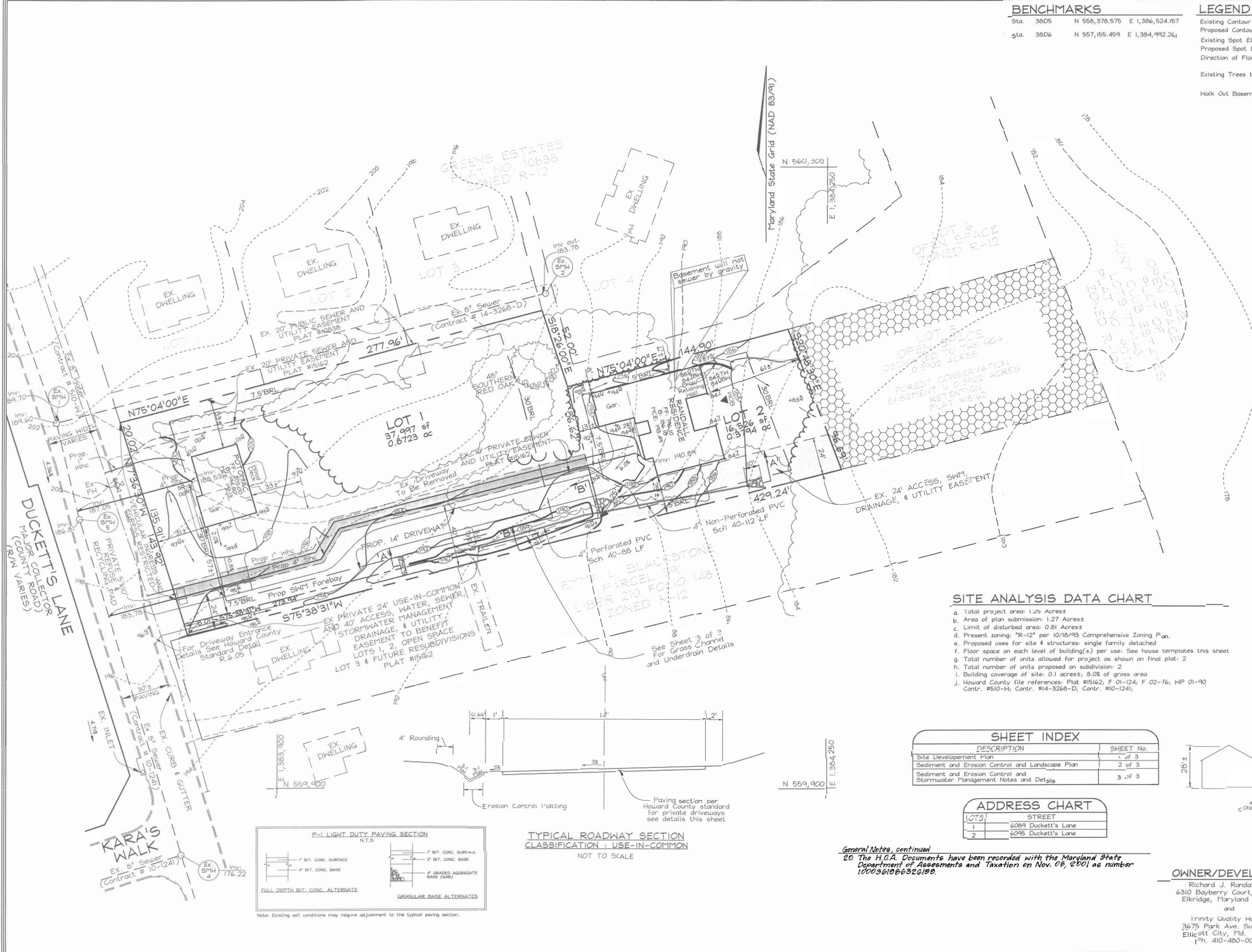
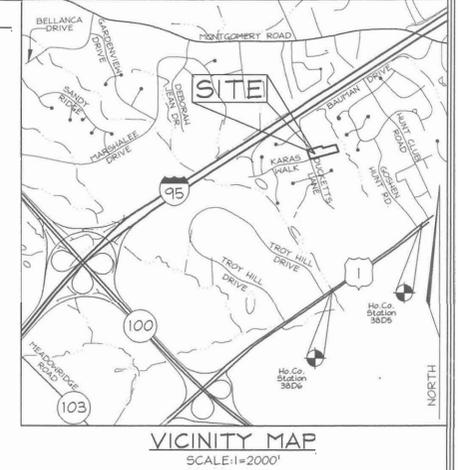
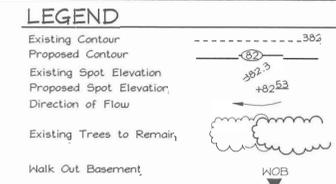


