

SHEET INDEX

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GENERAL NOTES:

- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1080 AT LEAST (5) FIVE 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 ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: 597-06, F90-22, WP91-57, P98-16, F99-163 AND F01-169.
- TOPOGRAPHIC IS TAKEN FROM FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS 99-163.
- BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER, INC. ON OR ABOUT MARCH 1989.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
 HOWARD COUNTY MONUMENT 37BA N 171842.2058 (METERS)
 HOWARD COUNTY MONUMENT 37BB E 419510.2654 (METERS)
 N 171804.9589 (METERS)
 E 420027.5970 (METERS)
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THE SITE DEVELOPMENT PLAN ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS: F99-163 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3794-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- SITE ANALYSIS DATA:
 A. TOTAL PROJECT AREA: 9.435 AC.
 B. AREA OF PLAN SUBMISSION: 9.435 AC.
 C. TOTAL NUMBERS OF LOTS: 25
 D. SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN
 E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED DWELLING UNIT
- F. OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
 G. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
- PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BUILDING RESTRICTION LINE SHALL BE IN ACCORDANCE WITH SECTION 128(A)(X) OF THE HOWARD COUNTY ZONING REGULATIONS.
- WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC.
- ALL DOWNSPOUTS ARE TO DRAIN TO THE PUBLIC ROAD.
- STORM WATER MANAGEMENT WILL BE PROVIDED BY DETENTION METHOD AND WILL BE LOCATED ON THE ADJOINING TAX PARCEL 329. PRESENTLY OWNED BY CORNERSTONE HOLDING, LLC. WATER QUALITY IS PROVIDED BY RETENTION AND SHALLOW MARSH.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN MET BY RETAINING 4.682 ACRES OF ON-SITE FOREST AND PAYMENT OF \$36,459.72 (REVISED AMOUNT 6/26/00) TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE 2.79 ACRES OF FOREST REFORESTATION OBLIGATION OCCURRED BY THIS SUBDIVISION.
- CONTRACTOR TO USE HOWARD COUNTY STANDARD DETAIL R6.01 RESIDENTIAL DRIVEWAY ENTRANCE.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY IN INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 b) SURFACE - 6 INCHES ON COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45' FOOT TURNING RADIUS.
 d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

LOT INFORMATION

LOT	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (5.H.C.)	AREA
4	5013 BRANDON'S WAY	349.50	345.53	17,136 Sqft.
5	5017 BRANDON'S WAY	346.68	341.28	15,430 Sqft.
6	5023 BRANDON'S WAY	895.95	333.09	22,327 Sqft.
8	5024 BRANDON'S WAY	829.98	326.09	14,000 Sqft.
9	5028 BRANDON'S WAY	330.77	325.87	14,000 Sqft.
10	5032 BRANDON'S WAY	336.40	331.50	14,000 Sqft.
11	5036 BRANDON'S WAY	338.84	333.54	14,232 Sqft.
12	5040 BRANDON'S WAY	338.64	333.64	14,000 Sqft.
13	5039 BRANDON'S WAY	329.70	325.20	14,824 Sqft.
14	5035 BRANDON'S WAY	329.80	325.20	14,599 Sqft.
15	5031 BRANDON'S WAY	309.92	333.94	14,001 Sqft.
17	5910 STREAM VALLEY LANE	326.31	322.86	15,369 Sqft.
18	5044 ROCKBURN WOODS WAY	332.50	328.80	14,010 Sqft.
19	5040 ROCKBURN WOODS WAY	335.29	329.29	14,459 Sqft.
20	5036 ROCKBURN WOODS WAY	337.09	343.45	15,897 Sqft.
21	5032 ROCKBURN WOODS WAY	334.50	329.70	14,011 Sqft.
22	5028 ROCKBURN WOODS WAY	335.37	330.57	14,002 Sqft.
23	5024 ROCKBURN WOODS WAY	337.72	337.72	14,011 Sqft.
24	5020 ROCKBURN WOODS WAY	341.32	336.52	14,002 Sqft.
25	5016 ROCKBURN WOODS WAY	339.50	334.60	16,718 Sqft.
26	5012 ROCKBURN WOODS WAY	336.74	332.14	20,582 Sqft.
27	5008 ROCKBURN WOODS WAY	337.48	335.88	16,891 Sqft.
28	5004 ROCKBURN WOODS WAY	335.76	342.66	16,286 Sqft.
29	5000 ROCKBURN WOODS WAY	348.45	343.35	14,005 Sqft.
34	5009 BRANDON'S WAY	333.80	349.82	42,217 Sqft.

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EROSION CONTROL MATTING
• 624	SPOT ELEVATION
-SF--SF-	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE

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.
 Signature of Engineer (print name below signature) _____ Date: 5-10-01

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.
 Signature of Developer (print name below signature) _____ Date: 5-9-01

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: _____ Date: 5/25/01
 Director, Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: _____ Date: 5/25/01
 Howard SCD

OWNER/DEVELOPER
 CORNERSTONE HOLDINGS, L.L.C.
 ATTN: MR. BRIAN BOY
 3891 NORFOLK AVENUE
 LAUREL, MARYLAND 20723

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: _____ Date: 6/16/01
 Director, Department of Planning and Zoning

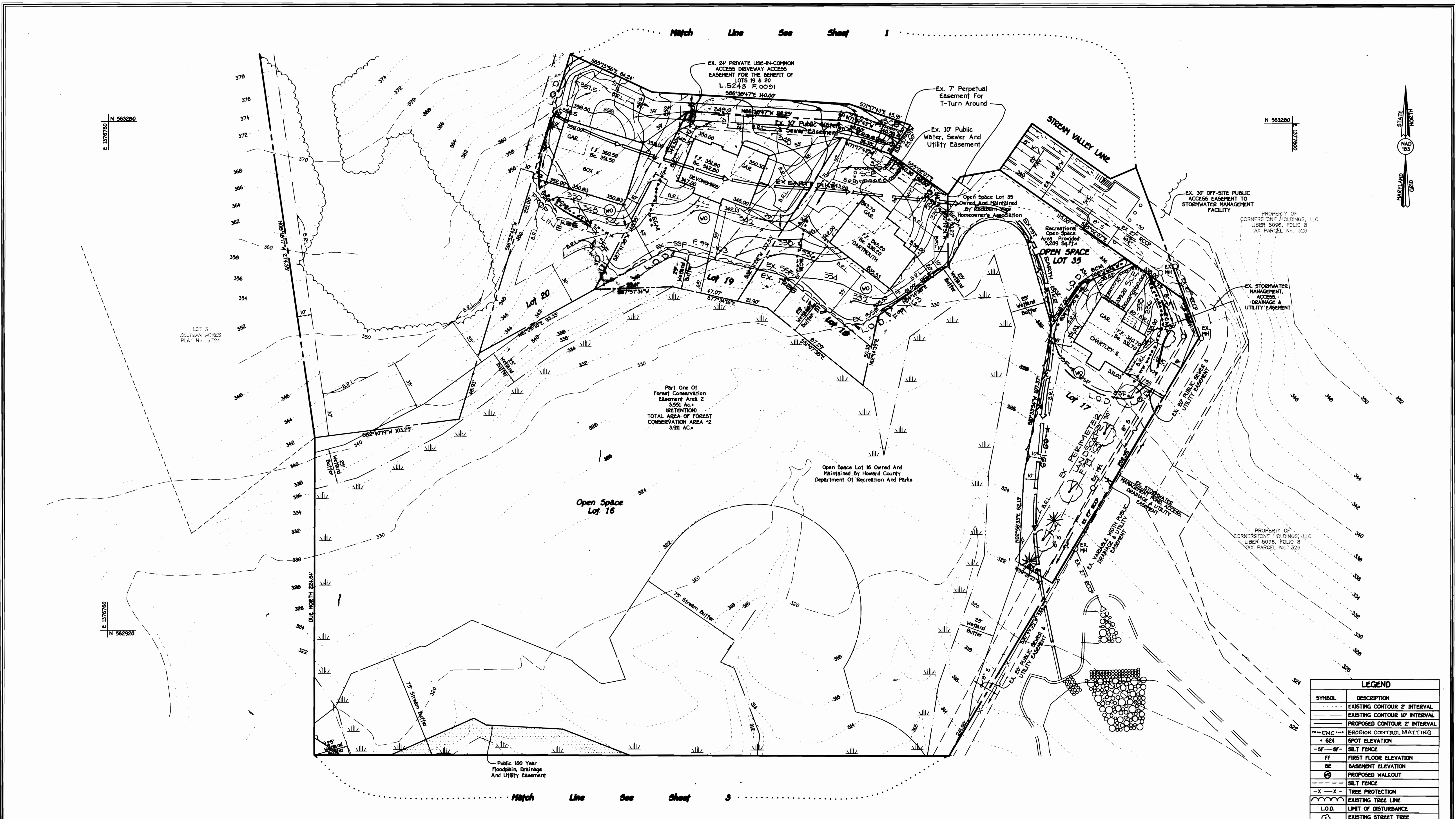
Signature: _____ Date: 6/16/01
 Chief, Division of Land Development

Signature: _____ Date: 5/25/01
 Chief, Department of Engineering Division

SUBDIVISION: ROCKBURN VIEW SECTION/AREA: N/A LOT NO.: 4-6, 8-15, 17-29, 34
 PLAT NO.: 14766 BLOCK NO.: 4 ZONE: R-20 TAX/ZONE: 37 ELEC. DIST.: FIRST CENSUS TR.: G011.01
 WATER CODE: D04 SEWER CODE: 2153800

SITE DEVELOPMENT PLAN
ROCKBURN VIEW
 LOTS 4-6, 8-15, 17-29 AND 34

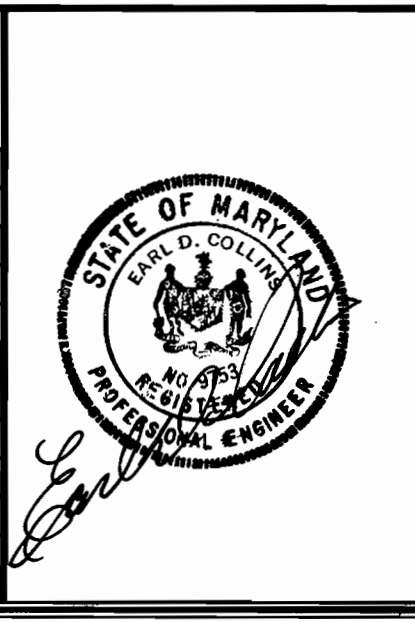
TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: AUGUST 1, 2000
 SHEET 1 OF 7



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
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BE	BASEMENT ELEVATION
⊕	PROPOSED WALKOUT
---	SILT FENCE
-X - X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(S)	EXISTING STREET TREE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1000 WASHINGTON AVENUE, SUITE 200
 BETHESDA, MARYLAND 20814
 TEL: 301-461-1100 FAX: 301-461-1101
 WWW.FCS-INC.COM

DATE	DESCRIPTION	REVISION BLOCK



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.
 Signature of Engineer (print name below signature) *James M. Fisher* 5-10-01 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.
 Signature of Developer (print name below signature) *John M. Boy* 5-10-01 Date

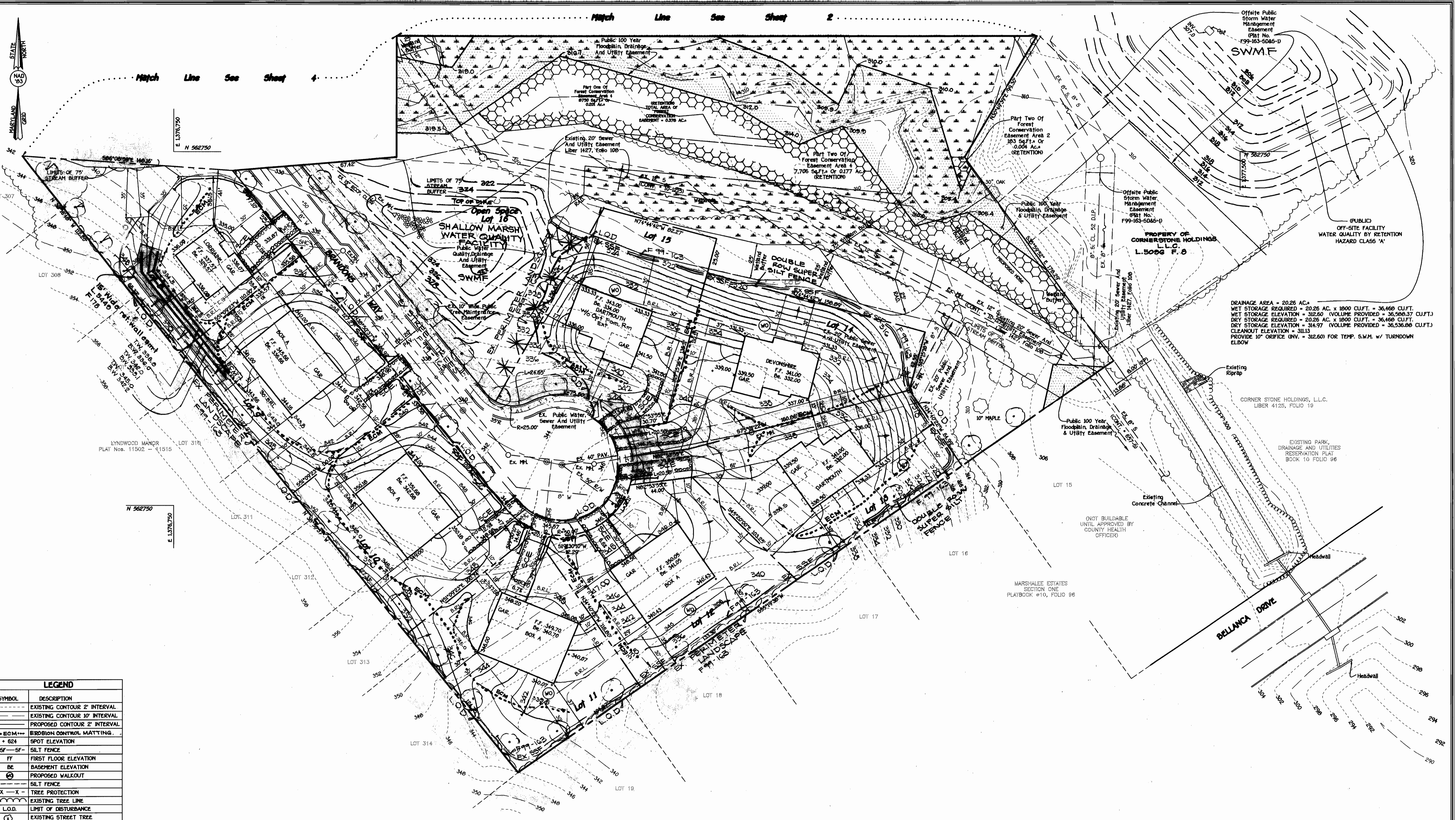
Reviewed for HOWARD SCD and meets Technical Requirements.
John M. Boy Date 5/10/01
 S.D.A. - Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John M. Boy Date 5/10/01
 HOWARD SCD

OWNER/DEVELOPER
 CORNERSTONE HOLDINGS, L.L.C.
 ATTN: MR. BRIAN BOY
 3008 NORFOLK AVENUE
 LAUREL, MARYLAND 20723

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning *David Stankovic* Date 6/1/01
 Chief, Department of Land Development *William J. Williams* Date 6/1/01
 Chief, Development Engineering Division *James M. Fisher* Date 5/10/01

SUBDIVISION: ROCKBURN VIEW SECTION/AREA: N/A LOT NO.: 4-6, 8-15, 17-29 & 34
 PLAT NO.: 14-166 BLOCK NO.: 4 ZONE: R-20 TAX/ZONE: 37 ELEC. DIST.: FIRST CENSUS TR.: 6011.01
 WATER CODE: D04 SEWER CODE: 2153900

SITE DEVELOPMENT PLAN
ROCKBURN VIEW
 LOTS 4-6, 8-15, 17-29 & 34
 TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: AUGUST 1, 2000
 SHEET 2 OF 7

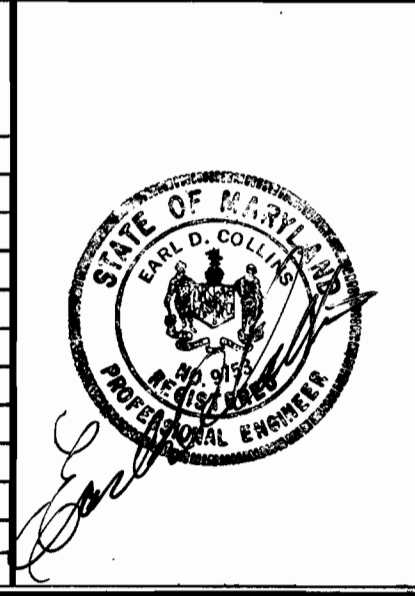


DRAINAGE AREA = 20.26 AC.
 WET STORAGE REQUIRED = 20.26 AC. x 1800 CUFT. = 36,468 CUFT.
 WET STORAGE ELEVATION = 312.50 (VOLUME PROVIDED = 36,598.37 CUFT.)
 DRY STORAGE REQUIRED = 20.26 AC. x 1800 CUFT. = 36,468 CUFT.
 DRY STORAGE ELEVATION = 314.97 (VOLUME PROVIDED = 36,536.88 CUFT.)
 CLEANOUT ELEVATION = 311.3 (VOLUME PROVIDED = 36,536.88 CUFT.)
 PROVIDE 10" ORIFICE (INV. = 312.60) FOR TEMP. S.W.M. w/ TURNDOWN ELBOW

LEGEND	
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FF	FIRST FLOOR ELEVATION
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⊙	PROPOSED WALKOUT
---	SILT FENCE
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(T)	EXISTING STREET TREE

FISHER COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21117
 410 481 - 2855
 30610 SDP4.dwg

DATE	DESCRIPTION	REVISION BLOCK



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.
 Signature of Engineer (print name below signature) *John H. ...* 5-10-01 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.
 Signature of Developer (print name below signature) *...* 5-10-01 Date

Reviewed for Howard SCD and meets Technical Requirements.
John H. ... Date
 S.D.A. - Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.
John H. ... Date
 Toward SCD

OWNER/DEVELOPER
 CORNERSTONE HOLDINGS, L.L.C.
 ATTN: MR. BRIAN BOY
 9891 NORFOLK AVENUE
 LAUREL, MARYLAND 20723

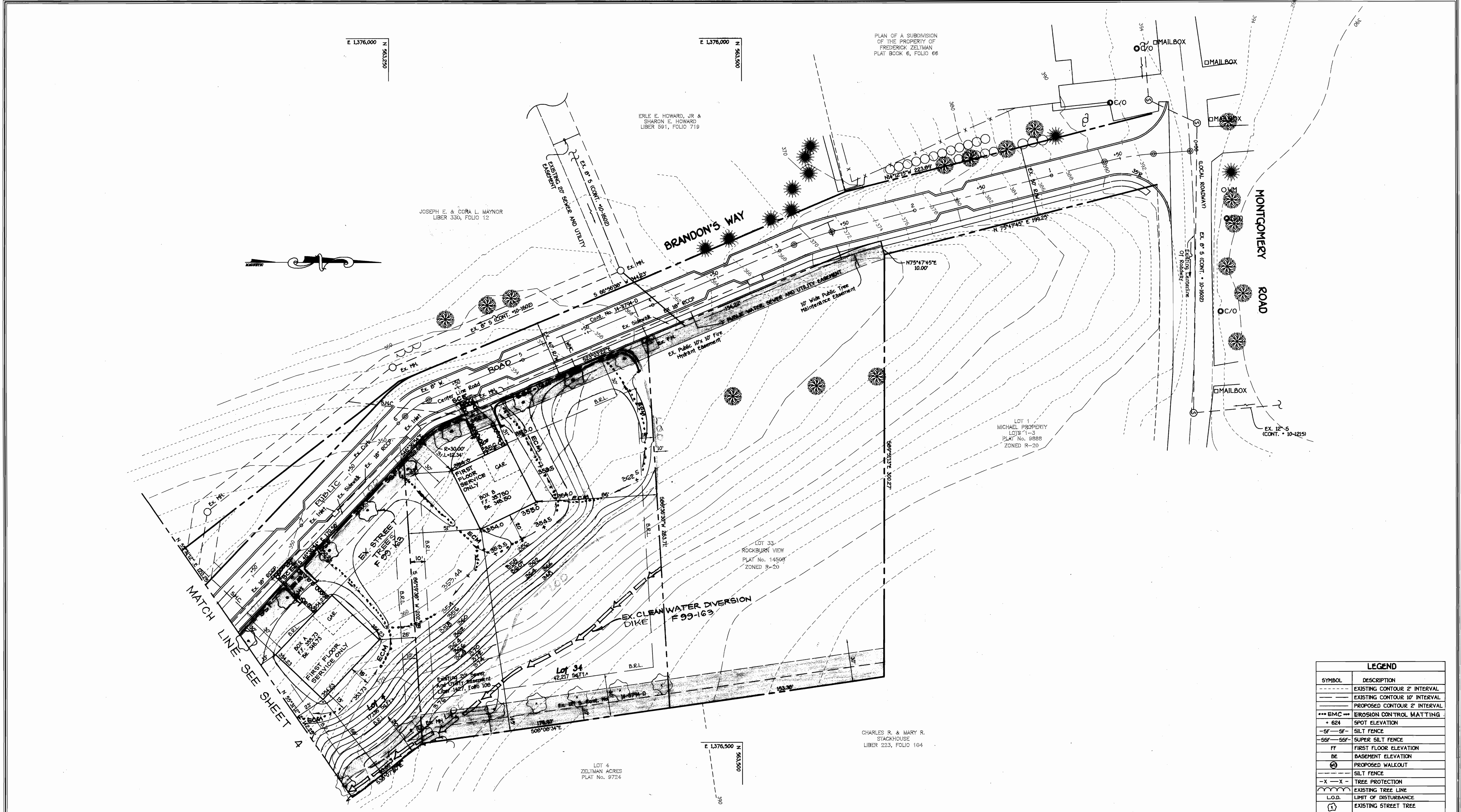
APPROVED: DEPARTMENT OF PLANNING AND ZONING

... Date 6/1/01
 Director - Department of Planning and Zoning
... Date 6/1/01
 Chief, Division of Land Development
... Date 5/24/01
 Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.
ROCKBURN VIEW	N/A	4-6, 8-15, 17-29 & 34
PLAT NO.	BLOCK NO.	ZONE
147-103	4	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
37	FIRST	GO11.01
WATER CODE	SEWER CODE	
D04	2153600	

SITE DEVELOPMENT PLAN
ROCKBURN VIEW
 LOTS 4-6, 8-15 17-29 & 34

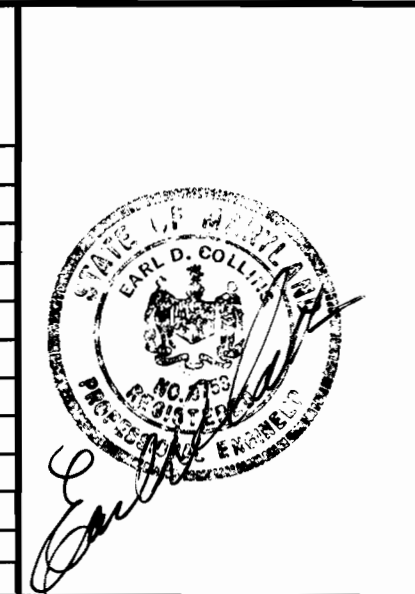
TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST 1, 2000
 SHEET 3 OF 7



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
*** EMC ***	EROSION CONTROL MATTING
+ 624	SPOT ELEVATION
-SF - SF-	SILT FENCE
-SSF - SSF-	SUPER SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
BE	PROPOSED WALKOUT
---	SILT FENCE
-X - X -	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(S)	EXISTING STREET TREE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLETTT CITY, MARYLAND 21114
 4100 48 - 2999
 G:\LIBRARY\SDP\SINGLE LOT SDP BASE

DATE	DESCRIPTION	REVISION BLOCK



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.
 Signature of Engineer (print name below signature) *Erle E. Howard, Jr.* Date **5-10-01**

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 onsite inspection by the Howard Soil Conservation District.
 Signature of Developer (print name below signature) *James H. Hyde* Date **5-10-01**

Approved for HOWARD SCD and meets Technical Requirements
James H. Hyde Date **5/10/01**
 U.S.D.A. - Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT
John K. Kowalski Date **5/25/01**
 HOWARD SCD

