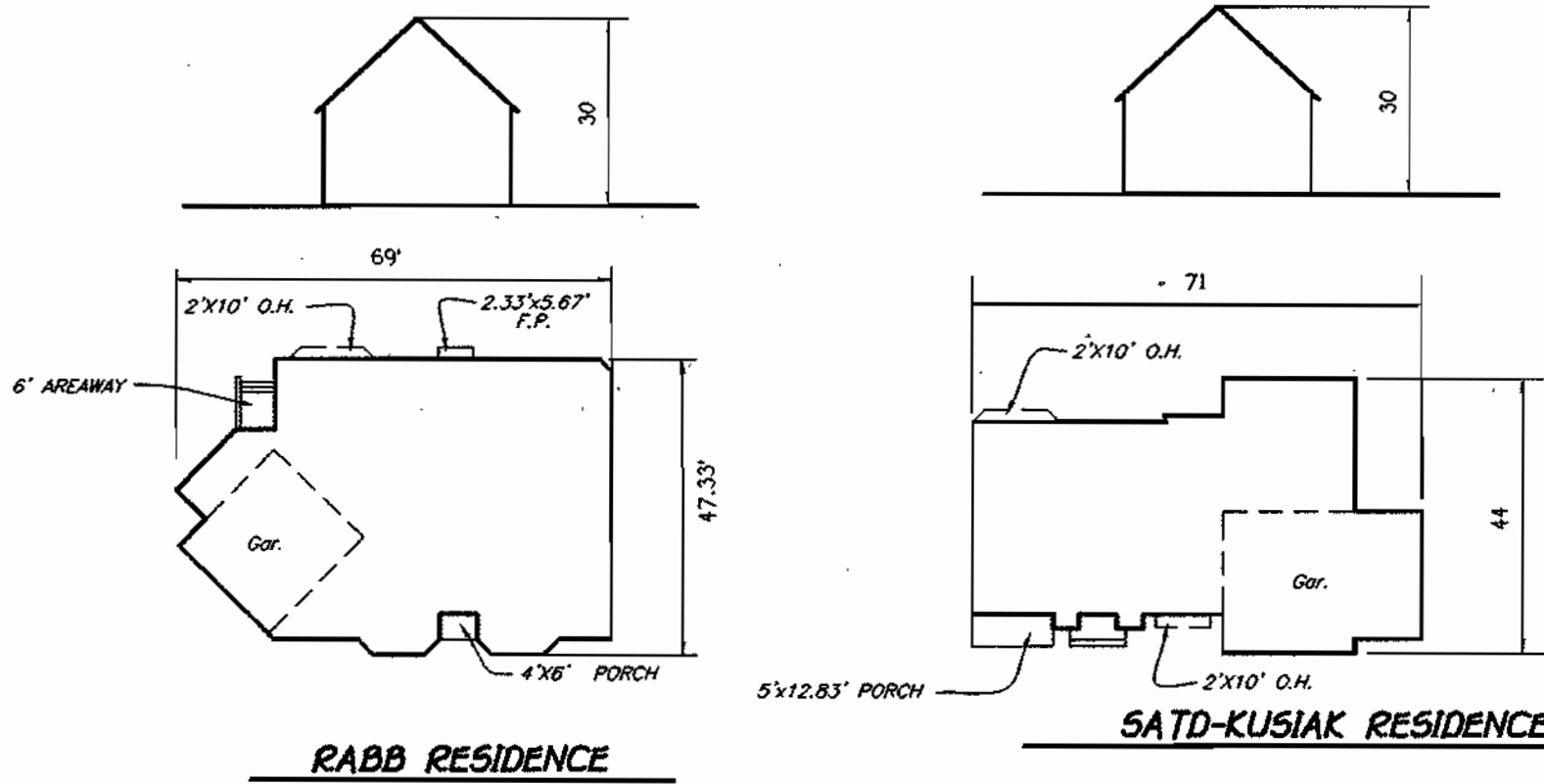


PAVING DETAIL Use-in-Common Driveway
NOT TO SCALE
See General Note 23 For Additional Details



HOUSE TYPICALS

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

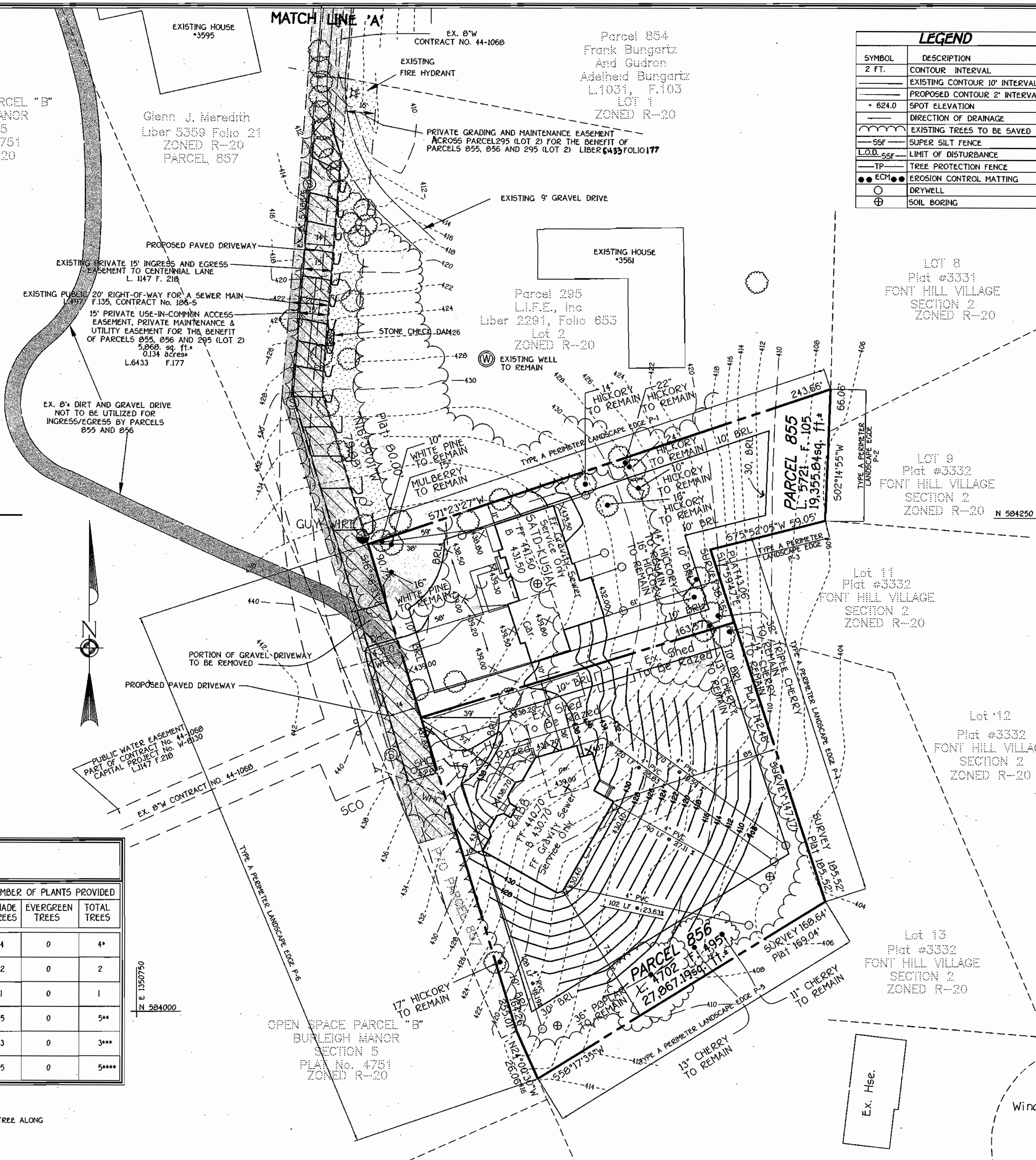
NAME **CHRIS KNUDSEN**
DATE **1-9-03**

SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION	REMAINING	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
							SHADE TREES	EVERGREEN TREES	TOTAL TREES	SHADE TREES	EVERGREEN TREES	TOTAL TREES
855	P-1	ADJACENT TO PERIMETER PROPERTY	A	244'	YES, 118'	126	4	0	4	4	0	4*
855	P-2	ADJACENT TO PERIMETER PROPERTY	A	67'	YES, 67'	0	2	0	2	2	0	2
855	P-3	ADJACENT TO PERIMETER PROPERTY	A	60'	YES, 60'	0	1	0	1	1	0	1
855,856	P-4	ADJACENT TO PERIMETER PROPERTY	A	106'	YES, 70'	116	4	0	5	5	0	5**
855	P-5	ADJACENT TO PERIMETER PROPERTY	A	170'	YES	170'	3	0	3	3	0	3***
855,856	P-6	ADJACENT TO PERIMETER PROPERTY	A	281'	YES	281'	5	0	5	5	0	5****

* CREDIT IS TAKEN FOR 5 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 1.
 ** CREDIT IS TAKEN FOR 5 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 4.
 *** CREDIT IS TAKEN FOR 3 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 5.
 **** CREDIT IS TAKEN FOR 2 EXISTING SHADE TREES AND 2 EVERGREEN TREES TO REMAIN ALONG PERIMETER 6, 1 EXISTING SHADE TREE ALONG P-1 AND 1 EXISTING SHADE TREE ALONG P-4.

OPEN SPACE PARCEL "B"
BURLIEGH MANOR
SECTION 5
PLAT No. 4751
ZONED R-20



LEGEND

SYMBOL	DESCRIPTION
2 FT.	CONTOUR INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
• 624.0	SPOT ELEVATION
---	DIRECTION OF DRAINAGE
---	EXISTING TREES TO BE SAVED
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	TREE PROTECTION FENCE
---	EROSION CONTROL MATTING
○	DRYWELL
⊕	SOIL BORING

BENCH MARKS

24 DB-582098.342 FT.
135H68.899 FT.
EL.420.011 FT.
24 GB-579069.461 FT.
135041.846 FT.
EL.493.00 FT.



GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED: R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA INCLUDED IN THIS SUBMISSION IS: 14379 AC.
- TOTAL AREA OF PARCELS: 1084 AC.
- TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 2.
- TOTAL DISTURBED AREA IS: 10500 AC.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: 186-5, CONTRACT NO.44-1068
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL ROADWAYS ARE PUBLIC AND EXISTING.
- THE EXISTING TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING CO., INC. FLOWN JULY 1997 AND FIELD RUN DATA BY FISHER, COLLINS & CARTER, INC. IN FEBRUARY, 2002.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS: 24H AND 24J.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-313-1880 AT LEAST TWENTY-FOUR (24) HOURS 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.
- IN ACCORDANCE WITH SECTION 16240D OF THE HOWARD COUNTY SUBSELEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
- USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE);
 B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MINIMUM);
 C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 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 SURFACE;
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE ARE NO BURIAL GROUNDS LOCATED ON THIS SITE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PIPE/FLAG STEM AND THE ROAD 6/4 AND NOT ONTO THE FLAG/PIPERSTEM DRIVEWAY.
- THERE NO WETLANDS OR FLOOD PLAIN AREAS LOCATED ON THIS SITE.
- THE EXISTING HOUSE LOCATED ON PARCEL 856 SHALL BE RAZED PRIOR TO APPROVAL OF THIS SITE DEVELOPMENT PLAN.
- THIS SITE DEVELOPMENT PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR PARCELS 855, 856 AND 295 LOT 2 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY AS LIBER 6433 FOLIO 177.
- IN ACCORDANCE WITH SECTION 161202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN MET BY THE PAYMENT OF A FEE-IN-LIEU BY THE AMOUNT OF \$6,340 TO THE FOREST CONSERVATION FUND FOR .28 ACRES OF AFForestation OBLIGATION.
- IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, PERIMETER LANDSCAPING SHALL BE PROVIDED BY RETENTION OF EXISTING VEGETATION.
- THIS SITE SHALL UTILIZE PUBLIC WATER AND SEWER.
- ALL EXISTING WELLS AND/OR PRIVATE SEPTIC SYSTEMS ON THIS SITE HAVE BEEN PROPERLY ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- ON DECEMBER 19, 2002 THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING DID APPROVE A DESIGN MANUAL WAIVER FROM THE REQUIREMENT OF COUNTY DESIGN MANUAL VOLUME IV, PERTAINING TO A MAXIMUM SLOPE ON A RESIDENTIAL DRIVEWAY.
- No Building Permit will be issued for Parcel 856 until the existing house has been razed.