BENCHMARKS

Sta. 38D5	N 558,378.575	E 1,386,524.157
Sta. 38D6	N 557,155.459	E 1,384,992.241



- GENERAL NOTES**
- Water and sewer service to lots 1 and 2 will be granted under the provisions of sections 18.122B of the Howard County code. Public water and sewer allocation will be granted at the time of issuance of the building permit if capacity is available at that time. The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:

State Highway Administration	410.531.5533
BGE(Contractor Services)	410.850.4620
BGE(Underground Damage Control)	410.787.9068
Miss Utility	1.800.257.7777
Colonial Pipeline Company	410.795.1300
Howard County, Dept. of Public Works, Bureau of Utilities	410.313.4900
Howard County Health Department	410.313.2640
 - The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
 - The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior the start of work.
 - The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
 - The plat is based on a field run boundary survey performed by Hoffman & Hoffman on or about November 15, 2000.
 - There are no floodplains, wetlands, steep slopes, historic structures, or cemeteries on-site. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 38D5 and 38D6 were used for this project.
 - No clearing, grading or construction is permitted within wetlands, streams or their required buffers.
 - The project is in conformance with the latest Howard County Standards unless waivers have been approved.
 - This plan conforms to the 5th Edition of the Subdivision Regulations.
 - In accordance with section 128 of the Howard County Zoning Regulations, bay windows, chimneys, or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback.
 - Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
 - A) Width-12 feet (14' serving more than one residence).
 - B) Surface-6 inches of compacted crusher run base with 1 1/2" Min. tar and chip coating.
 - C) Geometry-max. 1% grade, max. 10% grade change, and 45 foot turning radius.
 - D) Structures (bridges/culverts)-capable of supporting 25 gross tons (H25-loading).
 - E) Drainage elements-capable of safely passing 100 year flood with no more than one foot depth over driveway surface.
 - F) Structure clearance-minimum 12 feet.
 - G) Maintenance-sufficient to insure all weather use.
 - This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual. Perimeter landscaping shall be provided in accordance with a certified Landscape Plan on file with F-02-79 and as follows: Lot 1-Five shade trees/Financial Surety required-\$1,500.00; Lot 2-Ten shade trees/Financial Surety required-\$3,000.00. Total landscape surety in the amount of \$4,500.00 shall be provided with the Grading Permit for Lots 1 and 2.
 - Existing topography taken from plans provided by Hoffman and Hoffman in May, 2001.
 - All Shc 2.0%, unless otherwise noted.
 - Stormwater Management is provided via a Dry Swale/Grass Channel facility for Water Quality. The SWM Facility shall be privately owned and maintained by the HOA.
 - Forest Conservation obligations for this site have been fulfilled under F-02-76 by the placement of 0.39 acres of an existing forest within a Forest Conservation Easement.
 - Use in Common Driveway Maintenance Agreement for Lots 1 and 2 has been recorded in the land records of Howard County, Maryland as Liber 0395 folio 3D7.**

SITE ANALYSIS DATA CHART

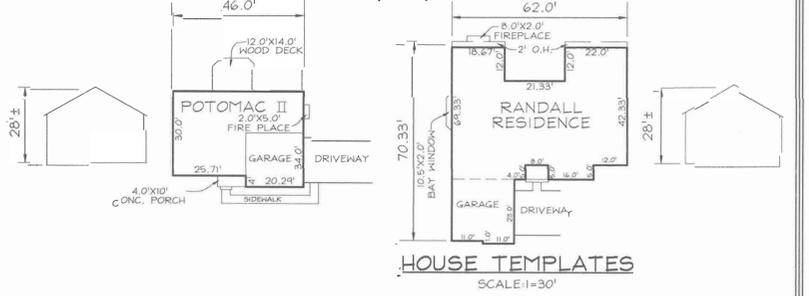
- Total project area: 1.25 Acres
- Area of plan submission: 1.27 Acres
- Limit of disturbed area: 0.81 Acres
- Present zoning: "R-12" per 10/18/93 Comprehensive Zoning Plan.
- Proposed uses for site: a) structures: single family detached
- Floor space on each level of building(s) per use: See house templates this sheet
- Total number of units allowed for project as shown on final plat: 2
- Total number of units proposed on subdivision: 2
- Building coverage of site: 0.11 acres; 8.0% of gross area
- Howard County file references: Plat #15162; F 01-124; F 02-76; WP 01-90; Contr. #510-W; Contr. #14-3268-D; Contr. #10-1241.