DEVELOPER/OWNER
 COMESTONE HOLDINGS L.L.C.
 ATTN: MR. BRIAN BOY
 9631 NORFOLK AVENUE
 LAUREL, MARYLAND 20723

APPROVED: DEPARTMENT OF PLANNING AND ZONING

David J. Hester Date **6/1/01**
 Director, Department of Planning and Zoning

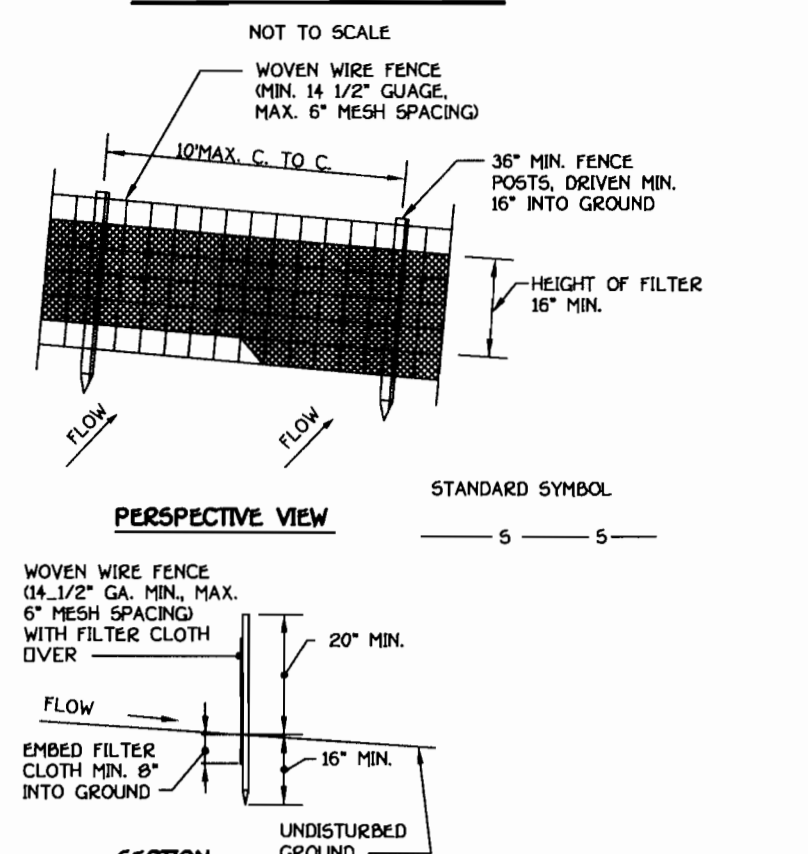
David J. Hester Date **6/1/01**
 Chief, Division of Land Development

William J. ... Date **5/25/01**
 Chief, Development Engineering Division

SUBDIVISION		SECTION/AREA	LOT NO.
ROCKBURN VIEW		N/A	4-6, 8-15, 17-29 & 34
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE
14766	4	R-20	37
14503-14508			
WATER CODE		SEWER CODE	CENSUS TR.
D04		2153600	G011.01

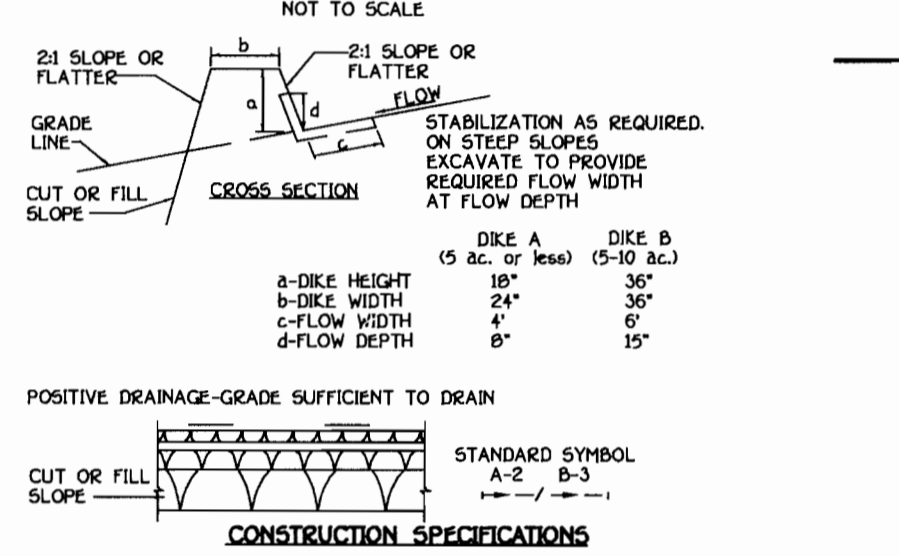
SITE DEVELOPMENT PLAN
ROCKBURN VIEW
 LOTS 4-6, 8-15, 17-29 AND 34
 TAX MAP No: 37 PARCEL No: 563 AND P/O 669
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=20' DATE: AUGUST 1, 2000
 SHEET 5 OF 7

SILT FENCE



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 - Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
 - When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 - Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

EARTH DIKE



- CONSTRUCTION SPECIFICATIONS**
- All dikes shall be compacted by earth-moving equipment.
 - All dikes shall have positive drainage to an outlet.
 - Top width may be wider and slopes may be flatter if desired to facilitate crossing by construction traffic.
 - Field location should be adjusted as needed to provide a stabilized safe outlet.
 - Earth dikes shall have an outlet that functions with a minimum of erosion. Runoff shall be conveyed to a sediment basin where either the dike channel or the drainage area above the dike are not adequately stabilized.
 - Stabilization shall be as in accordance with standard specifications for seed and straw mulch or straw mulch if not in seeding season, or flow channel as per the chart below.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	5-3:00	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.5-5:00	SEED AND STRAW MULCH	SEED USING SUEDE OR EXCELLENCE 500:2" STONE
3	5.1-6:00	SEED WITH JUTE, OR 500:2" STONE	LINED RIP-RAP 4"-8"
4	6.1-20X	LINED RIP-RAP 4"-8"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 4 INCHES THICKNESS AND BE PREPARED TO THE SOIL WITH CONSTRUCTION EQUIPMENT.

B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 6 INCHES THICKNESS AND PREPARED TO THE SOIL.

C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.

7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

PERMANENT SEEDING NOTES

All disturbed areas shall be stabilized as follows:

SEEDING PREPARATION:
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS:
APPLY TWO TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1,000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (94 LBS./1,000 SQ.FT.) BEFORE SEEDING HARROW OR DISC. TOP UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 10-10-10 UREA-BASED FERTILIZER (9 LBS./1,000 SQ.FT.) AND 500 LBS. PER ACRE (15 LBS./1,000 SQ.FT.) OF 10-20-20 FERTILIZER.

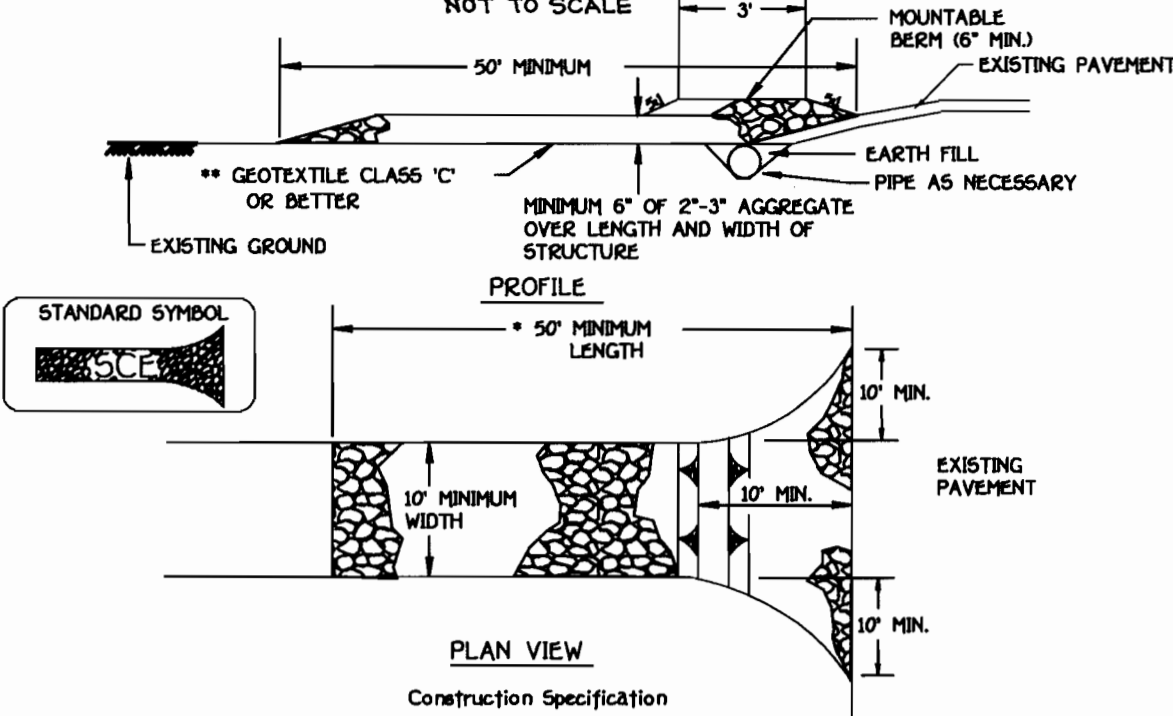
SEEDING:
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (2.3 LBS./1,000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (1.4 LBS./1,000 SQ.FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1,000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OPTION (2) - USE 500: OPTION (3) SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDING.

MULCHING:
APPLY 1 TO 2 TONS PER ACRE (70 TO 90 LBS./1,000 SQ.FT.) OF UNWOVLED SMALL GRASS STRIP IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GAL./1,000 SQ.FT.) OF UNWOVLED ASPHALT ON FLAT ACRES OR SLOPES 6 FEET OR HIGHER USE 340 GALLONS PER ACRE (8.5 GAL./1,000 SQ.FT.) FOR ANCHORING.

MAINTENANCE:
INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

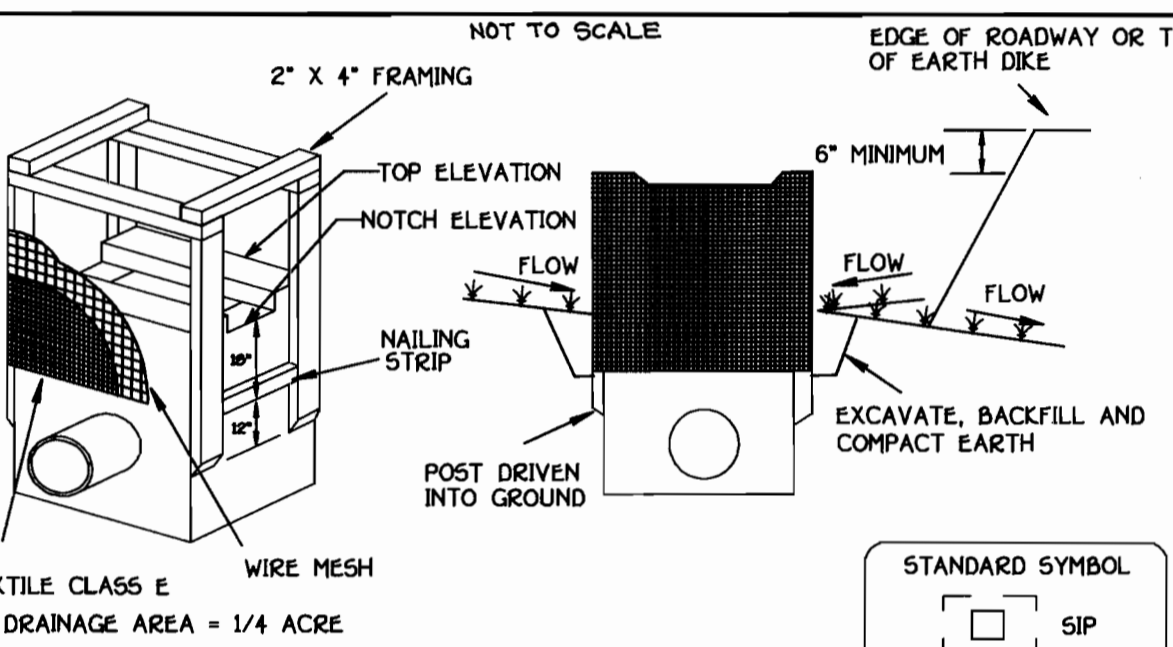
* FOR PUBLIC PONDS SUBSTITUTE CROWNBEET AT 15 LBS./ACRE AND CENTURY 31 TALL FESCUE AT 40 LBS./ACRE IN THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

STABILIZED CONSTRUCTION ENTRANCE



- Construction Specification**
- Length - minimum of 50' (30' for single residence lot).
 - Width - 10' minimum, should be fitted at the existing road to provide a turning radius.
 - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrance shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mounded berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

STANDARD INLET PROTECTION



- Construction Specifications**
- Excavate completely around the inlet to a depth of 18" below the notch elevation.
 - Drive the 2" x 4" construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.
 - Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.
 - Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.
 - Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.
 - If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.
 - The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RECONSTRUCTED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION:
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS:
APPLY 500 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1,000 SQ.FT.)

SEEDING:
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1 BUSHEL PER ACRE OF ANNUAL RYE (32 LBS./ACRE) OF WEEPING LOVEGRASS (0.7 LBS./1,000 SQ.FT.) FOR THE PERIOD NOVEMBER 15 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOIL.

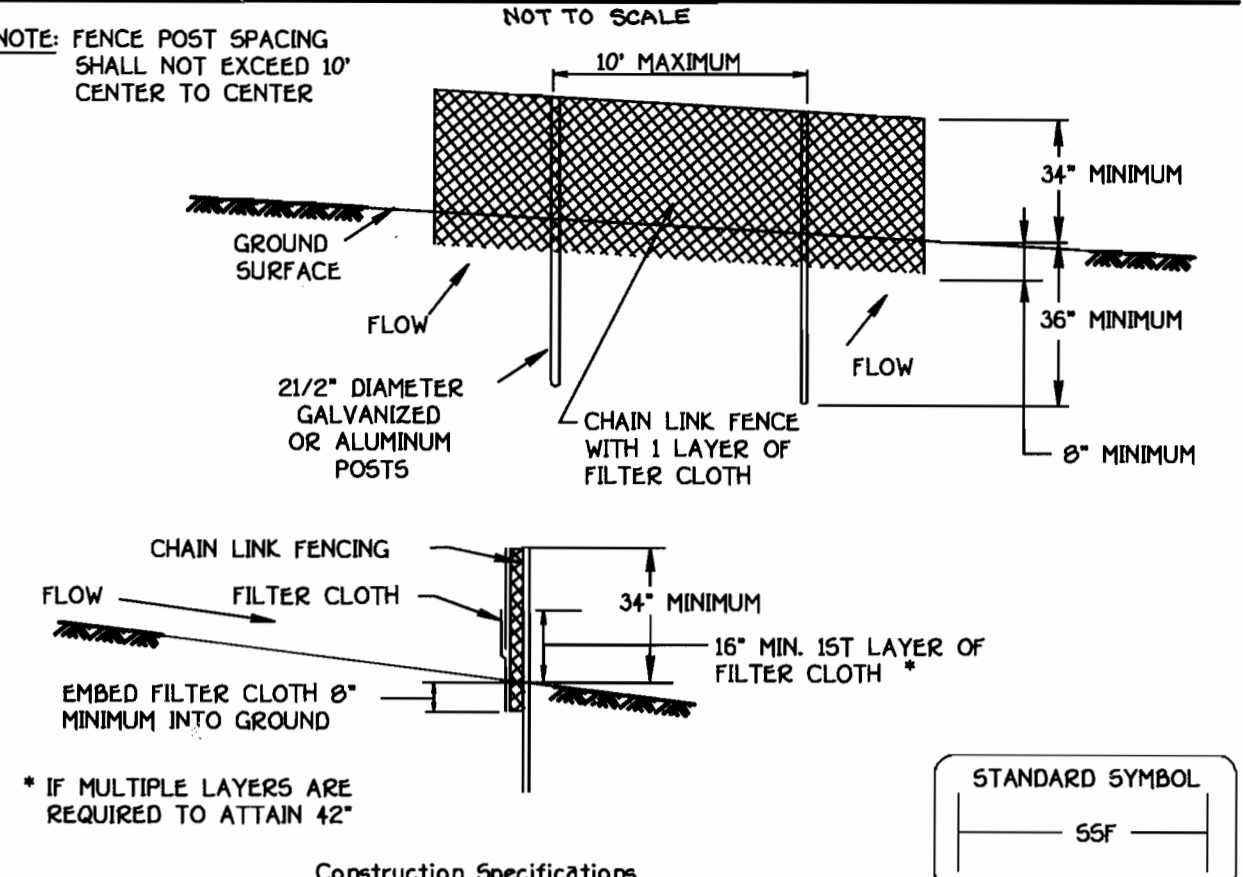
MULCHING:
APPLY 1 TO 2 TONS PER ACRE (70 TO 90 LBS./1,000 SQ.FT.) OF UNWOVLED SMALL GRASS STRIP IMMEDIATELY AFTER SEEDING. ANCHORING TOOL OR 200 GALLONS PER ACRE (5 GALLON/SQ.FT.) OF UNWOVLED ASPHALT ON FLAT ACRES OR SLOPES 6 FEET OR HIGHER USE 340 GALLONS PER ACRE (8.5 GAL./1,000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1906 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT CONTROL NOTES

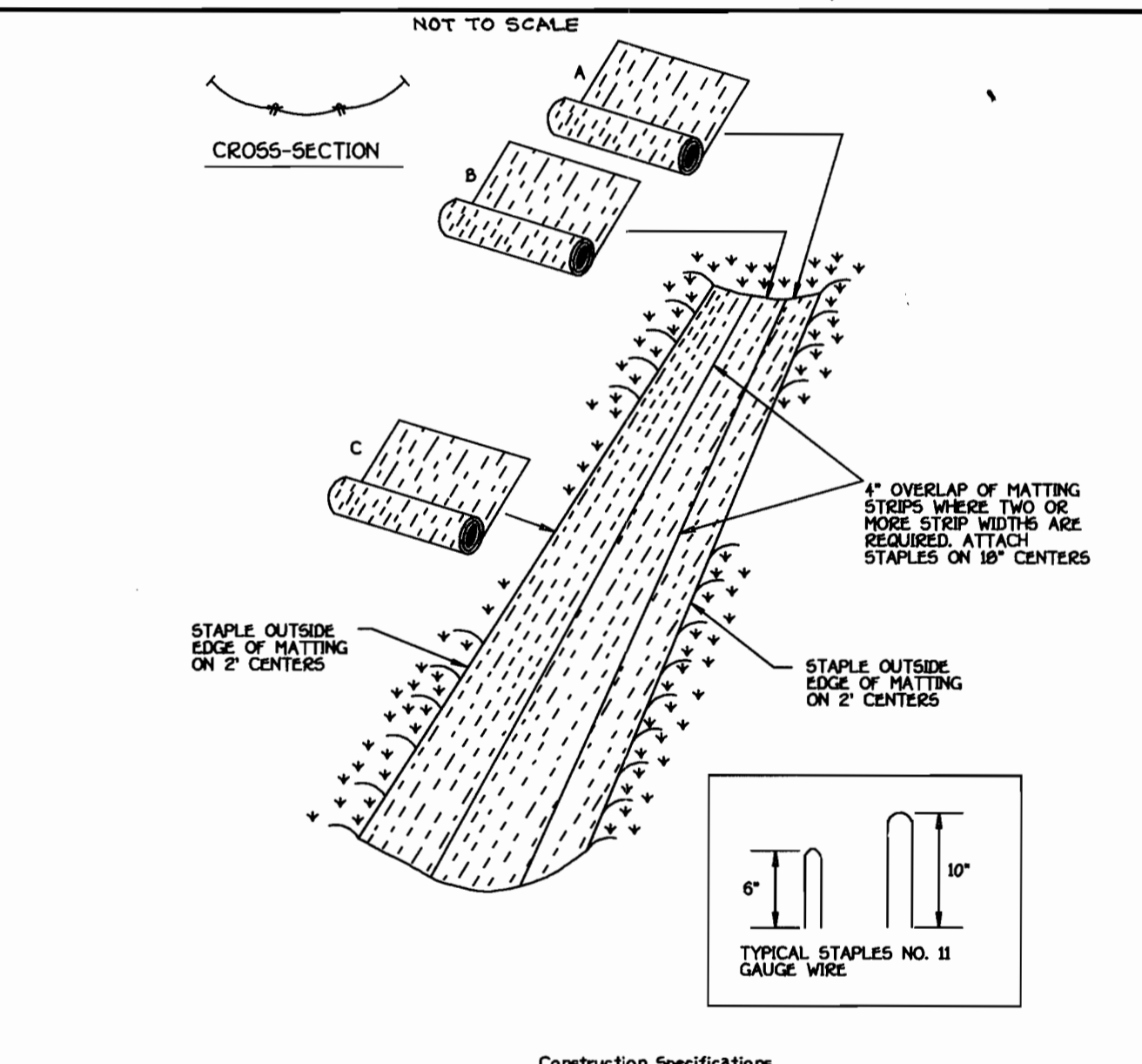
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (EXCEPTS).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE 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, PREPARATION OF TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 31 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, BY 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1996 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50, 50D (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 PERFECTION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSES:
TOTAL AREA OF SITE: 0.435 ACRES
AREA TO BE GRADED OR PAVED: 1.174 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 0.014 ACRES
TOTAL CUT: 3,750 CU.YDS.
TOTAL FILL: 0,750 CU.YDS.
OFFSITE WASTE/BORROW AREA LOCATION: CLYDE, MD.
- 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 CONTROL STRUCTURES.
- ON ALL SITES WITH DISTURBED AREAS, THE BEST PRACTICES FOR 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 WITH ONE WORKING DAY, WHICHEVER IS SHORTER.

SUPER SILT FENCE



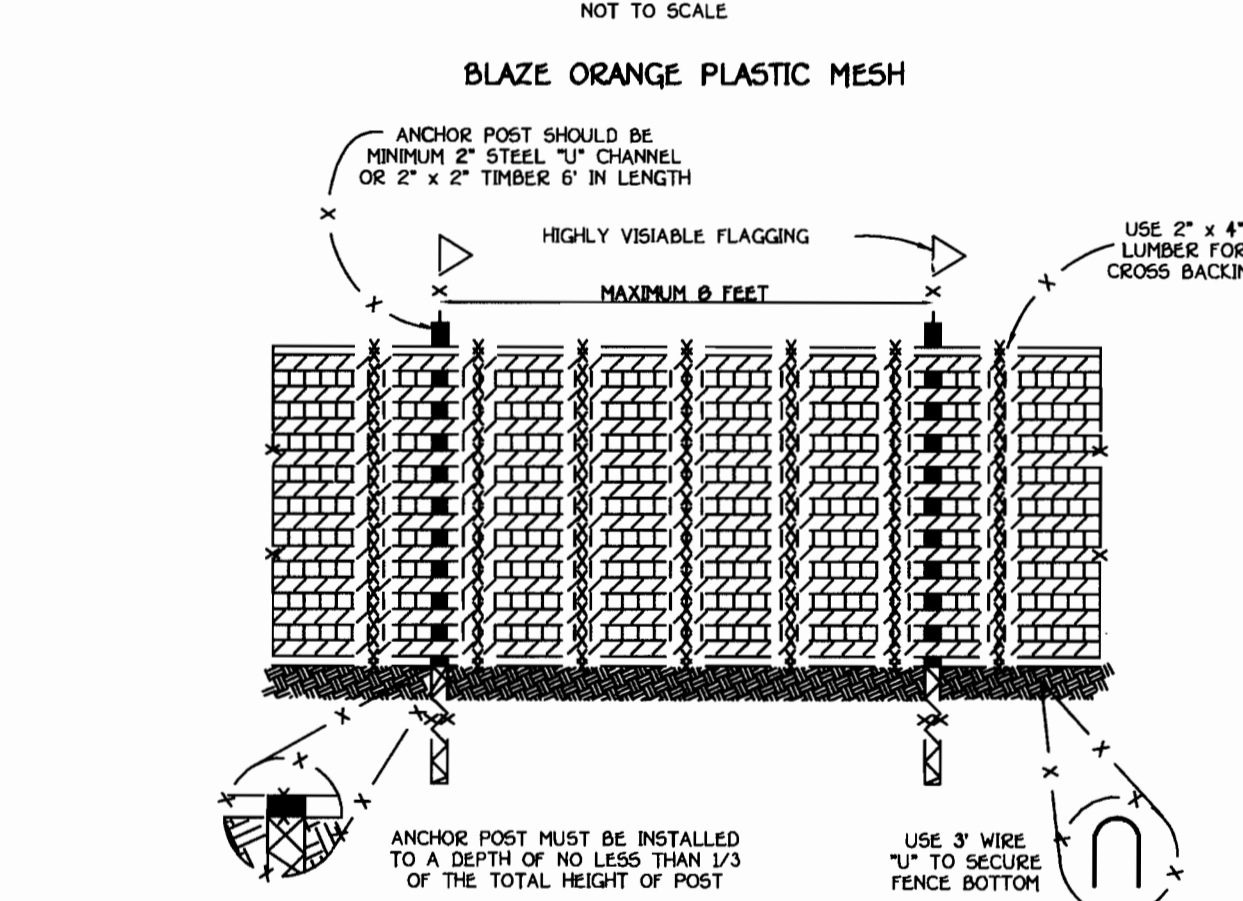
- Construction Specifications**
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6" length posts.
 - Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
 - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 - Filter cloth shall be embedded a minimum of 8" into the ground.
 - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
 - Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
Tensile Strength: 50 lbs/in (min) Test: MSMT 509
Tensile Modulus: 20 lbs/in (min) Test: MSMT 509
Flow Rate: 0.3 gal/ft²/min (max) Test: MSMT 322
Filtering Efficiency: 75% (min) Test: MSMT 322

EROSION CONTROL MATTING



- Construction Specifications**
- Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
 - Staple the 4" overlap in the channel center using an 18" spacing between staples.
 - Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
 - Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
 - Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", overlap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
 - The discharge end of the matting liner should be similarly secured with 2 double rows of staples.
- Note: If flow will enter from the edge of the matting then the area effected by the flow must be key-in.

