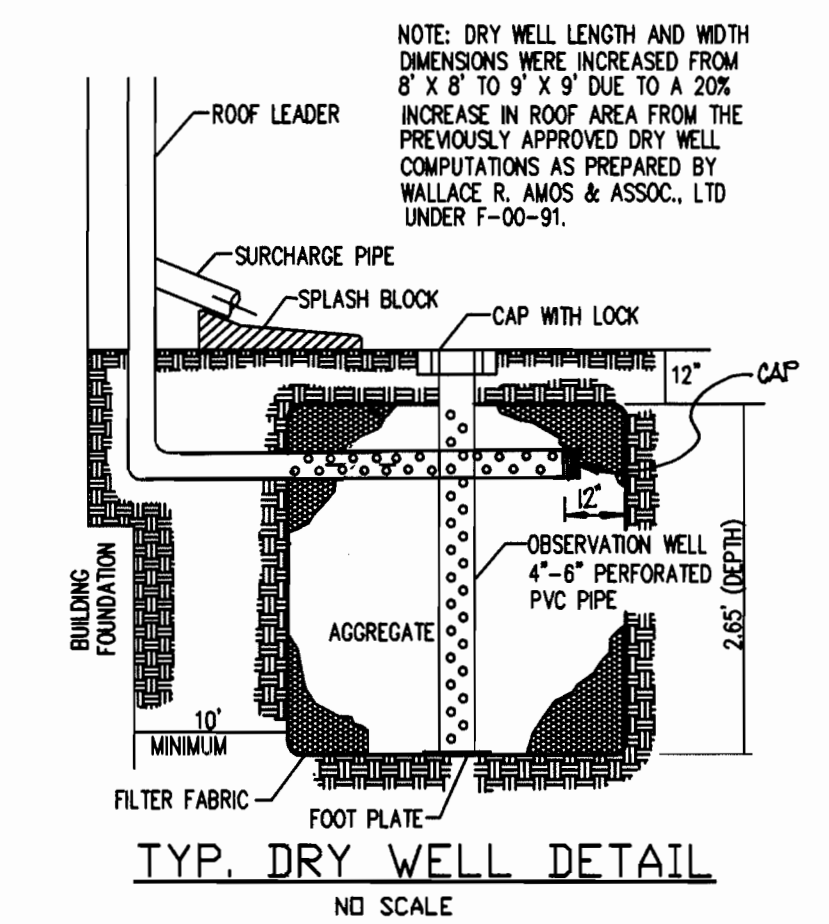


LEGEND

- EX. CONTOURS ————— 392
- PROP. CONTOURS ————— 396
- EX. TREES ○
- EX. TREES TO REMAIN ⊗
- PROP. TREES ⊗
- SUPER SILT FENCE ——— SSF ———
- EARTH DIKE ———
- STONE CONSTRUCTION ENTRANCE [Symbol]
- LIMIT OF DISTURBANCE - - - - -
- EX. TELEPHONE POLE [Symbol]



OLD SCAGGSVILLE ROAD



PLAN
SCALE 1" = 30'

ROAD (MINOR COLLECTOR)

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES		
		A	B	C
LANDSCAPE TYPE	B	A		
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	P 1: 186'	P2 206'	P3 186'	P4 90'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	*YES	*YES	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
NUMBER OF PLANTS REQ'D. SHADE TREES	NONE; HOUSES FRONT ROADWAY	3 SHADE TREES	3 SHADE TREES	2 SHADE TREES
NUMBER OF PLANTS PROVIDED SHADE TREES	0	*2 SHADE	*2 SHADE	2 SHADE
EVERGREEN TREES		*2 EVER-GREEN	*2 EVER-GREEN	
OTHER TREES (2:1 SUBSTITUTION)				
SHRUBS (10:1 SUBSTITUTION)				

*** EXISTING VEGETATION LIST**

NUMBER	SCIENTIFIC NAME	COMMON NAME	SIZE	GENERAL CONDITION	COMMENTS
1	PICEA ABIES	NORWAY SPRUCE	6.0" dbh	MODERATE - GOOD	2:1 SUBSTITUTION
2	PICEA ABIES	NORWAY SPRUCE	8.0" dbh	MODERATE - GOOD	2:1 SUBSTITUTION
3	PRUNUS SEROTINA	BLACK CHERRY	11.8 dbh	MODERATE - GOOD	
4	PRUNUS SEROTINA	BLACK CHERRY	8.0" dbh	MODERATE - GOOD	
5	PINUS PARVIFLORA	JAPANESE WHITE PINE	8.0" dbh	MODERATE - GOOD	2:1 SUBSTITUTION
6	PINUS PARVIFLORA	JAPANESE WHITE PINE	8.0" dbh	MODERATE - GOOD	2:1 SUBSTITUTION
7	PRUNUS SEROTINA	BLACK CHERRY	8.0" dbh	MODERATE - GOOD	
8	PRUNUS SEROTINA	BLACK CHERRY	18.0" dbh	MODERATE - GOOD	
9	PRUNUS SEROTINA	BLACK CHERRY	8.0" dbh	MODERATE - GOOD	
10	DIOSPYROS VIRGINIANA	COMMON PERSIMMON	6.5" dbh	MODERATE - GOOD	

NOTE: THIS LIST OF TREES WAS TAKEN FROM F-00-91.

GENERAL NOTES

- AREA OF PROPERTIES
 - LOT 1 : 18,648 sq.ft. ± = 0.428 ac ±
 - LOT 2 : 18,760 sq.ft. ± = 0.431 ac ±
- SUBJECT PROPERTY ZONED : R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL FOREST CONSERVATION PLAN OBLIGATIONS FOR THE 0.21 ac. OF AFForestation HAVE BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$7,710.00 INTO THE FOREST CONSERVATION FUND.
- NO WETLANDS, STREAMS OR FLOODPLAINS EXIST ON THIS SITE.
- DRY WELL COMPUTATIONS WERE PREPARED BY WALLACE R. AMOS & ASSOC., LTD AND APPROVED UNDER F-00-91.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED 2 SHADE TREES IN THE AMOUNT OF \$600 IS FOR THE BUILDERS GRADING PERMIT APPLICATION FOR LOT 2.
- TOPOGRAPHY IS BASED ON HOWARD COUNTY 1993 AERIAL TOPOGRAPHIC SURVEY.
- THE TOPOGRAPHY SHOWN ON THIS PLAN SHALL BE FIELD CONFIRMED BY THE CONTRACTOR PRIOR TO BEGINNING OF WORK.
- OPEN SPACE REQUIREMENTS HAVE BEEN MET BY PAYMENT OF FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$3,000 UNDER F-00-91.
- BENCHMARKS BY BENCHMARK ENGINEERING:
 - TRAV. #103 - ELEV. 402.10 N 524, 826, 2460 E 1,347, 250, 4003
 - TRAV. #104 - ELEV. 393.80 N 524, 247, 5164 E 1,347, 969, 0489