SHEET INDEX

DESCRIPTION	SHEET No.
Site Development Plan	1 of 3
Sediment and Erosion Control and Landscape Plan	2 of 3
Sediment and Erosion Control and Stormwater Management Notes and Details	3 of 3

ADDRESS CHART

LOTS	STREET
1	6089 Duckett's Lane
2	6096 Duckett's Lane



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12/16/02

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 12/10/02

NUMBER	REVISION	DATE

PERMIT INFORMATION CHART

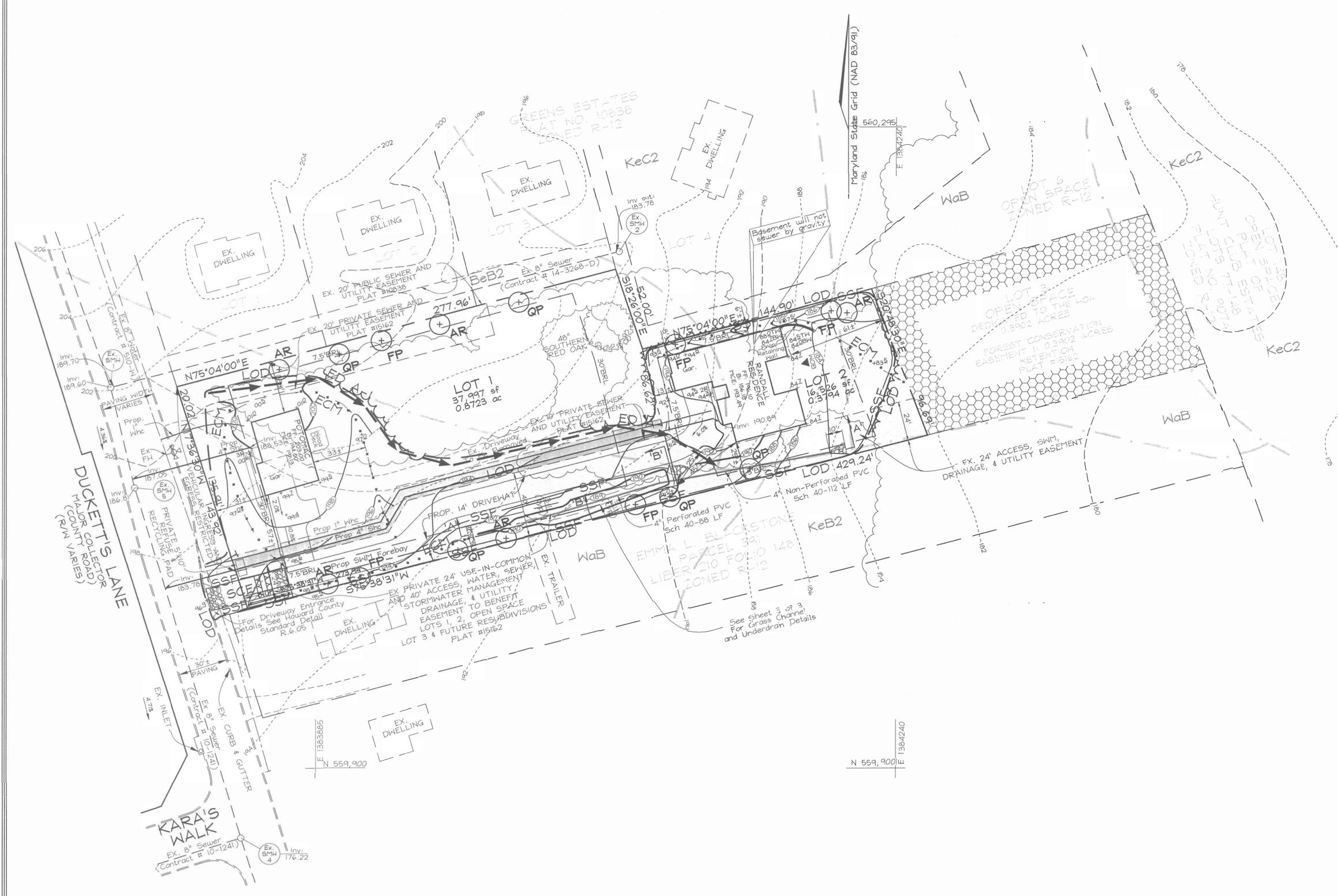
Subdivision Name	Blackstone Manor	Section/Area	N/A	Lot/Parcel No.	Lots 1 & 2
Plat #	15162	Grid	12	Elect. District	191
Water Code	D 07	Zoning	R-12	Census Tract	6012.02
		Sewer Code	37		2152.70