TREE PROTECTION DETAIL



- NOTES:**
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Using vegetation as cover for barren soil to protect it from erosion. 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 run-off to downstream areas, and improving wildlife habitat areas.

CONDITIONS WHERE PRACTICE APPLIES
This practice shall be used on denuded areas as specified on the plan and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding for short term 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 stabilizations, cleared areas, and construction plans, etc. and for Permanent Seeding are barren, denuded, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY
An effect on the water budget, especially in volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, 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, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediments and nutrients from washing into surface waters.

- SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS**
- 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.
 - Soil Amendments (Fertilizer and Lime Specifications)
 - Soil tests must be performed to determine the exact ratio 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 analysis 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. Fertilizers shall be submitted for approval by 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 trademark of the producer.
 - Lime materials shall be ground limestone (hydrated or burnt lime) but shall not be substituted with calcium oxide plus moisture. Lime shall be applied to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows, chisel plows, rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Incorporate lime and fertilizer into the top 3-5" of soil by diking or other suitable means.
 - Permanent Seeding
 - Seeded 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, chisel plows, rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plan.
 - Incorporate lime and fertilizer into the top 3-5" of soil by diking or other suitable means.
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil shall contain 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 silt loess is to be planted, then a silt soil (50% silt plus clay) would be acceptable.
 - All 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.
 - 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" to 5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent 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 plan.
 - Soil amendments into the top 3-5" of topsoil by diking 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 seeding. Final seed application conditions will not permit normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment to prepare the surface. Steep slopes (greater 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. Seeded loosening may not be necessary on newly disturbed areas.
 - 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 the 6 months immediately preceding the date of sowing and shall be certified to the requirements of the law.
 - Seed bags shall be made available to the inspector to verify type and rate of seed used.
 - Inoculant - The inoculant for treating legume seeds in the seed mixture shall be a pure culture of the seed and shall be applied in accordance with the directions on the package. Use four times the rate indicated on the container. Add fresh inoculant as directed on package. Use four times the amount used. Temperatures above 75°-80° F. can weaken bacteria and make the inoculant less effective.
 - Method of Seeding
 - Hydroseeding - Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeding.
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: Hydroseeding: 200 lbs/acre (200 lbs/acre); Broadcast: 200 lbs/acre.
 - Apply seed and fertilizer in a 2" to 3" top layer of soil.
 - 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.
 - Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - Seed spread dry shall be incorporated into the soil at the rates prescribed on the Temporary or Permanent Seeding Summary Sheet. The seed shall be applied to the soil and shall then be rolled with a weighted roller to provide good seed to soil contact.
 - Apply seed and fertilizer in a 2" to 3" top layer of soil.
 - Apply half the seeding rate in each direction.
 - Cultivator Seeding - Mechanized seeders that apply and cover seed with soil. Cultivator seeders are required to be used in such a fashion as to provide at least 1/4" of soil covering. Seeded must be firm after planting.
 - Where practical, seed should be applied in two directions perpendicular to each other.
 - Mulch Specifications (in order of preference)
 - Straw shall consist of thoroughly threshed wheat, rice or oat straw, reasonable bright in color, and shall not be treated with any chemical, or excessively dry 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 dried green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform 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 uniform 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 barrier-like ground surface, inhibit herbivore damage, reduce 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 must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 6.5, ash content of 2.0 maximum and water holding capacity of 100 maximum.
 - Note: Only sterile straw mulch should be used in areas where one species of grass is desired. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding.
 - If grading is completed outside of the seeding season, mulch along shall be applied as prescribed 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 2.2 tons/acre.
 - Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre (50 lbs. of wood cellulose fiber per 100 gallons of water). Wood cellulose fiber mulch application 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 hazards:
 - A mulch anchoring tool is a tractor drawn implement to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas in which the mulch is applied in a uniform manner. 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 and water shall be applied to a minimum of 50 gallons of water per 100 gallons of water.
 - Application of liquid binders should be heavier at the edges where wind catches much and in valleys and crest of banks. The remainder of area should be sprayed uniformly after binder application. Synthetic binders - such as Acry-Dac 7000 - may be used in place of Terra Tack II. Terra Tack II, or other approved equal may be used at rates recommended by the manufacturer.
 - Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' wide and 300 to 3,000 feet long.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
3080 GCP, INC.
ELLCOTT CITY, MARYLAND 20904
(410) 461-2999
GALLERYWAY/SINGLE LOT B&E BASE

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.
Signature of Engineer (print name below signature) *Paul R. Carter* Date *5-10-01*

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.
Signature of Developer (print name below signature) *John L. ...* Date *5-10-01*

STATE OF MARYLAND
SEAL OF THE PROFESSION
PAUL R. CARTER
REGISTERED PROFESSIONAL ENGINEER
NO. 10719
EXPIRES 12/31/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John M. ... Director, Department of Planning and Zoning
Charles ... Chief, Development Engineering Division

OWNER/DEVELOPER
CORNESTONE HOLDINGS, L.L.C.
ATTN: MR. BRIAN BOY
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723

REVISION BLOCK

DATE	DESCRIPTION

SITE DEVELOPMENT PLAN

ROCKBURN VIEW
LOTS 4-6, 8-15, 17-29 AND 34

TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669

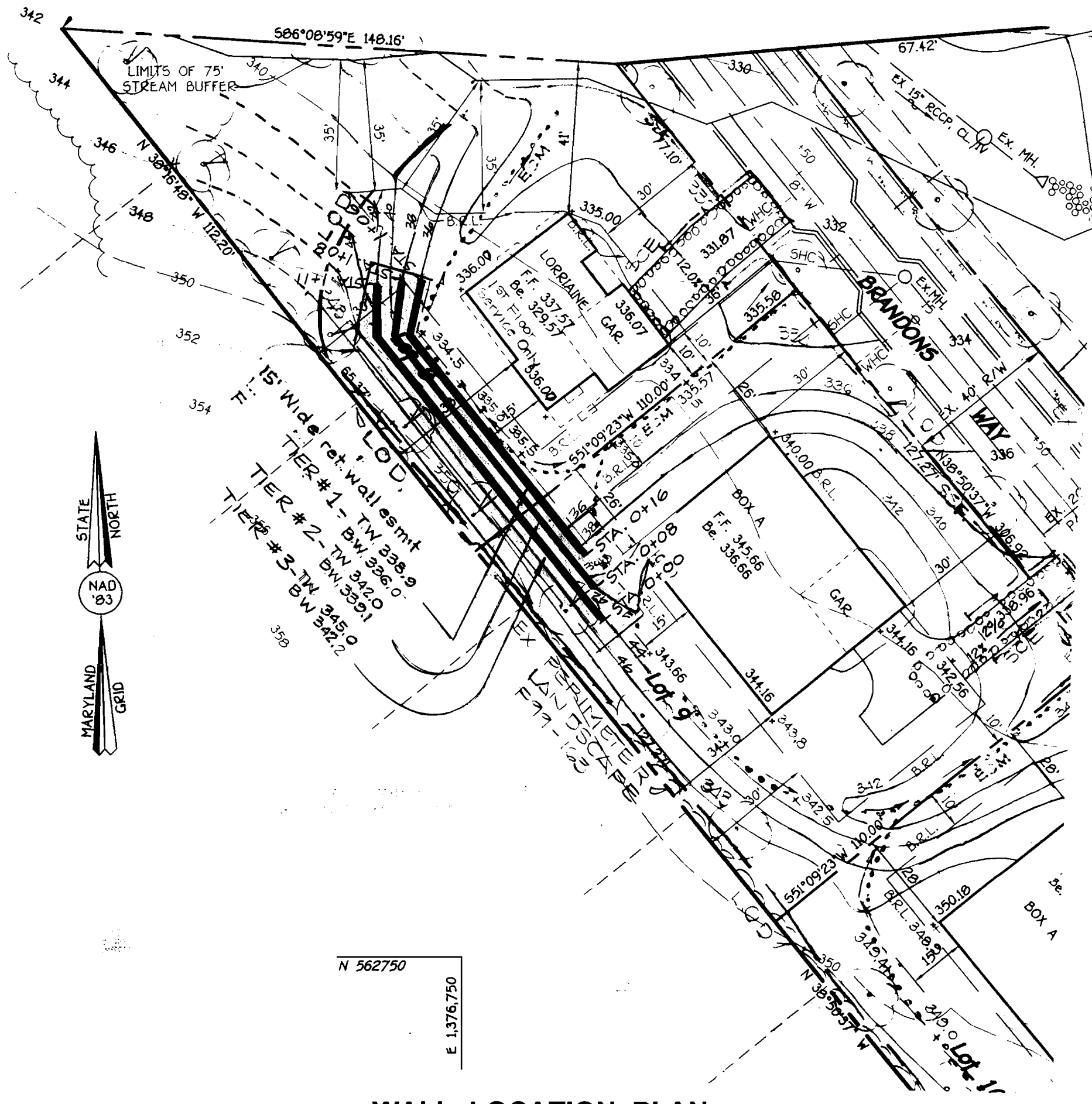
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SEWER CODE 2153800

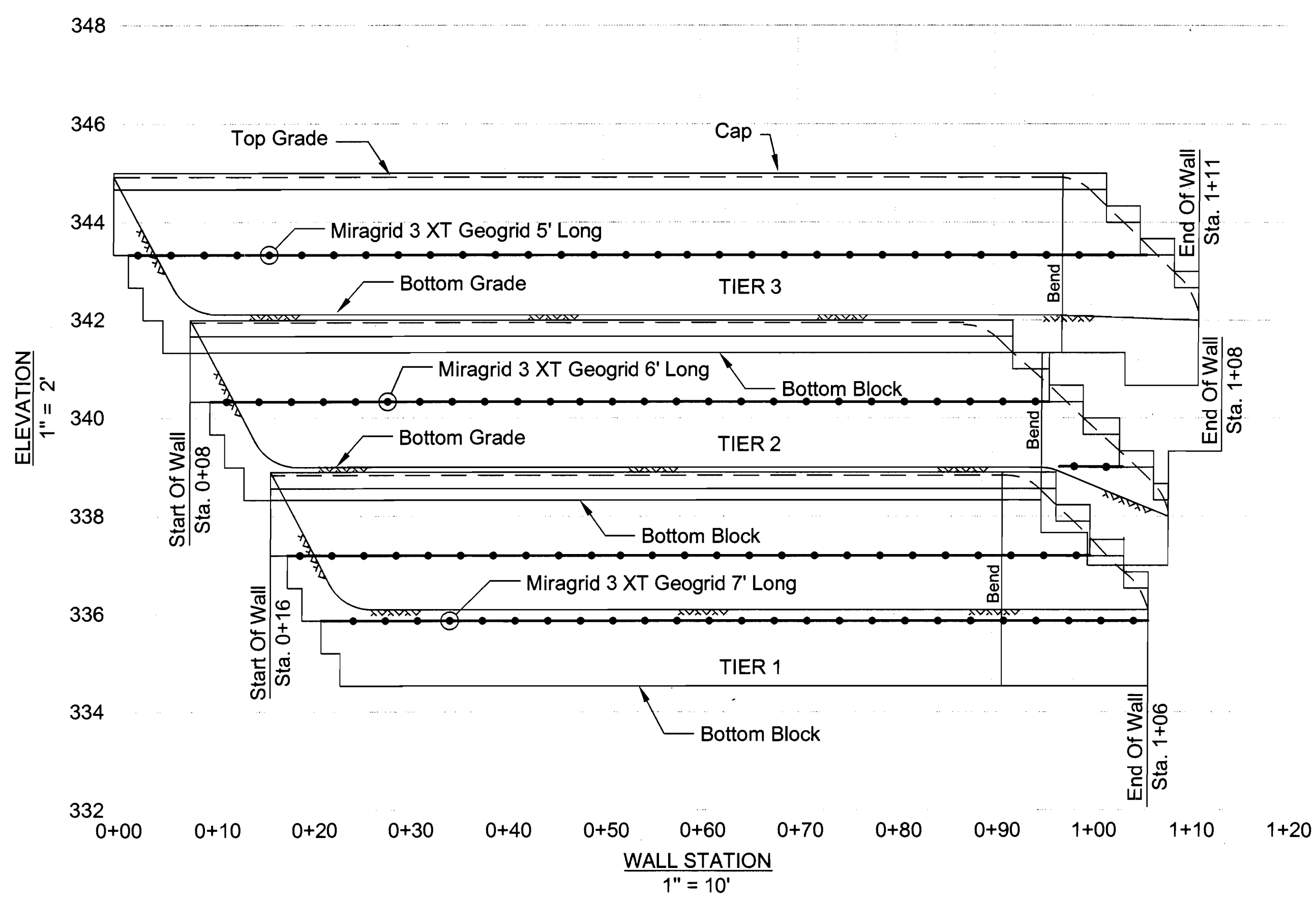
DATE: AUGUST 1, 2000

SHEET 6 OF 7

SDP 01-79



WALL LOCATION PLAN
1" = 30'



WALL ELEVATION
1" = 2'
1" = 10'

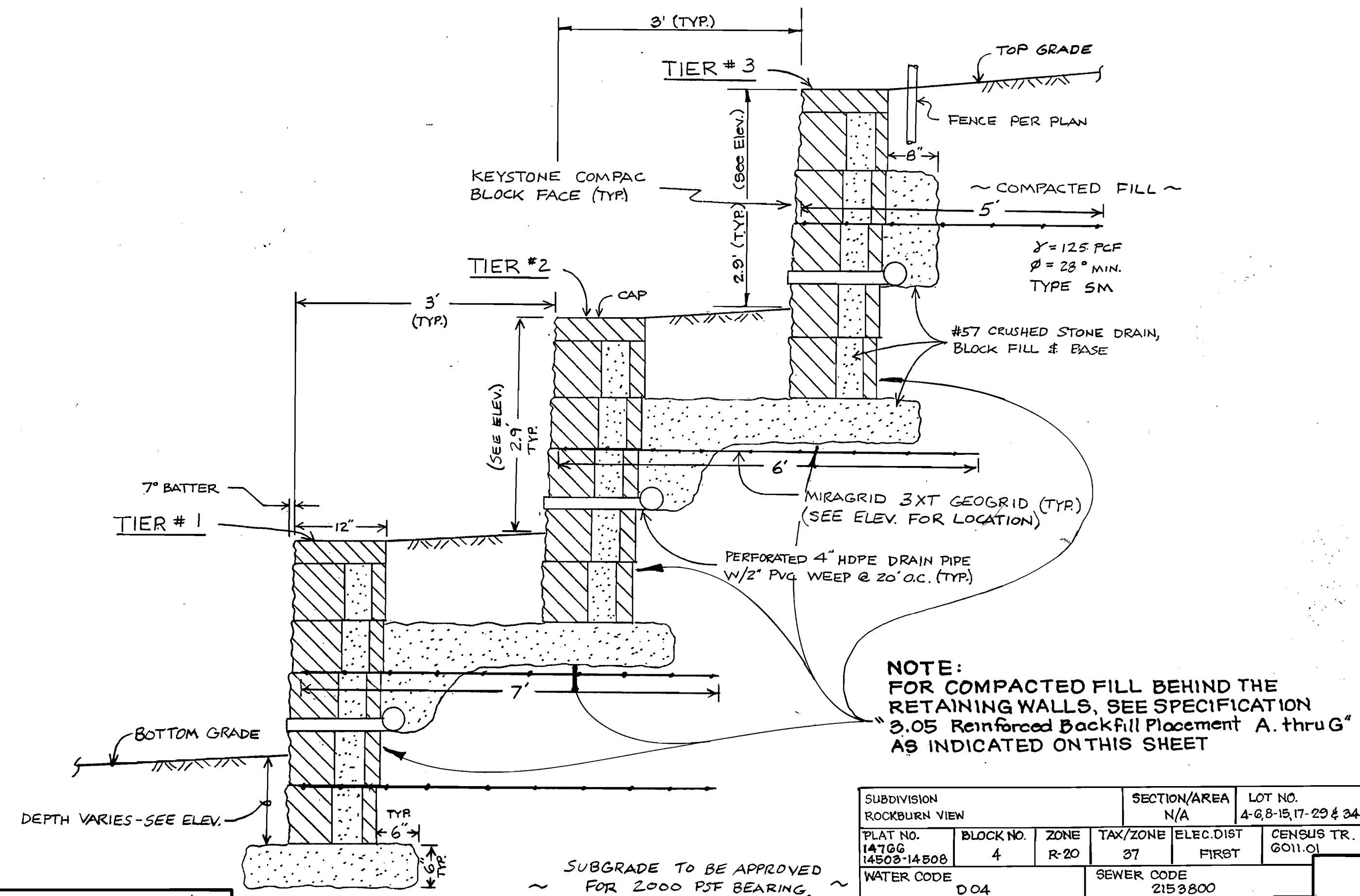
SPECIFICATIONS
KEYSTONE MODULAR CONCRETE BLOCK RETAINING WALL

- PART 1: GENERAL**
- 1.01 Description**
- A. Work shall consist of furnishing and construction of a KEYSTONE Retaining Wall System in accordance with these specifications and in reasonably close conformity with the lines, grades, design, and dimensions shown on the plans.
 - B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill and backfill to the lines and grades shown on the construction drawings.
 - C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths designated on the construction drawings.
- 1.02 Delivery, Storage and Handling**
- A. Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification has been received.
 - B. Contractor shall protect all materials from damage due to job site conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.
- PART 2: PRODUCTS**
- 2.01 Modular Concrete Retaining Wall Units**
- A. Modular concrete units shall conform to the following architectural requirements:
 - Face color - concrete gray - standard manufacturer's color may be specified by the Owner.
 - Face finish - sculptured rock face in angular tri-planer configuration. Other face finishes will be allowed with written approval of Owner.
 - Bond configuration - running with bonds nominally located at midpoint of vertically adjacent units, in both straight and curved alignments.
 - Exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 10 feet under diffused lighting.
 - B. Modular concrete materials shall conform to the requirements of ASTM C1372 - Standard Specifications for Segmental Retaining Wall Units.
 - C. Modular concrete units shall conform to the following structural and geometric requirements measured in accordance with appropriate references:
 - Compressive strength = 3000 psi minimum;
 - Absorption = 8% maximum
 - Dimensional tolerances = ± 1/8" from nominal unit dimensions not including rough split unit dimensions, ± 1/16" unit height - top and bottom planes;
 - Unit size - As specified on plan.
- 2.02 Shear Connectors**
- A. Shear connectors shall be 1/2 inch diameter thermoset isophthalic polyester resin-protuded fiberglass reinforcement rods or equivalent to provide connection between vertically and horizontally adjacent units. Strength of shear connectors between vertical adjacent units shall be applicable over a design temperature of 10 degrees F to + 100 degrees F.
 - B. Shear connectors shall be capable of holding the geogrid in the proper design position during grid pre-tensioning and backfilling.
- 2.03 Base Leveling Pad Material**
- A. Material shall consist of a compacted #57 crushed stone base as shown on the construction drawings.
- 2.04 Unit Drainage Fill**
- A. Unit drainage fill shall consist of #57 crushed stone
 - B. One cubic foot, minimum, of drainage fill shall be used for each square foot of wall face. Drainage fill shall be placed within cores of, between, and behind units to meet this requirement.
- 2.05 Reinforced Backfill**
- A. Reinforced backfill shall be type SM, be free of debris and meet the following gradation tested in accordance with ASTM D-422 and meet other properties shown on the plan:

Sieve Size	Percent Passing
2 inch	100-75
3/4 inch	100-75
No. 40	0-60
No. 200	0-35

 Plasticity Index (PI) <15 and Liquid Limit <40 per ASTM D-4318.
 - B. Material can be site excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the reinforced soil mass.
- 2.06 Geogrid Soil Reinforcement**
- A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement

- applications and shall be manufactured from high tenacity polyester yarn, or HDPE material.
- 2.07 Drainage Pipe**
- A. The drainage pipe shall be perforated corrugated HDPE pipe manufactured in accordance with ASTM D-1248.
- PART 3: EXECUTION**
- 3.01 Excavation**
- A. Contractor shall excavate to the lines and grades shown on the construction drawings. Owner's representative shall be responsible for inspecting and approving the excavation prior to placement of leveling material or fill soils.
- 3.02 Base Leveling Pad**
- A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches and extend laterally a minimum of 6" in front and behind the modular wall unit.
 - B. Leveling pad shall be prepared to insure full contact to the base surface of the concrete units.
- 3.03 Modular Unit Excavation**
- A. First course of units shall be placed on the leveling pad at the appropriate line and grade. Alignment and level shall be checked in all directions and insure that all units are in full contact with the base and properly seated.
 - B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.
 - C. Install shear/connecting devices per manufacturer's recommendations.
 - D. Place and compact drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill.
 - E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed manufacturer's recommendations.
- 3.04 Structural Geogrid Installation**
- A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.
 - B. Geogrid reinforcement shall be placed at the strengths, lengths, and elevations shown on the construction design drawings or as directed by the Engineer.
 - C. The geogrid shall be laid horizontally on compacted backfill and attached to the modular wall units. Place the next course of modular concrete units over the geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.
- 3.05 Reinforced Backfill Placement**
- A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.
 - B. Reinforced backfill shall be placed and compacted in lifts not to exceed 5 inches where hand compaction is used, or 8 - 10 inches where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.
 - C. Reinforced backfill shall be compacted to 95% of the maximum density as determined by ASTM D698. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be + 3% to - 3% of optimum.
 - D. Only lightweight hand-operated equipment shall be allowed within 3 feet from the tail of the modular concrete unit.
 - E. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
 - F. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH. Sudden braking and sharp turning shall be avoided.
 - G. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.
- 3.06 Cap Installation**
- A. Cap units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer.
- 3.07 Field Quality Control**
- A. The Owner shall engage inspection and testing services, including independent laboratories, to provide quality assurance and testing services during construction.
 - B. As a minimum, quality assurance testing should include foundation soil inspection, soil bearing and backfill testing, verification of design parameters, and observation of construction for general compliance with design drawings and specifications.



SUBDIVISION ROCKBURN VIEW		SECTION/AREA N/A		LOT NO. 4-8-15, 17-29 & 34	
PLAT NO. 14508-14808	BLOCK NO. 4	ZONE R-20	TAX/ZONE 37	ELEC. DIST FIRST	CENSUS TR. 6011.01
WATER CODE D04			SEWER CODE 2152800		

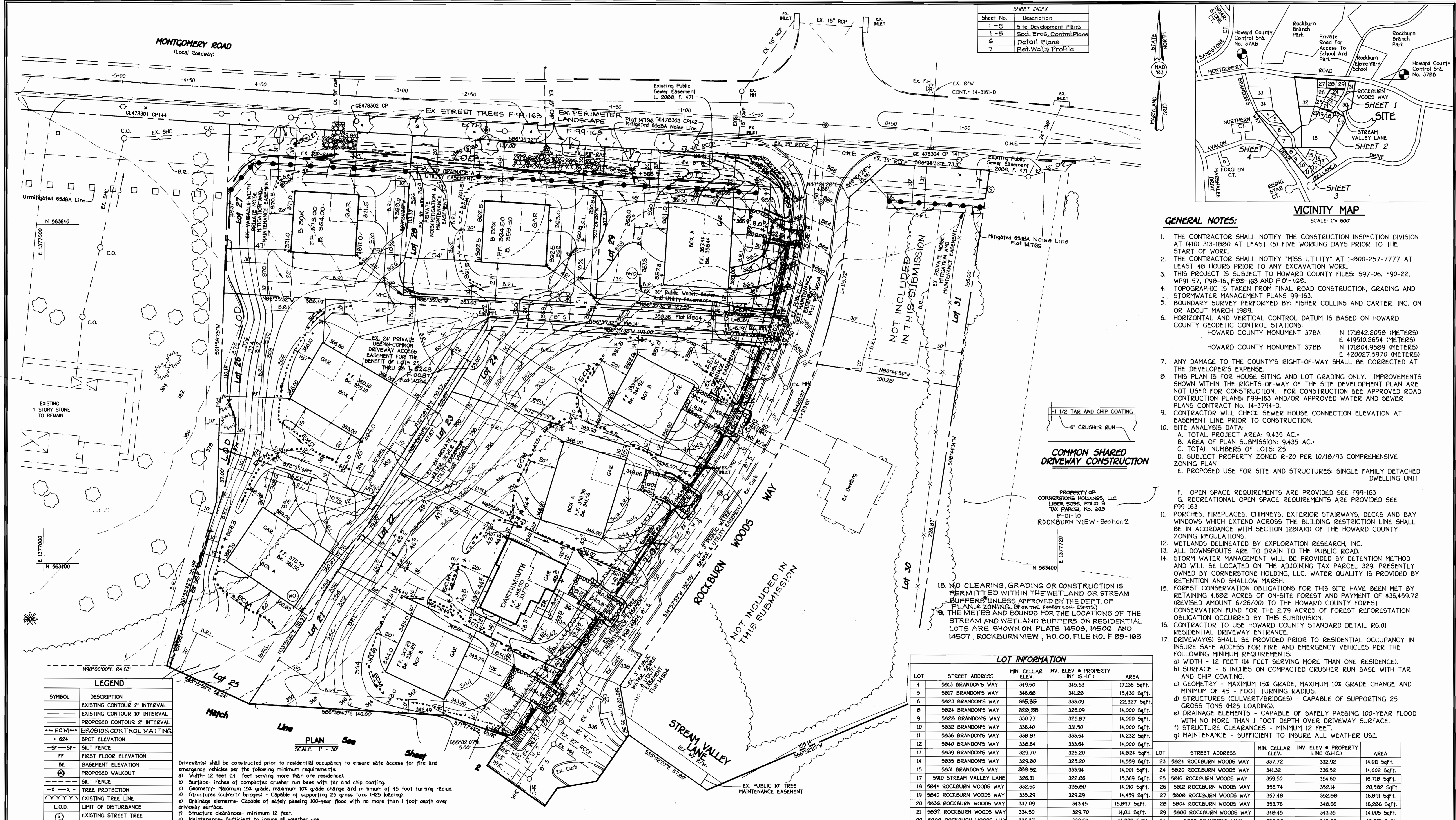
Reviewed for HOWARD SCD and meets Technical Requirements
 Date: 5/27/01
 Date: 5/27/01

OWNER/DEVELOPER
 CORNERS-TONE HOLDINGS L.C.C.
 ATTN: MR. BRIAN BOY
 5691 NORFOLK AVENUE
 LAUREL, MARYLAND 20723

WALL PROFILE
N.T.S.