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA:	37,408 sq.ft.
AREA OF PLAN SUBMISSION:	37,408 sq.ft.
LIMITS OF DISTURBED AREA:	0.000 ac ±
PRESENT ZONING DESIGNATION:	R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN
PROPOSED USE FOR SITE AND STRUCTURE:	RESIDENTIAL
FLOOR SPACE FOR EACH LEVEL OF BLDG.:	1389 sq.ft. ± F.F. 1140 sq.ft. ± S.F.
TOTAL NUMBER OF UNITS ALLOWED:	2
TOTAL NUMBER OF UNITS PROPOSED:	2
MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:	N/A
NUMBER OF PARKING SPACES REQUIRED:	2 PER UNIT
NUMBER OF PARKING SPACES PROVIDED:	2 PER UNIT
OPEN SPACE ON-SITE:	FEE-IN-LIEU
AREA OF RECREATIONAL OPEN SPACE:	N/A
BUILDING COVERAGE OF SITE:	LOT 1: 1900sq.ft. ± (0.03%) LOT 2: 1900sq.ft. ± (0.03%)
DEPARTMENT OF PLANNING AND ZONING FILE REFERENCE:	F-00-91

PROPOSED PLANT SCHEDULE - RECOMMENDED SPECIES LIST

PERIMETER NO. 4				
QUANTITY & SYMBOL	SIZE	SCIENTIFIC NAME	COMMON NAME	COMMENTS
2 - ○	2 - 2 1/2"	ACER RUBRUM	RED MAPLE	B & B

NOTE: SUBSTITUTIONS FOR SPECIES MAY BE SELECTED FROM APPENDIX "C" OF THE HOWARD COUNTY LANDSCAPE MANUAL.

SHEET INDEX CHART

SHEET NO.	DESCRIPTION
1	PLAN AND DETAILS
2	DETAILS

SITE DEVELOPMENT PLAN

LILLY'S ADDITION TO TOWER ACRES

LOTS 1 & 2

RECORDED AS PLAT NO. 14292

SINGLE FAMILY DETACHED UNITS

TAX MAP : 46 PARCEL : 90 GRID : 12

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: NOVEMBER 6, 2000

SHEET 1 OF 2

ENGINEER'S CERTIFICATE

"I 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."

ZACHARIA V. FISCH *Zacharia V. Fisch* 11/7/00
Signature of Engineer (Print Name Below Signature) Date

DEVELOPER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Brian D. Bay *Brian D. Bay* 11/7/00
Signature of Developer (Print Name Below Signature) Date

OWNER/DEVELOPER

CORNER STONE HOMES INC.
9691 NORFOLK AVE.
LAUREL, MD 20723

TEL: (410) 792 - 2565 FAX: (410) 792 - 2567

ADDRESS CHART

2	8625 TOWER DRIVE
1	8629 TOWER DRIVE
LOT/PARCEL #	STREET ADDRESS

PERMIT INFORMATION CHART

Subdivision Name:	LILLY'S ADDITION TO TOWER ACRES LOTS 1 & 2	Section/Area:	N/A	Lot/Parcel No.:	1 & 2						
Plot #:	14292	Grid:	12	Zoning:	R-20	Tax Map No.:	46	Elect. District:	6th	Census Tract:	6068.02
Water Code:	E 19	Sewer Code:	7450000								

FSH Associates
Engineers Planners Surveyors
8316 Forest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

DATE: _____ DESCRIPTION: _____

REVISION: _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Zacharia V. Fisch
Chief, Development Engineering Division
Date: 11/21/01

John D. Suter
Chief, Division of Land Development
Date: 2/1/01

John D. Suter
Director
Date: 2/7/01

DRAWN BY: M.L.T. CHD BY: Z.F.
DESIGNED BY: M.L.T. CHD BY: Z.F.

VEGETATIVE STABILIZATION METHODS AND MATERIALS

- A. Site Preparation**
- Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - 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)**
- 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 analysis.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark, and warranty of the producer.
 - Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus manganese 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.
 - Incorporate lime and fertilizer into the top 3" - 5" of soil by disking or other suitable means.
- C. Seeded Preparation**
- Temporary Seeding**
 - Seedbed preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth but left in the roughened condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3" - 5" of soil by disking or other suitable means.
 - Permanent Seeding**
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil pH shall be between 6.0 and 7.0.
 - Soluble salts shall be less than 500 parts per million (ppm).
 - 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 loess or sercia speckles is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.
 - Soil shall contain 1.5% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standards and Specifications for Topsoil.
 - 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 to the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - Apply soil amendments as per soil test or as included on the plans.
 - Mix soil amendments into the top 3" - 5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seedbed preparation, loosen 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 running parallel to the contour of the slope. The top 1" - 3" of soil should be loose and friable. Seedbed loosening may not be necessary on newly disturbed areas.

- D. Seed Specifications**
- All seed must meet the requirements of the Maryland State 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. (NOTE: Seed tags shall be made available to the inspector to verify type and rate of seed used.)
 - Inoculate - The inoculate for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculates shall not be used later than the date indicated on the container. Add fresh inoculate as directed on package. Use four times the recommended rate when hydroseeding. (NOTE: It is very important to keep inoculate as cool as possible until used. Temperatures above 75°-80° F can weaken bacteria and make the inoculate less effective.)

E. Methods of Seeding

- Hydroseeding:** Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeder, or a cultipacker seeder.
 - If fertilizer is being applied at the time of seeding, the application rate amounts will not exceed the following: nitrogen, maximum of 100 lbs. per acre total of soluble nitrogen: P205 (phosphorous): 200 lbs/acre; K2O (potassium): 200 lbs/acre.
 - Lime - use only ground agricultural limestone, (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 3 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
- Drill or Cultipacker Seeding:** Mechanized seeders that apply and cover seed with soil.
 - Cultipacker seeders are required to bury the seed in such a fashion as to provide at least 1/4" of soil covering. Seedbed must be firm after planting.
 - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

F. Mulch Specifications (In order of preference)

- Straw shall consist of thoroughly threshed wheat, rye, or oat straw, reasonably bright in color, and shall not be musty, moldy, eaked, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
- Wood Cellulose Fiber Mulch (WCFM)
 - WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFM, including dye, shall contain no germination or growth inhibiting factors.
 - WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFM material shall contain no elements or compounds at concentration levels that will be phyto-toxic.
 - WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum.

(NOTE: Only sterile straw mulch should be used in areas where one species of grass is desired.)