OWNER/DEVELOPER
Richard J. Randall, III
6310 Bayberry Court, # 1004
Elkridge, Maryland 21075
and
Trinity Quality Homes
3675 Park Ave. Suite 301
Ellicott City, Md. 21043
Ph. 410-480-0023

SITE DEVELOPMENT PLAN
BLACKSTONE MANOR
LOTS 1 AND 2
TAX MAP 37, GRID 12
ST. ELECTION DISTRICT
PARCEL 35
HOWARD COUNTY, MARYLAND

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

DESIGN BY: PS
DRAWN BY: JE
CHECKED BY: ZYF
SCALE: 1"=30'
DATE: Aug 30, 2002
H.O. No.: 3129
SHEET No.: 1 OF 3



LEGEND

Existing Contour	-----	+38.5
Proposed Contour	-----	+38.5
Spot Elevation	○	+82.53
Direction of Flow	→	
Existing Trees to Remain	☁	
Stabilized Construction Entrance	▨	
Silt Fence	—SF—SF—	
Super Silt Fence	—SSF—SSF—	
Limit of Disturbance	---LOD---	
Erosion Control Matting	•••••	ECM
Earth Dike	—ED A-1—	
proposed Landscape Trees	⊕	

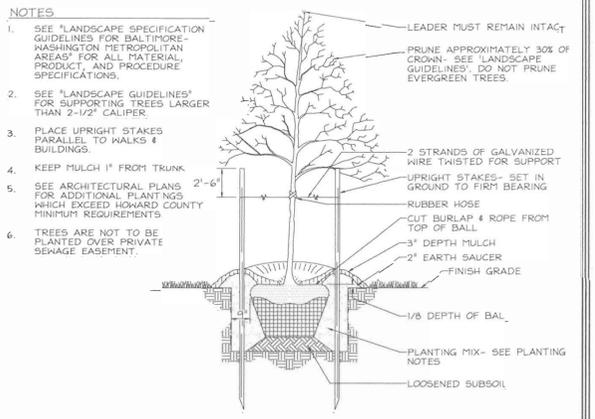
PLANT LIST

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
AR	5	Acer Rubrum 'October Glory'	2 1/2"-3" Cal.	B # B
FP	5	Fraxinus Pennsylvanica 'Marshall's seedless'	2 1/2"-3" Cal.	B # B
QP	5	Quercus Palustris Pin Oak	2 1/2"-3" Cal.	B # B

NOTES:
 1. Shade trees may be substituted with equivalent as approved by the Howard County Landscape Manual Appendix 'C'.
 2. Landscaping requirements are provided in accordance to the certified Landscape Plan on file with F-02-76.
 3. See this sheet for planting details.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
KeB	Watchung silt loam, 3 to 8 percent slopes	D
KeB2	Kelly silt loam, 3 to 8 percent slopes, moderately eroded	D
BeB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
KeC2	Kelly silt loam, 8 to 15 percent slopes, moderately eroded	D



REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 Jim Meyer 12/12/02
 USDA NATURAL RESOURCES CONSERVATION SERVICE DATE
 THE DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 John R. Robertson 12/12/02
 HOWARD SCD DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 12/12/02
 Chief, Division of Land Development 12/12/02
 Director 12/18/02

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Zacharia Y. Fisich 12-02-02
 SIGNATURE OF ENGINEER DATE
 ZACHARIA Y. FISICH

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.

Richard J. Randall 12-02-02
 SIGNATURE OF DEVELOPER DATE

NUMBER	REVISION	DATE

OWNER/DEVELOPER

Richard J. Randall, III
 6310 Bayberry Court, # 1004
 Elkridge, Maryland 21075
 and
 Trinity Quality Homes
 3675 Park Ave. Suite 301
 Ellicott City, Md. 21043
 Ph. 410-480-0023

SEDIMENT AND EROSION CONTROL AND LANDSCAPE PLAN

BLACKSTONE MANOR

LOTS 1 AND 2
 TAX MAP 37 GRID 12 1ST ELECTION DISTRICT PARCEL 351 HOWARD COUNTY, MARYLAND

DESIGN BY: PS
 DRAWN BY: JE
 CHECKED BY: ZYF
 SCALE: 1"=30'
 DATE: Aug 30, 2002
 H.O. No.: 3129
 SHEET No. 2 OF 3

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

SDP 02-147

21.0 STANDARDS AND SPECIFICATIONS

FOR TOPSOIL

Definition

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

Purpose

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

Conditions Where Practice Applies

1. This practice is limited to areas having 21' or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not suitable to produce vegetative growth.

b. The soil material is so granular that the rooting zone is not deep enough to support plants or furnish sufficient moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with lime is not feasible.

ii. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

1. Topsoil selected from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey, published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.

ii. Topsoil Specifications - A soil to be used as topsoil must meet the following:

1. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand, or other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 1% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1" and 1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, johnsongrass, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 lbs/1000 sq ft (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedure.

iv. For sites having disturbed areas under 5 acres:

1. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

ii. For sites having disturbed areas over 5 acres:

1. On soil meeting topsoil specifications, obtain test results indicating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.0.

b. Organic content of topsoil shall be not less than 4%.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No seed or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days) to permit dissipation of phytotoxic materials.