SHEET INDEX

Sheet No.	Description
1,2	Site Development and Landscape Plan
3,4	Sediment & Erosion Control Plan

ADDRESS CHART

PARCEL	STREET ADDRESS
855	3505 Centennial Lane
856	3507 Centennial Lane



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: *Chris Knudsen* Date: **1-9-03**

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: **CHRIS KNUDSEN** Date: **1-9-03**

Reviewed for HOWARD SCD and meets Technical Requirements.
John Muzes 1/16/03
Director - Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John Albrecht 1/16/03
HOWARD SCD

OWNER/DEVELOPER
C. KNUDSEN DEVELOPMENT L.L.C.
8455 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David S. DeLoach 1/28/03
Director - Department of Planning and Zoning

Chris Knudsen 1/24/03
Chief, Development Engineering Division

Mark 1/21/03
Chief, Development Engineering Division

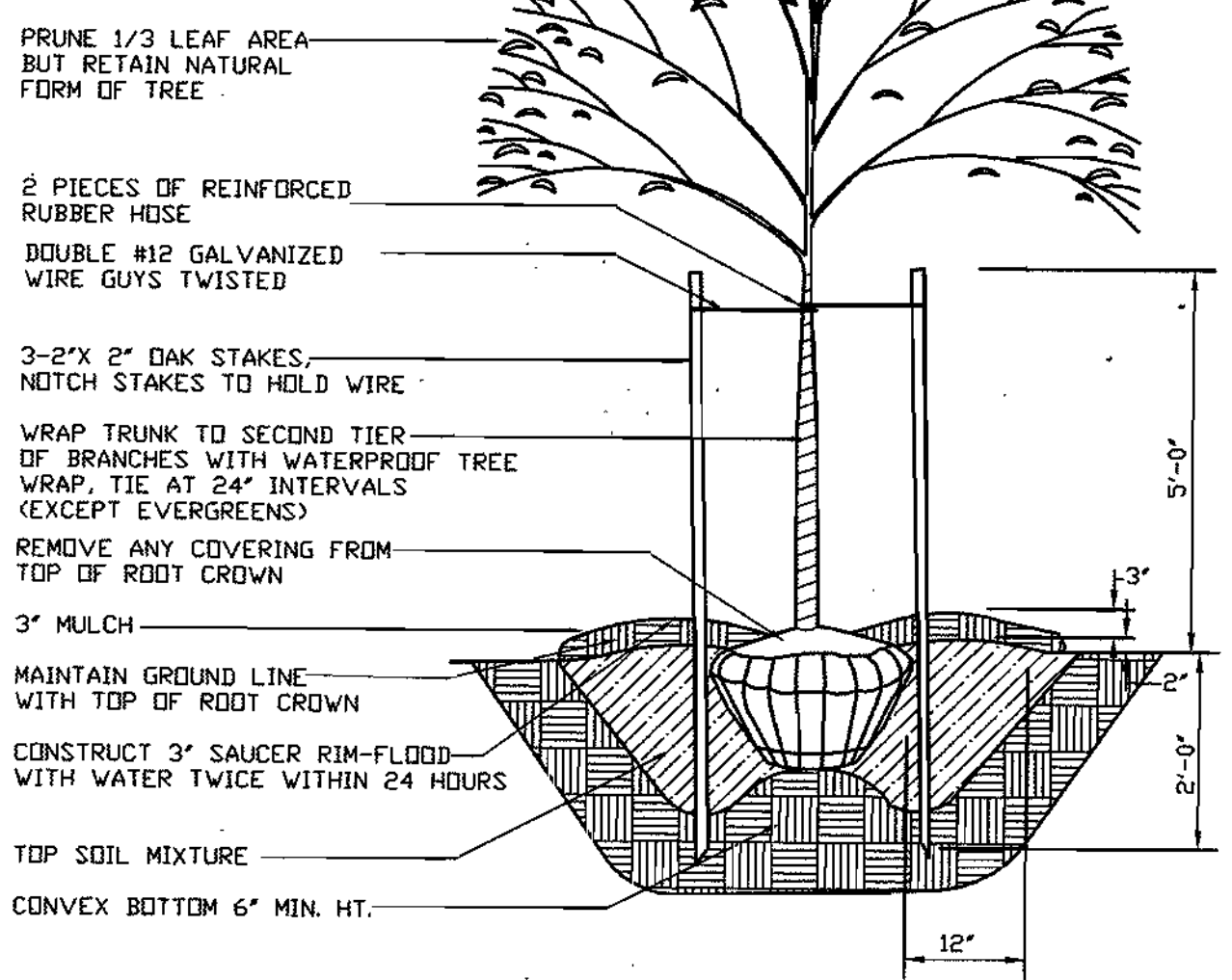
SUBDIVISION	CENTENNIAL LANE PROPERTY	SECTION/AREA	N/A	PARCEL NUMBERS	855 AND 856						
DEED REF.	L. 721 F.105	BLOCK NO.	7	ZONE	R-20	TAXZONE	24	ELEC. DIST.	SECOND	CENSUS TR.	6023.01
WATER CODE	F-12	SEWER CODE	5881700								

SITE DEVELOPMENT and LANDSCAPE PLAN

CENTENNIAL LANE PROPERTY
PARCEL No.: 855 and 856
TAX MAP No.: 24 GRID 7
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' DATE: APRIL, 2002
SHEET 1 OF 4

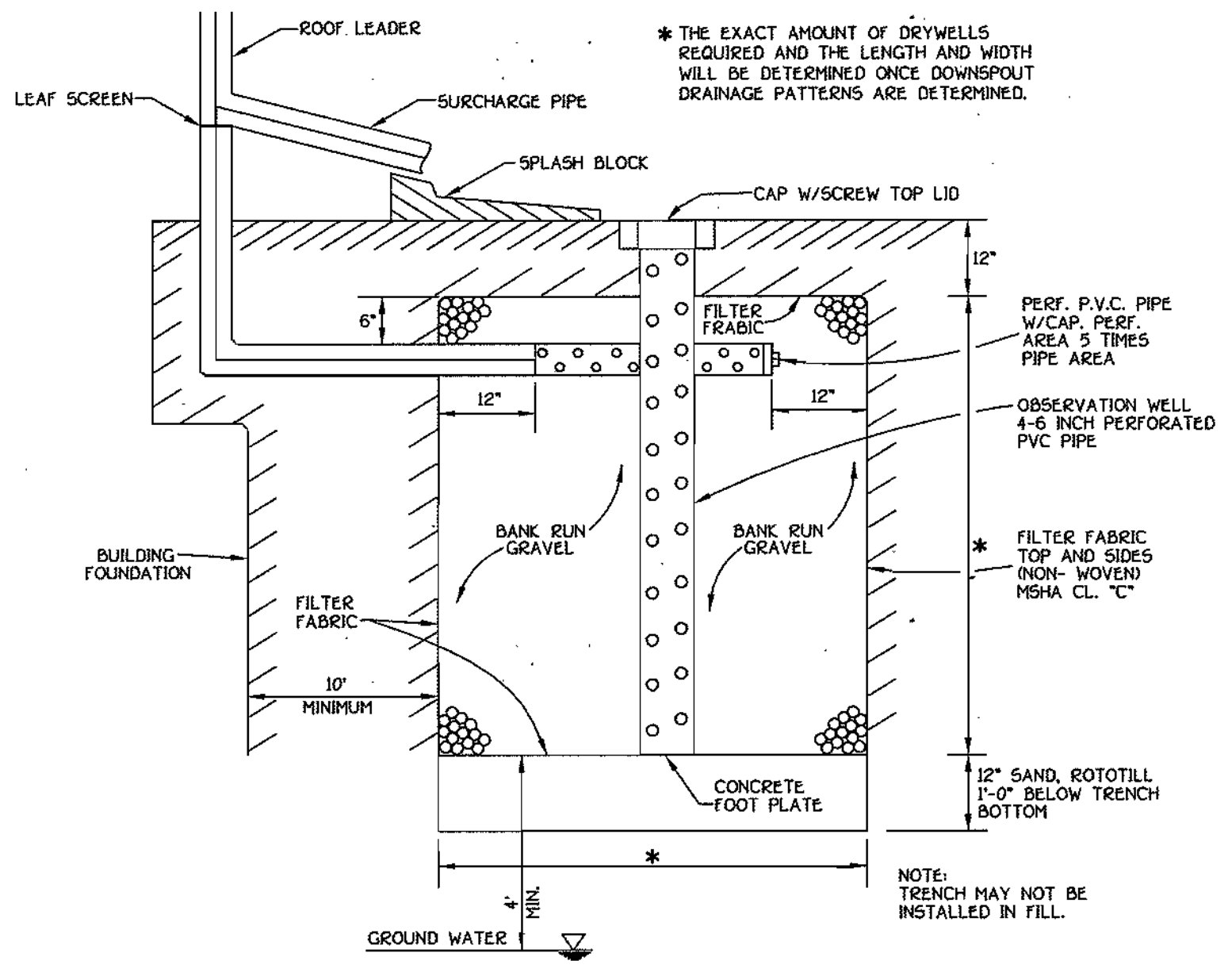
NOTE: CONTRACTOR TO REGRADE, SOO OF HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.
 SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS



TREE PLANTING DETAIL

LANDSCAPE DEVELOPER'S CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.
 11-30-02
 CHRIS KNUDSEN Name Date

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.



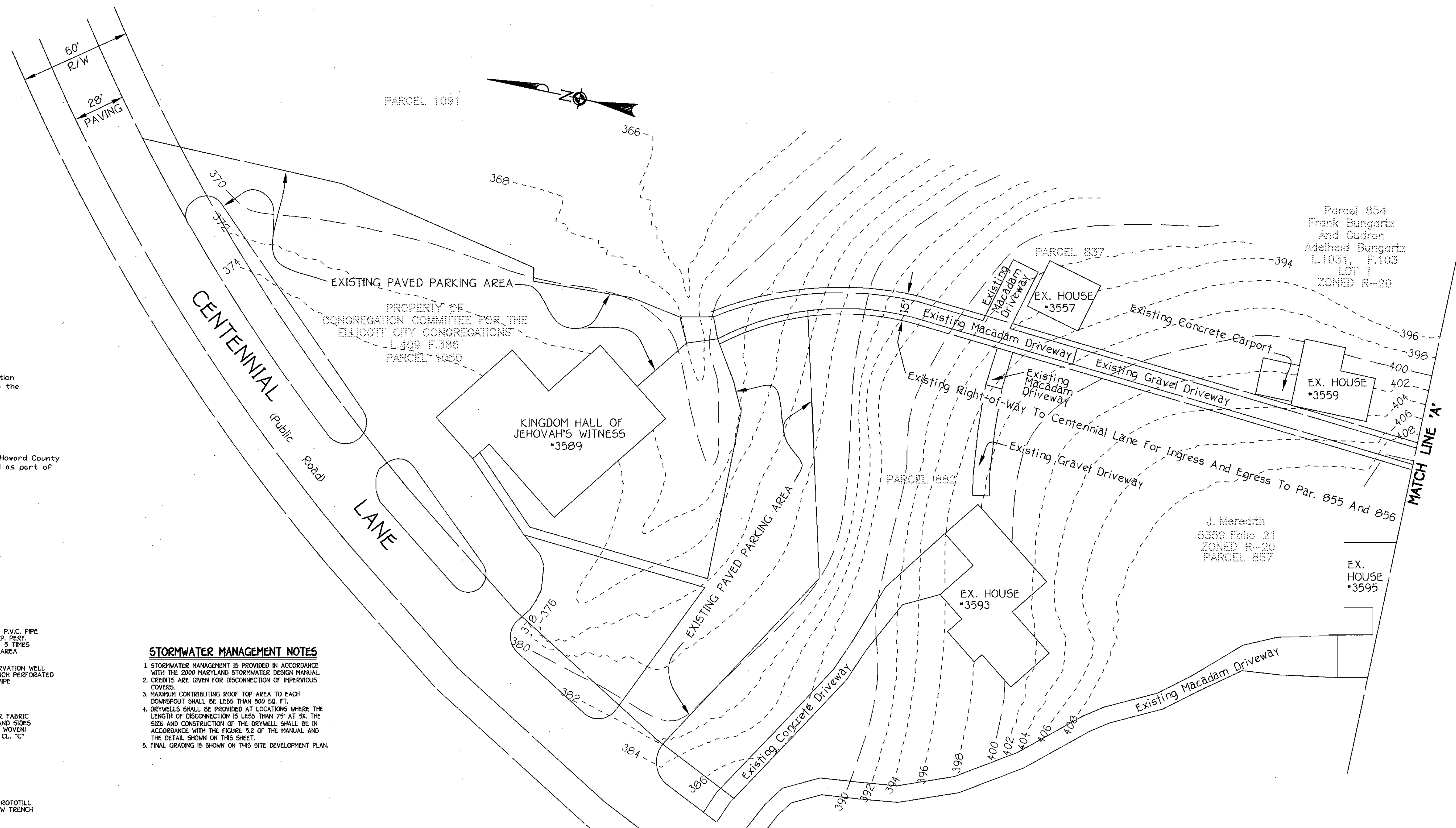
DRY WELL DETAIL
 NOT TO SCALE

STORMWATER MANAGEMENT NOTES

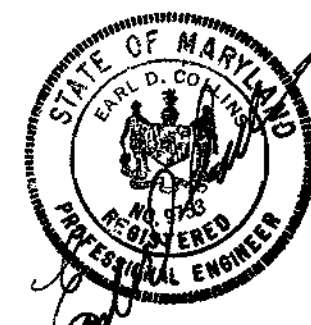
1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
2. CREDITS ARE GIVEN FOR DISCONNECTION OF IMPERVIOUS ROOFS.
3. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE LESS THAN 500 SQ. FT.
4. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE FIGURE 5.2 OF THE MANUAL AND THE DETAIL SHOWN ON THIS SHEET.
5. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