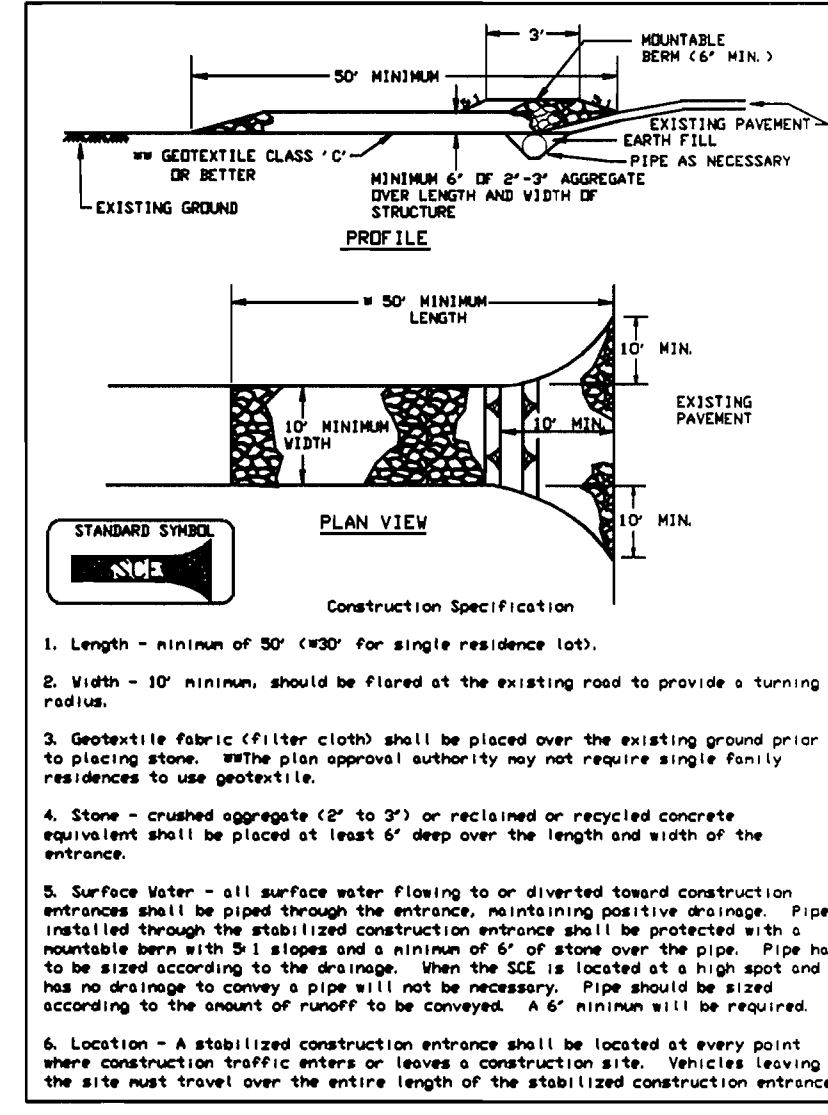
G. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding.

- If grading is completed outside of the seeding season, mulch alone shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. Per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.

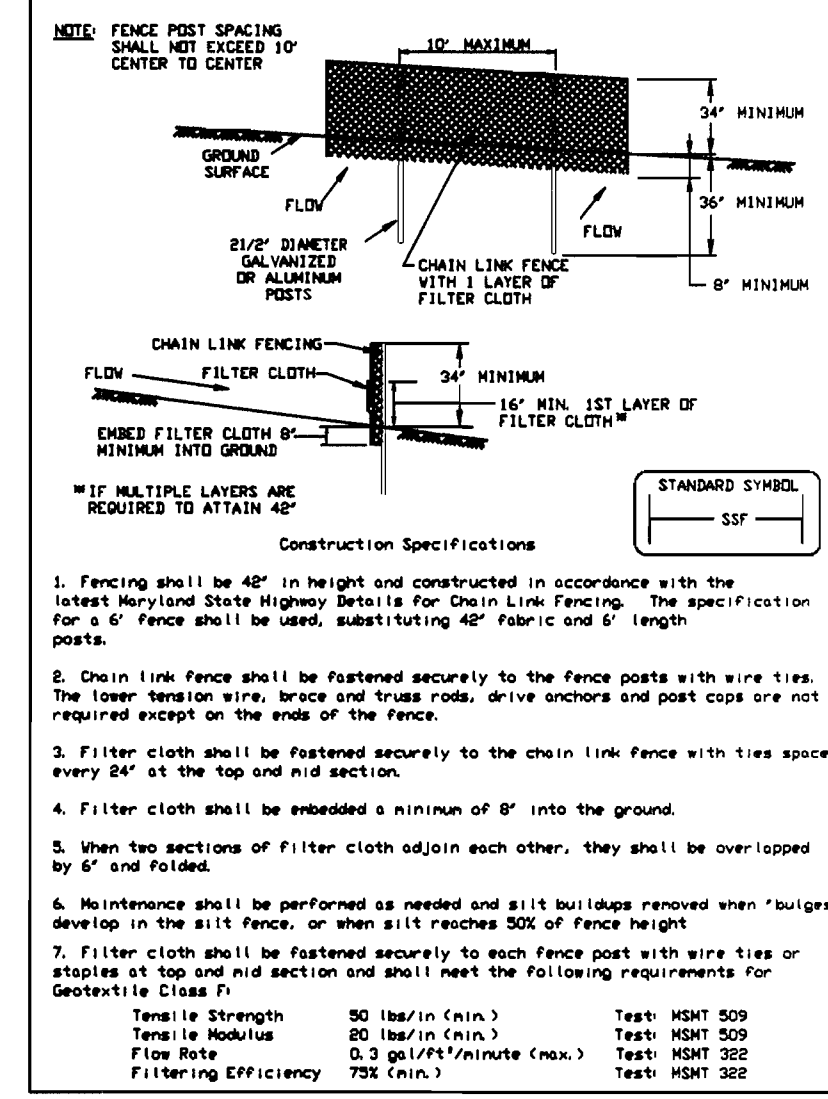
H. Securing Straw Mulch (Mulch Anchoring): Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard:

- A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible.
- Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
- Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. The remainder of the area should appear uniform after binder application. Synthetic binders - such as Acrylic (Agro - Tack), DCA-70, Petrosel, Terra Tack II, Terra Tack AR or other approved equal may be used at rates recommended by the manufacturer to anchor mulch.
- Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