NOTE: Topsoil and soil amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization-Section I-Vegetative Stabilization Methods and Materials.

v. Topsoil Application

1. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Swales, Earth Dikes, Slope Silt Fence and Sediment Traps and Banks.

ii. Grades on the area to be topsoiled, which have been previously established, shall be maintained, at least 4" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" layer and lightly compacted to a minimum thickness of 4".

iv. Topsoil shall not be placed where the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedling preparation.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FLUXED DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

1) Preferred-Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft.) before seeding. Harrow or disk, also apply three inches of soil. At the time of seeding, apply 600 lbs per acre 30-0-0 urea fertilizer (4 lbs/1000 sq ft.).

2) Acceptable-Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq ft.) and apply 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft.) before seeding. Harrow or disk, also apply three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs/1000 sq ft.) of Turf Type Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Turf Type Tall Fescue per acre and 2 lbs. per acre (0.5 lbs/1000 sq ft.) of seeding livegrass. During the period October 1 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring, Option (2) use soil. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 140 lbs/1000 sq ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 gallons per acre (5 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 3 1/2 gallons per acre (6 gal/1000 sq ft.) for anchoring.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 140 lbs/1000 sq ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 gallons per acre (5 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 3 1/2 gallons per acre (6 gal/1000 sq ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

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

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of seeding livegrass (0.7 lbs/1000 sq ft.). For the period November 1 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.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 140 lbs/1000 sq ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 gallons per acre (5 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 6 feet or higher, use 3 1/2 gallons per acre (6 gal/1000 sq ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1195).

2. All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1, (b) 14 days as to all other 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. I, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. 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, soil, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7. Site Analysis

Table with 2 columns: Category and Value. Total Area: 1.25 Acres; Area Disturbed: 0.81 Acres; Area to be roofed or paved: 0.24 Acres; Area to be vegetatively stabilized: 0.87 Acres; Total Cut: 363 CY; Total Fill: 363 CY; Offsite waste/borrow area location: -

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

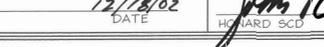
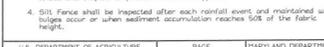
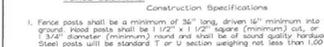
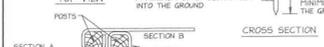
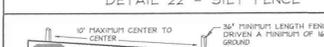
9. Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.

10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other soil disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

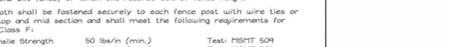
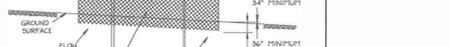
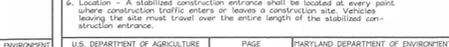
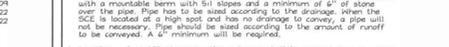
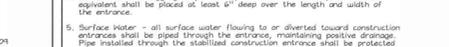
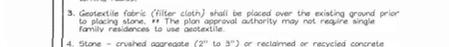
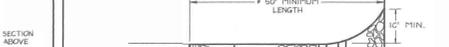
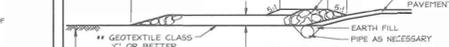
11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.

* To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

DETAIL 22 - SILT FENCE



DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



OPERATION AND MAINTENANCE SCHEDULE FOR STORMWATER MANAGEMENT DRY SWALE

STORMWATER MANAGEMENT DRY SWALE ROUTINE MAINTENANCE

1. FACILITY WILL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.

2. DEBRIS AND LITTER NEXT TO THE OUTLET STRUCTURE SHALL BE REMOVED DURING REGULAR MOJING OPERATIONS AND AS NEEDED.

3. VISIBLE SIGNS OF EROSION IN THE FACILITY AS WELL AS RIPRAP OUTLET AREAS SHALL BE REPAIRED AS SOON AS IT IS NOTICED.

NON-ROUTINE MAINTENANCE

1. STRUCTURAL COMPONENTS OF THE FACILITY SUCH AS THE DRAIN PIPE AND THE RIP-RAP SPILLWAY SHALL BE REPAIRED UPON DETECTION OF ANY DAMAGE.