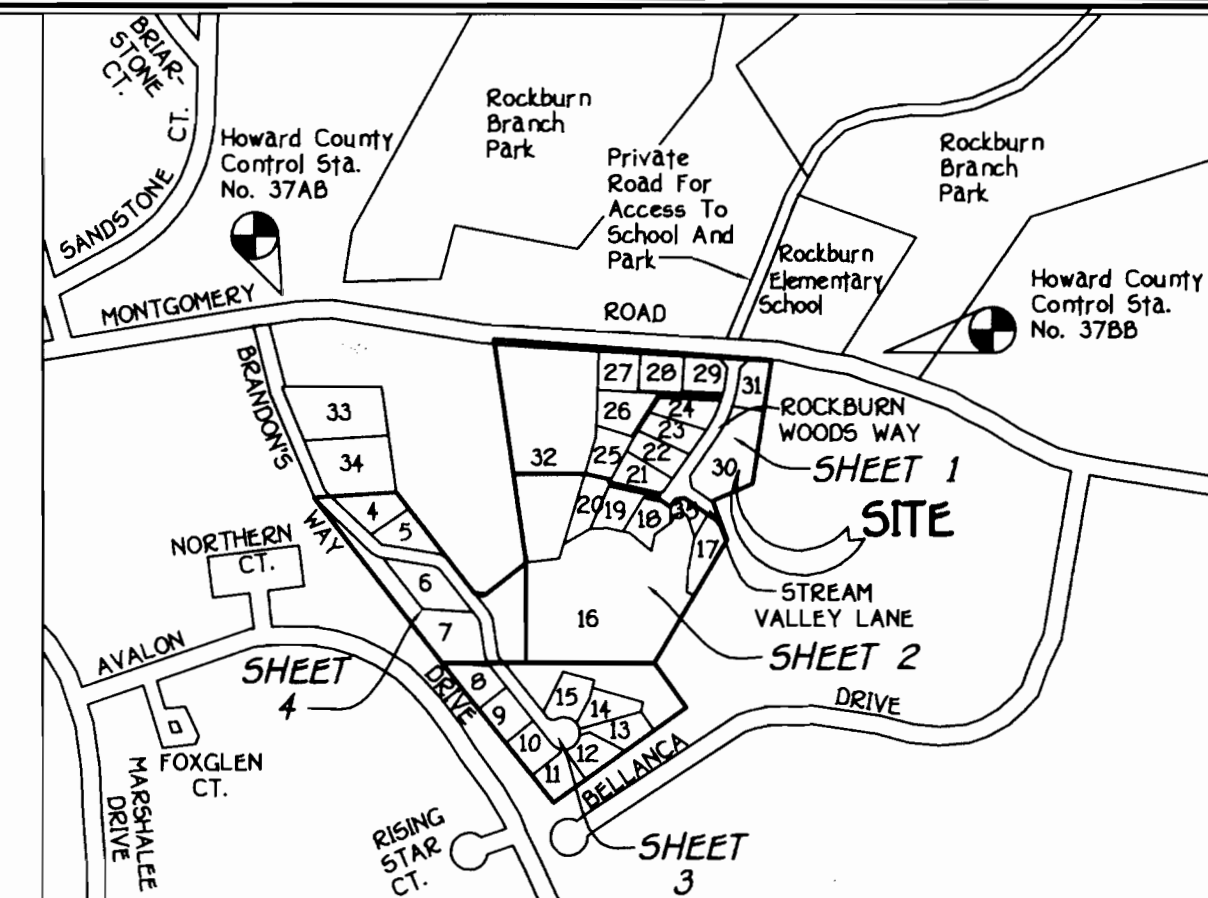
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning
 Chief, Division of Land Development
 Chief, Development Engineering Division





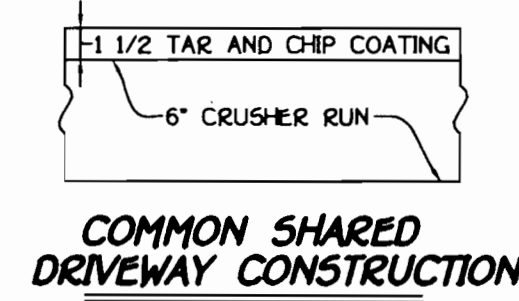
SHEET INDEX

Sheet No.	Description
1-5	Site Development Plans
6-8	Detail Plans
9-10	Ret. Walls Profile



GENERAL NOTES:

- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 AT LEAST (5) FIVE 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 ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: 597-06, F90-22, W901-57, P90-16, F95-100 AND F 01-1629.
- TOPOGRAPHIC IS TAKEN FROM FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS 99-163.
- BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER, INC. ON OR ABOUT MARCH 1989.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 37BA N 171042.2050 (METERS)
E 419510.2654 (METERS)
HOWARD COUNTY MONUMENT 37BB N 171040.9509 (METERS)
E 420027.5970 (METERS)
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THE SITE DEVELOPMENT PLAN ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS: F99-163 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3794-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- SITE ANALYSIS DATA:
A. TOTAL PROJECT AREA: 9.435 AC.
B. AREA OF PLAN SUBMISSION: 9.435 AC.
C. TOTAL NUMBERS OF LOTS: 25
D. SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN
E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED DWELLING UNIT
F. OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
G. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
- PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BUILDING RESTRICTION LINE SHALL BE IN ACCORDANCE WITH SECTION 128(A)(X) OF THE HOWARD COUNTY ZONING REGULATIONS.
- WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC.
- ALL DOWNSPOUTS ARE TO DRAIN TO THE PUBLIC ROAD.
- STORM WATER MANAGEMENT WILL BE PROVIDED BY DETENTION METHOD AND WILL BE LOCATED ON THE ADJOINING TAX PARCEL 329. PRESENTLY OWNED BY CORNERSTONE HOLDING, LLC. WATER QUALITY IS PROVIDED BY RETENTION AND SHALLOW MARSH.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN MET BY RETAINING 4.602 ACRES OF ON-SITE FOREST AND PAYMENT OF \$36,459.72 (REVISED AMOUNT 6/26/00) TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE 2.79 ACRES OF FOREST REFORESTATION OBLIGATION OCCURRED BY THIS SUBDIVISION.
- CONTRACTOR TO USE HOWARD COUNTY STANDARD DETAIL R6.01 RESIDENTIAL DRIVEWAY ENTRANCE.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY IN INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
b) SURFACE - 6 INCHES ON COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45' - FOOT TURNING RADIUS.
d) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



COMMON SHARED DRIVEWAY CONSTRUCTION

PROPERTY OF CORNERSTONE HOLDINGS, LLC
LIBER 8096, FOLIO B
TAX PARCEL No. 329
P-01-10
ROCKBURN VIEW - Section 2

18. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND OR STREAM BUFFERS UNLESS APPROVED BY THE DEPT. OF PLAN. & ZONING. (OR THE FOREST CON. DIVISION).
19. THE METES AND BOUNDS FOR THE LOCATIONS OF THE STREAM AND WETLAND BUFFERS FOR RESIDENTIAL LOTS ARE SHOWN ON PLATS 14508, 14506 AND 14507, ROCKBURN VIEW, HO. CO. FILE NO. F 99-103

LOT INFORMATION

LOT	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. • PROPERTY LINE (S.H.C.)	AREA
4	5013 BRANDON'S WAY	349.50	345.53	17,136 Sqft.
5	5017 BRANDON'S WAY	346.68	341.28	15,430 Sqft.
6	5023 BRANDON'S WAY	335.35	333.09	22,327 Sqft.
8	5024 BRANDON'S WAY	329.38	326.09	14,000 Sqft.
9	5028 BRANDON'S WAY	330.77	325.87	14,000 Sqft.
10	5032 BRANDON'S WAY	336.40	331.50	14,000 Sqft.
11	5036 BRANDON'S WAY	338.84	333.54	14,232 Sqft.
12	5040 BRANDON'S WAY	338.64	333.64	14,000 Sqft.
13	5039 BRANDON'S WAY	329.70	325.20	14,024 Sqft.
14	5035 BRANDON'S WAY	329.80	325.20	14,599 Sqft.
15	5031 BRANDON'S WAY	333.52	333.94	14,001 Sqft.
17	5910 STREAM VALLEY LANE	326.31	322.86	15,369 Sqft.
18	5044 ROCKBURN WOODS WAY	332.50	329.80	14,010 Sqft.
19	5040 ROCKBURN WOODS WAY	335.29	329.29	14,459 Sqft.
20	5036 ROCKBURN WOODS WAY	333.09	343.45	15,897 Sqft.
21	5032 ROCKBURN WOODS WAY	334.50	329.70	14,011 Sqft.
22	5028 ROCKBURN WOODS WAY	335.37	330.57	14,002 Sqft.
23	5024 ROCKBURN WOODS WAY	337.72	332.92	14,011 Sqft.
24	5020 ROCKBURN WOODS WAY	341.32	336.52	14,002 Sqft.
25	5016 ROCKBURN WOODS WAY	359.50	354.60	16,718 Sqft.
26	5012 ROCKBURN WOODS WAY	356.74	352.14	20,582 Sqft.
27	5008 ROCKBURN WOODS WAY	357.48	352.88	16,891 Sqft.
28	5004 ROCKBURN WOODS WAY	353.76	348.66	16,286 Sqft.
29	5000 ROCKBURN WOODS WAY	348.45	343.35	14,005 Sqft.
34	5005 BRANDON'S WAY	353.80	349.82	42,217 Sqft.

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EROSION CONTROL MATTING
• 624	SPOT ELEVATION
-SF-	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(S)	EXISTING STREET TREE

Driveway(s) shall be constructed prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
a) Width - 12 feet (14 feet serving more than one residence).
b) Surface - inches of compacted crusher run base with tar and chip coating.
c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
d) Structures (culvert/ bridges) - Capable of supporting 25 gross tons (H25 loading).
e) Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
f) Structure clearances - minimum 12 feet.
g) Maintenance - Sufficient to insure all weather use.

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.
Signature of Engineer (print name below signature) _____ Date 5-10-01

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.
Signature of Developer (print name below signature) _____ Date 5-9-01

Reviewed for HOWARD SCD and meets Technical Requirements.
Signature of Howard SCD Director _____ Date 5/25/01
Signature of Howard SCD Chief, Department of Planning and Zoning _____ Date 5/25/01
Signature of Howard SCD Chief, Department of Planning and Zoning _____ Date 5/25/01
OWNER/DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
ATTN: MR. BRIAN BOY
9091 NORFOLK AVENUE
LAUREL, MARYLAND 20723

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature of Department of Planning and Zoning Director _____ Date 6/1/01
Signature of Department of Planning and Zoning Chief, Department of Planning and Zoning _____ Date 6/1/01
Signature of Department of Planning and Zoning Chief, Department of Engineering Division _____ Date 5/25/01

SUBDIVISION	SECTION/AREA	LOT NO.
ROCKBURN VIEW	N/A	4-6, 8-15, 17-29 & 34
PLAT NO.	BLOCK NO.	ZONE
142106	4	R-20
14503-14508		37
WATER CODE	SEWER CODE	ELEC. DIST.
D04	2153600	FIRST
		CENSUS TR.
		G011.01

SITE DEVELOPMENT PLAN
ROCKBURN VIEW
LOTS 4-6, 8-15, 17-29 AND 34
TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST 1, 2000
SHEET 1 OF 8

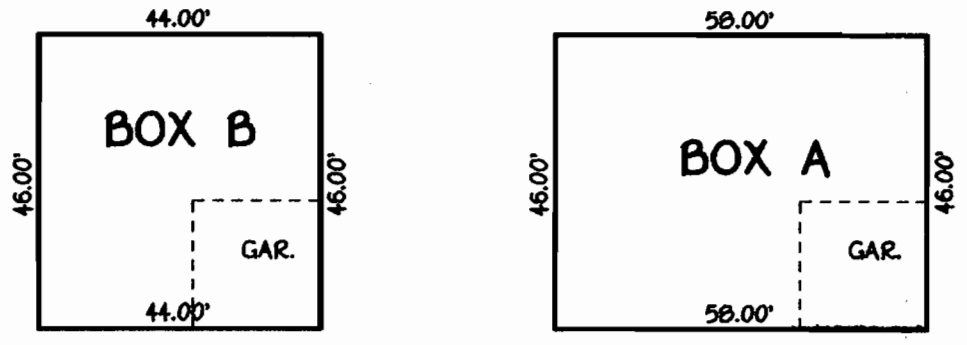
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CORPORATE SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FEE
ELLETT CITY, MARYLAND 21144
1409 441 - 2955

N 563250
E 1377000

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EROSION CONTROL MATTING
EMC	SPOT ELEVATION
+ 624	SILT FENCE
-SF-SF-	FIRST FLOOR ELEVATION
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
⊕	PROPOSED WALKOUT
⊕	SILT FENCE
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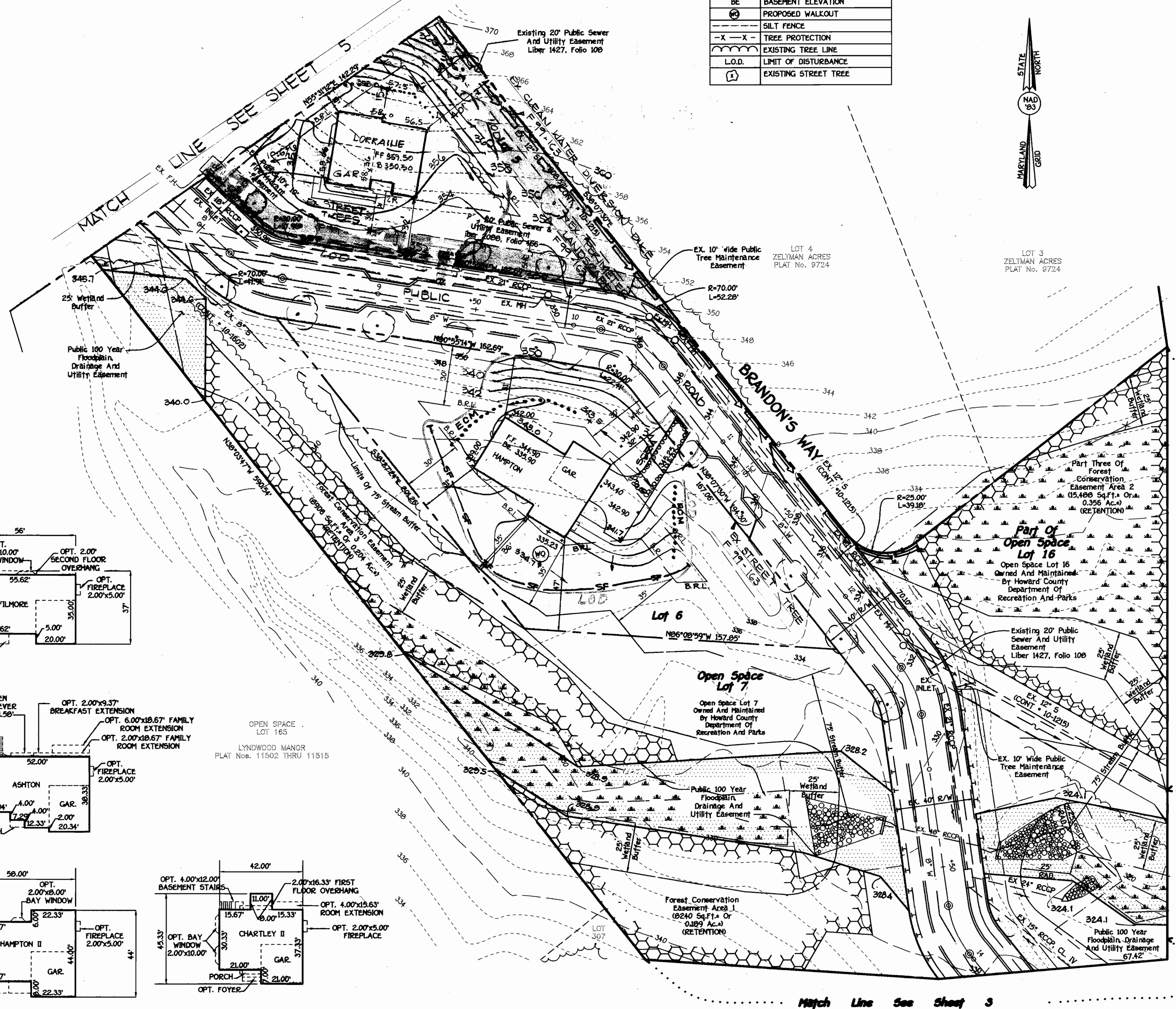
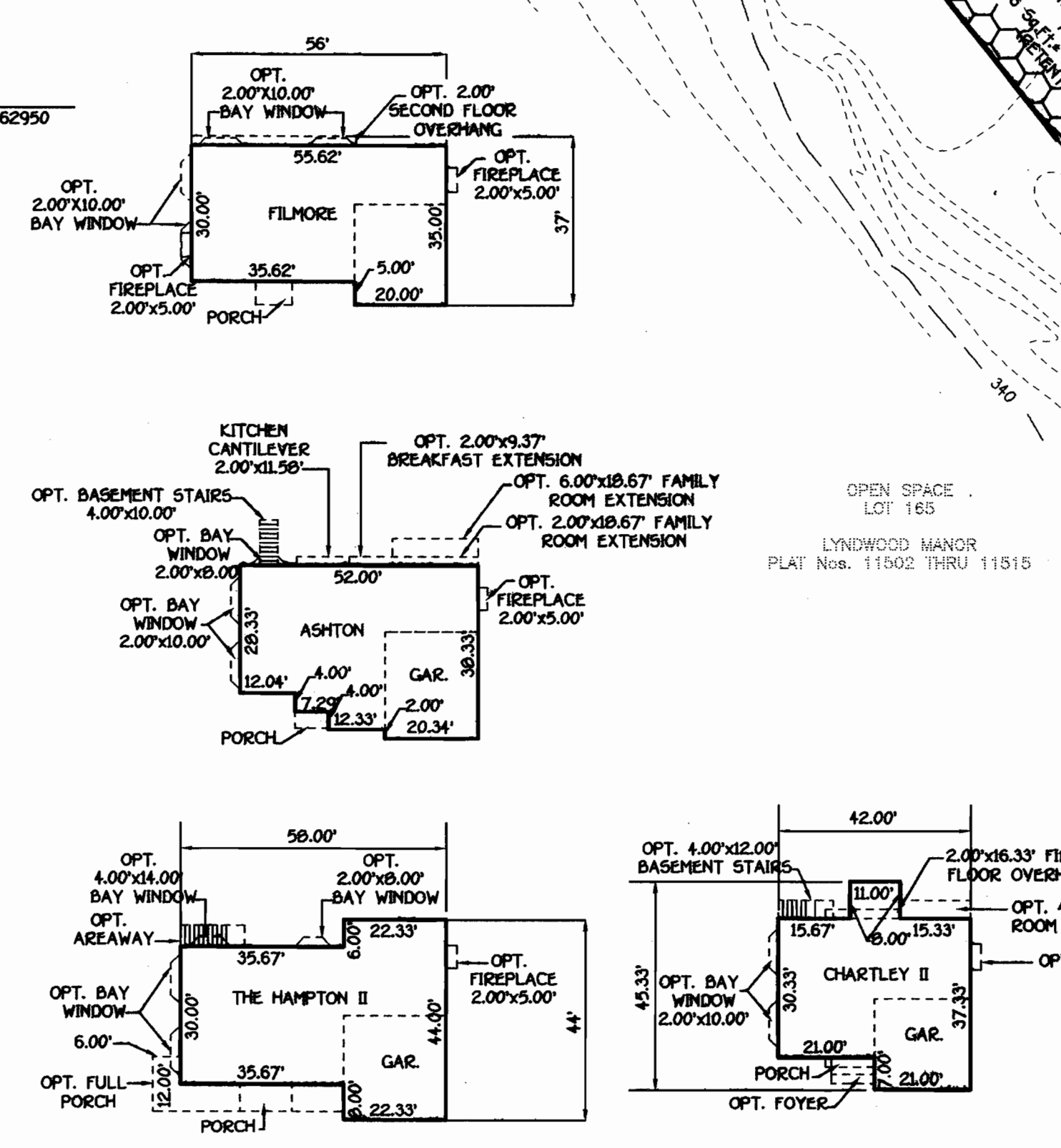
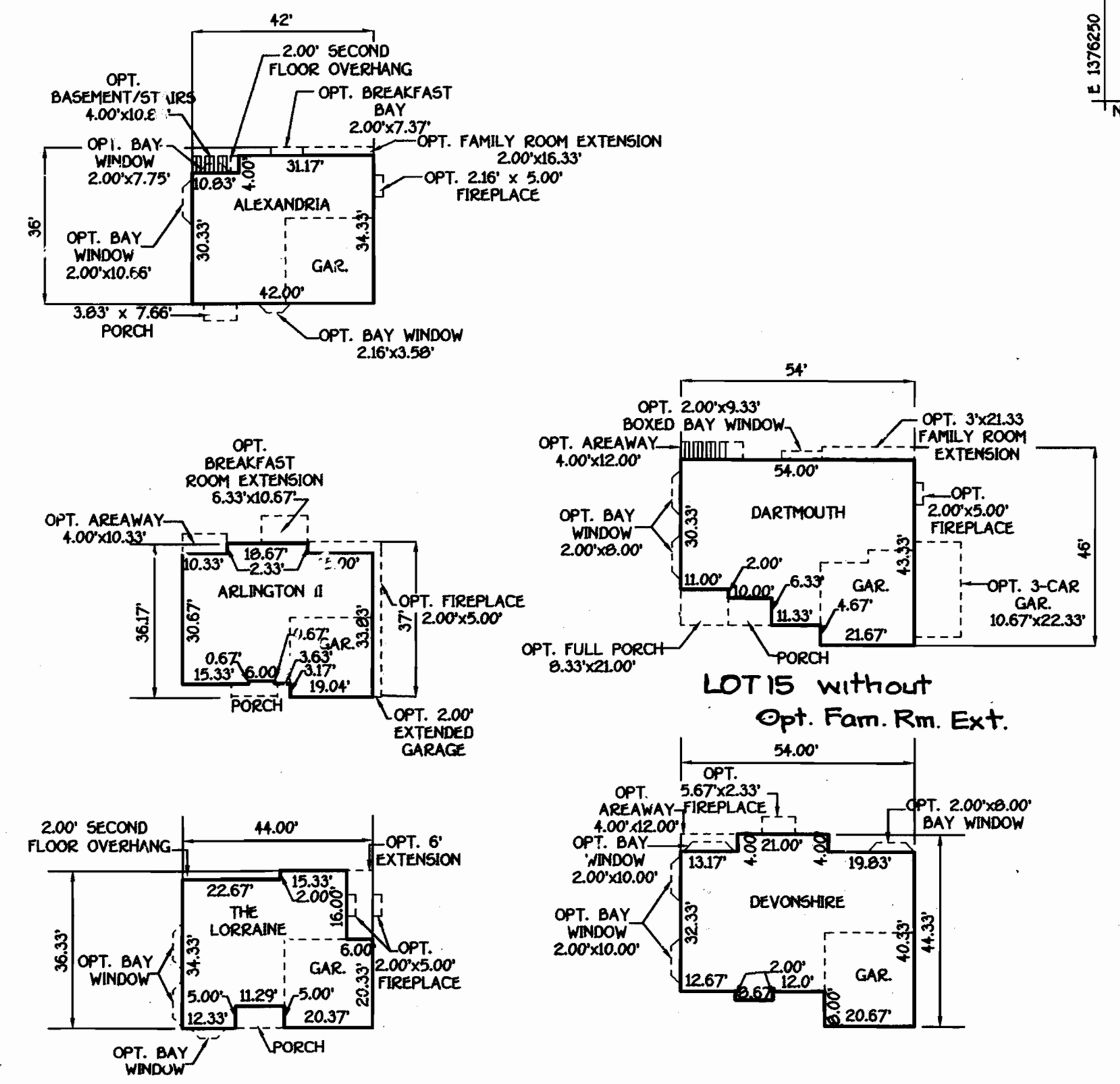


JOSEPH E. & CORA L. MAYNOR
LIBER 330, FOLIO 12



ALEXANDRIA ARLINGTON II THE LORRAINE CHARTLEY II

ALEXANDRIA ARLINGTON II THE LORRAINE DARTMOUTH DEVONSHIRE FILMORE ASHTON THE HAMPTON II CHARTLEY II



Match Line See Sheet 2

Match Line See Sheet 3

N 562950
E 1377000

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS CONSULTANTS & LAND SURVEYORS
3000 SPOKANE AVENUE
ELICOTT CITY, MARYLAND 21041
(410) 481-2900
G:\LIBRARY\SDP\SINGLE LOT SDP BASE

DATE	DESCRIPTION	REVISION BLOCK
10-10-01	CHANGED LORRAINE TO LORRAINE REVERSE WITH OPTIOUAL & EXTENSION WITH RELOCATED DRIVEWAY & REVISED LOT GRADINGS.	