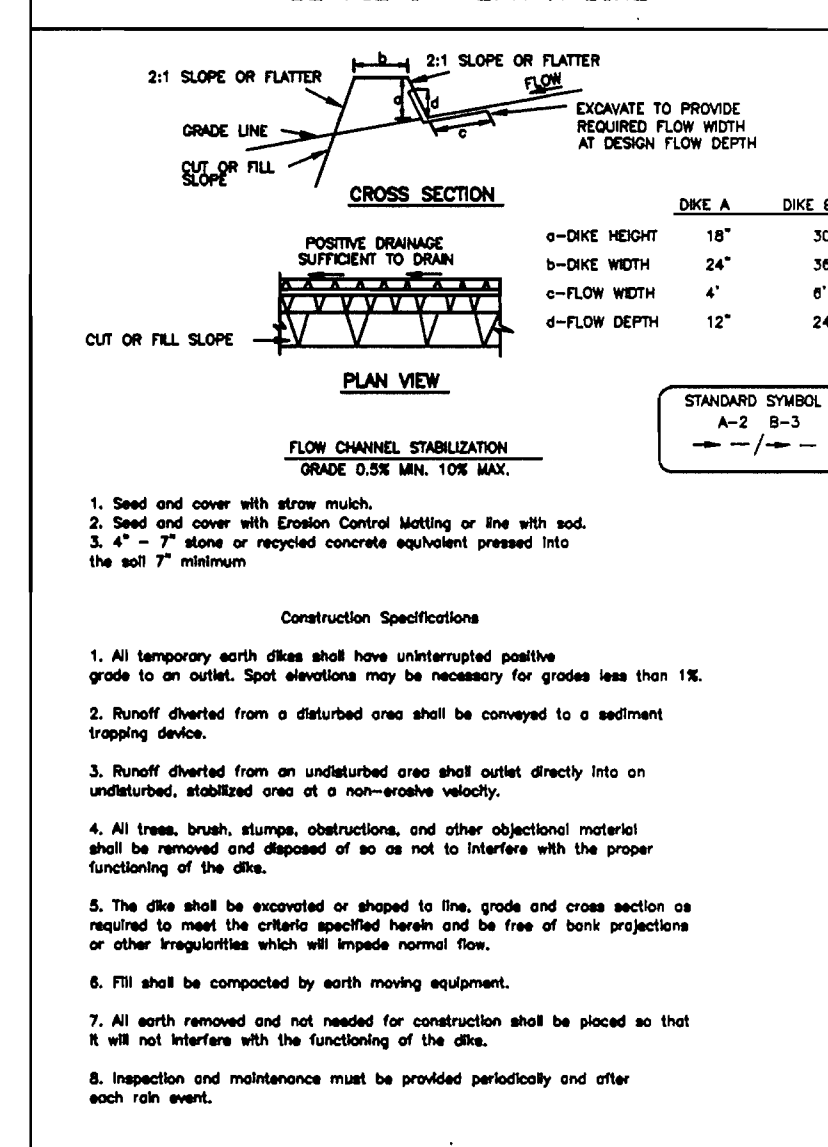
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



DETAIL 33 - SUPER SILT FENCE



DETAIL 1 - EARTH DIKE



PERMANENT SEEDING

Seeding grass and legumes to establish ground cover for a minimum period of one year on disturbed areas generally receiving low maintenance

A. Seed Mixtures - Permanent Seeding

- Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardiness Zone (from Figure 5) and enter them in the Permanent Seeding Summary below, along with application rates and seeding dates. Seeding depths can be estimated using Table 26. If this Summary is not put on the construction plans and completed, then Table 25 must be put on the plans. Additional planting specifications for exceptional sites such as shorelines, streambanks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA - SCS Technical Field Office Guide, Section 342 - Critical Area Planting. For special lawn maintenance areas, see Sections IV Soil and V Turfgrass.
- For sites having disturbed areas over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in.
- For areas receiving low maintenance, apply ureaform fertilizer (46-00) at 3 1/2 lbs/1000 sq. ft. (150 lbs/acre), in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

PERMANENT SEEDING SUMMARY

No.	SEED MIX	APPLICATION RATE (lb/oc)	SEEDING DATES	FERTILIZER RATE (10-10-10)			LIME RATE
				N	P205	K20	
1	TALL FESCUE (75%) CANADA BLUEGRASS (10%) KENTUCKY BLUEGRASS (10%) REDTOP (5%)	150 lbs/oc	3/1-5/15 8/15-10/15	90 lb/oc (2.0 lb/1000 sf)	175 lb/oc (4 lb/1000 sf)	175 lb/oc (4 lb/1000 sf)	2 tons/oc (100 lb/1000 sf)
2	KENTUCKY BLUEGRASS (50%) CREEPING RED FESCUE OR A REDTOP (5%)	150 lbs/oc	3/1-5/15 8/15-10/15				
3	TALL FESCUE (85%) PERENNIAL RYEGRASS (10%) KENTUCKY BLUEGRASS (5%)	125 lbs/oc	3/1-5/15 8/15-10/15				
4	RED FESCUE OR CHEWING FESCUE (80%) PERENNIAL RYEGRASS (20%)	80 lbs/oc	3/1-5/15 8/15-10/15				
5	TALL FESCUE (85%) OR PERENNIAL RYEGRASS (50%) PLUS CROWN VETCH OR FLATPEA	110 lbs/oc	3/1-5/15 8/15-10/15				
7	TALL FESCUE (85%) WEEPING LOVEGRASS (2%) PLUS SERICIA LESPEDEZA	110 lbs/oc	3/1-5/15 8/15-10/15				
8	RED CANARYGRASS (75%) REDTOP (5%) PLUS BIRDFOOT TREFOIL (15%)	40 lbs/oc	3/1-5/15 8/15-10/15				
9	TALL FESCUE (85%) HARD FESCUE (20%) BIRDFOOT TREFOIL (7%)	125 lbs/oc	3/1-5/15 8/15-10/15				
10	TALL FESCUE (80%) HARD FESCUE (20%)	120 lbs/oc	3/1-5/15 8/15-10/15				
11	HARD FESCUE (100%)	75 lbs/oc	3/1-5/15 8/15-10/15				

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL SEDIMENT CONTROLS AS SHOWN ON PLAN. (1 DAY)
- CLEAR AND GRUB TO LIMITS OF DISTURBANCE AND MASS GRADE TO SUB-BASE. (3 DAYS)
- INSTALL TEMPORARY SEEDING. (1 DAY)
- CONSTRUCT UTILITIES (W & S HOUSE CONNECTIONS). (1 DAY)
- CONSTRUCT BUILDINGS. (120 DAYS)
- GRADE DRIVEWAY. (1 DAY)
- FINE GRADE SITE AND INSTALL PERMANENT SEEDING. (2 DAYS)
- REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.

TEMPORARY SEEDING

Vegetative - annual grass or grain used to provide cover on disturbed areas for up to 12 months. For longer duration of vegetative cover, Permanent Seeding is required.