2. SEDIMENT SHOULD BE REMOVED WHEN ITS ACCUMULATION SIGNIFICANTLY REDUCES THE DESIGN STORAGE, INTERFERES WITH THE FUNCTION OF THE SPILLWAY, WHEN DEEMED NECESSARY FOR AESTHETIC REASONS, OR WHEN DEEMED NECESSARY BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

3. SEDIMENT REMOVAL IN THE FOREBAY SHALL OCCUR WHEN 50% OF THE TOTAL FOREBAY CAPACITY HAS BEEN LOST.

4. SURFACE WATER - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage.

5. STABILIZED CONSTRUCTION ENTRANCE - The stabilized construction entrance shall be protected with a mountable berm with fill slopes and a minimum of 6\"/>

6. 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.

7. MATTING - 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.

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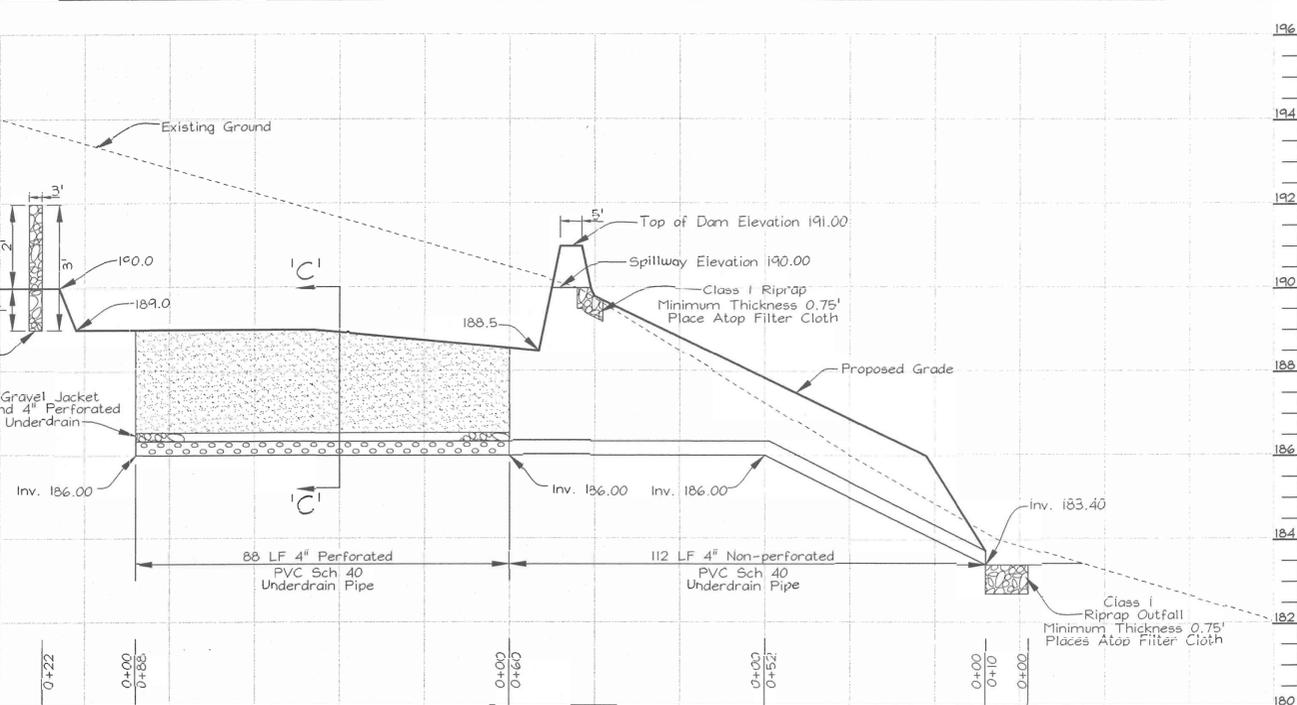
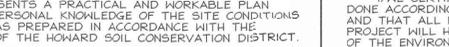
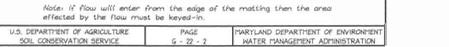
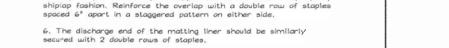
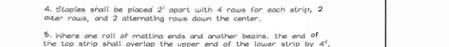
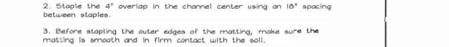
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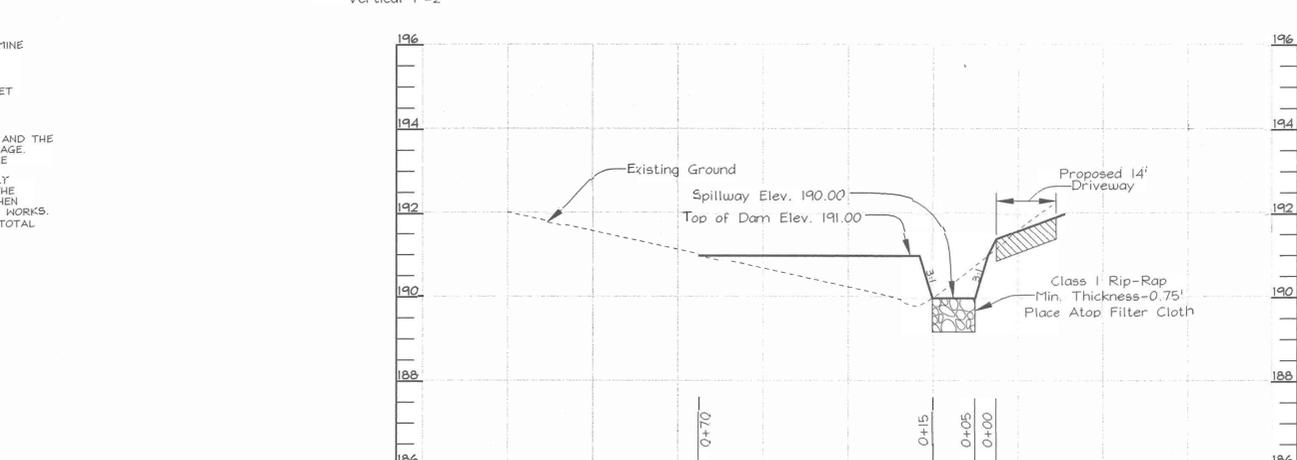
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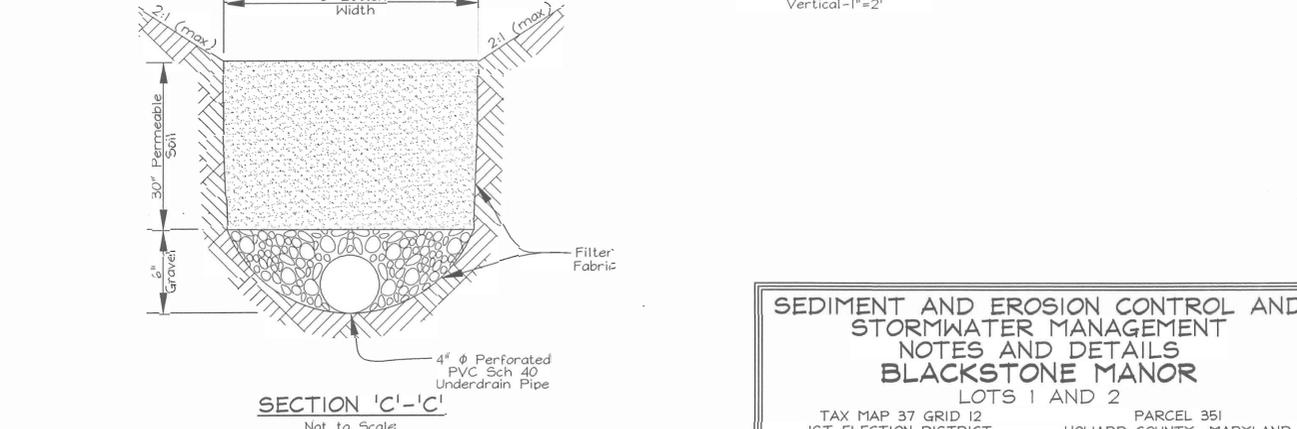
DETAIL 30 - EROSION CONTROL MATTING