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.
Signature of Engineer (print name below signature) *Joseph E. Maynor*
Date 5-10-01

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.
Signature of Developer (print name below signature) *Mr. Brian Boy*
Date 5-10-01

Reviewed for HOWARD SCD and meets Technical Requirements.
Jan M. Gue Date *5/25/01*
USDA-Natural Resources Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John K. Roberts Date *5/25/01*
Howard SCD

OWNER/DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
ATTN: MR. BRIAN BOY
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John M. Gue Date *6/1/01*
Director, Department of Planning and Zoning

Gene Starnitz Date *6/1/01*
Chief, Division of Land Development

John M. Gue Date *5/25/01*
Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	LOT NO.
ROCKBURN VIEW	N/A	4-6, 8-15, 17-29 & 34
PLAT NO.	BLOCK NO.	ZONE
14766	4	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
37	FIRST	G011.01
WATER CODE	SEWER CODE	
D04	215300	

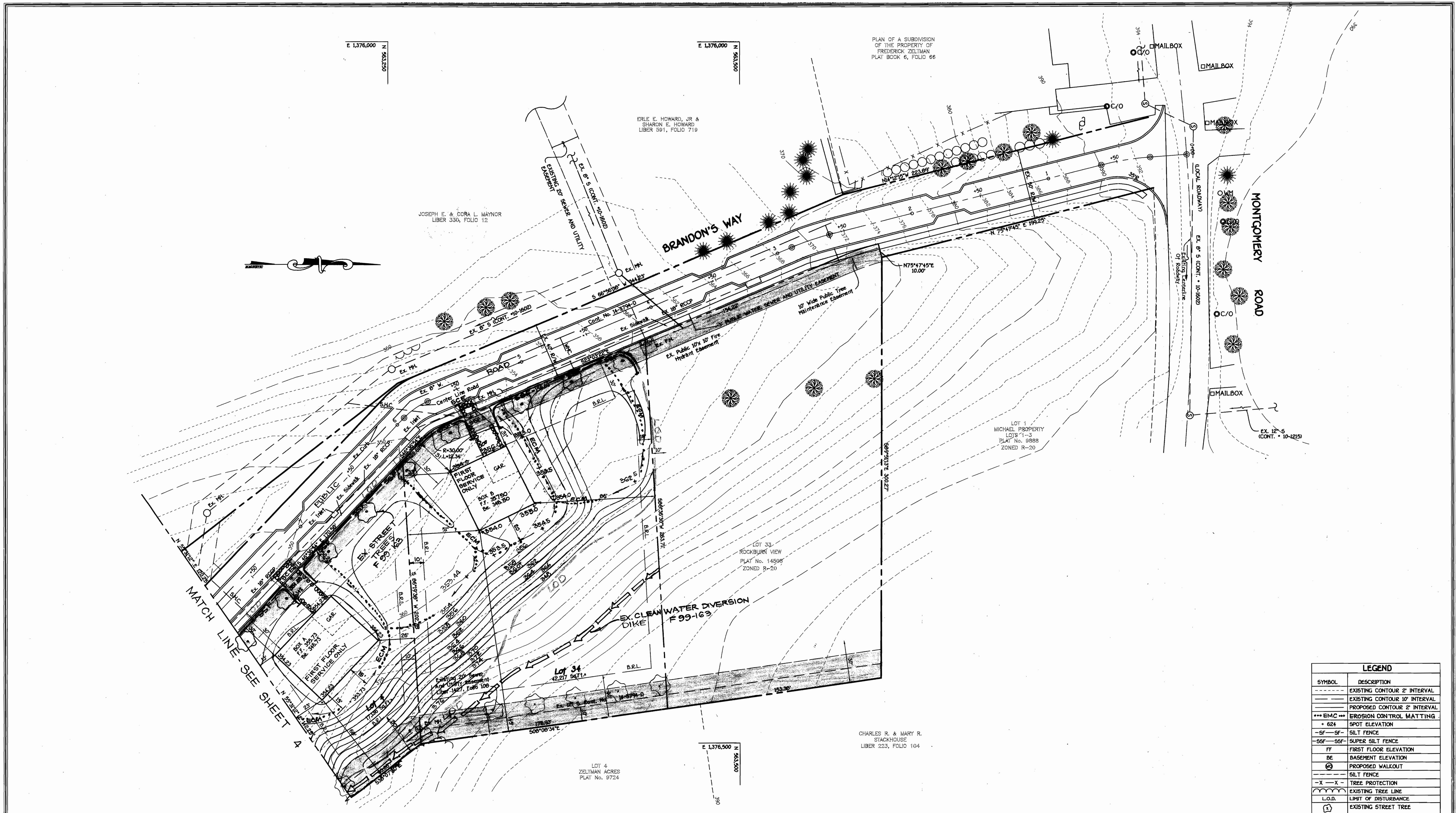
SITE DEVELOPMENT PLAN

ROCKBURN VIEW
LOTS 4-6, 8-15, 17-29 & 34

TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: AUGUST 1, 2000
SHEET 4 OF 8

SDP 01-79

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LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EROSION CONTROL MATTING
• 624	SPOT ELEVATION
SF-SF	SILT FENCE
SSF-S6F	SUPER SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
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---	SILT FENCE
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---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
(T)	EXISTING STREET TREE

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.
 Signature of Engineer (print name below signature) *John N. Gyo* Date *5/25/01*

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.
 Signature of Developer (print name below signature) *Conerstone Holdings L.C.C.* Date *5-10-01*

Approved for Howard SCD and meets Technical Requirements.
 Director, Department of Planning and Zoning
 Chief, Division of Land Development
 Chief, Development Engineering Division

DEVELOPER/OWNER
 CONERSTONE HOLDINGS L.C.C.
 ATTN: MR. BRIAN BOY
 9091 NORFOLK AVENUE
 LAUREL, MARYLAND 20723

APPROVED: DEPARTMENT OF PLANNING AND ZONING

PLAT NO. 1476G	BLOCK NO. 4	ZONE R-20	TAX/ZONE 37	ELEC. DIST. FIRST	CENSUS TR. 6011.01
SUBDIVISION ROCKBURN VIEW			SECTION/AREA N/A	LOT NO. 4-6, 8-15, 17-29 & 34	
WATER CODE D04			SEWER CODE 2153800		

SITE DEVELOPMENT PLAN

ROCKBURN VIEW

LOTS 4-6, 8-15, 17-29 AND 34

TAX MAP No: 37 PARCEL No: 563 AND P/O 669

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=20' DATE: AUGUST 1, 2000

SHEET 5 OF 8

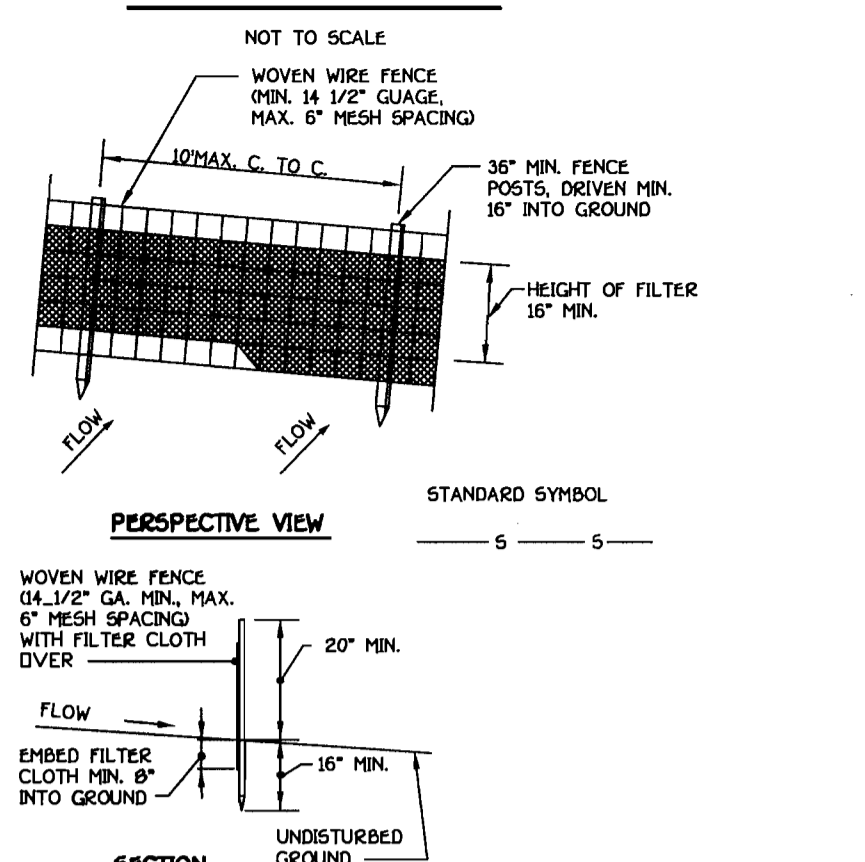
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 FALCOTT CITY, MARYLAND 21042

DATE: _____ DESCRIPTION: REVISION BLOCK

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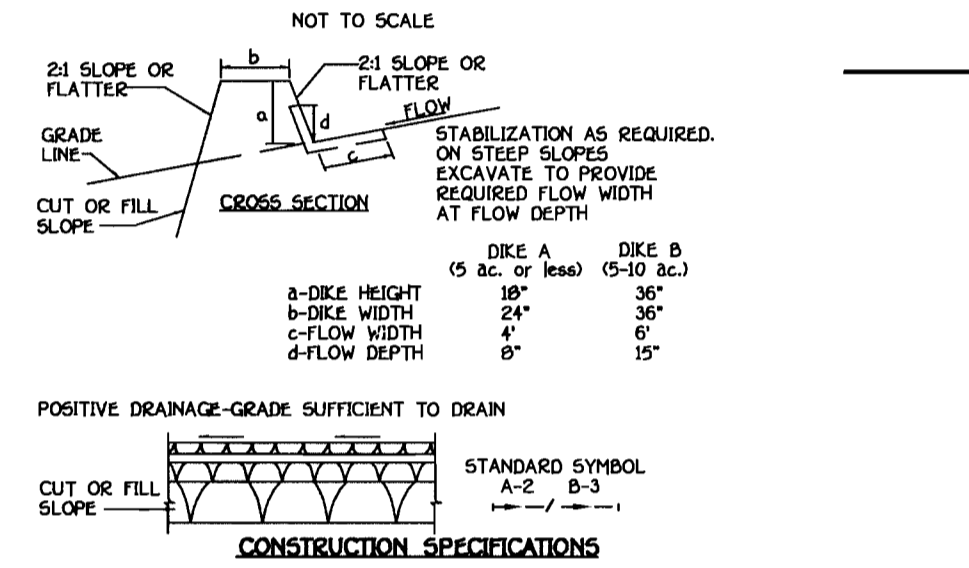
SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- Woven wire fence to be fastened securely to fence posts with wire ties of stainless steel or galvanized steel.
- Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
- When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
- Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

EARTH DIKE



CONSTRUCTION SPECIFICATIONS

- All dikes shall be compacted by earth-moving equipment.
- All dikes shall have positive drainage to an outlet.
- Top width may be wider and side slopes may be flatter if desired to facilitate crossing by construction traffic.
- Field location shall be adjusted as needed to utilize a stabilized safe outlet.
- Earth dikes shall have an outlet that functions with a minimum of erosion runoff shall be conveyed to a sediment basin where either the dike channel or the drainage area above the dike are not adequately stabilized.
- Stabilization shall be (a) in accordance with standard specifications for seed and straw mulch or straw mulch in its seeding season, (b) flow channel as per the chart below.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	5-30X	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	31-50X	SEED AND STRAW MULCH	SEED USING JUTE, OR EXCESSIVE: 500' 2" STONE
3	51-80X	SEED WITH JUTE, OR SOIL LINED RIP-RAP 4'-8" 2" STONE	
4	81-20X	LINED RIP-RAP 4'-8"	ENGINEERING DESIGN

7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

PERMANENT SEEDING NOTES

All disturbed areas shall be stabilized as follows:

SEEDING PREPARATION
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS
APPLY TWO TONS PER ACRE DOLICHITE LIMESTONE (92 LBS./100 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (24 LBS./1000 SQ.FT.) BEFORE SEEDING HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 38-0-0 UREA-BASED FERTILIZER (9 LBS./1000 SQ.FT.) AND 500 LBS. PER ACRE (105 LBS./1000 SQ.FT.) OF 10-20-20 FERTILIZER.

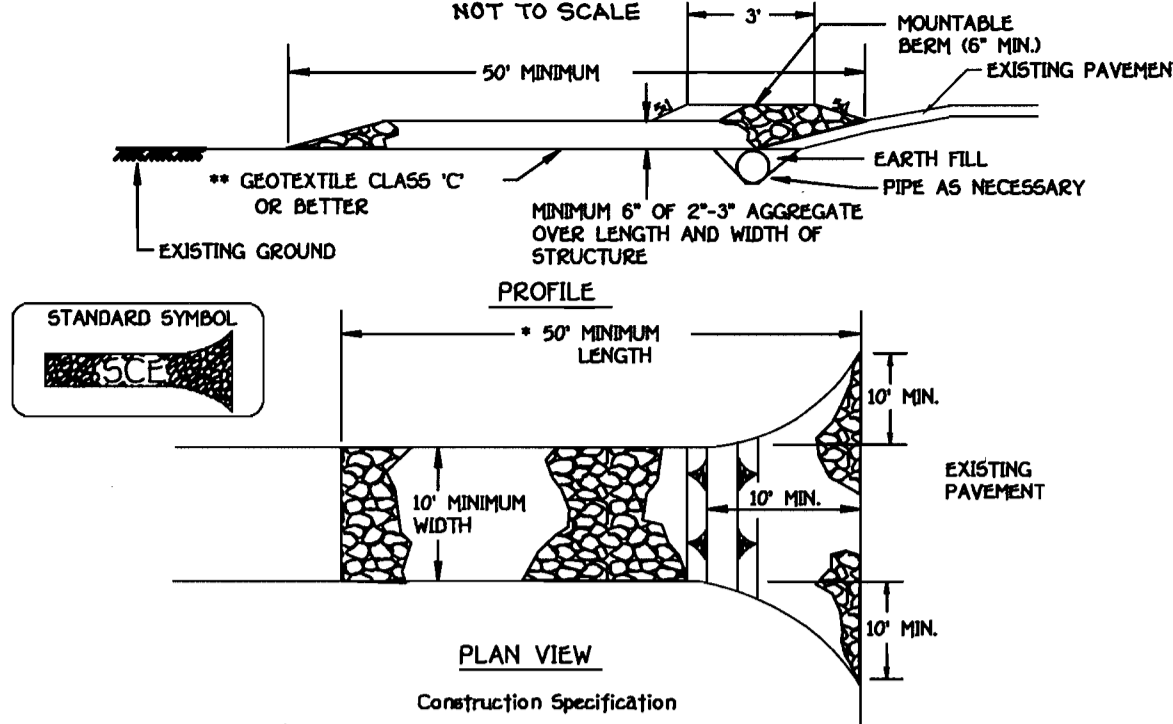
SEEDING
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (23 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (14 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY OPTION (1) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OPTION (2) - USE 5000 OPTION (3) - SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDING.

MULCHING
APPLY 1 TO 2 TONS PER ACRE (50 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR FLAT IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GALL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER USE 340 GALLONS PER ACRE (8 GALL./1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE
INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

* FOR PUBLIC PONDS SUBSTITUTE CHEQUON CROWNWEAT AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

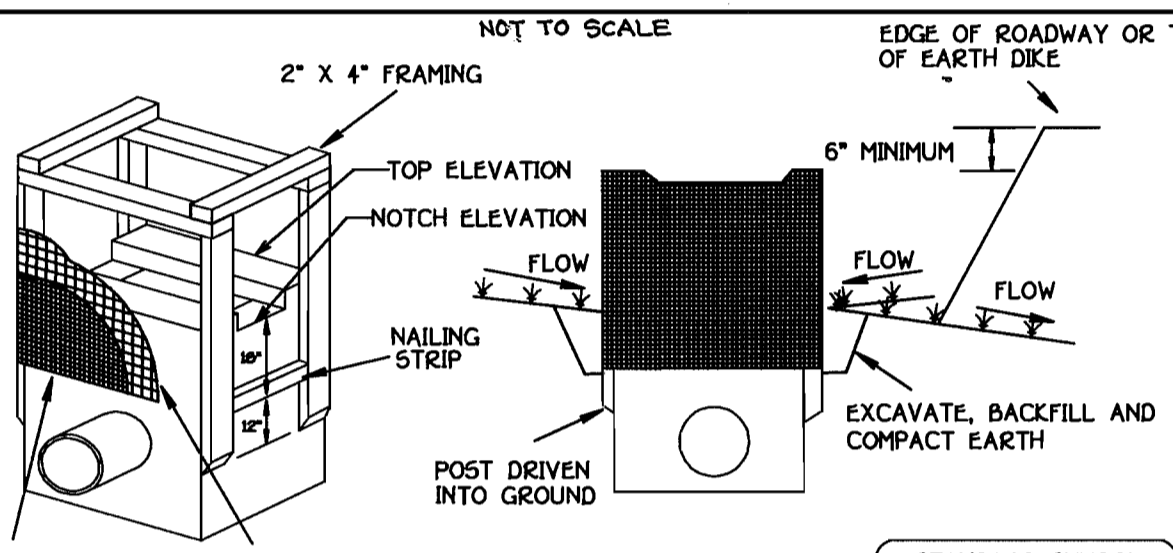
STABILIZED CONSTRUCTION ENTRANCE



Construction Specifications

- Length - minimum of 50' (30' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. *The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 54 stones and a minimum of 6" of stone over the pipe. Pipe shall be sized according to the drainage. When the size is locked at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

STANDARD INLET PROTECTION



Construction Specifications

- Excavate completely around the inlet to a depth of 18" below the notch elevation.
- Drive the 2' x 4' construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2' x 4' frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.
- Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.
- Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.
- Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.
- If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.
- The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REINTEGRATED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS
APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 1 BUSHEL PER ACRE OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GALL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 8 FEET OR HIGHER, USE 340 GALLONS PER ACRE (8 GALL./1000 SQ.FT.) FOR ANCHORING.

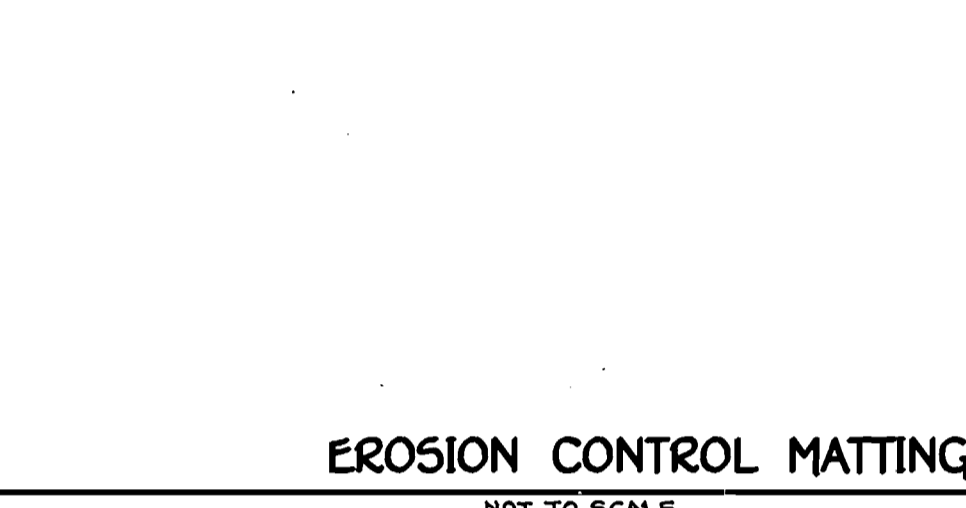
MULCHING
APPLY 1 TO 2 TONS PER ACRE (50 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GALL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 8 FEET OR HIGHER, USE 340 GALLONS PER ACRE (8 GALL./1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1996 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

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 (10-1999).
- 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.
- EXISTING NATURAL SOIL DISTURBANCE OR DISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, 10 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1996 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. FOR PERMANENT SEEDING (SEC. 50, 500 (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 50), 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 PERMISSON FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
TOTAL AREA OF SITE: 0.435 ACRES
AREA TO BE ROOFED OR PAVED: 7.712 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 0.14 ACRES
TOTAL CUT: 3,750 CU.YD.
TOTAL FILL: 3,750 CU.YD.
OFFSITE WASTE/BORROW AREA LOCATION: CLYDE.
- 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 NEEDED 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 CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVAL MAY NOT BE REQUIRED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PEE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITH ONE WORKING DAY, WHICHEVER IS SHORTER.

EROSION CONTROL MATTING



Construction Specifications

- Key-in the matting by placing the top end of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
- Staple a 4" overlap in the channel center using an 18" spacing between staples.
- Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
- Staples shall be placed 2" apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
- Where one roll of matting ends and another begins, the end of the strip shall overlap the upper end of the lower strip by 4", overlap shall be secured with a double row of staples spaced 6" apart in a staggered pattern on either side.
- The discharge end of the matting line should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be key-in.

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.

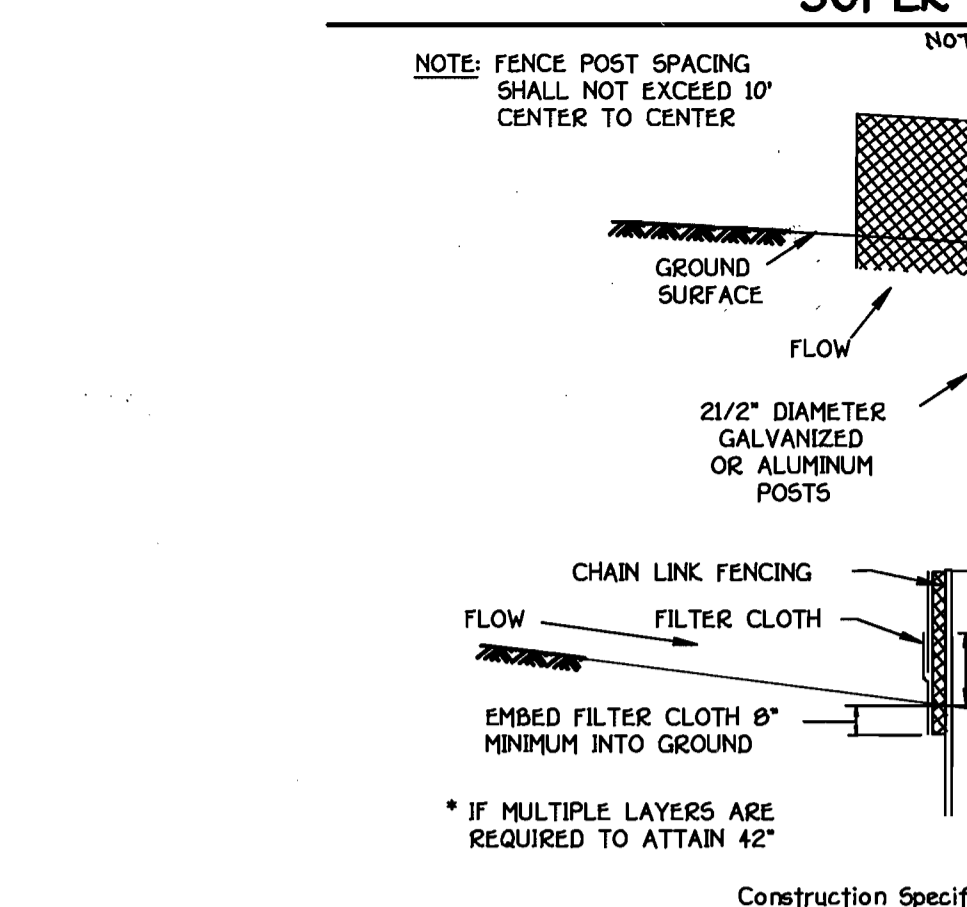
Signature of Engineer (print name below signature) _____ Date: 5-10-01

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.