DRY WELL CHART

PAR. NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	REQUIRED DRYWELL SIZE
PAR 855	280 SQ.FT.	121 CT	100%	0%	4	7.6'X4'X4'
PAR 856	366 SQ.FT.	67.3 CT	100%	0%	2	4.9'X4'X4'
PAR 856	498.6 SQ.FT.	76.2 CT	100%	0%	5	5'X4'X4'



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10775 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410-416-2255



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 *Earl D. Collins* 12-31-02 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 *Chris Knudsen* 11-30-02 Date

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S. Dept. of Natural Resources
 Conservation Service
 Signature of *John M. Myers* 1/16/03 Date
 This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of *John M. Myers* 1/16/03 Date

OWNER/DEVELOPER
 C. KNUDSEN DEVELOPMENT L.L.C.
 8455 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature of *David V. J. Leggett* 1/24/03 Date
 Director - Department of Planning and Zoning
 Signature of *Chris Hamata* 1/21/03 Date
 Chief, Division of Land Development
 Signature of *William M. K...* 1/21/03 Date
 Chief, Development Engineering Division MK

SITE DEVELOPMENT,
 AND LANDSCAPING PLAN
CENTENNIAL LANE PROPERTY
 PARCEL NUMBERS 855 AND 856
 TAX MAP No. 24 GRID 7
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"= 30' DATE: APRIL, 2002
 SHEET 2 OF 4

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PLANTING SPECIFICATIONS

Planes, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plan list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald, injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug - no heading plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", hereinafter "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all appendices.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and this Utility a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plant list shall prevail.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

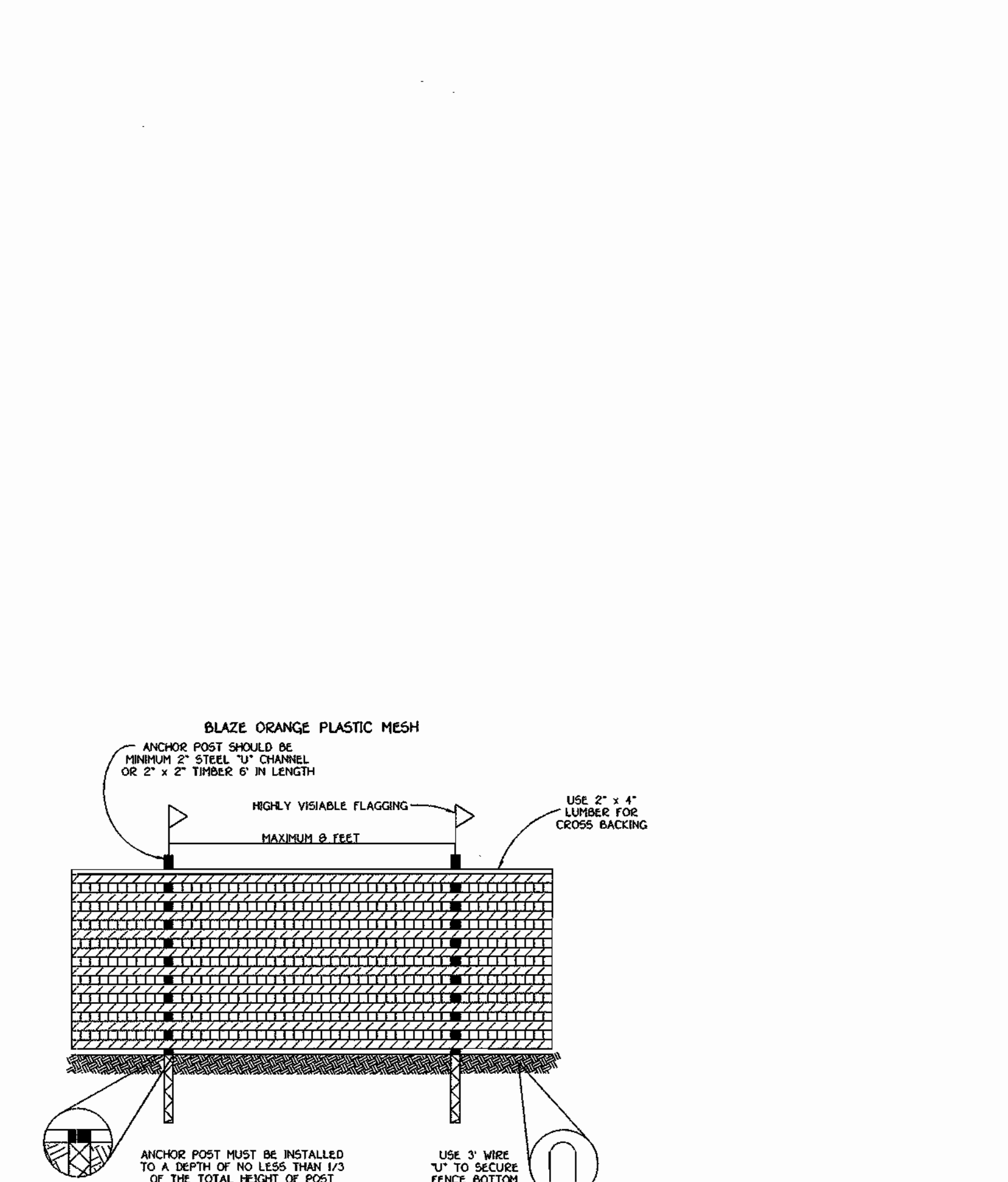
Seed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

TREE PLANTING DETAIL

NOT TO SCALE



- 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 SHIELDING MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL

NOT TO SCALE

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 82 LBS./1,000 SQ.FT. AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (9 LBS./1,000 SQ.FT.) BEFORE SEEDING. PERMANENT OR DISC. INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING.
 APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1,000 SQ.FT.) AND 500 LBS. PER ACRE 0-15-15 LBS./1,000 SQ.FT. 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 0-15-15 LBS./1,000 SQ.FT. OF KENTUCKY 3 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE 0-15-15 LBS./1,000 SQ.FT. KENTUCKY 3 TALL FESCUE AND 2 LBS. PER ACRE 0-05 LBS./1,000 SQ.FT. OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, SEED WITH 100 LBS. PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (C) - USE 500 LBS. PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (D) - USE 500 LBS. PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (E) - SEED WITH 100 LBS./ACRE KENTUCKY 3 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDING.

MULCHING:
 APPLY 1 TO 2 TONS PER ACRE (90 TO 180 LBS./1,000 SQ.FT.) OF UNLIMITED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AT PITCH APPLICATION USING 200 GALLONS PER ACRE 5 GAL./1,000 SQ.FT. OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 6 FEET OR MORE. USE 180 GALLONS PER ACRE 5 GAL./1,000 SQ.FT. FOR ANCHORING.

MANTENANCE:
 INSPECT ALL SEEDING AREAS AND MAKE NECESSARY REPAIRS, REPLACEMENTS AND RESEEDINGS.

* FOR PUBLIC PONDS SUBSTITUTE CHEMICAL GRANULATED AT 15 LBS./ACRE AND KENTUCKY 3 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH TO APRIL 30.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (133-1855).

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED CONFORMANCE WITH THE MOST CURRENT HANDBOOK STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND PERMITS THEREOF.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 10 CALENDAR DAYS FOR ALL PERMITS. SEDIMENT CONTROL STRUCTURES, SUCH AS PERIMETER FENCING, SHALL BE INSTALLED WITHIN 10 DAYS AS TO ALL DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 511.500 (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 502). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS.

7) SITE ANALYSIS:
 TOTAL AREA OF SITE: 1,4379 ACRES
 AREA TO BE ROOFED OR PAVED: 0.3093 ACRES
 AREA TO BE VEGETATIVELY STABILIZED: 0.7573 ACRES
 TOTAL CUT: 12,250 CU. YDS.
 TOTAL FILL: 21,250 CU. YDS.

8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY CONSTRUCTION ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9) ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PILE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

1. Silt Fence to be heeled into the soil.
 2. Wire snow fence, etc. for frost protection only.
 3. Boundaries of Retention Area will be established as part of the conservation plan review process.
 4. Boundaries of Retention Area should be staked and flagged prior to installing device.
 5. Avoid root damage when placing anchor posts.
 6. Device should be properly maintained throughout construction.
 7. Protection signs are also required, see Figure C-4.
 8. Locate fence outside the Critical Root Zone.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WHERE A GREAT-TON VEGETATIVE COVER IS NEEDED.

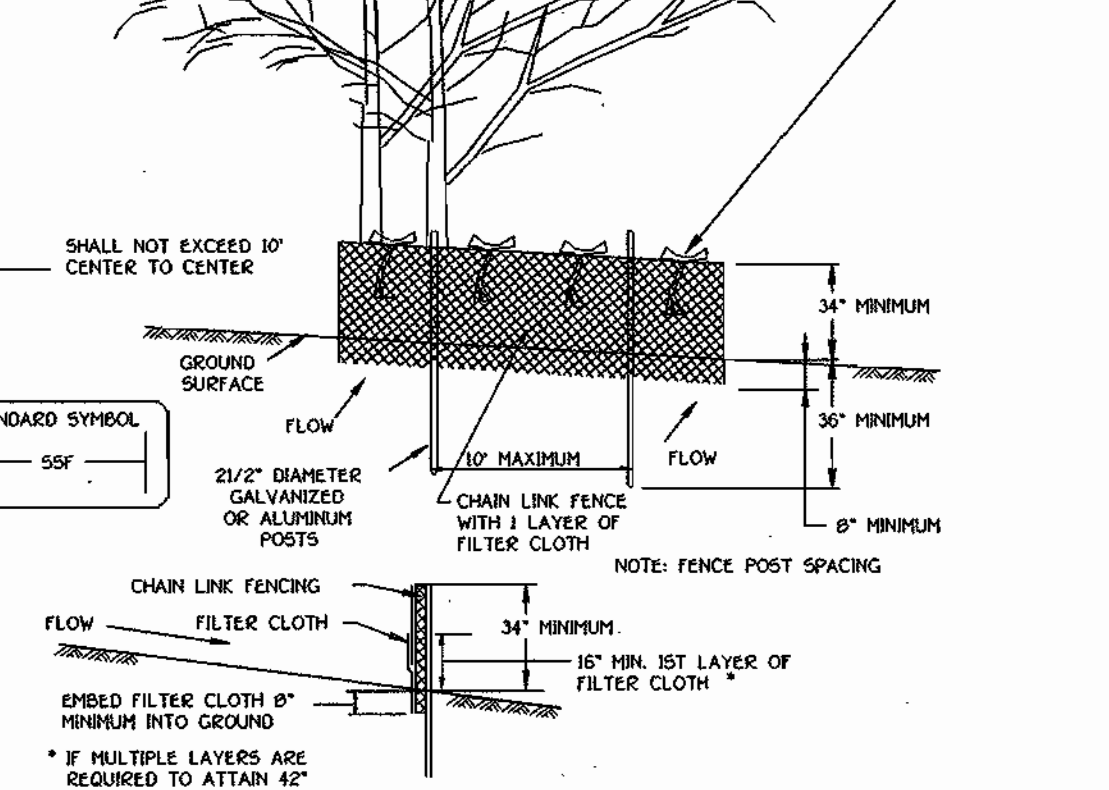
SEEDING PREPARATION:
 LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS:
 APPLY 500 LBS. PER ACRE 10-10-10 FERTILIZER @ 1.65 LBS./1,000 SQ.FT.

SEEDING:
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 17 BUCKLE PER ACRE OF ANNUAL ICE CUP LOVEGRASS OR WEEPING LOVEGRASS (97 LBS./1,000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 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, OR USE 500.

MULCHING:
 APPLY 1 TO 2 TONS PER ACRE (90 TO 180 LBS./1,000 SQ.FT.) OF UNLIMITED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AT PITCH APPLICATION USING 200 GALLONS PER ACRE 5 GAL./1,000 SQ.FT. OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 6 FEET OR MORE. USE 180 GALLONS PER ACRE 5 GAL./1,000 SQ.FT. FOR ANCHORING.

REFER TO THE 1994 HANDBOOK STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR DATE AND METHODS NOT COVERED.



1. Fence 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.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and cross rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt bulks removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
7. 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:
- | Design Criteria | | |
|-----------------|-----------------|-----------------------------|
| Slope | Slope Steepness | Silt Fence Length (maximum) |
| 0 - 10% | 0 - 10% | Unlimited |
| 10 - 20% | 10% - 5% | 200 feet |
| 20 - 33% | 5% - 3% | 100 feet |
| 33 - 50% | 3% - 2% | 100 feet |
| 50% + | 2% + | 50 feet |
- 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.