A. Seed Mixtures - Temporary Seeding

- Select one or more of the species or mixtures listed in Table 26 for the appropriate Plant Hardiness Zone (from Figure 5) and enter them in the Temporary Seeding Summary below, along with application rates, seeding dates and seeding depths. If this summary is not put on the plans and completed, then Table 26 must be put on the plans.
- For sites having soil tests performed, the rates shown on this table shall be deleted and the rates recommended by the testing agency shall be written in. Soil tests are not required for Temporary Seeding.

TEMPORARY SEEDING SUMMARY

No.	SPECIES	APPLICATION RATE (lb/oc)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)		LIME RATE
					N	P205	
1	RYE	140 lb/oc	3/1 - 4/30 & 8/15 - 11/15	1" - 2"			600 lb/oc (15 lb/1000 sf)
2	BARLEY	150 lb/oc	5/1 - 8-14	1" - 2"			2 tons/oc (100 lb/1000 sf)
3	ANNUAL RYEGRASS	50 lb/oc	3/1 - 4/30 & 8/15 - 11/15	1/4" - 1/2"			

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of inspections, licenses and permits, Sediment Control Division prior to the start of any construction (410) 313-1859.
- 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 Standards and Specifications for Soil Erosion and Sediment Control and revisions thereto.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes steeper than 3:1, b) 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 Volume I, 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 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control for Permanent Seeding (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:	0.859 Acres
Area Disturbed:	0.689 Acres
Area to be Roofed or Paved:	0.142 Acres
Area to be Vegetatively Stabilized:	0.027 Acres
Total Cut:	1900 Cu. Yds.
Total Fill:	1900 Cu. Yds.
Off-site Waste/Borrow Area Location:	N/A Cu. Yds.

- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.

FSH Associates
Engineers Surveyors
8318 Forrest Street, Elkridge, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division *[Signature]* Date: 1/31/01
Chief, Division of Land Development *[Signature]* Date: 2/1/01
Director *[Signature]* Date: 2/7/01

DRAWN BY: M.L.T. CHKD BY: Z.F.
DESIGNED BY: M.L.T. CHKD BY: Z.F.

ENGINEER'S CERTIFICATE

I 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.

Zacharia Y. Fisch 1/17/00
Signature of Engineer (Print Name Below Signature) Date

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Brian B. Bry 1/17/00
Signature of Developer (Print Name Below Signature) Date

Reviewed for Howard SCD and meets Technical Requirements

Jim M. Jones 1/29/01
USDA - Natural Resources Conservation Service Date

John K. Robertson 1/29/01
Howard SCD Date

OWNER/DEVELOPER
CORNER STONE HOMES INC.
10911 NORFOLK AVE.
LAUREL, MD 20775
TEL: (410) 792-2565 FAX: (410) 792-2567

ADDRESS CHART

2	8625 TOWER DRIVE
1	8620 TOWER DRIVE
LOT/PARCEL #	STREET ADDRESS

PERMIT INFORMATION CHART

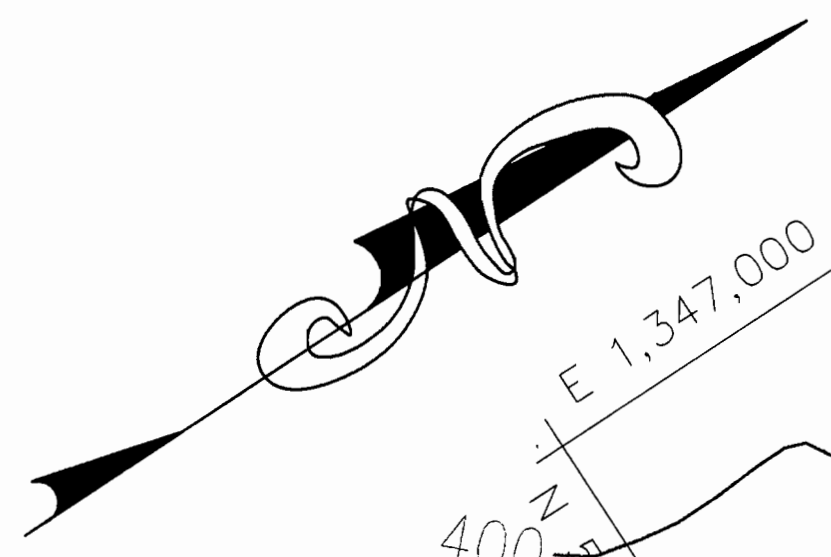
Subdivision Name:	TOWER ACRES	Section/Area:	N/A	Lot/Parcel No.:	1 & 2
Plot #:	14292	Grid:	12	Zoning:	R-20
Water Code:	E19	Tax Map No.:	46	Elect. District:	6TH
		Sewer Code:	7450000	Census Tract:	6068.02

SITE DEVELOPMENT PLAN

LULLY'S ADDITION TO TOWER ACRES

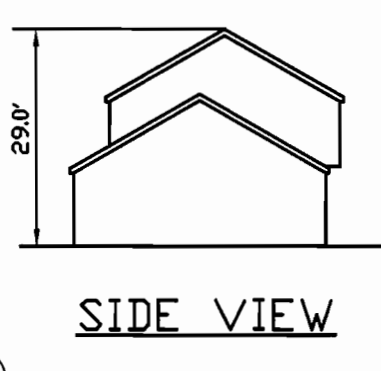
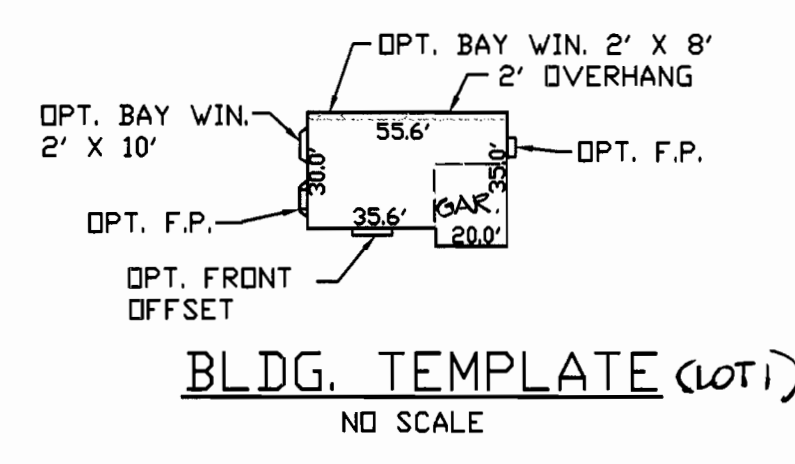
RECORDED AS PLAT NO. 14292

TAX MAP : 46 PARCEL : 90 GRID : 12
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: NO SCALE DATE: NOVEMBER 6, 2000
SHEET 2 OF 2