SECTION 'A'-A' Scale: Horizontal - 1\"/>



SECTION 'B'-B' Scale: Horizontal - 1\"/>



SECTION 'C'-C' Not to Scale

SEQUENCE OF CONSTRUCTION

1. Obtain Grading permit.

2. Notify Howard County Department of Inspections, License and Permits at (410) 313-1880 at least 24 hours before starting any work.

3. Install Stabilized Construction Entrance, Earth Dike and perimeter Super Silt Fence. (1 week)

4. Clean, grub, and rough grade site. (1 week)

5. Construct use-in-common drive, Stormwater Management Dry Swale and begin house construction. Install Super Silt Fence around Stormwater Management Facility. (2 weeks)

6. Complete house construction, Fine grade site, and install Erosion Control Matting. (2 months)

7. Install landscaping. (1 week)

8. During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures on this plan.

9. Following initial soil disturbance or any redistributions, permanent or temporary stabilization shall be completed within:

A. 7 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1.

B. 14 calendar days for all other disturbed areas.

10. Upon stabilization of all disturbed areas and with the permission of the sediment control inspector, remove all sediment control measures and stabilize any remaining disturbed area. (1 week)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature of Chief, Development Engineering Division: MMS, dated 12/12/02. Signature of Chief, Division of Land Development: [Signature], dated 12/12/02. Signature of Director: [Signature], dated 12/12/02.