SUPER SILT FENCE, TREE PROTECTION FENCE

NOT TO SCALE

EROSION CONTROL MATTING

NOT TO SCALE

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

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

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

CONDITIONS WHERE PRACTICE APPLIES:
 This practice shall be used on disturbed areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (30 to 90 days), and Permanent Seeding, for long term vegetative cover. Temporary Seeding includes Temporary Soil Stabilizers, cleared areas being left side between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dunes, cut and fill slopes and other areas at final grade, rocky, stonicle and slaying areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY:
 Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, and groundwater recharge. Vegetation over time will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

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

SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS

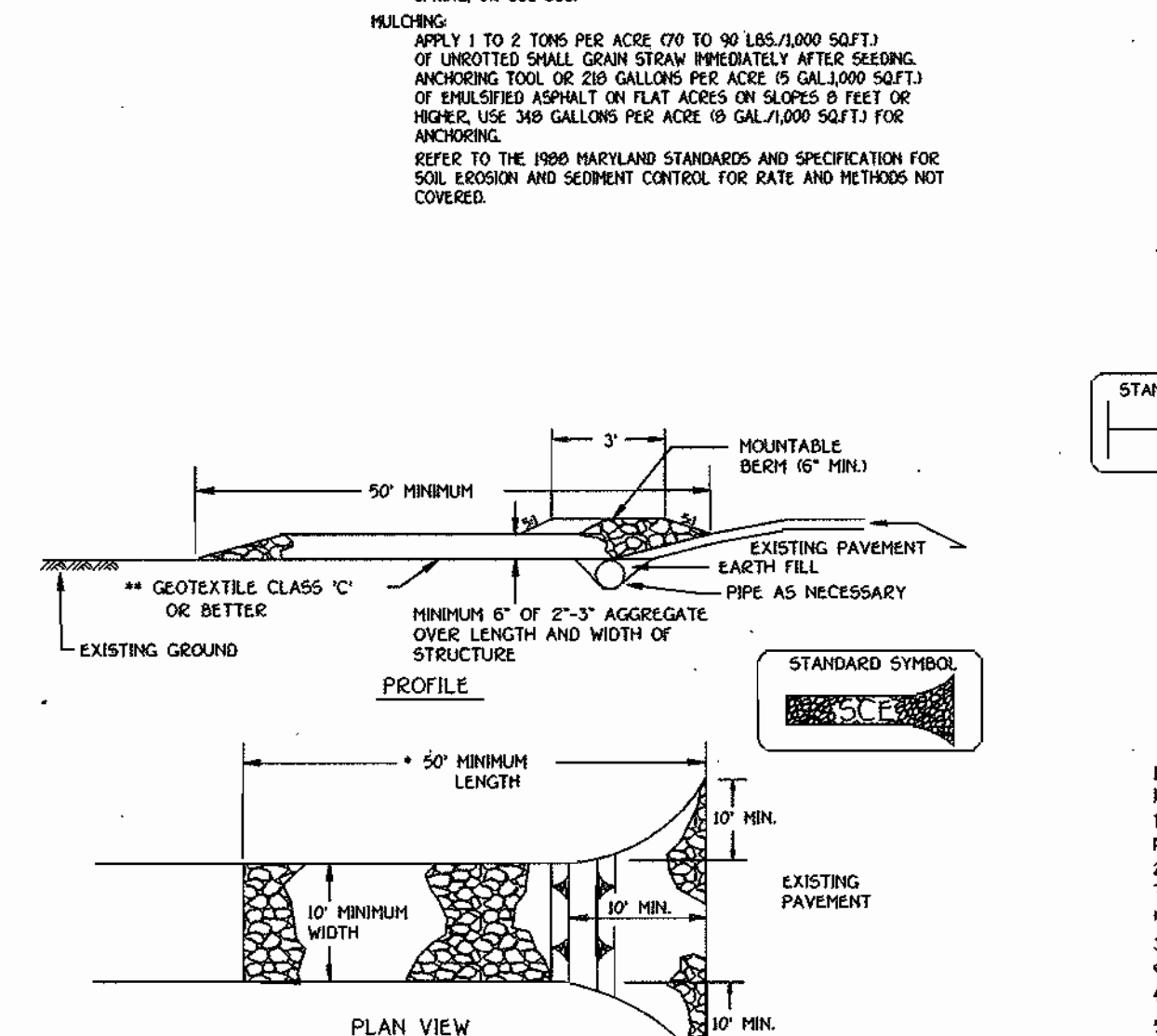
- A. Site Preparation
- Final erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for both line and area seeding.
 - Soil Amendments (Fertilizer and Lime Specifications)
- B. Soil Tests
- Soil tests must be performed to determine the exact ratios and application rates for both line and area seeding 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. They shall be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 - Lime materials shall be ground limestone hydrated or burnt lime must be substituted which contains at least 90% total 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 mesh sieve.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
- C. Seeded Preparation
- Temporary Seeding
 - Permanent Seeding

1. Soil pH shall be between 6.0 and 7.0.
 2. Soluble salts shall be less than 500 parts per million (ppm).
 3. The soil shall contain less than 40% clay, but enough fine grained material (50% will pass thru) to provide a medium to hold a moderate amount of moisture. An exception is if loesslike or siltstone loesslike is to be planted, then a sandy soil (70% will pass thru) would be acceptable.

4. Soil shall contain 1.0% minimum organic matter by weight.
 5. Soil must contain sufficient pore space to permit adequate root penetration.
 6. If these conditions cannot be met by soils on site, adding topsoil is required.

7. 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 2-3" to permit bonding of the topsoil to the surface 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.

8. Apply soil amendments as per soil test or as included on the plans.
 9. Final soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and level the surface for seed application.
 10. Seeded preparation: loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-2" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.



1. Length - minimum of 50' (30' for single residence lots).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. 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.
4. 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.
5. 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 minimum berm with 54 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the site is located at a high spot and has no drainage to convey a pipe will 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.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT	7 DAYS
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN	7 DAYS
3. CLEAR AND GRAD TO LIMITS OF DISTURBANCE	4 DAYS
4. INSTALL TEMPORARY SEEDING	2 DAYS
5. CONSTRUCT BUILDINGS	60 DAYS
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPING	14 DAYS
7. REMOVE SEDIMENT CONTROL DEVICES AS GRADED AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY EROSION CONTROL INSPECTOR.	7 DAYS

REVISIONS

NO.	REVISIONS	DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2092

NO. _____ DATE _____

ENGINEER'S CERTIFICATE

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

Emil R. Cole 12/31/02
 Signature of Engineer 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 any 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.

Chris Knudsen 11/30/02
 Signature of Developer Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Meyer 1/18/03
 U.S. Natural Resource Conservation Service Date

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

John R. Howard 1/18/03
 Howard SCD Date

OWNER/DEVELOPER

C. ENIDSEN DEVELOPMENT L.L.C.
 9455 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Indira Hanrahan 1/21/03
 Chief, Division of Land Development Date

Michael J. ... 1/21/03
 Chief, Development Engineering Division Date

Mark S. ... 1/25/03
 Director - Department of Planning and Zoning Date

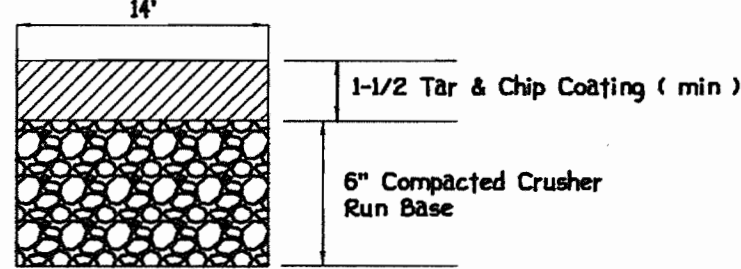
SEDIMENT/EROSION CONTROL NOTES & DETAILS

CENTENNIAL LANE PROPERTY

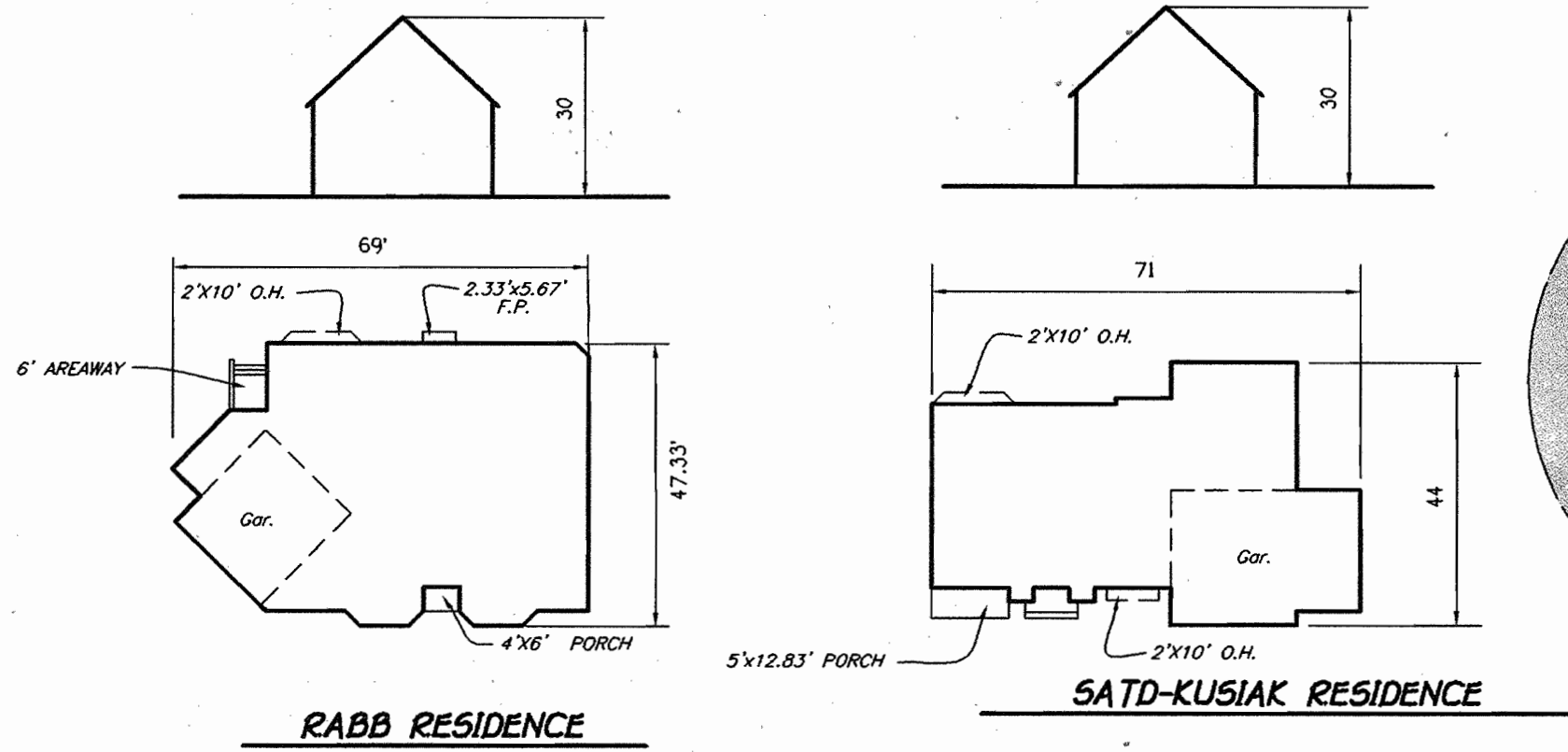
PARCEL NUMBERS 055 AND 056
 TAX MAP NO. 24 GRID 7
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"= 30' DATE: APRIL, 2002
 SHEET 4 OF 4

SDP 02-135



PAVING DETAIL Use-in-Common Driveway
NOT TO SCALE
See General Note 23 For Additional Details



HOUSE TYPICALS

DEVELOPER'S / BUILDER'S CERTIFICATE

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

NAME **CHRIS KNUDSEN**

DATE **1-9-03**

SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION	REMAINING	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
							SHADE TREES	EVERGREEN TREES	TOTAL TREES	SHADE TREES	EVERGREEN TREES	TOTAL TREES
855	P-1	ADJACENT TO PERIMETER PROPERTY	A	244'	YES, 110'	126	4	0	4	4	0	4*
855	P-2	ADJACENT TO PERIMETER PROPERTY	A	67'	YES, 67'	0	2	0	2	2	0	2
855	P-3	ADJACENT TO PERIMETER PROPERTY	A	60'	YES, 60'	0	1	0	1	1	0	1
855,856	P-4	ADJACENT TO PERIMETER PROPERTY	A	186'	YES, 70'	116	4	0	5	5	0	5**
855	P-5	ADJACENT TO PERIMETER PROPERTY	A	170'	YES	170'	3	0	3	3	0	3***
855,856	P-6	ADJACENT TO PERIMETER PROPERTY	A	281'	YES	281'	5	0	5	5	0	5****

* CREDIT IS TAKEN FOR 5 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 1.
** CREDIT IS TAKEN FOR 5 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 4.
*** CREDIT IS TAKEN FOR 3 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 5.
**** CREDIT IS TAKEN FOR 2 EXISTING SHADE TREES AND 2 EVERGREEN TREES TO REMAIN ALONG PERIMETER 6, 1 EXISTING SHADE TREE ALONG P-1 AND 1 EXISTING SHADE TREE ALONG P-4.