Signature of Developer (print name below signature) _____ Date: 5-10-01

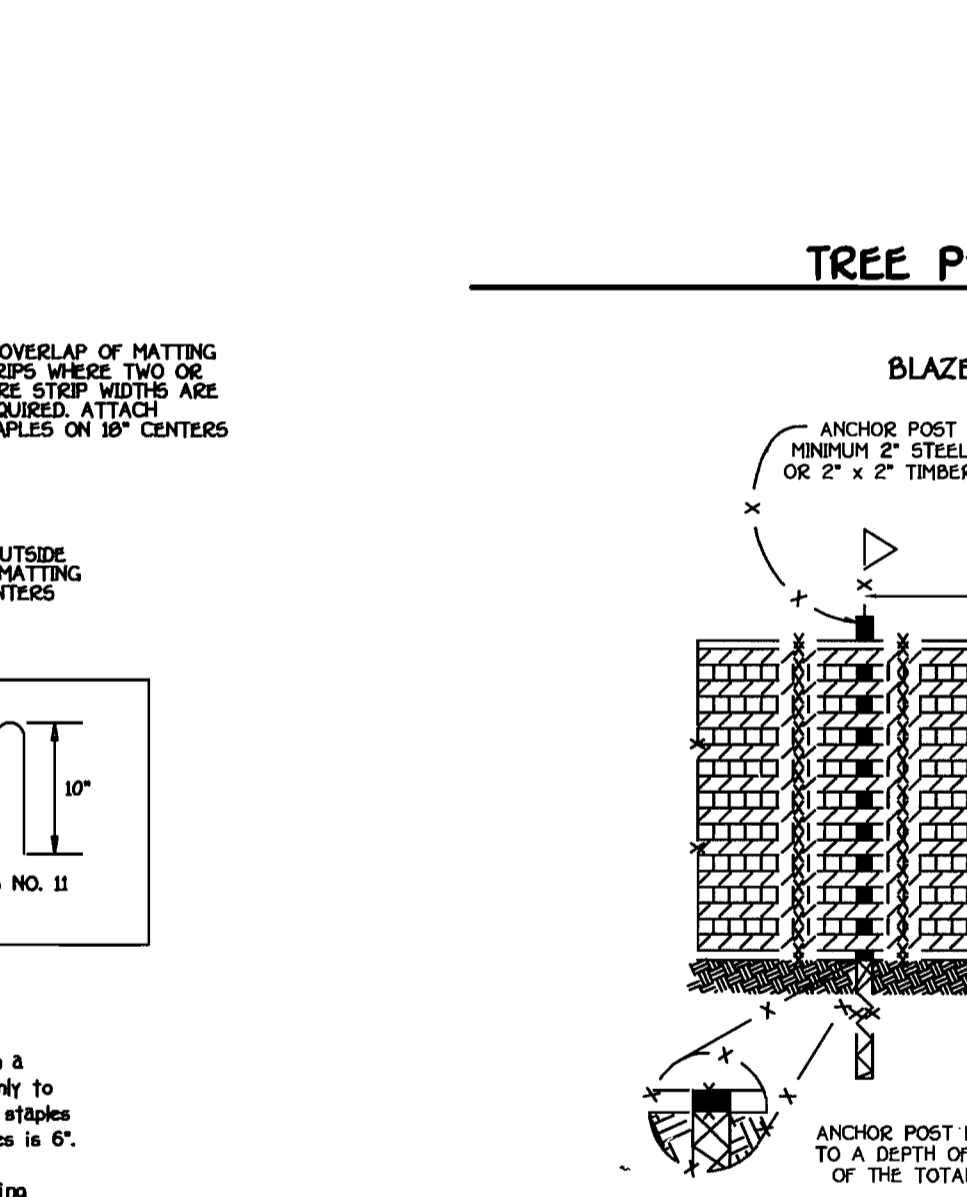
SUPER SILT FENCE



Construction Specifications

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 6" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
Tensile Strength: 50 lbs/in (min) Test: MSMT 509
Tensile Modulus: 20 lbs/in (min) Test: MSMT 509
Flow Rate: 0.3 gal/ft (minutē) (max.) Test: MSMT 322
Filtering Efficiency: 75% (min) Test: MSMT 322

TREE PROTECTION DETAIL



NOTES:

- FORGET PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- ROOT DAMAGE SHOULD BE AVOIDED.
- PROTECTIVE SIGNAGE MAY ALSO BE USED.
- DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

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

DEFINITION
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 water quality.

CONDITIONS WHERE PRACTICE APPLIES
This practice shall be used on denuded areas as specified on the plan 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, grading, seeding and preparation, seeding, mastic and for Permanent Seeding are lawns, dunes, 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, percolation, 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.

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

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- 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.
- Soil Amendment (Specifications)**
 - Soil tests must be performed to determine the exact ratios 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. Fertilizer 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 label and state of origin and shall bear the name of the manufacturer and manufacturer of the product.
 - Lime materials shall be ground limestone (hydrated or burnt lime) but substituted which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 90-100% will pass through a #20 sieve.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
- Seeding Preparation**
 - Temporary Seeding
 - Seeding 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 disked smooth, but left in the prepared condition. Sloped areas greater than 3:1 should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plan.
 - Permanent Seeding
 - Minimum conditions required for permanent vegetative establishment:
Soil pH shall be between 6.0 and 7.0.
Soil shall contain less than 500 parts per million phosphorus.
The soil shall contain less than 400 cation but enough free nitrogen to support the growth of a moderate amount of moisture. An essential is to be planted, then a sandy soil (50% silt plus clay) will be acceptable.
Soil shall contain 1% minimum organic matter by weight.
Soil must contain sufficient pore space to permit adequate root penetration.
If these conditions cannot be met by soil as added topsoil is required. Topsoil shall be in accordance with Section 21 Standard and Specification 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" to 5" to permit bonding of the topsoil to the surface area, and to create horizontal erosion check slots to prevent 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 plan.
Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and grade the area for seed application. Where site conditions will not permit normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment 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 plan.
The top 1-3" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.
- 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 the 6 months immediately preceding the date of sowing.
 - Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - Inoculating bacteria prepared specifically for the species. Inoculants shall not be used later than the recommended date on the hydroseeder. Note: It is very important to keep inoculant as cool as possible until use. Temperatures above 75-80° F. can weaken bacteria and make the inoculant less effective.
 - Method of Seeding**
 - Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer, broadcast or drop seeding, or a callibrator seeder.
If fertilizer is being applied at the time of seeding, the application rates amounts will not change the recommended rates of seed application. Where site conditions will not permit normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment 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 plan.
The top 1-3" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding: The includes use of conventional drop or broadcast spreaders.
Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the plan.
If these conditions cannot be met by soil as added topsoil is required. Topsoil shall be in accordance with Section 21 Standard and Specification for Topsoil.
Apply half the seeding rate in each direction.
Apply soil amendments as per soil test or as included on the plan.
Cultivating seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering seeders must be firm and secure.
Where practical, seeding should be applied in two directions perpendicular to each other.
Apply half the seeding rate in each direction.
- Mulch Specifications (in order of preference)**
 - Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be more than 1/2 inch in diameter, or excessively dry and shall be free of noxious weed seeds.
 - Wood Cellulose Fiber (WCF)
 - WCF shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCF shall be dried green or contain a green dye in the package that will provide a temporary barrier to sunlight by means of the dye to prevent mold or mildew.
 - WCF, including dye, shall contain no germination or growth inhibiting factors.
 - WCF materials shall be manufactured and processed in such a manner that the wood cellulose fibers will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The slurry material shall form a batter-like growth return on application, having moisture absorption and percolation properties and shall cover and hold grass seed in place.
 - WCF must conform to the following physical requirements: fiber length to 4.0, ash content of less than 10% and water holding capacity of 60%.
 - WCF shall be applied to a depth of 1/2 inch to 3/4 inch.

FISHER, COLLINS & CARTER, INC.
3000 SPOKANE
ELKLOTT CITY, MARYLAND 2042
410-212-2991
G:\LIBRARY\SDP\SINGLE LOT SDP BASE

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.
Signature of Engineer (print name below signature) _____ Date: 5-10-01

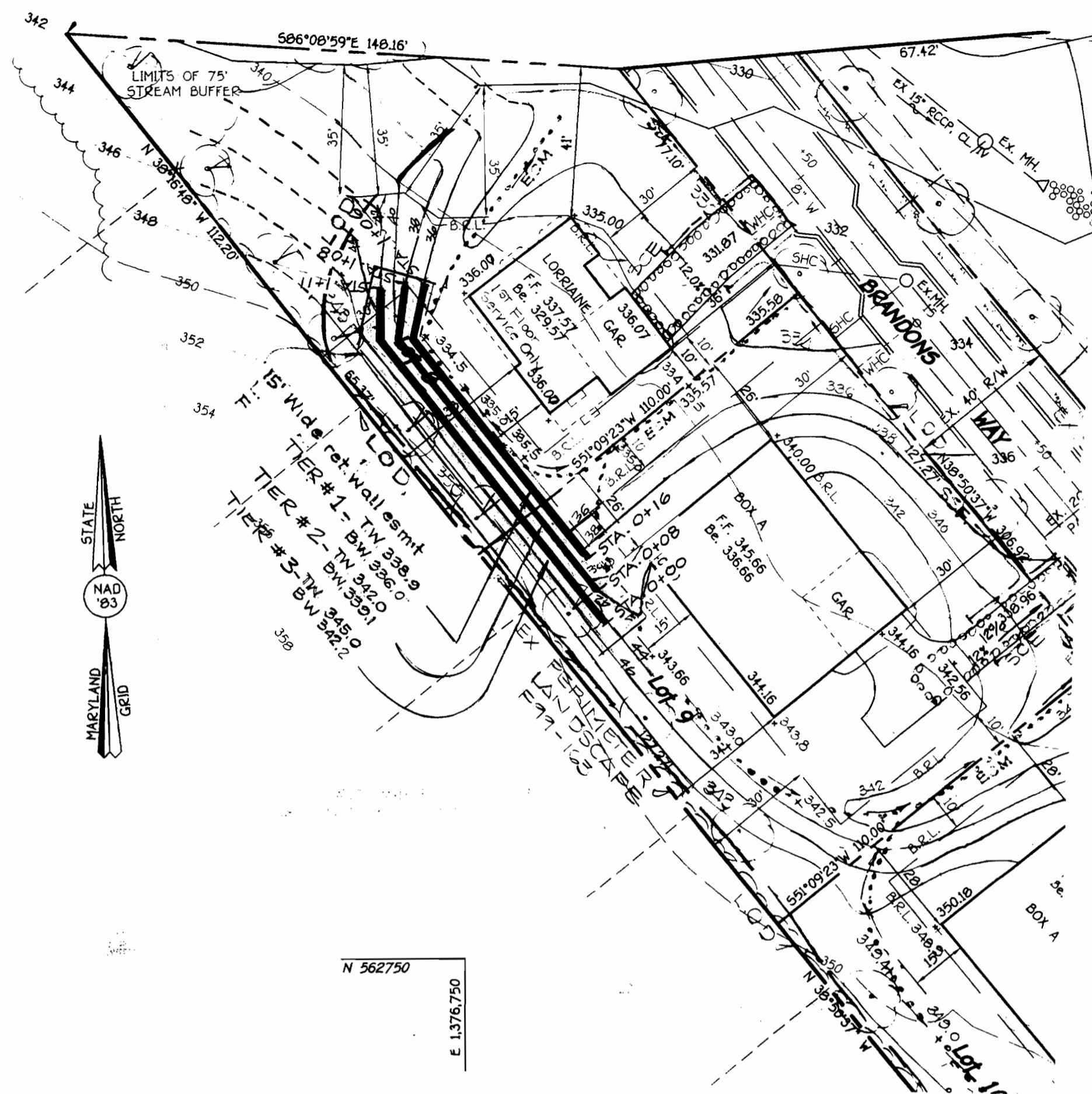
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Signature of Developer (print name below signature) _____ Date: 5-10-01

OWNER/DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
ATTN: MR. BRIAN BOY
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723

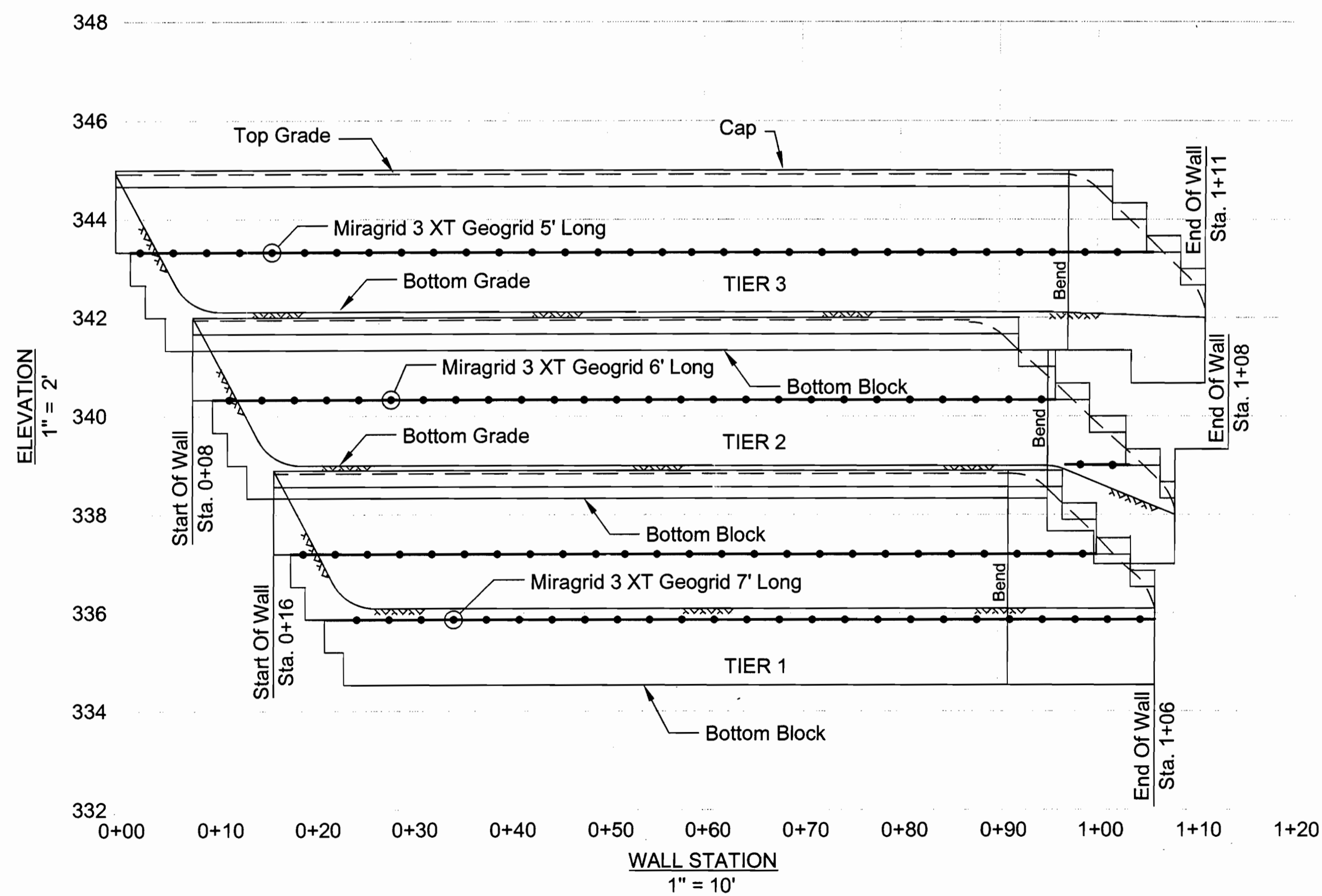
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Director: Department of Planning and Zoning
Chief, Division of Land Development
Chief, Department Engineering Division

SITE DEVELOPMENT PLAN
ROCKBURN VIEW
LOTS 4-6, 8-15, 17-29 AND 34
TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NOT TO SCALE DATE: AUGUST 1, 2000
SHEET 6 OF 8

SDP 01-79



WALL LOCATION PLAN
1" = 30'



WALL ELEVATION
1" = 10'

SPECIFICATIONS
KEYSTONE MODULAR CONCRETE BLOCK RETAINING WALL

PART 1: GENERAL

- 1.01 Description**
A. Work shall consist of furnishing and construction of a KEYSTONE Retaining Wall System in accordance with these specifications and in reasonably close conformity with the lines, grades, design, and dimensions shown on the plans.
B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill and backfill to the lines and grades shown on the construction drawings.
C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths designated on the construction drawings.

- 1.02 Delivery, Storage and Handling**
A. Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification has been received.
B. Contractor shall protect all materials from damage due to job site conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2: PRODUCTS

- 2.01 Modular Concrete Retaining Wall Units**
A. Modular concrete units shall conform to the following architectural requirements:
Face color - concrete gray - standard manufacturers' color may be specified by the Owner.
Face finish - sculptured rock face in angular tri-planer configuration. Other face finishes will be allowed with written approval of Owner.
Bond configuration - running with bonds nominally located at midpoint of vertically adjacent units, in both straight and curved alignments.
Exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 10 feet under diffused lighting.
B. Modular concrete materials shall conform to the requirements of ASTM C1372 - Standard Specifications for Segmental Retaining Wall Units.
C. Modular concrete units shall conform to the following structural and geometric requirements measured in accordance with appropriate references:
Compressive strength = 3000 psi minimum;
Absorption = 8% maximum
Dimensional tolerances = ± 1/8" from nominal unit dimensions - not including rough spilt unit dimensions, ± 1/16" unit height - top and bottom planes;
Unit size - As specified on plan.

- D. Modular concrete units shall conform to the following constructability requirements:**
Vertical setback = 1/8"± per course (near vertical) or 1"± per course per the design;
Alignment and grid positioning mechanism - fiberglass pins, two per unit minimum;
Maximum gap between erected units shall be - 1/2 inch.

- 2.02 Shear Connectors**
A. Shear connectors shall be 1/2 inch diameter thermostat isoplastic polyester resin-protuded fiberglass reinforcement rods or equivalent to provide connection between vertically and horizontally adjacent units. Strength of shear connectors between vertical adjacent units shall be applicable over a design temperature of 10 degrees F to +100 degrees F.
B. Shear connectors shall be capable of holding the geogrid in the proper design position during grid pre-tensioning and backfilling.

- 2.03 Base Leveling Pad Material**
A. Material shall consist of a compacted #57 crushed stone base as shown on the construction drawings.

- 2.04 Unit Drainage Fill**
A. Unit drainage fill shall consist of #57 crushed stone.
B. One cubic foot, minimum, of drainage fill shall be used for each square foot of wall face. Drainage fill shall be placed within cores of, between, and behind units to meet this requirement.

- 2.05 Reinforced Backfill**
A. Reinforced backfill shall be type SM, be free of debris and meet the following gradation tested in accordance with ASTM D-422 and meet other properties shown on the plan:
- | Sieve Size | Percent Passing |
|---|-----------------|
| 2 inch | 100-75 |
| 3/4 inch | 100-75 |
| No. 40 | 0-60 |
| No. 200 | 0-35 |
| Plasticity Index (PI) <15 and Liquid Limit <40 per ASTM D-4318. | |
- B. Material can be site excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the reinforced soil mass.

- 2.06 Geogrid Soil Reinforcement**
A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement

applications and shall be manufactured from high tenacity polyester yarn, or HDPE material.

- 2.07 Drainage Pipe**
A. The drainage pipe shall be perforated corrugated HDPE pipe manufactured in accordance with ASTM D-1248.

PART 3: EXECUTION

- 3.01 Excavation**
A. Contractor shall excavate to the lines and grades shown on the construction drawings. Owner's representative shall be responsible for inspecting and approving the excavation prior to placement of leveling material or fill soils.

- 3.02 Base Leveling Pad**
A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches and extend laterally a minimum of 6" in front and behind the modular wall unit.
B. Leveling pad shall be prepared to insure full contact to the base surface of the concrete units.

- 3.03 Modular Unit Excavation**
A. First course of units shall be placed on the leveling pad at the appropriate line and grade. Alignment and level shall be checked in all directions and insure that all units are in full contact with the base and properly seated.
B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.
C. Install shears/connecting devices per manufacturer's recommendations.
D. Place and compact drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill.
E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed manufacturer's recommendations.

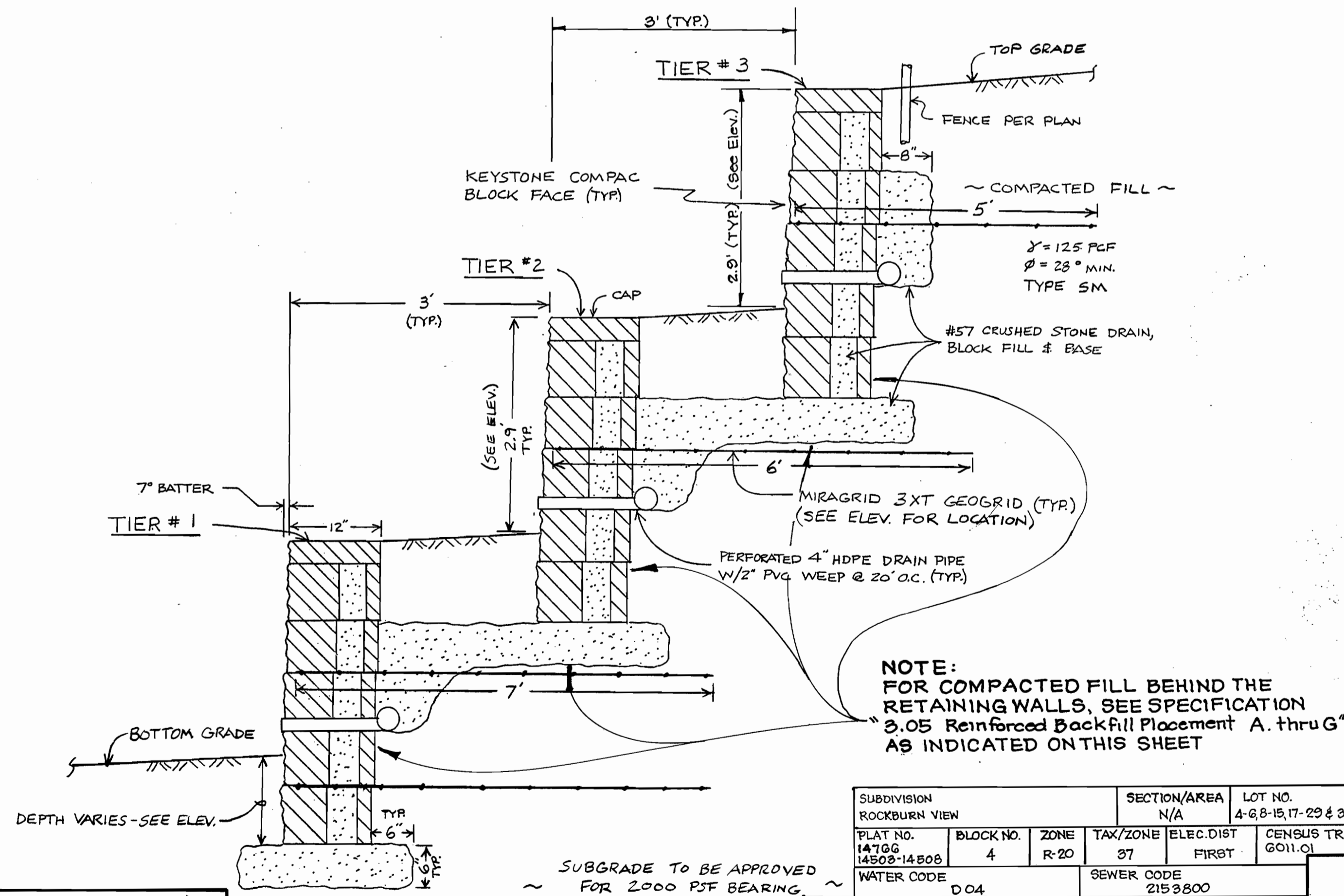
- 3.04 Structural Geogrid Installation**
A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.
B. Geogrid reinforcement shall be placed at the strengths, lengths, and elevations shown on the construction design drawings or as directed by the Engineer.
C. The geogrid shall be laid horizontally on compacted backfill and attached to the modular wall units. Place the next course of modular concrete units over the geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.