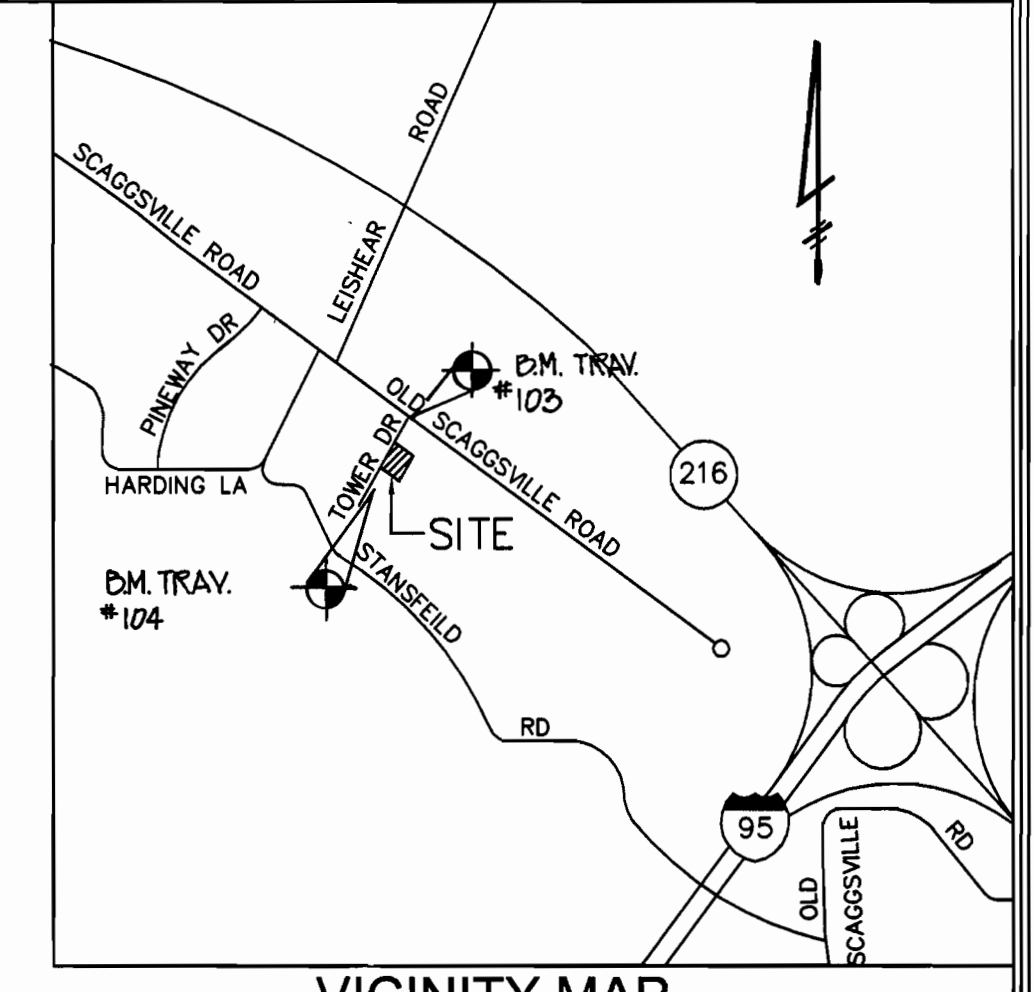
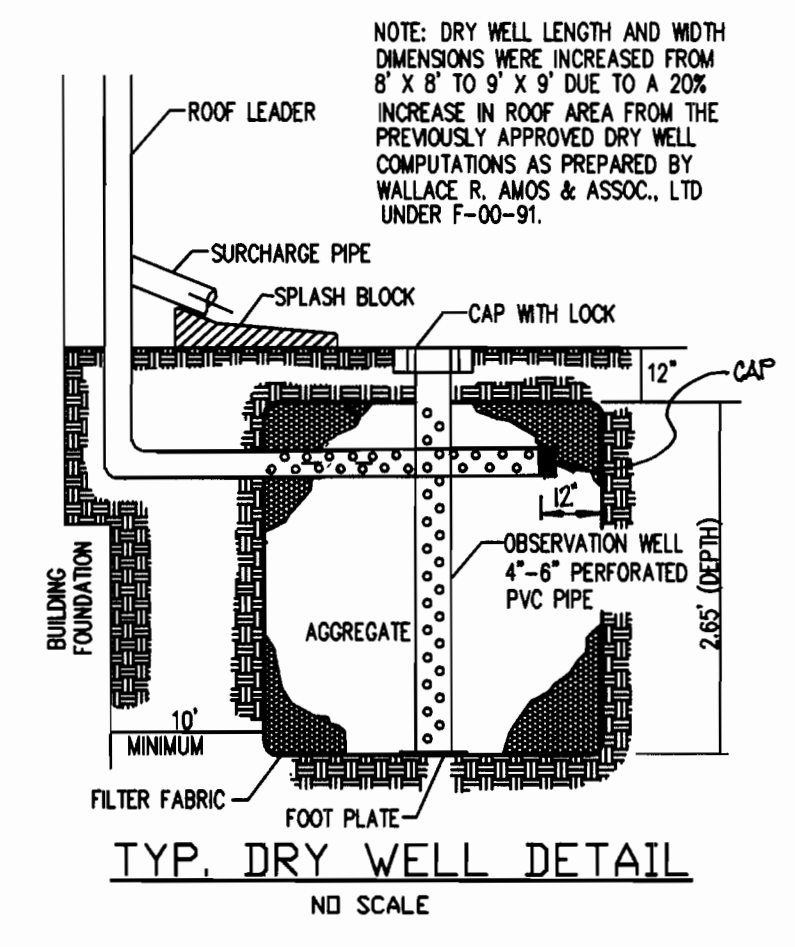


LEGEND

- EX. CONTOURS ——— 392
- PROP. CONTOURS ——— 396
- EX. TREES ○
- EX. TREES TO REMAIN ⊗
- PROP. TREES ⊗
- SUPER SILT FENCE ——— SSF
- EARTH DIKE ———
- STONE CONSTRUCTION ENTRANCE [Symbol]
- LIMIT OF DISTURBANCE - - - - -
- EX. TELEPHONE POLE [Symbol]