OPEN SPACE PARCEL "B"
BURLIEGH MANOR
SECTION 5
PLAT No. 4751
ZONED R-20

Glenn J. Meredith
Liber 5358 Folio 21
ZONED R-20
PARCEL 857

Parcel 854
Frank Bungartz
And Gudron
Adelheid Bungartz
L.1031, F.103
LOT 1
ZONED R-20

Parcel 285
L.I.F.E., Inc
Liber 2281, Folio 653
Lot 2
ZONED R-20

LOT 8
Plat #3331
FONT HILL VILLAGE
SECTION 2
ZONED R-20

LOT 9
Plat #3332
FONT HILL VILLAGE
SECTION 2
ZONED R-20

Lot 11
Plat #3332
FONT HILL VILLAGE
SECTION 2
ZONED R-20

Lot 12
Plat #3332
FONT HILL VILLAGE
SECTION 2
ZONED R-20

Lot 13
Plat #3332
FONT HILL VILLAGE
SECTION 2
ZONED R-20

Ex. Hse.

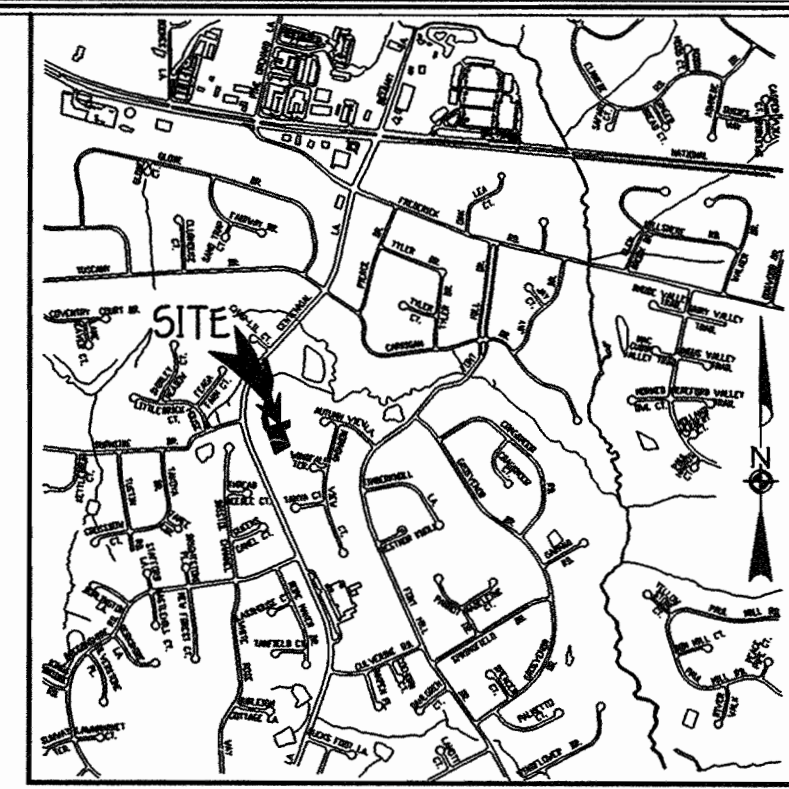
Windfall Terrace
(Public Road)

LEGEND

SYMBOL	DESCRIPTION
2 FT.	CONTOUR INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
• 624.0	SPOT ELEVATION
---	DIRECTION OF DRAINAGE
---	EXISTING TREES TO BE SAVED
55'	SUPER SILT FENCE
L.O.D. 50'	LIMIT OF DISTURBANCE
TP	TREE PROTECTION FENCE
● ECH ●	EROSION CONTROL MATTING
○	DRYWELL
⊕	SOIL BORING

BENCH MARKS

- 24 DB-582098.342 FT.
135468.589 FT.
EL.428.001 FT.
- 24 GB-579069.461 FT.
135041.846 FT.
EL.493.00 FT.



VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED: R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS: 14379 AC.
- THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 2.
- THE TOTAL DISTURBED AREA IS: 10588 AC.
- SIC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: 186-5, CONTRACT NO.44-1068
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL ROADWAYS ARE PUBLIC AND EXISTING.
- THE EXISTING TOPOGRAPHY IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING CO., INC. TOWN JULY 1997 AND FIELD RUN DATA BY FISHER, COLLINS & CARTER, INC. IN FEBRUARY, 2002.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS 241 AND 2413.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-313-1880 AT LEAST TWENTY-FOUR (24) HOURS 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.
- IN ACCORDANCE WITH SECTION 16.24(K) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
- USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED 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 - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2" MINIMUM).
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125-LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE ARE NO BURIAL GROUNDS LOCATED ON THIS SITE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PIPE FLAG STEM AND THE ROAD R/W AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- THERE NO WETLANDS OR FLOOD PLAIN AREAS LOCATED ON THIS SITE.
- THE EXISTING HOUSE LOCATED ON PARCEL 856 SHALL BE RAZED PRIOR TO APPROVAL OF THIS SITE DEVELOPMENT PLAN.
- THIS SITE DEVELOPMENT PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR PARCELS 855, 856 AND 295 (LOT 2) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY AS LIBER 4337 FOLIO 177.
- IN ACCORDANCE WITH SECTION 16.102 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN MET BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$6,314.20 TO THE FOREST CONSERVATION FUND FOR 2.5 ACRES OF Forestland Obligation.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, PERIMETER LANDSCAPING SHALL BE PROVIDED BY RETENTION OF EXISTING VEGETATION.
- THIS SITE SHALL UTILIZE PUBLIC WATER AND SEWER.
- ALL EXISTING WELLS AND/OR PRIVATE SEPTIC SYSTEMS ON THIS SITE HAVE BEEN PROPERLY ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
- ON DECEMBER 19, 2002 THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING DID APPROVE A DESIGN MANUAL WAIVER FROM THE REQUIREMENT OF COUNTY DESIGN MANUAL VOLUME IV, PERTAINING TO THE MAXIMUM SLOPE ON A RESIDENTIAL DRIVEWAY.
- No Building Permit will be issued for Parcel 856 until the existing house has been razed.

SHEET INDEX

Sheet No.	Description
1,2	Site Development and Landscape Plan
3,4	Sediment & Erosion Control Plan

ADDRESS CHART

PARCEL	STREET ADDRESS
855	3585 Centennial Lane
856	3527 Centennial Lane

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 *Chris Knudsen* 1-9-03 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 *Chris Knudsen* 1-9-03 Date

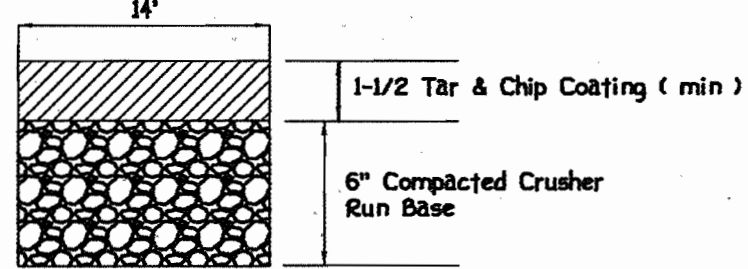
Reviewed for HOWARD SCD and meets Technical Requirements.
John Muzes 1/16/03
Natural Resource Conservation Service
This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John Muzes 1/16/03
HOWARD SCD
OWNER/DEVELOPER
C. KNUDSEN DEVELOPMENT L.L.C.
8455 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David S. DeLay 1/28/03
Director - Department of Planning and Zoning
Cindy Hamata 1/24/03
Chief, Development Engineering Division
Mark 1/21/03
Chief, Development Engineering Division
SUBDIVISION: CENTENNIAL LANE PROPERTY SECTION/AREA: N/A PARCEL NUMBERS: 855 AND 856
DEED REF.: L. 721 F.105 BLOCK NO.: 7 ZONE: R-20 TAX/ZONE: 24 ELEC. DIST.: SECOND CENSUS TR.: 6023.01
WATER CODE: F-12 SEWER CODE: 5801700

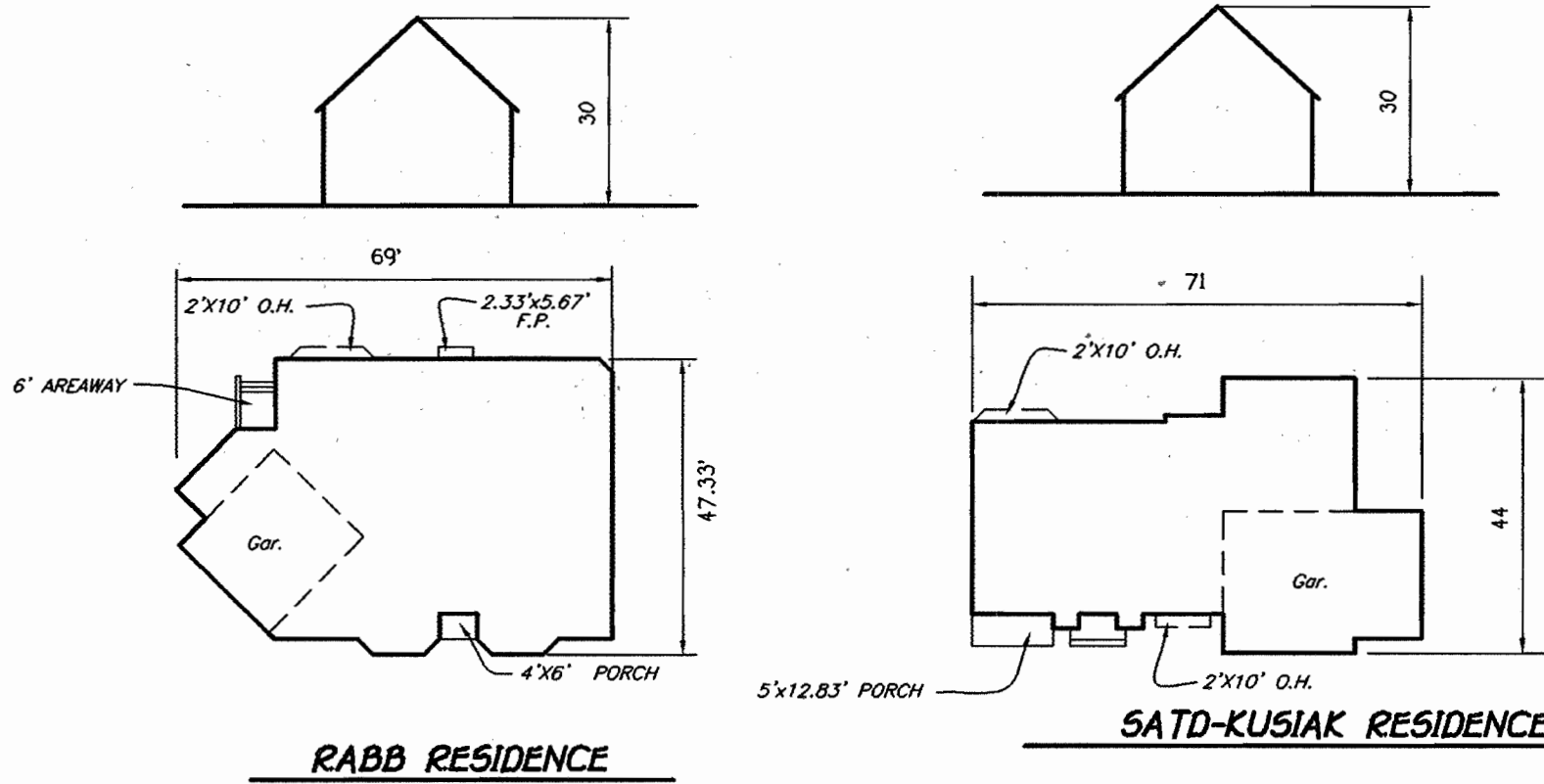
SITE DEVELOPMENT and LANDSCAPE PLAN
CENTENNIAL LANE PROPERTY
PARCEL No.: 855 and 856
TAX MAP No.: 24 GRID 7
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL, 2002
SHEET 1 OF 4



NO.	REVISIONS	DATE



PAVING DETAIL Use-in-Common Driveway
NOT TO SCALE
See General Note 23 For Additional Details



HOUSE TYPICALS

DEVELOPER'S / BUILDER'S CERTIFICATE

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

NAME **CHRIS KNUDSEN**

DATE **1-9-03**

SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION	REMAINING	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
							SHADE TREES	EVERGREEN TREES	TOTAL TREES	SHADE TREES	EVERGREEN TREES	TOTAL TREES
055	P-1	ADJACENT TO PERIMETER PROPERTY	A	244'	YES, 118'	126	4	0	4	4	0	4*
055	P-2	ADJACENT TO PERIMETER PROPERTY	A	67'	YES, 67'	0	2	0	2	2	0	2
055	P-3	ADJACENT TO PERIMETER PROPERTY	A	60'	YES, 60'	0	1	0	1	1	0	1
055,056	P-4	ADJACENT TO PERIMETER PROPERTY	A	106'	YES, 70'	116	4	0	5	5	0	5**
055	P-5	ADJACENT TO PERIMETER PROPERTY	A	170'	YES	170'	3	0	3	3	0	3***
055,056	P-6	ADJACENT TO PERIMETER PROPERTY	A	281'	YES	281'	5	0	5	5	0	5****

* CREDIT IS TAKEN FOR 5 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 1.
 ** CREDIT IS TAKEN FOR 5 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 4.
 *** CREDIT IS TAKEN FOR 3 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 5.
 **** CREDIT IS TAKEN FOR 2 EXISTING SHADE TREES AND 2 EVERGREEN TREES TO REMAIN ALONG PERIMETER 6, 1 EXISTING SHADE TREE ALONG P-1 AND 1 EXISTING SHADE TREE ALONG P-4.