- D. Geogrid reinforcements shall be continuous throughout their embedment lengths and placed side-by-side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps between adjacent pieces of geogrid are not permitted.

- 3.05 Reinforced Backfill Placement**
A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.
B. Reinforced backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8 - 10 inches where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.
C. Reinforced backfill shall be compacted to 95% of the maximum density as determined by ASTM D698. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be +3% to -3% of optimum.
D. Only lightweight hand-operated equipment shall be allowed within 3 feet from the tail of the modular concrete unit.
E. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
F. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH. Sudden braking and sharp turning shall be avoided.
G. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

- 3.06 Cap Installation**
A. Cap units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer.

- 3.07 Field Quality Control**
A. The Owner shall engage inspection and testing services, including independent laboratories, to provide quality assurance and testing services during construction.
B. As a minimum, quality assurance testing should include foundation soil inspection, soil bearing and backfill testing, verification of design parameters, and observation of construction for general compliance with design drawings and specifications.



NOTE:
FOR COMPACTED FILL BEHIND THE RETAINING WALLS, SEE SPECIFICATION 3.05 Reinforced Backfill Placement A. thru G. AS INDICATED ON THIS SHEET

SUBDIVISION ROCKBURN VIEW	SECTION/AREA N/A	LOT NO. 4-6-B-15, 17-29 & 34
PLAT NO. 14706	BLOCK NO. 4	ZONE R-20
TAX CODE 14808-14808	ELEC. DIST 37	FIRST
WATER CODE D04	SEWER CODE 2153800	CENSUS TR. G011.01

Registered for HOWARD BCD and meets Technical Requirements
 [Signature] 5/25/01 Date
 [Signature] 5/25/01 Date
 This development plan is for erosion and sediment control by the University of Maryland System.

OWNER/DEVELOPER
CORNERSTONE HOLDINGS L.L.C.
ATTN: MR. BRIAN BOY
3001 NORFOLK AVENUE
LAUREL, MARYLAND 20723

WALL PROFILE
N.T.S.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 6/1/01 Date
 [Signature] 6/1/01 Date
 [Signature] 5/25/01 Date



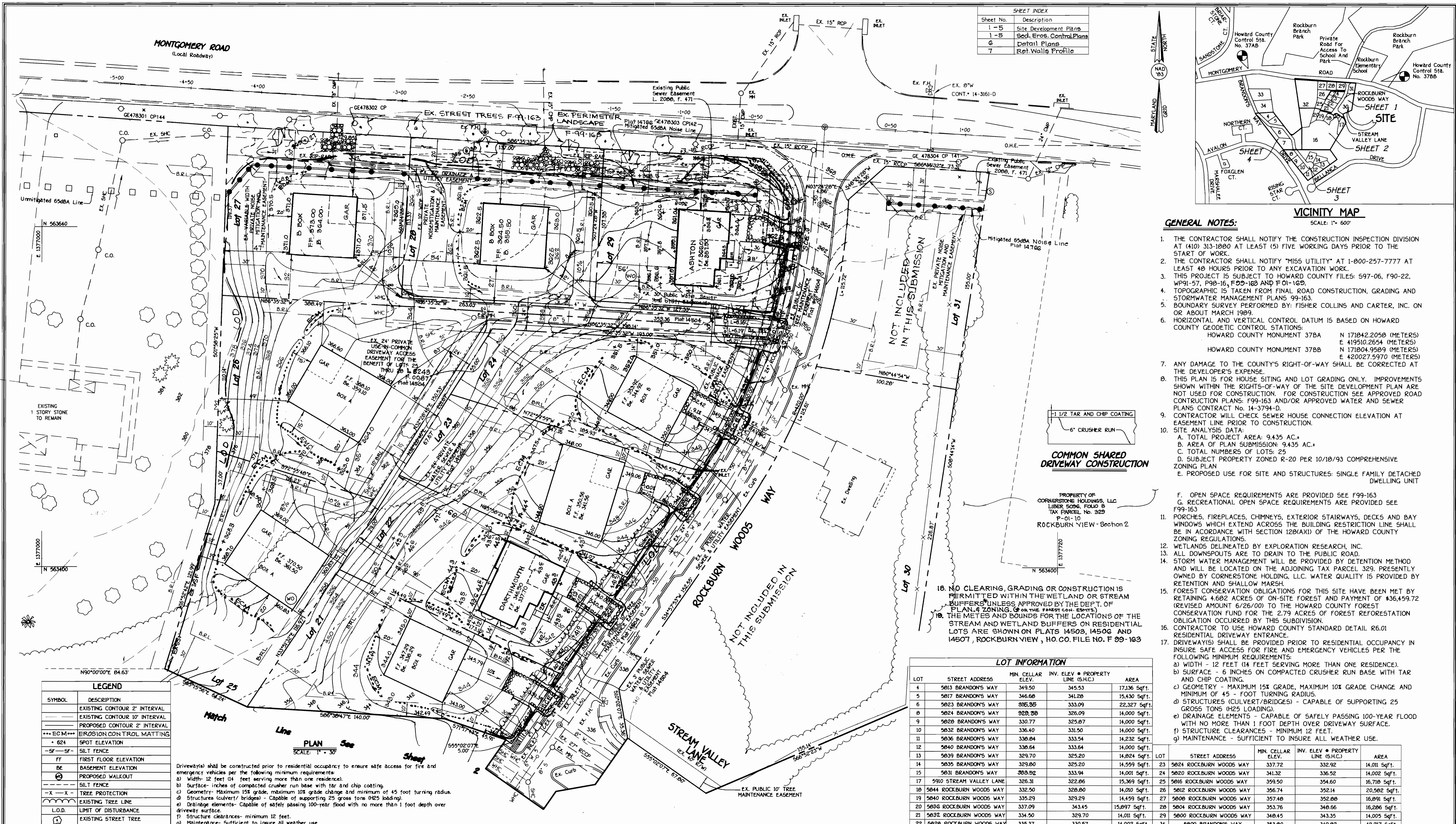
HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

12011 Guilford Road - Suite 106
(410) 880-4788
Annapolis Junction, Maryland
Fax: (410)880-4098

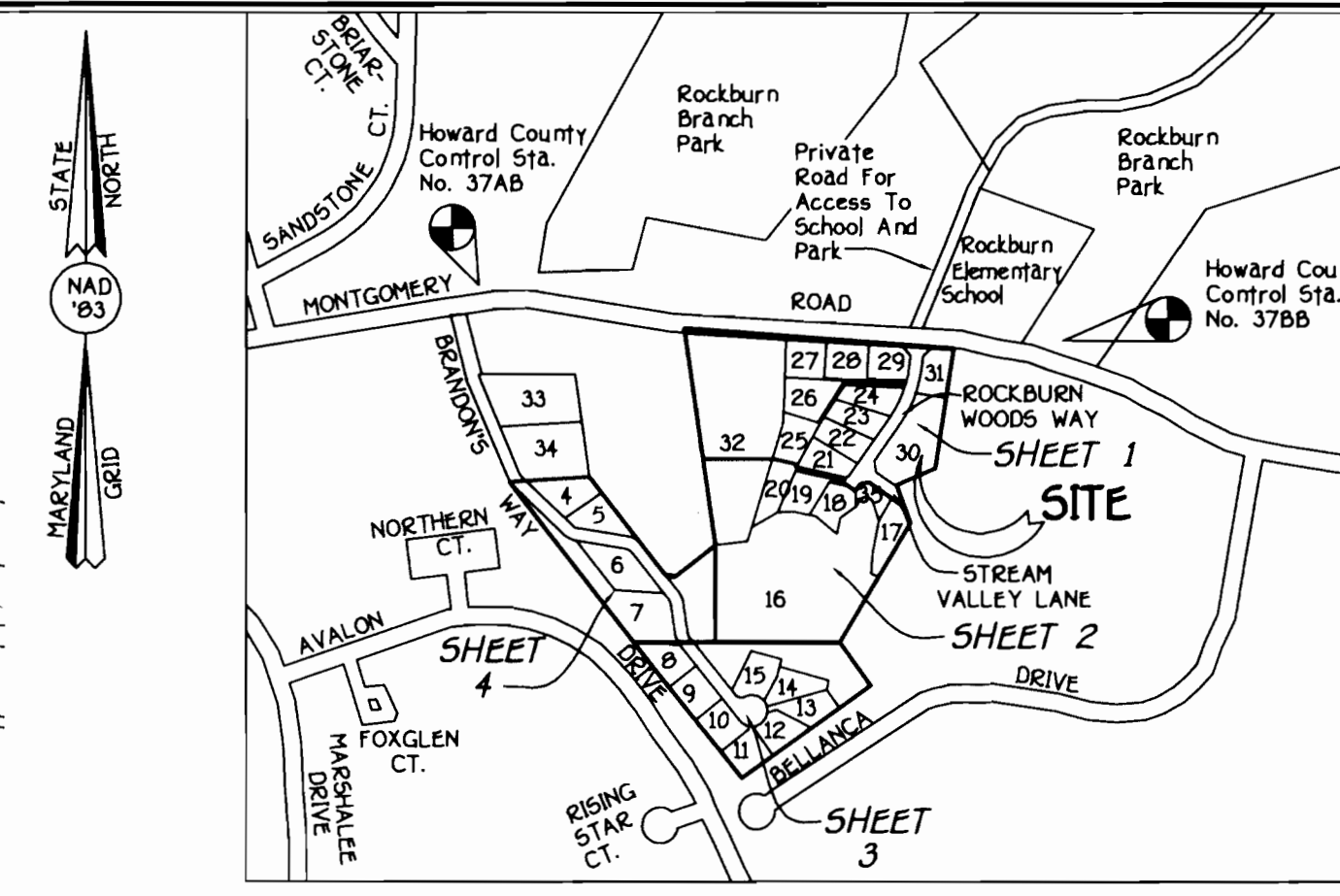
JOB NUMBER: 00188-A
SCALE: AS SHOWN
DATE: 2/6/01
PAGE 1 OF 1

DESIGNED BY: RWS
DRAWN BY: AM
APPROVED BY: RMH
REVISED DATE:

RETAINING WALL CONSTRUCTION DETAIL
ROCKBURN VIEW
HOWARD COUNTY, MARYLAND
AUGUST, 2000
SHEET 7 OF 8
SDP 01-79

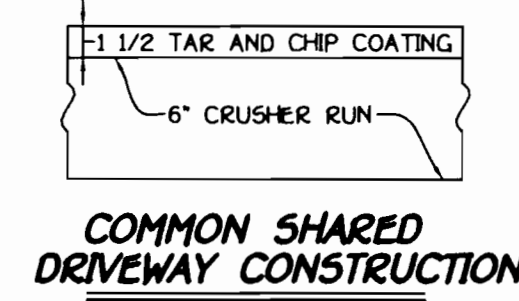


Sheet No.	Description
1-5	Site Development Plans
1-5	Sed. Eros. Control Plans
6	Detail Plans
7	Ret. Walls Profile



VICINITY MAP
SCALE: 1" = 600'

- GENERAL NOTES:**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 AT LEAST (5) FIVE 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 ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: 597-06, F90-22, WP91-57, P98-16, F99-168 AND F99-169.
 - TOPOGRAPHIC IS TAKEN FROM FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS 99-163.
 - BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER, INC. ON OR ABOUT MARCH 1989.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 37BA N 171042.2050 (METERS)
E 419510.2654 (METERS)
HOWARD COUNTY MONUMENT 37BB N 171804.9509 (METERS)
E 420027.5970 (METERS)
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THE SITE DEVELOPMENT PLAN ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS: F99-163 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT No. 14-3794-D.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - SITE ANALYSIS DATA:
A. TOTAL PROJECT AREA: 9.435 AC.
B. AREA OF PLAN SUBMISSION: 9.435 AC.
C. TOTAL NUMBERS OF LOTS: 25
D. SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN
E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED DWELLING UNIT
 - OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
 - RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
 - PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BUILDING RESTRICTION LINE SHALL BE IN ACCORDANCE WITH SECTION 120(A)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
 - WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC.
 - ALL DOWNSPOUTS ARE TO DRAIN TO THE PUBLIC ROAD.
 - STORM WATER MANAGEMENT WILL BE PROVIDED BY DETENTION METHOD AND WILL BE LOCATED ON THE ADJOINING TAX PARCEL 329. PRESENTLY OWNED BY CORNERSTONE HOLDING, LLC. WATER QUALITY IS PROVIDED BY RETENTION AND SHALLOW MARSH.
 - FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN MET BY RETAINING 4.682 ACRES OF ON-SITE FOREST AND PAYMENT OF \$36,459.72 (REVISED AMOUNT 6/26/00) TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE 2.79 ACRES OF FOREST REFORESTATION OBLIGATION OCCURRED BY THIS SUBDIVISION.
 - CONTRACTOR TO USE HOWARD COUNTY STANDARD DETAIL R6.01 RESIDENTIAL DRIVEWAY ENTRANCE.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY IN INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
b) SURFACE - 6 INCHES ON COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 - FOOT TURNING RADIUS.
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



COMMON SHARED DRIVEWAY CONSTRUCTION

18. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND OR STREAM BUFFERS UNLESS APPROVED BY THE DEPT. OF PLANNING & ZONING. (SEE THE FOREST CONSERVATION PLAN.)
19. THE METES AND BOUNDS FOR THE LOCATIONS OF THE STREAM AND WETLAND BUFFERS ON RESIDENTIAL LOTS ARE SHOWN ON PLATS 1450B, 1450G AND 14507, ROCKBURN VIEW, HO. CO. FILE NO. F 99-163

LOT	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. • PROPERTY LINE (S.H.C.)	AREA
4	5813 BRANDON'S WAY	349.50	345.53	17,136 SqFt.
5	5817 BRANDON'S WAY	346.68	341.28	15,430 SqFt.
6	5823 BRANDON'S WAY	336.95	333.09	22,327 SqFt.
8	5824 BRANDON'S WAY	329.38	326.09	14,000 SqFt.
9	5828 BRANDON'S WAY	330.77	325.87	14,000 SqFt.
10	5832 BRANDON'S WAY	336.40	331.50	14,000 SqFt.
11	5836 BRANDON'S WAY	336.84	333.54	14,232 SqFt.
12	5840 BRANDON'S WAY	336.64	333.64	14,000 SqFt.
13	5839 BRANDON'S WAY	329.70	325.20	14,824 SqFt.
14	5835 BRANDON'S WAY	329.80	325.20	14,559 SqFt.
15	5831 BRANDON'S WAY	333.52	333.94	14,001 SqFt.
17	5910 STREAM VALLEY LANE	326.31	322.86	15,369 SqFt.
18	5844 ROCKBURN WOODS WAY	332.50	328.80	14,010 SqFt.
19	5840 ROCKBURN WOODS WAY	335.29	329.29	14,499 SqFt.
20	5836 ROCKBURN WOODS WAY	337.09	343.45	15,897 SqFt.
21	5832 ROCKBURN WOODS WAY	334.50	329.70	14,011 SqFt.
22	5828 ROCKBURN WOODS WAY	335.37	330.57	14,002 SqFt.
23	5824 ROCKBURN WOODS WAY	337.72	332.92	14,011 SqFt.
24	5820 ROCKBURN WOODS WAY	341.32	336.52	14,002 SqFt.
25	5816 ROCKBURN WOODS WAY	359.50	354.60	16,718 SqFt.
26	5812 ROCKBURN WOODS WAY	356.74	352.14	20,582 SqFt.
27	5808 ROCKBURN WOODS WAY	357.48	352.88	16,891 SqFt.
28	5804 ROCKBURN WOODS WAY	353.76	348.96	16,286 SqFt.
29	5800 ROCKBURN WOODS WAY	348.45	343.35	14,005 SqFt.
34	5809 BRANDON'S WAY	353.80	349.82	42,217 SqFt.

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2" INTERVAL
---	EXISTING CONTOUR 10" INTERVAL
---	PROPOSED CONTOUR 2" INTERVAL
---	EROSION CONTROL MATTING
• G2	SPOT ELEVATION
---	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE

Driveway(s) shall be constructed prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
a) Width - 12 feet (14 feet serving more than one residence).
b) Surface - inches of compacted crusher run base with tar and chip coating.
c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
d) Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 loading).
e) Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
f) Structure clearances - minimum 12 feet.
g) Maintenance - Sufficient to insure all weather use.

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.
Signature of Engineer (print name below signature) _____ Date: 5-10-01

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.
Signature of Developer (print name below signature) _____ Date: 5-9-01

Reviewed for HOWARD SCD and meets Technical Requirements.
Signature: _____ Date: 5/25/01
Signature: _____ Date: 5/25/01

OWNER/DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
ATTN: MR. BRIAN BOY
9591 NORFOLK AVENUE
LAUREL, MARYLAND 20723

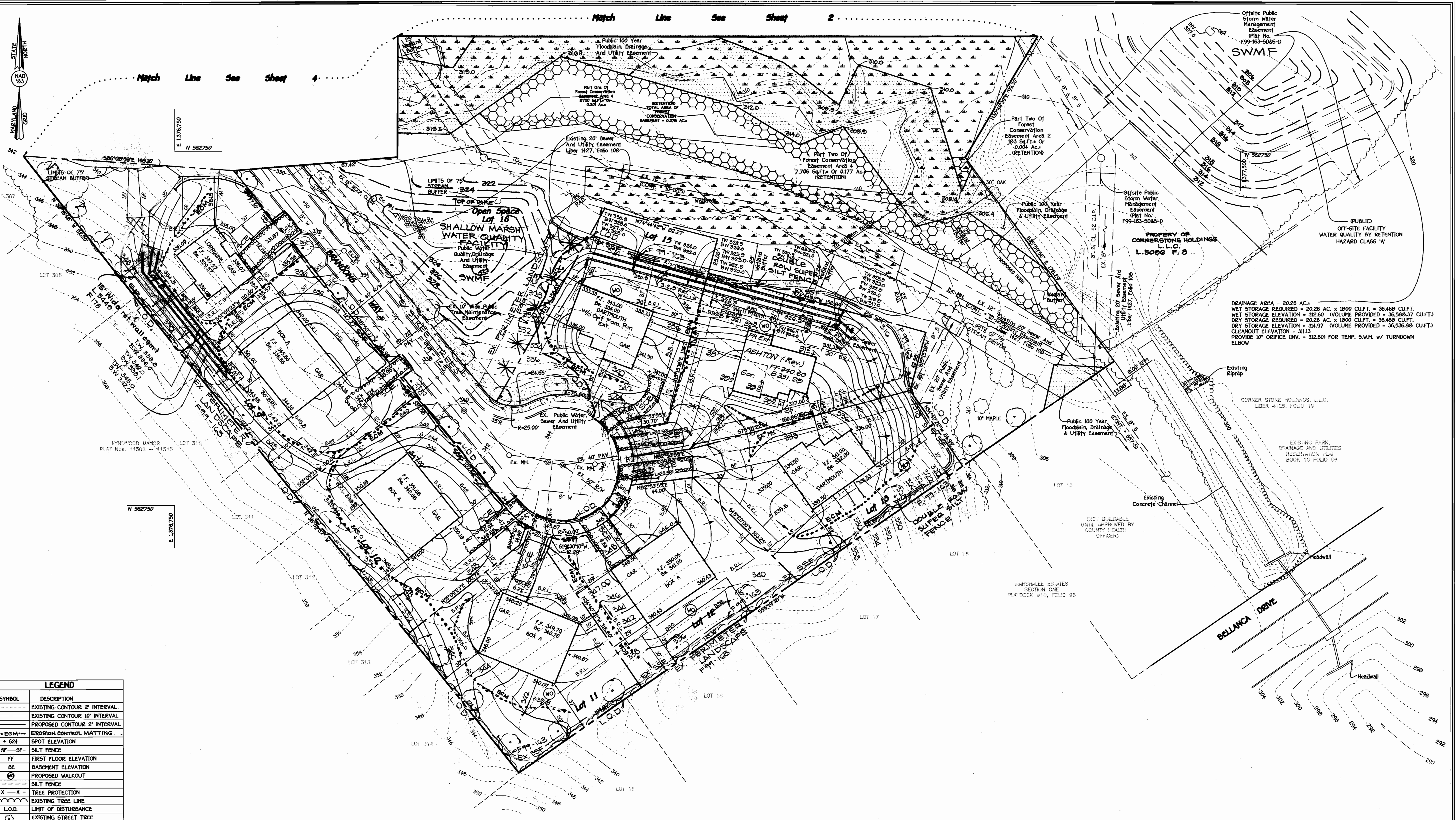
APPROVED DEPARTMENT OF PLANNING AND ZONING
Signature: _____ Date: 6/1/01
Signature: _____ Date: 6/1/01
Signature: _____ Date: 5/25/01

SUBDIVISION	SECTION/AREA	LOT NO.
ROCKBURN VIEW	N/A	4-6, 8-15, 17-29, 34
PLAT NO.	BLOCK NO.	ZONE
14126	4	R-20
TAX MAP No.	TAX/ZONE	ELEC. DIST.
14503-14508	37	FIRST
WATER CODE	SEWER CODE	CENSUS TR.
D04	2153600	G011.01

SITE DEVELOPMENT PLAN
ROCKBURN VIEW
LOTS 4-6, 8-15, 17-29 AND 34

TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' DATE: AUGUST 1, 2000
SHEET 1 OF 8



DRAINAGE AREA = 20.26 AC.
 WET STORAGE REQUIRED = 20.26 AC. x 1800 CUFT. = 36,468 CUFT.
 WET STORAGE ELEVATION = 312.60 (VOLUME PROVIDED = 36,589.37 CUFT)
 DRY STORAGE REQUIRED = 20.26 AC. x 1800 CUFT. = 36,468 CUFT.
 DRY STORAGE ELEVATION = 314.97 (VOLUME PROVIDED = 36,536.88 CUFT)
 CLEANOUT ELEVATION = 311.3 (VOLUME PROVIDED = 36,536.88 CUFT)
 PROVIDE 10" ORIFICE INV. = 312.60 FOR TEMP. 5.W.M. w/ TURNDOWN ELBOW

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EROSION CONTROL MATTING
•	SPOT ELEVATION
-sf-	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
⊙	PROPOSED WALKOUT
---	SILT FENCE
-x-x-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
⊕	EXISTING STREET TREE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SERVICE OFFICE PARK - 10272 BALTIMORE NATIONAL PRIZE
 ELLSWORTH CITY, MARYLAND 21117
 (410) 481-2255

DATE	DESCRIPTION	REVISION BLOCK
1-24-02	Rev. hse. & grd. lot 14	
10-26-01	Add 3'-2" Ret. Wall w/ 22' wide maint. easement.	