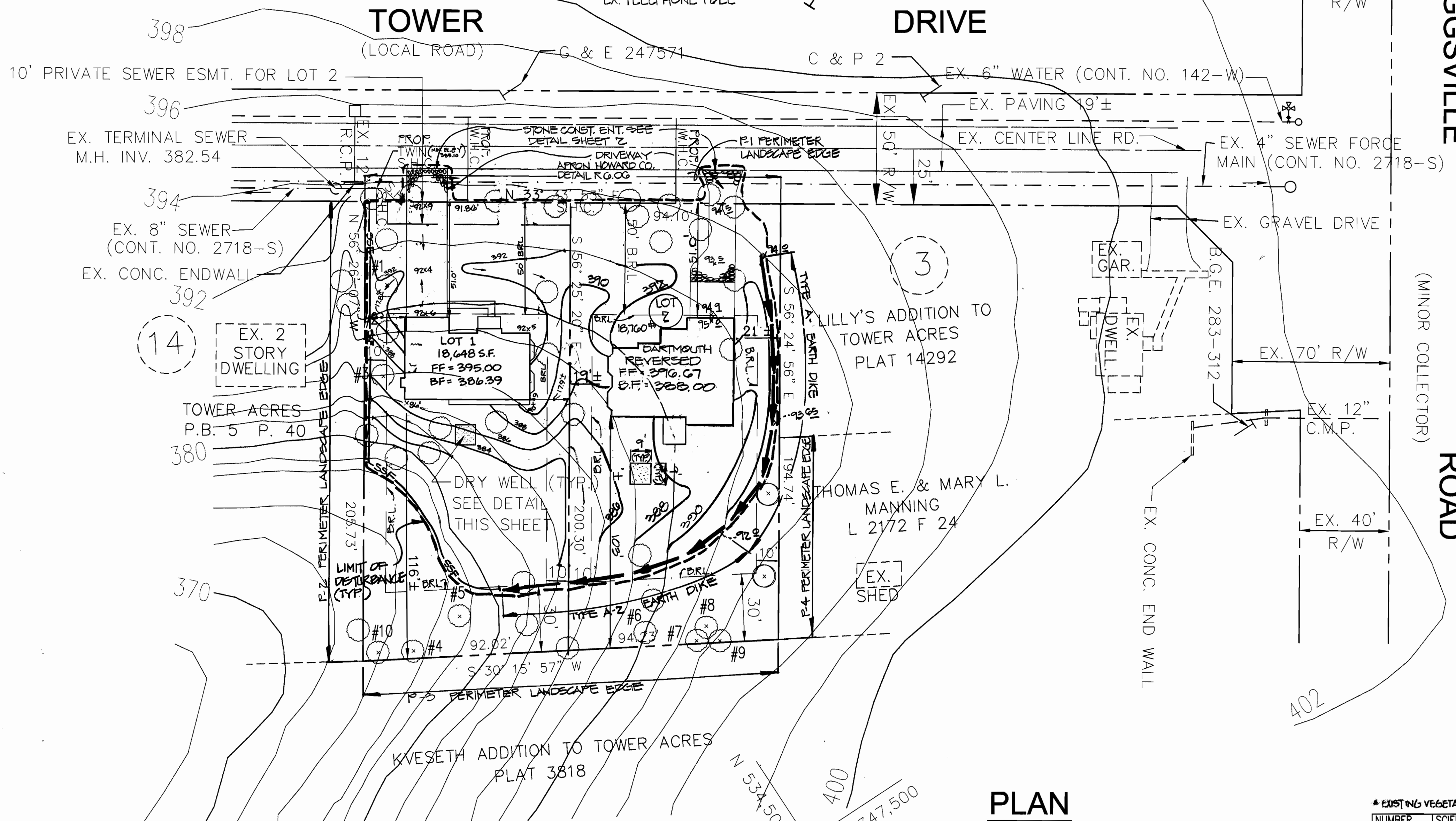


OLD SCAGGSVILLE ROAD



GENERAL NOTES

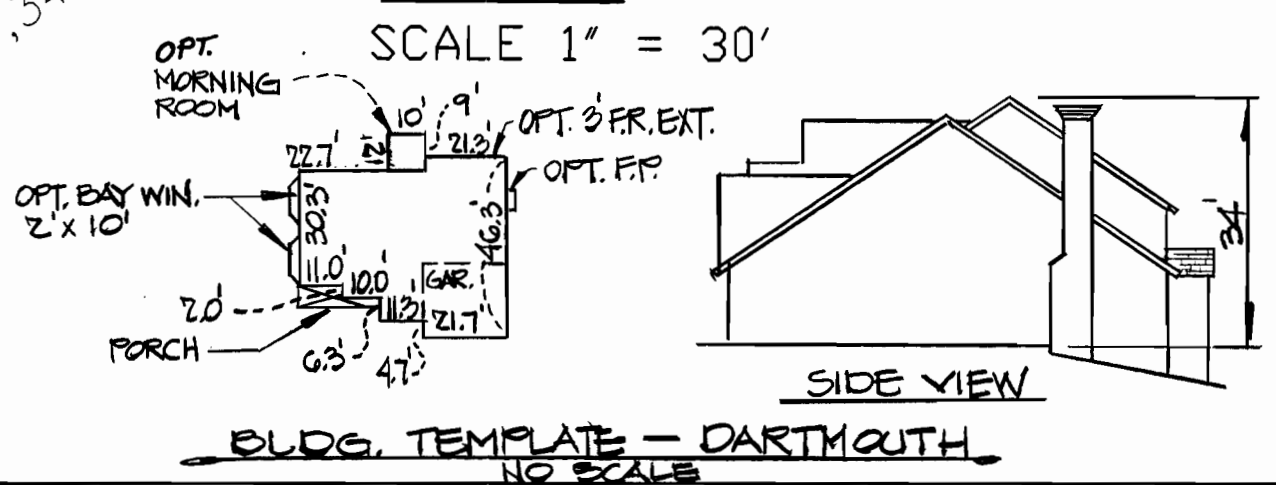
- 1) AREA OF PROPERTIES
 - a) LOT 1 : 18,648 sq.ft. ± = 0.428 ac. ±
 - b) LOT 2 : 18,760 sq.ft. ± = 0.431 ac. ±
 - 2) SUBJECT PROPERTY ZONED : R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
 - 3) ALL FOREST CONSERVATION PLAN OBLIGATIONS FOR THE 0.21 ac. OF AFForestation HAVE BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$2,710.00 INTO THE FOREST CONSERVATION FUND.
 - 4) NO WETLANDS, STREAMS OR FLOODPLAINS EXIST ON THIS SITE.
 - 5) DRY WELL COMPUTATIONS WERE PREPARED BY WALLACE R. AMOS & ASSOC., LTD AND APPROVED UNDER F-00-91.
 - 6) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - 7) FINANCIAL SURETY FOR THE REQUIRED 2 SHADE TREES IN THE AMOUNT OF \$500 IS *PRO* THE BUILDERS GRADING PERMIT APPLICATION FOR LOT 2.
 - 8) TOPOGRAPHY IS BASED ON HOWARD COUNTY 1993 AERIAL TOPOGRAPHIC SURVEY.
 - 9) THE TOPOGRAPHY SHOWN ON THIS PLAN SHALL BE FIELD CONFIRMED BY THE CONTRACTOR PRIOR TO BEGINNING OF WORK.
 - 10) OPEN SPACE REQUIREMENTS HAVE BEEN MET BY PAYMENT OF FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$3,000 UNDER F-00-91.
- 11) BENCHMARKS BY BENCHMARK ENGINEERING:
- a) TRAV. #103 - ELEV. 402.10 ± N 524, 230, 040 ± E 1,247, 250, 400 ±
 - b) TRAV. #104 - ELEV. 303.00 ± N 524, 247, 510 ± E 1,240, 961, 040 ±