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 *Chris Knudsen* Date **1-9-03**

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 Planning and Zoning 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 **CHRIS KNUDSEN** Date **1-9-03**

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature of Engineer *John Muzes* Date **1/16/03**
 Signature of Developer *Chris Knudsen* Date **1/16/03**

OWNER/DEVELOPER

C. KNUDSEN DEVELOPMENT L.L.C.
8455 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature of Director *David S. DeLoach* Date **1/28/03**
 Signature of Chief, Development Engineering Division *Chris Hamata* Date **1/24/03**

SUBDIVISION		SECTION/AREA	PARCEL NUMBERS
CENTENNIAL LANE PROPERTY		N/A	055 AND 056
DEED REF.	BLOCK NO.	ZONE	TAX/ZONE
L. 721 F.105	7	R-20	24
WATER CODE		SEWER CODE	ELEC. DIST.
F-12		5801700	SECOND
CENSUS TR.		6023.01	

SITE DEVELOPMENT and LANDSCAPE PLAN

CENTENNIAL LANE PROPERTY
 PARCEL No.: 055 and 056
 TAX MAP No.: 24 GRID 7
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' DATE: APRIL, 2002

SHEET 1 OF 4

LEGEND

SYMBOL	DESCRIPTION
2 FT.	CONTOUR INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
• 624.0	SPOT ELEVATION
---	DIRECTION OF DRAINAGE
---	EXISTING TREES TO BE SAVED
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	TREE PROTECTION FENCE
•••••	ECM EROSION CONTROL MATTING
○	DRYWELL
⊕	SOIL BORING

BENCH MARKS

- 24 DB-582098.342 FT.
1351468.899 FT.
EL. 420.011 FT.
- 24 GB-579069.461 FT.
1350441.046 FT.
EL. 493.00 FT.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED: R-20 PER 10-10-93 COMPREHENSIVE ZONING PLAN.
- THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS: 14379 AC.
- THE TOTAL AREA OF PARCELS: 10841 AC.
- THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 2.
- THE TOTAL DISTURBED AREA IS: 10500 AC.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: 186-5, CONTRACT NO. 44-1068
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL ROADWAYS ARE PUBLIC AND EXISTING.
- THE EXISTING TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING CO., INC. FLOWN JULY 1997 AND FIELD RUN DATA BY FISHER, COLLINS & CARTER, INC. IN FEBRUARY, 2002.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS 241 AND 243.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-313-1800 AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MIS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- IN ACCORDANCE WITH SECTION 16.24(K) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
- USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE);
 B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, (1-1/2" MINIMUM);
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 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 SURFACE;
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE ARE NO BURIAL GROUNDS LOCATED ON THIS SITE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PIPE/FLAG STEY AND THE ROAD 6/7W AND NOT ONTO THE FLAG/PRESTEP DRIVEWAY.
- THERE NO WETLANDS OR FLOOD PLAIN AREAS LOCATED ON THIS SITE.
- THE EXISTING HOUSE LOCATED ON PARCEL 056 SHALL BE RAZED PRIOR TO APPROVAL OF THIS SITE DEVELOPMENT PLAN.
- THIS SITE DEVELOPMENT PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR PARCELS 055, 056 AND 295 (LOT 2) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY AS LIBER 6433 FOLIO 177.
- IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN MET BY THE PAYMENT OF A FEE-IN-LIEU BY THE AMOUNT OF \$6,316.20 TO THE FOREST CONSERVATION FUND FOR 20 ACRES OF Forest Conservation Obligation.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, PERIMETER LANDSCAPING SHALL BE PROVIDED BY RETENTION OF EXISTING VEGETATION.
- THIS SITE SHALL UTILIZE PUBLIC WATER AND SEWER.
- ALL EXISTING WELLS AND/OR PRIVATE SEPTIC SYSTEMS ON THIS SITE HAVE BEEN PROPERLY ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
- ON DECEMBER 19, 2002 THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING DID APPROVE A DESIGN MANUAL WAIVER FROM THE REQUIREMENTS OF COUNTY DESIGN MANUAL VOLUME IV, PERTAINING TO THE MAXIMUM SLOPE ON A RESIDENTIAL DRIVEWAY.
- No Building Permit will be issued for Parcel 056 until the existing house has been razed.

SHEET INDEX

Sheet No.	Description
1,2	Site Development and Landscape Plan
3,4	Sediment & Erosion Control Plan

ADDRESS CHART

PARCEL	STREET ADDRESS
055	3505 Centennial Lane
056	3507 Centennial Lane

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.
 SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS

PRUNE 1/3 LEAF AREA BUT RETAIN NATURAL FORM OF TREE

2 PIECES OF REINFORCED RUBBER HOSE
 DOUBLE #12 GALVANIZED WIRE GUYS TWISTED

3-2" X 2" OAK STAKES, NOTCH STAKES TO HOLD WIRE

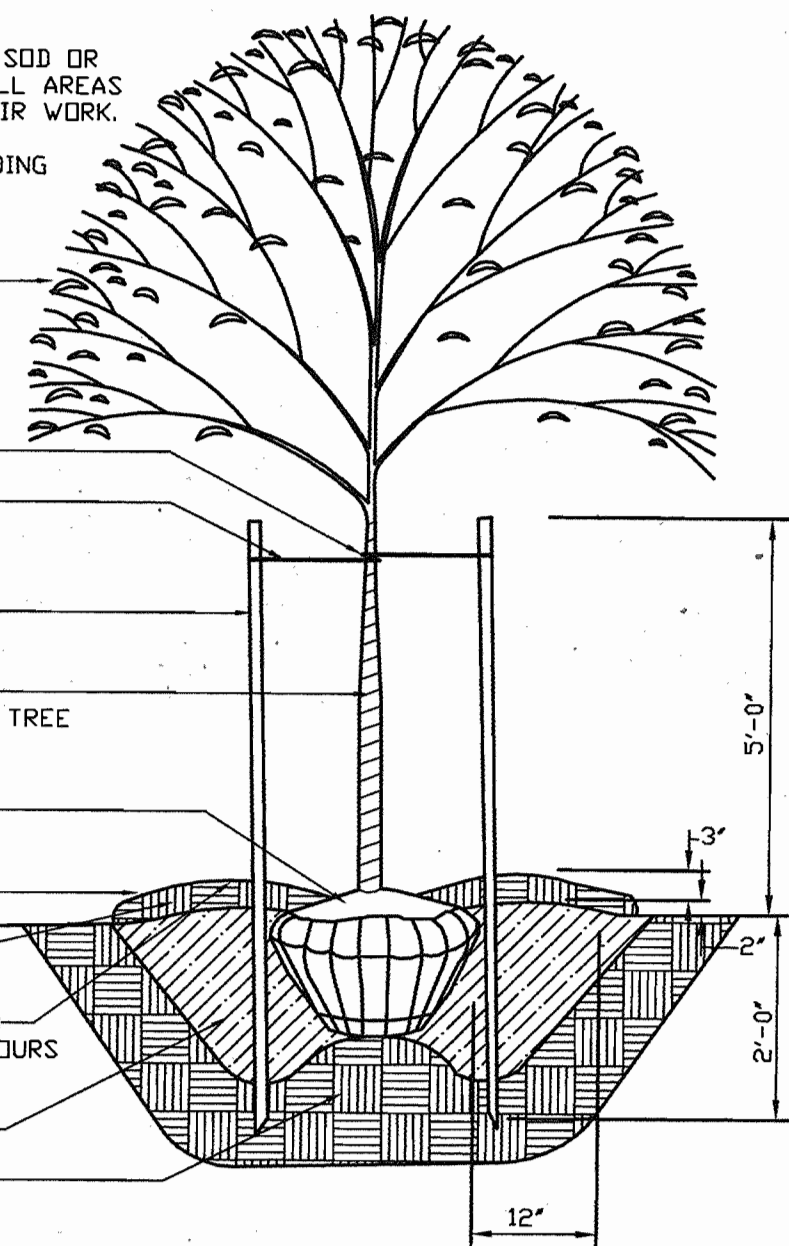
WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WRAP, TIE AT 24" INTERVALS (EXCEPT EVERGREENS)
 REMOVE ANY COVERING FROM TOP OF ROOT CROWN

3" MULCH

MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN

CONSTRUCT 3" SAUCER RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS

TOP SOIL MIXTURE
 CONVEX BOTTOM 6" MIN. HT.



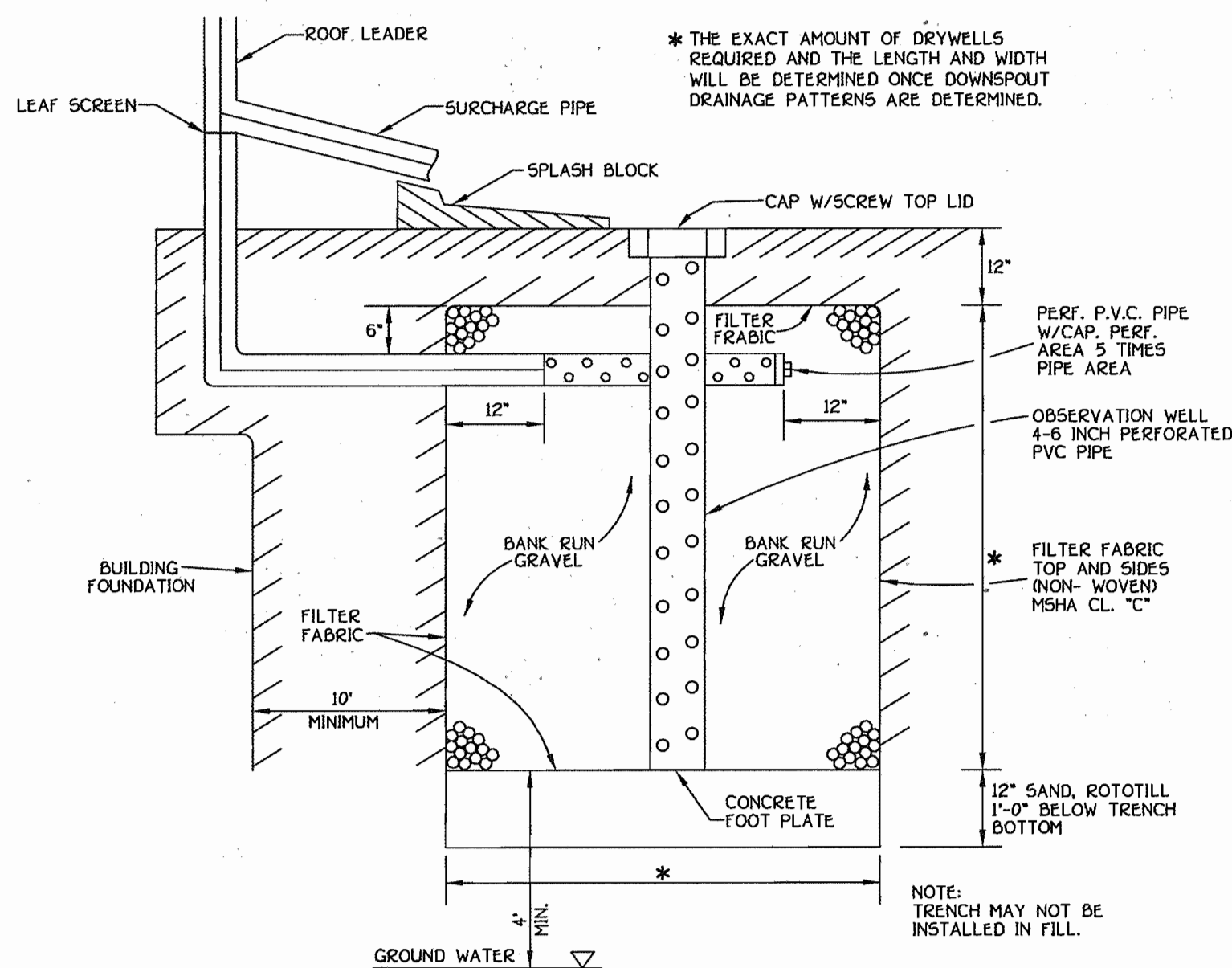
TREE PLANTING DETAIL

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Chris Knudsen Name Date 11.30.02

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.