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.
 Signature of Engineer (print name below signature) _____ Date 5-10-01

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 Signature of Developer (print name below signature) _____ Date 5-10-01

Reviewed for Howard SCD and meets Technical Requirements.
 Signature: _____ Date: 5/10/01
 Signature: _____ Date: 5/10/01

OWNER/DEVELOPER
 CORNERSTONE HOLDINGS, L.L.C.
 ATTN: MR. BRIAN BOY
 9891 NORFOLK AVENUE
 LAUREL, MARYLAND 20723

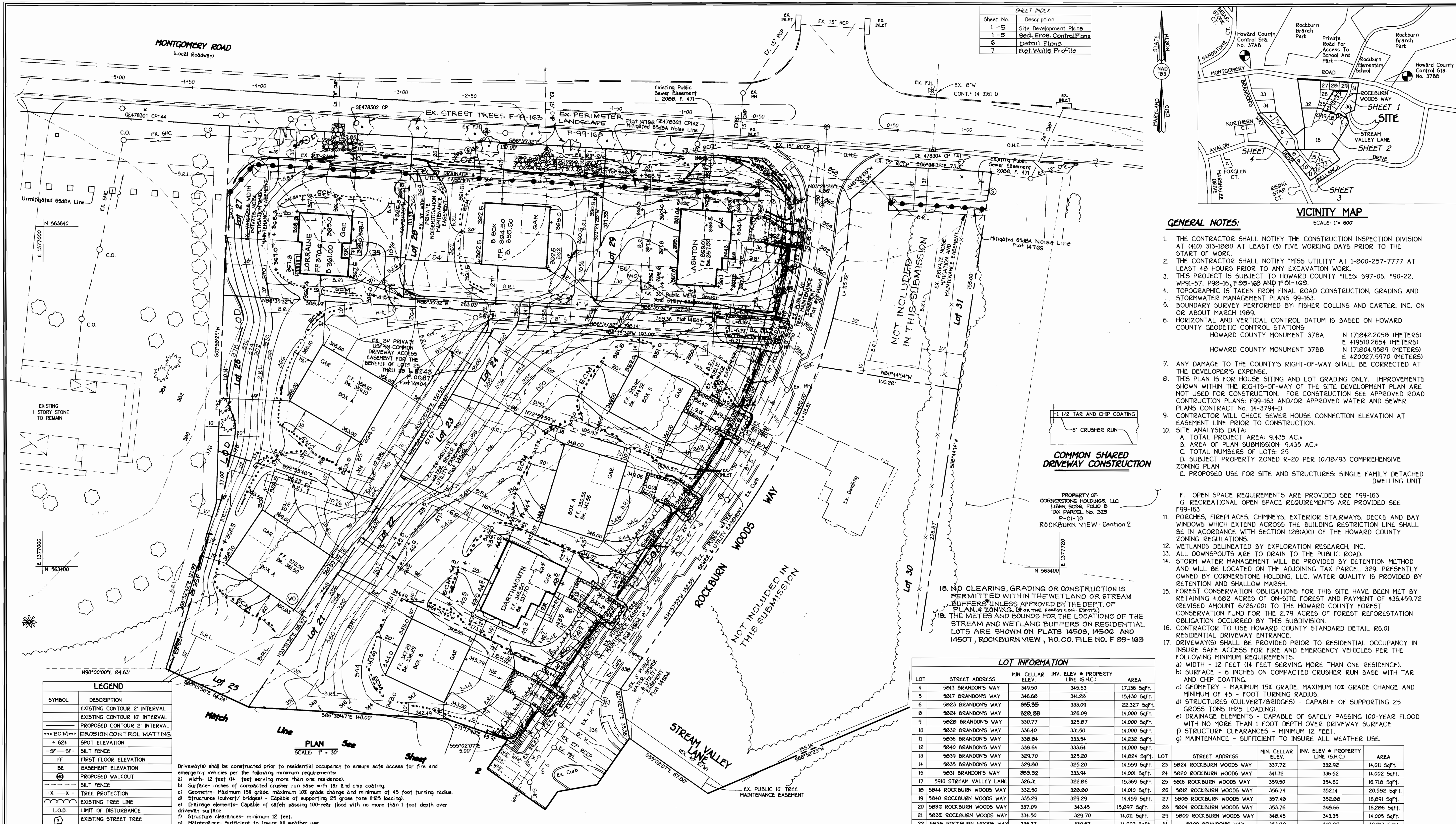
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: _____ Date: 6/1/01
 Signature: _____ Date: 6/1/01
 Signature: _____ Date: 5/23/01

SUBDIVISION	SECTION/AREA	LOT NO.
ROCKBURN VIEW	N/A	4+6+8+15+17-29+34
PLAT NO.	BLOCK NO.	ZONE
14503-14508	4	R-20
WATER CODE	TAX/ZONE	ELCC. DIST.
D04	37	FIRST
	SEWER CODE	CENSUS TR.
	21530-0	G011.01

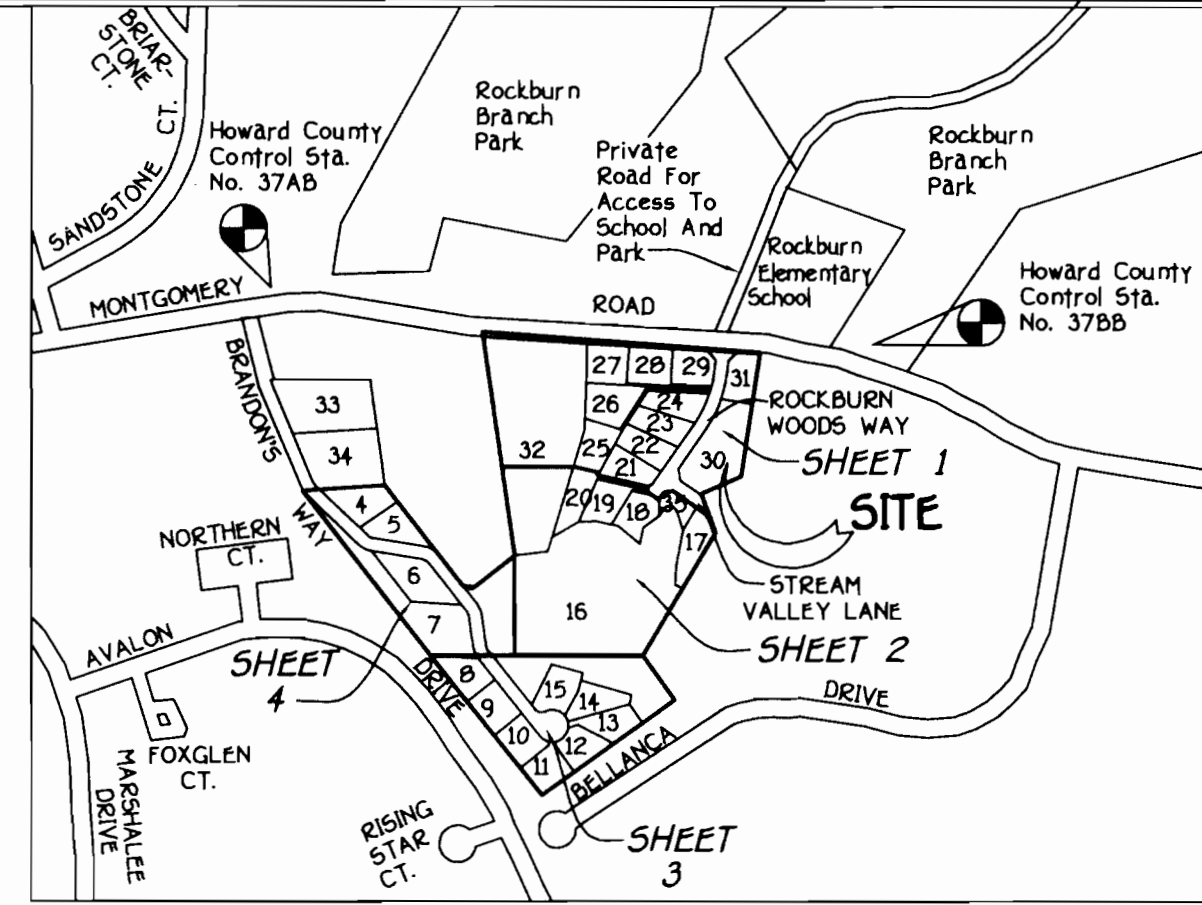
SITE DEVELOPMENT PLAN
ROCKBURN VIEW
 LOTS 4-6, 8-15 17-29 & 34

TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: AUGUST 1, 2000

SHEET 3 OF 8



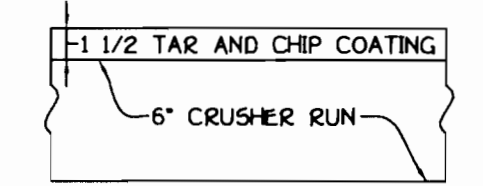
SHEET INDEX	
Sheet No.	Description
1-5	Site Development Plans
1-5	Sed. Eros. Control Plans
6	Detail Plans
7	Ret. Walls Profile



VICINITY MAP
SCALE: 1" = 600'

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B. AREA OF PLAN SUBMISSION: 9.435 AC.
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D. SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN
E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED DWELLING UNIT
F. OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
G. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
- PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BUILDING RESTRICTION LINE SHALL BE IN ACCORDANCE WITH SECTION 128(A)(1) OF THE HOWARD COUNTY ZONING REGULATIONS.
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d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
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g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



COMMON SHARED DRIVEWAY CONSTRUCTION

PROPERTY OF
CORNERSTONE HOLDINGS, LLC
LIBER 5096, FOLIO B
TAX PARCEL NO. 329
P-01-10
ROCKBURN VIEW - Section 2

18. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND OR STREAM BUFFERS UNLESS APPROVED BY THE DEPT. OF PLAN. & ZONING, OR THE FOREST CON. DIVISION.
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LOT INFORMATION				
LOT	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (5% C)	AREA
4	5013 BRANDON'S WAY	349.50	345.53	17,136 Sqft.
5	5017 BRANDON'S WAY	346.68	341.28	15,430 Sqft.
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14	5035 BRANDON'S WAY	329.80	325.20	14,599 Sqft.
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21	5032 ROCKBURN WOODS WAY	334.50	329.70	14,011 Sqft.
22	5028 ROCKBURN WOODS WAY	335.37	330.57	14,002 Sqft.
23	5024 ROCKBURN WOODS WAY	337.72	332.92	14,011 Sqft.
24	5020 ROCKBURN WOODS WAY	341.32	336.52	14,002 Sqft.
25	5016 ROCKBURN WOODS WAY	339.50	335.60	16,718 Sqft.
26	5008 ROCKBURN WOODS WAY	356.74	352.14	20,582 Sqft.
27	5006 ROCKBURN WOODS WAY	357.48	352.88	16,891 Sqft.
28	5004 ROCKBURN WOODS WAY	353.76	348.86	16,286 Sqft.
29	5000 ROCKBURN WOODS WAY	348.45	343.35	14,005 Sqft.
34	5009 BRANDON'S WAY	353.80	349.82	42,217 Sqft.

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EROSION CONTROL MATTING
+	SPOT ELEVATION
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
---	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE

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g) Maintenance - Sufficient to insure all weather use.

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.
Signature of Engineer (print name below signature) *Paul L. Carter* 5-10-01 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.
Signature of Developer (print name below signature) *Mark K. Johnston* 5-9-01 Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Jan Meyer 5/25/01 Date
Director, Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Mark K. Johnston 5/25/01 Date
Howard SCD

OWNER/DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
ATTN: MR. BRIAN BOY
3691 NORFOLK AVENUE
LAUREL, MARYLAND 20723

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Paul J. Burt 6/1/01 Date
Director, Department of Planning and Zoning

Condy Hamilton 6/1/01 Date
Chief, Division of Land Development

William J. ... 5/25/01 Date
Chief, Department of Engineering Division

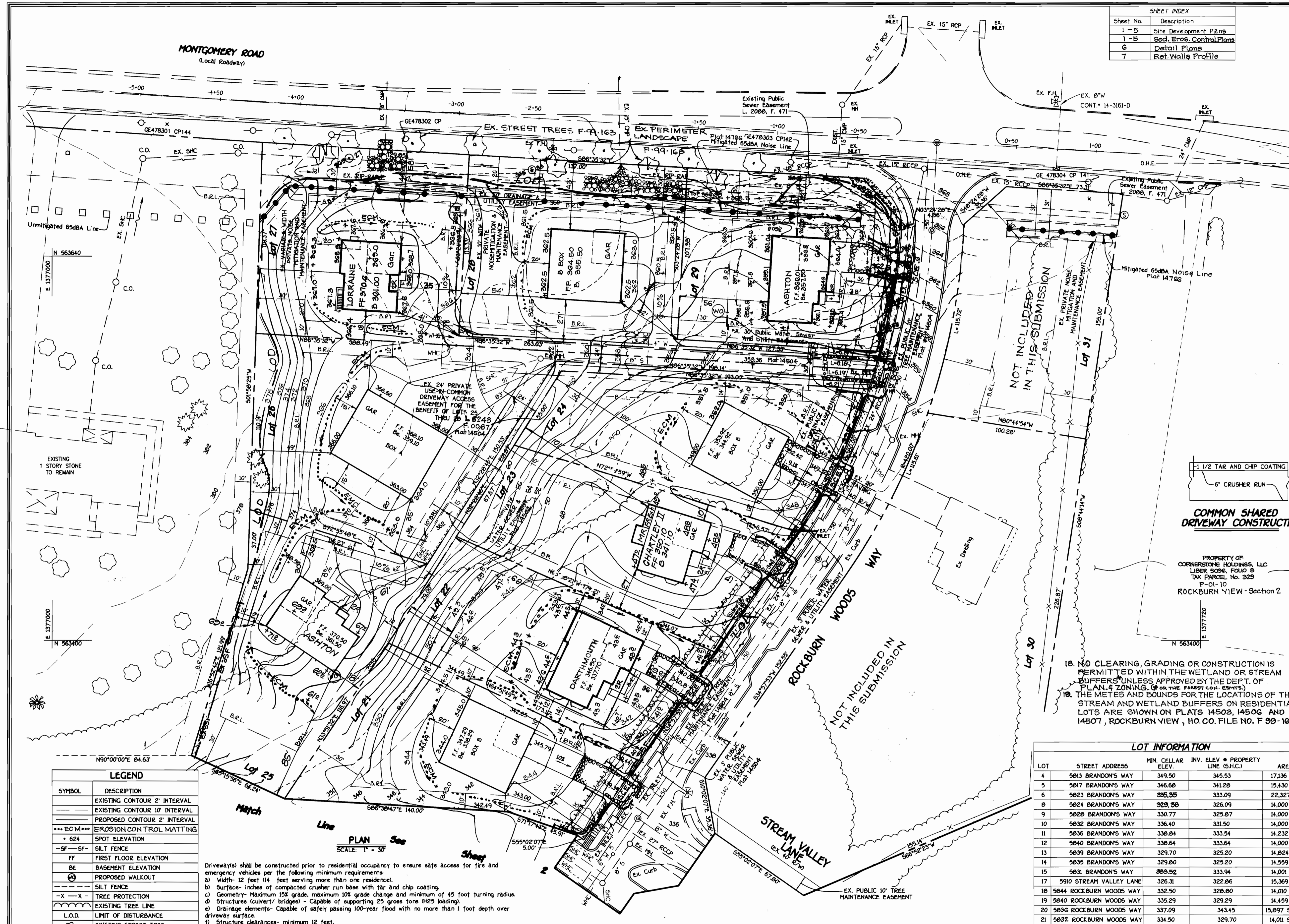
SUBDIVISION	SECTION/AREA	LOT NO.
ROCKBURN VIEW	N/A	4-G, 8-15, 17-29, 34
PLAT NO.	BLOCK NO.	ZONE
14766	4	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
1903-14508	37	FIRST
WATER CODE	SEWER CODE	
D04	2153800	

SITE DEVELOPMENT PLAN
ROCKBURN VIEW
LOTS 4-6, 8-15, 17-29 AND 34

TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

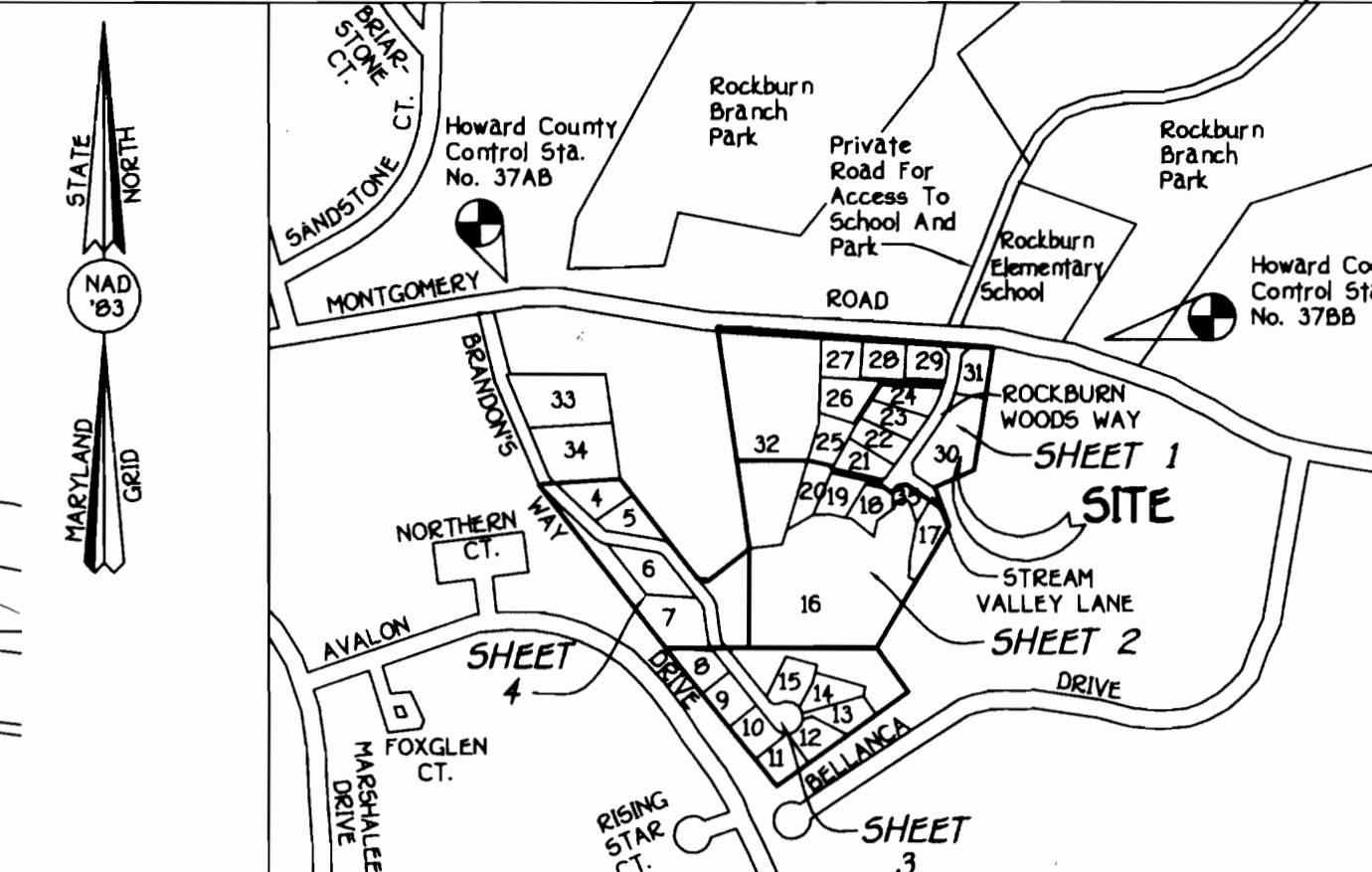
SCALE: 1" = 30' DATE: AUGUST 1, 2000
SHEET 1 OF 6

FISHER COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10722 MALTBIER NATIONAL PIKE
ELLETTT CITY, MARYLAND 20642
410.481.7895



SHEET INDEX

Sheet No.	Description
1-5	Site Development Plans
1-B	Sed. Eros. Control Plans
6	Detail Plans
7	Ret. Walls Profile



VICINITY MAP
SCALE: 1" = 600'

GENERAL NOTES:

- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1680 AT LEAST (5) FIVE 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 ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: 597-06, F90-22, WP91-57, P98-16, F90-163 AND F01-162.
- TOPOGRAPHIC IS TAKEN FROM FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS 99-163.
- BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER, INC. ON OR ABOUT MARCH 1989.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
HOWARD COUNTY MONUMENT 378A N 171842.2058 (METERS)
E 419510.2654 (METERS)
HOWARD COUNTY MONUMENT 378B N 171804.9569 (METERS)
E 420027.5970 (METERS)
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THE SITE DEVELOPMENT PLAN ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS: F99-163 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3794-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- SITE ANALYSIS DATA:
A. TOTAL PROJECT AREA: 9.435 AC.
B. AREA OF PLAN SUBMISSION: 9.435 AC.
C. TOTAL NUMBERS OF LOTS: 25
D. SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN
E. PROPOSED USE FOR SITE AND STRUCTURES: SINGLE FAMILY DETACHED DWELLING UNIT
F. OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
G. RECREATIONAL OPEN SPACE REQUIREMENTS ARE PROVIDED SEE F99-163
- PORCHES, FIREPLACES, CHIMNEYS, EXTERIOR STAIRWAYS, DECKS AND BAY WINDOWS WHICH EXTEND ACROSS THE BUILDING RESTRICTION LINE SHALL BE IN ACCORDANCE WITH SECTION 128(A)(X) OF THE HOWARD COUNTY ZONING REGULATIONS.
- WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC.
- ALL DOWNSPOUTS ARE TO DRAIN TO THE PUBLIC ROAD.
- STORM WATER MANAGEMENT WILL BE PROVIDED BY DETENTION METHOD AND WILL BE LOCATED ON THE ADJOINING TAX PARCEL 329. PRESENTLY OWNED BY CORNERSTONE HOLDING, LLC. WATER QUALITY IS PROVIDED BY RETENTION AND SHALLOW MARSH.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN MET BY RETAINING 4.682 ACRES OF ON-SITE FOREST AND PAYMENT OF \$36,459.72 (REVISED AMOUNT 6/26/00) TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR THE 2.79 ACRES OF FOREST REFORESTATION OBLIGATION OCCURRED BY THIS SUBDIVISION.
- CONTRACTOR TO USE HOWARD COUNTY STANDARD DETAIL R6.01 RESIDENTIAL DRIVEWAY ENTRANCE.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY IN INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
b) SURFACE - 6 INCHES ON COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 - FOOT TURNING RADIUS.
d) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

COMMON SHARED DRIVEWAY CONSTRUCTION
1/2" TAR AND CHIP COATING
6" CRUSHER RUN

18. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND OR STREAM BUFFERS UNLESS APPROVED BY THE DEPT. OF PLAN. & ZONING, OR THE FOREST CO. ENGINEER.
19. THE METES AND BOUNDS FOR THE LOCATIONS OF THE STREAM AND WETLAND BUFFERS ON RESIDENTIAL LOTS ARE SHOWN ON PLATS 14503, 14506 AND 14507, ROCKBURN VIEW, H.O. CO. FILE NO. F 99-163

LOT INFORMATION

LOT	STREET ADDRESS	MIN. CELLAR ELEV.	INV. ELEV. PROPERTY LINE (S.H.C.)	AREA
4	5013 BRANDON'S WAY	349.50	345.53	17,136 Sqft.
5	5017 BRANDON'S WAY	346.60	341.20	15,430 Sqft.
6	5023 BRANDON'S WAY	335.35	333.09	22,327 Sqft.
8	5024 BRANDON'S WAY	329.28	326.09	14,000 Sqft.
9	5028 BRANDON'S WAY	330.77	325.87	14,000 Sqft.
10	5032 BRANDON'S WAY	336.44	331.50	14,000 Sqft.
11	5036 BRANDON'S WAY	338.84	333.54	14,000 Sqft.
12	5040 BRANDON'S WAY	338.64	333.64	14,000 Sqft.
13	5039 BRANDON'S WAY	329.70	325.20	14,824 Sqft.
14	5035 BRANDON'S WAY	329.80	325.20	14,559 Sqft.
15	5031 BRANDON'S WAY	333.82	333.94	14,001 Sqft.
17	5910 STREAM VALLEY LANE	326.31	322.86	15,369 Sqft.
18	5044 ROCKBURN WOODS WAY	332.50	328.80	14,010 Sqft.
19	5040 ROCKBURN WOODS WAY	335.29	329.29	14,459 Sqft.
20	5036 ROCKBURN WOODS WAY	337.09	343.45	15,897 Sqft.
21	5032 ROCKBURN WOODS WAY	334.50	329.70	14,011 Sqft.
22	5028 ROCKBURN WOODS WAY	335.37	330.57	14,002 Sqft.
23	5024 ROCKBURN WOODS WAY	337.72	332.92	14,011 Sqft.
24	5020 ROCKBURN WOODS WAY	341.32	336.52	14,002 Sqft.
25	5016 ROCKBURN WOODS WAY	339.50	334.60	16,718 Sqft.
26	5012 ROCKBURN WOODS WAY	336.74	332.14	20,582 Sqft.
27	5008 ROCKBURN WOODS WAY	335.48	332.88	16,891 Sqft.
28	5004 ROCKBURN WOODS WAY	333.78	348.66	16,296 Sqft.
29	5000 ROCKBURN WOODS WAY	340.45	343.35	14,005 Sqft.
34	5009 BRANDON'S WAY	333.80	349.82	42,217 Sqft.

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EROSION CONTROL MATTING
• 624	SPOT ELEVATION
-SF-	SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
-X-X-	TREE PROTECTION
---	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE

Driveway(s) shall be constructed prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:
a) Width- 12 feet (14 feet serving more than one residence).
b) Surface- inches of compacted crusher run base with tar and chip coating.
c) Geometry- Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
d) Structures (culvert/ bridges) - Capable of supporting 25 gross tons (H25 loading).
e) Drainage elements- Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
f) Structure clearances- minimum 12 feet.
g) Maintenance- Sufficient to insure all weather use.

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.
Signature of Engineer (print name below signature) _____ Date: 5-10-01

DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to the plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
Signature of Developer (print name below signature) _____ Date: 5-9-01

Reviewed for HOWARD SCD and meets Technical Requirements.
Signature: _____ Date: 5/25/01
Signature: _____ Date: 5/25/01
OWNER/DEVELOPER
CORNERSTONE HOLDINGS, L.L.C.
ATTN: MR. BRIAN BOY
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: _____ Date: 6/1/01
Signature: _____ Date: 6/1/01
Signature: _____ Date: 5/26/01
SUBDIVISION: ROCKBURN VIEW
SECTION/AREA: 4-6, 8-15, 17-29 & 34
LOT NO.: 4-6, 8-15, 17-29 & 34
PLAT NO.: 14766
BLOCK NO.: 4
ZONE: R-20
TAX/ZONE: 37
ELEC. DIST.: FIRST
CENSUS TR.: G011.01
WATER CODE: D04
SEWER CODE: 2153600

SITE DEVELOPMENT PLAN
ROCKBURN VIEW
LOTS 4-6, 8-15, 17-29 AND 34
TAX MAP No.: 37 PARCEL No.: 563 AND PART OF PARCEL 669
FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST 1, 2000
SHEET 1 OF 6

K:\Drawings\330610 Michael Property Site Development Plans\330610 SDP 2.dwg

FISHER COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE: P.O. BOX 10772 BALTIMORE NATIONAL FIRE
ELICITY CITY, MARYLAND 21286
410.681.1000

SDP 01-79