ROAD (MINOR COLLECTOR)

PLAN

SCALE 1" = 30'



*** EXISTING VEGETATION LIST**

NUMBER	SCIENTIFIC NAME	COMMON NAME	SIZE	GENERAL CONDITION	COMMENTS
1	PICEA ABIES	NORWAY SPRUCE	6.0" dbh	MODERATE - GOOD	2:1 SUBSTITUTION
2	PICEA ABIES	NORWAY SPRUCE	8.0" dbh	MODERATE - GOOD	2:1 SUBSTITUTION
3	PRUNUS SEROTINA	BLACK CHERRY	11.8 dbh	MODERATE - GOOD	
4	PRUNUS SEROTINA	BLACK CHERRY	8.0" dbh	MODERATE - GOOD	
5	PINUS PARVIFLORA	JAPANESE WHITE PINE	8.0" dbh	MODERATE - GOOD	2:1 SUBSTITUTION
6	PINUS PARVIFLORA	JAPANESE WHITE PINE	8.0" dbh	MODERATE - GOOD	2:1 SUBSTITUTION
7	PRUNUS SEROTINA	BLACK CHERRY	8.0" dbh	MODERATE - GOOD	
8	PRUNUS SEROTINA	BLACK CHERRY	18.0" dbh	MODERATE - GOOD	
9	PRUNUS SEROTINA	BLACK CHERRY	8.0" dbh	MODERATE - GOOD	
10	DIOSPYROS VIRGINIANA	COMMON PERSIMMON	6.5" dbh	MODERATE - GOOD	

NOTE: THIS LIST OF TREES WAS TAKEN FROM F-00-91.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES		
		A	B	C
LANDSCAPE TYPE	B	A		
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	P 1: 186'	P2 206'	P3 186'	P4 90'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	*YES	*YES	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
NUMBER OF PLANTS REQ'D. SHADE TREES	NONE; HOUSES FRONT ROADWAY	3 SHADE TREES	3 SHADE TREES	2 SHADE TREES
NUMBER OF PLANTS PROVIDED SHADE TREES	0	*2 SHADE	*2 SHADE	2 SHADE
OTHER TREES (2:1 SUBSTITUTION)		*2 EVER-GREEN	*2 EVER-GREEN	
SHRUBS (10:1 SUBSTITUTION)				

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA:	37,408 sq.ft.
AREA OF PLAN SUBMISSION:	37,408 sq.ft.
LIMITS OF DISTURBED AREA:	0.680 Ac. ±
PRESENT ZONING DESIGNATION:	R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN
PROPOSED USE FOR SITE AND STRUCTURE:	RESIDENTIAL
FLOOR SPACE FOR EACH LEVEL OF BLDG.:	1,369 sq.ft. ± F.F. 1140 sq.ft. ± S.F.
TOTAL NUMBER OF UNITS ALLOWED:	2
TOTAL NUMBER OF UNITS PROPOSED:	2
MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:	N/A
NUMBER OF PARKING SPACES REQUIRED:	2 PER UNIT
NUMBER OF PARKING SPACES PROVIDED:	2 PER UNIT
OPEN SPACE ON-SITE:	FEE-IN-LIEU
AREA OF RECREATIONAL OPEN SPACE:	N/A
BUILDING COVERAGE OF SITE:	LOT 1: 1900sq.ft. ± (0.02%) LOT 2: 1900sq.ft. ± (10%)
DEPARTMENT OF PLANNING AND ZONING FILE REFERENCE:	F-00-91

PROPOSED PLANT SCHEDULE - RECOMMENDED SPECIES LIST

QUANTITY & SYMBOL	SIZE	PERIMETER NO. 4		COMMENTS
		SCIENTIFIC NAME	COMMON NAME	
2 - ○	2 - 2 1/2"	ACER RUBRUM	RED MAPLE	B & B

NOTE: SUBSTITUTIONS FOR SPECIES MAY BE SELECTED FROM APPENDIX "C" OF THE HOWARD COUNTY LANDSCAPE MANUAL.

SHEET INDEX CHART

SHEET NO.	DESCRIPTION
1	PLAN AND DETAILS
2	DETAILS

SITE DEVELOPMENT PLAN

LILLY'S ADDITION TO TOWER ACRES
 LOTS 1 & 2
 RECORDED AS PLAT NO. 14292
 SINGLE FAMILY DETACHED UNITS
 TAX MAP : 46 PARCEL : 90 GRID : 12
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: **NOVEMBER 6, 2000**
 SHEET 1 OF 2

FSH Associates
 Engineers Planners Surveyors
 8318 Forrest Street, Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@cs.com

PROFESSIONAL ENGINEER
 ZACHARIA V. FISCH
 22418
 22418

APPROVED: DEPARTMENT OF PLANNING AND ZONING

ENGINEER'S CERTIFICATE
 "I 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."
 ZACHARIA V. FISCH
 Signature of Engineer (Print Name Below Signature) Date: 11/7/00

DEVELOPER'S CERTIFICATE
 "I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
 Brian D. Bay
 Signature of Developer (Print Name Below Signature) Date: 11/7/00

OWNER/DEVELOPER
 CORNER STONE HOMES INC.
 9891 NORFOLK AVE.
 LAUREL, MD 20723
 TEL: (410) 792 - 2565 FAX: (410) 792 - 2567

ADDRESS CHART

2	8025 TOWER DRIVE
1	8020 TOWER DRIVE

PERMIT INFORMATION CHART

Subdivision Name:	LILLY'S ADDITION TO TOWER ACRES LOTS 1 & 2	Section/Area:	N/A	Lot/Parcel No.:	1 & 2
Grid:	12	Zoning:	R-20	Tax Map No.:	46
Water Code:	E 19	Elect. District:	6th	Sewer Code:	7450000
Parcel #:	14292	Elect. District:	6th	Census Tract:	6068.02

REVISION

NO.	DATE	DESCRIPTION
10-30-01		REV. HOUSE TYPE ON LOT 2 TO DARTMOUTH
0-22-01		FLIP HOUSE AND REVISE GRADES PER AS-BUILT CONDITION ON LOT 1