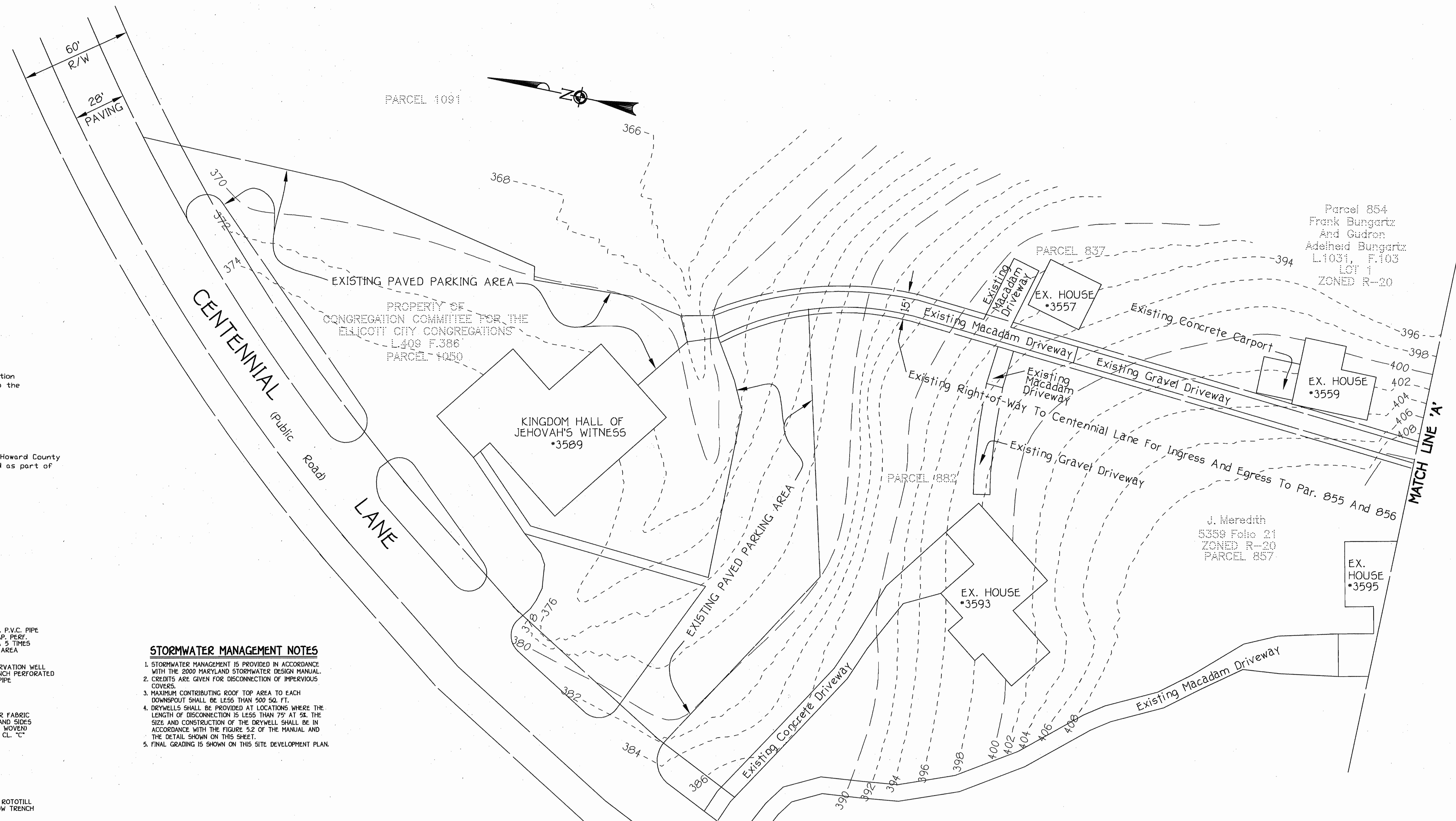
DRY WELL DETAIL
 NOT TO SCALE

STORMWATER MANAGEMENT NOTES

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
2. CREDITS ARE GIVEN FOR DISCONNECTION OF IMPERVIOUS COVERS.
3. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE LESS THAN 500 SQ. FT.
4. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE FIGURE 5.2 OF THE MANUAL AND THE DETAIL SHOWN ON THIS SHEET.
5. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

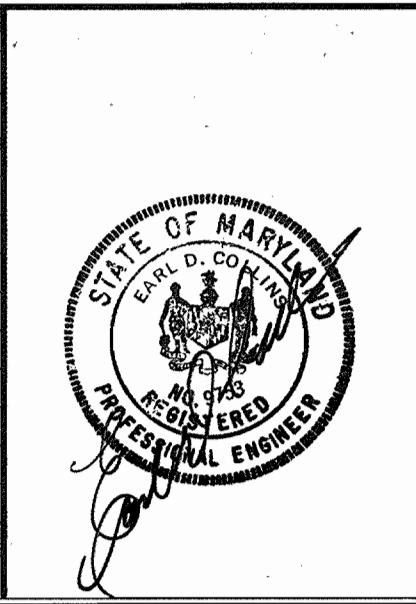
DRY WELL CHART

PAR. NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	REQUIRED DRYWELL SIZE
PAR 855	260 SQ.FT.	121 CF	100%	0%	4	7.6'X4'X4'
PAR 856	366 SQ.FT.	67.3 CF	100%	0%	2	4.5'X4'X4'
PAR 856	498.6 SQ.FT.	76.2 CF	100%	0%	5	5'X4'X4'



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 18725 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2995

NO.	REVISION	DATE



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 *Earl D. Collins* Date 12-31-02

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 *Chris Knudsen* Date 11-30-02

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S. Dept. of Natural Resources
 Conservation Service
 Signature of SCD *John C. [Signature]* Date 1/16/03

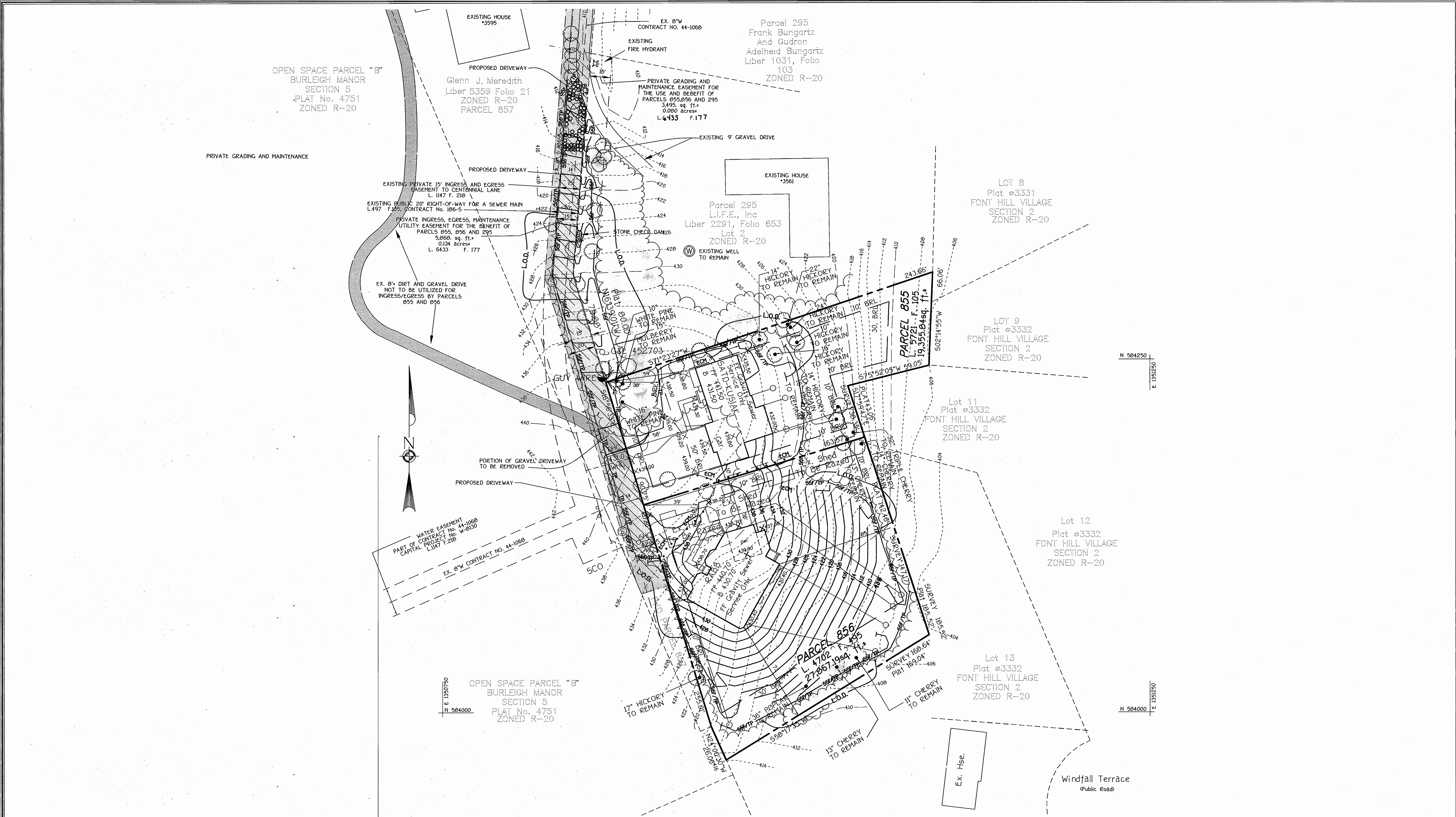
This development plan is approved for sediment and erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature of SCD *John C. [Signature]* Date 1/16/03

OWNER/DEVELOPER
 C. KNUDSEN DEVELOPMENT L.L.C.
 8455 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 U.S. Dept. of Natural Resources
 Director - Department of Planning and Zoning
 Signature of Planning and Zoning *[Signature]* Date 1/24/03
 Chief, Division of Land Development
 Signature of Land Development *[Signature]* Date 1/21/03
 Chief, Development Engineering Division MK

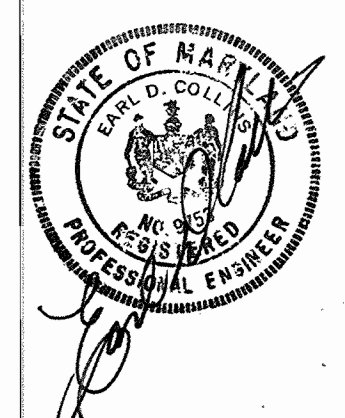
SITE DEVELOPMENT,
 AND LANDSCAPING PLAN

CENTENNIAL LANE PROPERTY
 PARCEL NUMBERS 855 AND 856
 TAX MAP No. 24 GRID 7
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: APRIL, 2002
 SHEET 2 OF 4



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
 ELlicOTT CITY, MARYLAND 21042
 (410) 481-2955

NO.	REVISIONS	DATE



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: *Chris Knudsen* Date: **1-9-03**

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: *Chris Knudsen* Date: **1-9-03**

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim Mygus* Date: **1/16/03**
 Signature: *John E. Johnston* Date: **1/14/03**

OWNER/DEVELOPER
 C. KNUDSEN DEVELOPMENT L.L.C.
 8455 BALTIMORE NATIONAL PIKE
 ELlicOTT CITY, MARYLAND 21043

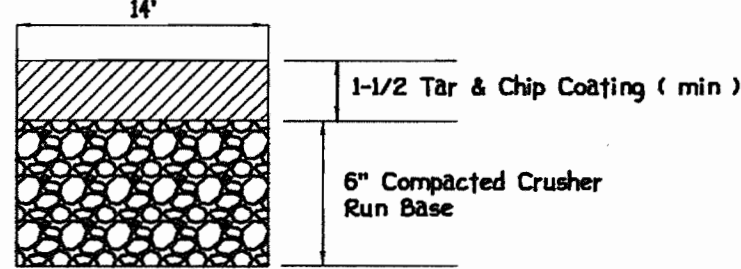
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *Mark S. McLaughlin* Date: **1/28/03**
 Signature: *John K. Hammett* Date: **1/24/03**
 Signature: *Chris Knudsen* Date: **1/21/03**

SEDIMENT AND EROSION CONTROL PLAN

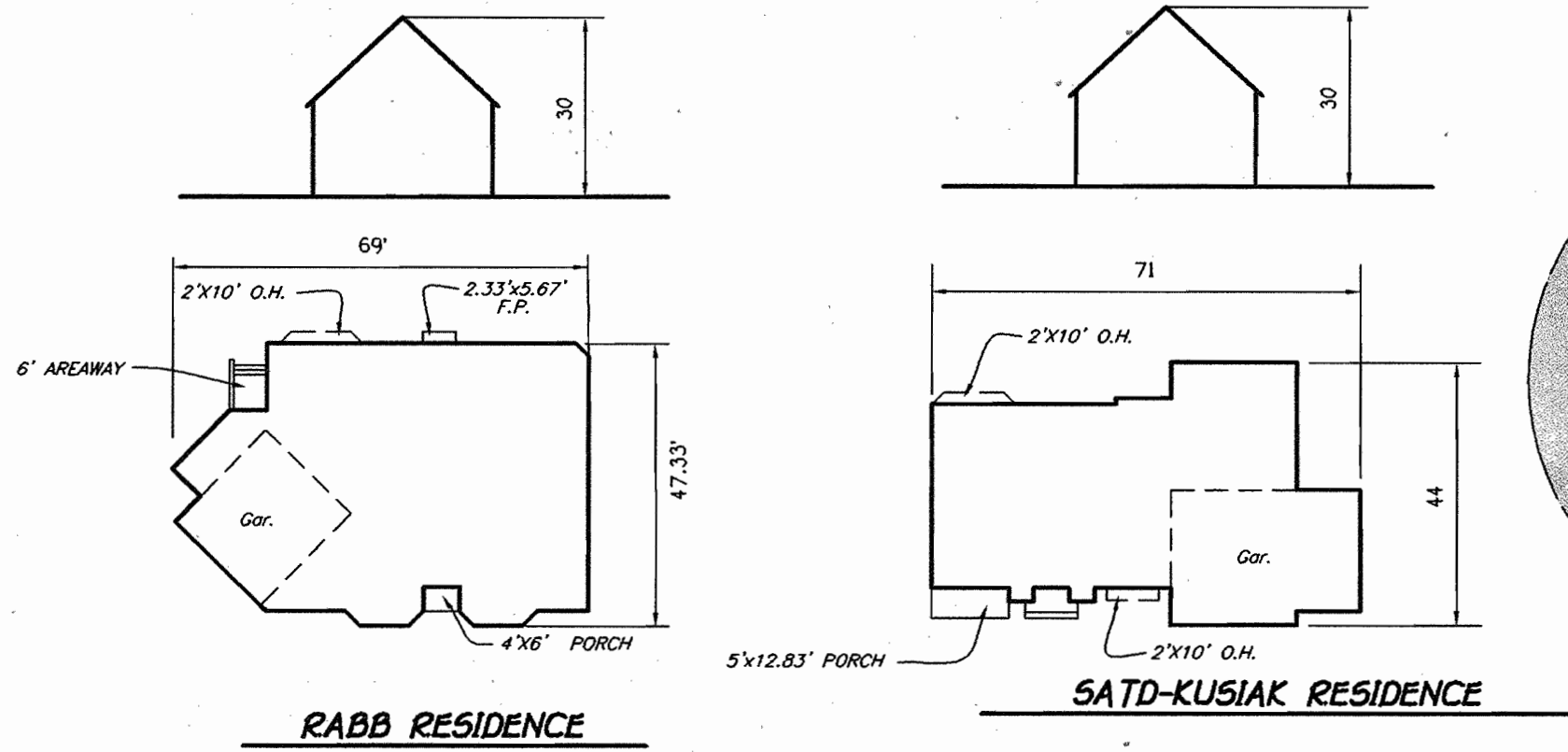
CENTENNIAL LANE PROPERTY
 PARCEL NUMBERS 855 AND 856
 TAX MAP No. 24 GRID 7
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"= 30' DATE: APRIL, 2002
 SHEET 3 OF 4

SDP02-135

K:\SDP\PROJ\02-135\Centennial Lane\857 SEC-2 LOTS SHEET 3.dwg, 01/09/03 09:49:28 AM



PAVING DETAIL Use-in-Common Driveway
NOT TO SCALE
See General Note 23 For Additional Details



HOUSE TYPICALS

DEVELOPER'S / BUILDER'S CERTIFICATE

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

NAME **CHRIS KNUDSEN** DATE **1-9-03**

SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION	REMAINING	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
							SHADE TREES	EVERGREEN TREES	TOTAL TREES	SHADE TREES	EVERGREEN TREES	TOTAL TREES
855	P-1	ADJACENT TO PERIMETER PROPERTY	A	244'	YES, 110'	126	4	0	4	4	0	4*
855	P-2	ADJACENT TO PERIMETER PROPERTY	A	67'	YES, 67'	0	2	0	2	2	0	2
855	P-3	ADJACENT TO PERIMETER PROPERTY	A	60'	YES, 60'	0	1	0	1	1	0	1
855,856	P-4	ADJACENT TO PERIMETER PROPERTY	A	186'	YES, 70'	116	4	0	5	5	0	5**
855	P-5	ADJACENT TO PERIMETER PROPERTY	A	170'	YES	170'	3	0	3	3	0	3***
855,856	P-6	ADJACENT TO PERIMETER PROPERTY	A	281'	YES	281'	5	0	5	5	0	5****

* CREDIT IS TAKEN FOR 5 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 1.
** CREDIT IS TAKEN FOR 5 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 4.
*** CREDIT IS TAKEN FOR 3 EXISTING SHADE TREES TO REMAIN ALONG PERIMETER 5.
**** CREDIT IS TAKEN FOR 2 EXISTING SHADE TREES AND 2 EVERGREEN TREES TO REMAIN ALONG PERIMETER 6, 1 EXISTING SHADE TREE ALONG P-1 AND 1 EXISTING SHADE TREE ALONG P-4.

OPEN SPACE PARCEL "B"
BURLIEGH MANOR
SECTION 5
PLAT No. 4751
ZONED R-20

Glenn J. Meredith
Liber 5358 Folio 21
ZONED R-20
PARCEL 857

Parcel 854
Frank Bungartz
And Gudron
Adelheid Bungartz
L.1031, F.103
LOT 1
ZONED R-20

Parcel 285
L.I.F.E., Inc
Liber 2281, Folio 653
Lot 2
ZONED R-20

LOT 8
Plat #3331
FONT HILL VILLAGE
SECTION 2
ZONED R-20

LOT 9
Plat #3332
FONT HILL VILLAGE
SECTION 2
ZONED R-20

Lot 11
Plat #3332
FONT HILL VILLAGE
SECTION 2
ZONED R-20

Lot 12
Plat #3332
FONT HILL VILLAGE
SECTION 2
ZONED R-20

Lot 13
Plat #3332
FONT HILL VILLAGE
SECTION 2
ZONED R-20

Ex. Hse.

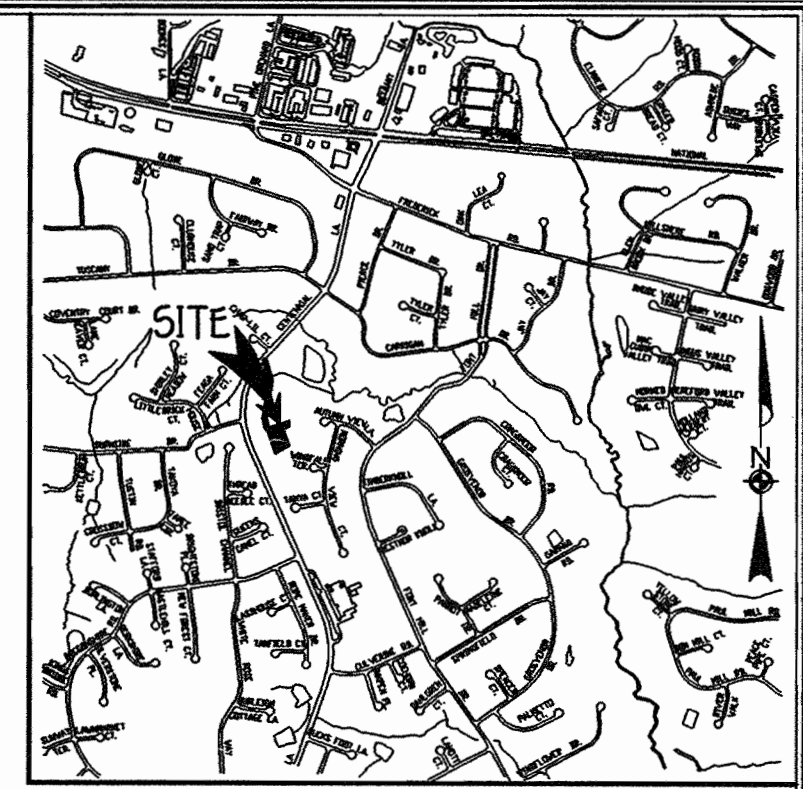
Windfall Terrace
(Public Road)

LEGEND

SYMBOL	DESCRIPTION
2 FT.	CONTOUR INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
• 624.0	SPOT ELEVATION
---	DIRECTION OF DRAINAGE
---	EXISTING TREES TO BE SAVED
55'	SUPER SILT FENCE
L.O.D. 50'	LIMIT OF DISTURBANCE
TP	TREE PROTECTION FENCE
● ECH ●	EROSION CONTROL MATTING
○	DRYWELL
⊕	SOIL BORING

BENCH MARKS

- 24 DB-582098.342 FT.
135468.589 FT.
EL.428.001 FT.
- 24 GB-579069.461 FT.
135041.846 FT.
EL.493.00 FT.



VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED: R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS: 14379 AC.
- THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 2.
- THE TOTAL DISTURBED AREA IS: 10588 AC.
- SIC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: 186-5, CONTRACT NO.44-1068
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL ROADWAYS ARE PUBLIC AND EXISTING.
- THE EXISTING TOPOGRAPHY IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING CO., INC. TOWN JULY 1997 AND FIELD RUN DATA BY FISHER, COLLINS & CARTER, INC. IN FEBRUARY, 2002.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS 241 AND 2413.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-313-1880 AT LEAST TWENTY-FOUR (24) HOURS 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.
- IN ACCORDANCE WITH SECTION 16.24(1) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
- USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED 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 - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2" MINIMUM).
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125-LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE ARE NO BURIAL GROUNDS LOCATED ON THIS SITE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PIPE FLAG STEM AND THE ROAD R/W AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- THERE NO WETLANDS OR FLOOD PLAIN AREAS LOCATED ON THIS SITE.
- THE EXISTING HOUSE LOCATED ON PARCEL 856 SHALL BE RAZED PRIOR TO APPROVAL OF THIS SITE DEVELOPMENT PLAN.
- THIS SITE DEVELOPMENT PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR PARCELS 855, 856 AND 295 (LOT 2) HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY AS LIBER 4337 FOLIO 177.
- IN ACCORDANCE WITH SECTION 16.102 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN MET BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$6,314.20 TO THE FOREST CONSERVATION FUND FOR 2.5 ACRES OF Forestland Obligation.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, PERIMETER LANDSCAPING SHALL BE PROVIDED BY RETENTION OF EXISTING VEGETATION.
- THIS SITE SHALL UTILIZE PUBLIC WATER AND SEWER.
- ALL EXISTING WELLS AND/OR PRIVATE SEPTIC SYSTEMS ON THIS SITE HAVE BEEN PROPERLY ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
- ON DECEMBER 19, 2002 THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING DID APPROVE A DESIGN MANUAL WAIVER FROM THE REQUIREMENT OF COUNTY DESIGN MANUAL VOLUME IV, PERTAINING TO THE MAXIMUM SLOPE ON A RESIDENTIAL DRIVEWAY.
- No Building Permit will be issued for Parcel 856 until the existing house has been razed.

SHEET INDEX

Sheet No.	Description
1,2	Site Development and Landscape Plan
3,4	Sediment & Erosion Control Plan

ADDRESS CHART

PARCEL	STREET ADDRESS
855	2585 Centennial Lane
856	2527 Centennial Lane

SITE DEVELOPMENT and LANDSCAPE PLAN

CENTENNIAL LANE PROPERTY
PARCEL No.: 855 and 856
TAX MAP No.: 24 GRID 7
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' DATE: APRIL, 2002

SHEET 1 OF 4

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 *Chris Knudsen* DATE **1-9-03**

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 **CHRIS KNUDSEN** DATE **1-9-03**

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature of Natural Resource Conservation Service *John Meyer* DATE **1/16/03**
Signature of Howard Soil Conservation District *John Albrecht* DATE **1/16/03**

OWNER/DEVELOPER

C. KNUDSEN DEVELOPMENT L.L.C.
8455 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature of Director *David S. DeLay* DATE **1/28/03**
Signature of Chief, Development Engineering Division *Cindy Hamata* DATE **1/24/03**
Signature of Chief, Development Engineering Division *Mark* DATE **1/21/03**

SUBDIVISION		SECTION/AREA	PARCEL NUMBERS
CENTENNIAL LANE PROPERTY		N/A	855 and 856
DEED REF. L. 721 F.105	BLOCK NO. 7	ZONE R-20	TAX ZONE 24
WATER CODE F-12		ELEC. DIST. SECOND	CENSUS TR. 6023.01
SEWER CODE		5801700	



NO.	REVISIONS	DATE