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

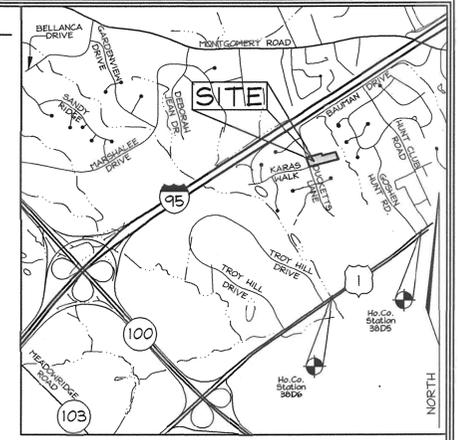
Signature of Jim Howard: [Signature], dated 12/12/02. Signature of John R. Kauton: [Signature], dated 12/12/02

BENCHMARKS

Sta. 38D5 N 558,378.575 E 1,386,524.157
 Sta. 38D6 N 557,155.459 E 1,384,942.261

LEGEND

Existing Contour
 Proposed Contour
 Existing Spot Elevation
 Proposed Spot Elevation
 Direction of Flow
 Existing Trees to Remain
 Walk Out Basement



VICINITY MAP
SCALE: 1:2000'

GENERAL NOTES

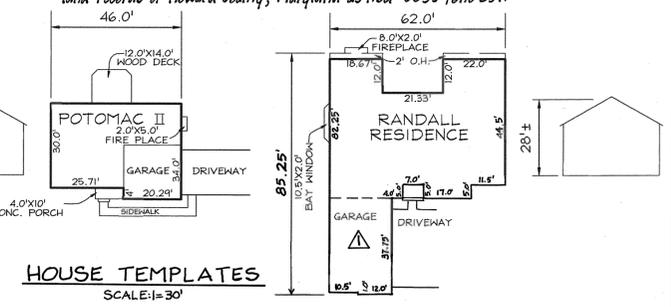
- Water and sewer service to lots 1 and 2 will be granted under the provisions of sections 18.122B of the Howard County code. Public water and sewer allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:
 - State Highway Administration 410.531.5533
 - BGE (Contractor Services) 410.850.4620
 - BGE (Underground Damage Control) 410.787.9068
 - Miss Utility 1.800.257.7777
 - Colonial Pipeline Company 410.795.1390
 - Howard County, Dept. of Public Works, Bureau of Utilities 410.313.4900
 - Howard County Health Department 410.313.2640
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- The plot is based on a field run boundary survey performed by Hoffman & Hoffman on or about November 15, 2000.
- There are no floodplains, wetlands, steep slopes, historic structures, or cemeteries on-site.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 38D5 and 38D6 were used for this project.
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers.
- The project is in conformance with the latest Howard County Standards unless waters have been approved.
- This plan conforms to the 5th Edition of the Subdivision Regulations.
- In accordance with section 128 of the Howard County Zoning Regulations, bay windows, chimneys, or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
 - A) Width-12 feet (14' serving more than one residence).
 - B) Surface-6 inches of compacted crusher run base with 1 1/2" Min. tar and chip coating.
 - C) Geometry-max. 15% grade, max. 10% grade change, and 45 foot turning radius.
 - D) Structures (bridges/culverts)-capable of supporting 25 gross tons (H25-loading).
 - E) Drainage elements-capable of safely passing 100 year flood with no more than one foot depth over driveway surface.
 - F) Structure clearance-minimum 12 feet.
 - G) Maintenance-sufficient to insure all weather use.
- This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual. Perimeter landscaping shall be provided in accordance with a certified Landscape Plan on file with F-02-79 and as follows: Lot 1-Five shade trees/Financial Surety required-\$1,500.00; Lot 2-Ten shade trees/Financial Surety required-\$3,000.00. Total landscape surety in the amount of \$4,500.00 shall be provided with the Grading Permit for Lots 1 and 2.
- Existing topography taken from plans provided by Hoffman and Hoffman in May, 2001.
- All Shc. 2.0%, unless otherwise noted.
- Stormwater Management is provided via a Dry Swale/Grass Channel facility for Water Quality. The SWM Facility shall be privately owned and maintained by the HOA.
- Forest Conservation obligations for this site have been fulfilled under F-02-76 by the placement of 0.39 acres of an existing forest within a Forest Conservation Easement.
- Use in Common Driveway Maintenance Agreement for Lots 1 and 2 has been recorded in the land records of Howard County, Maryland as Liber 6395 folio 997.

SITE ANALYSIS DATA CHART

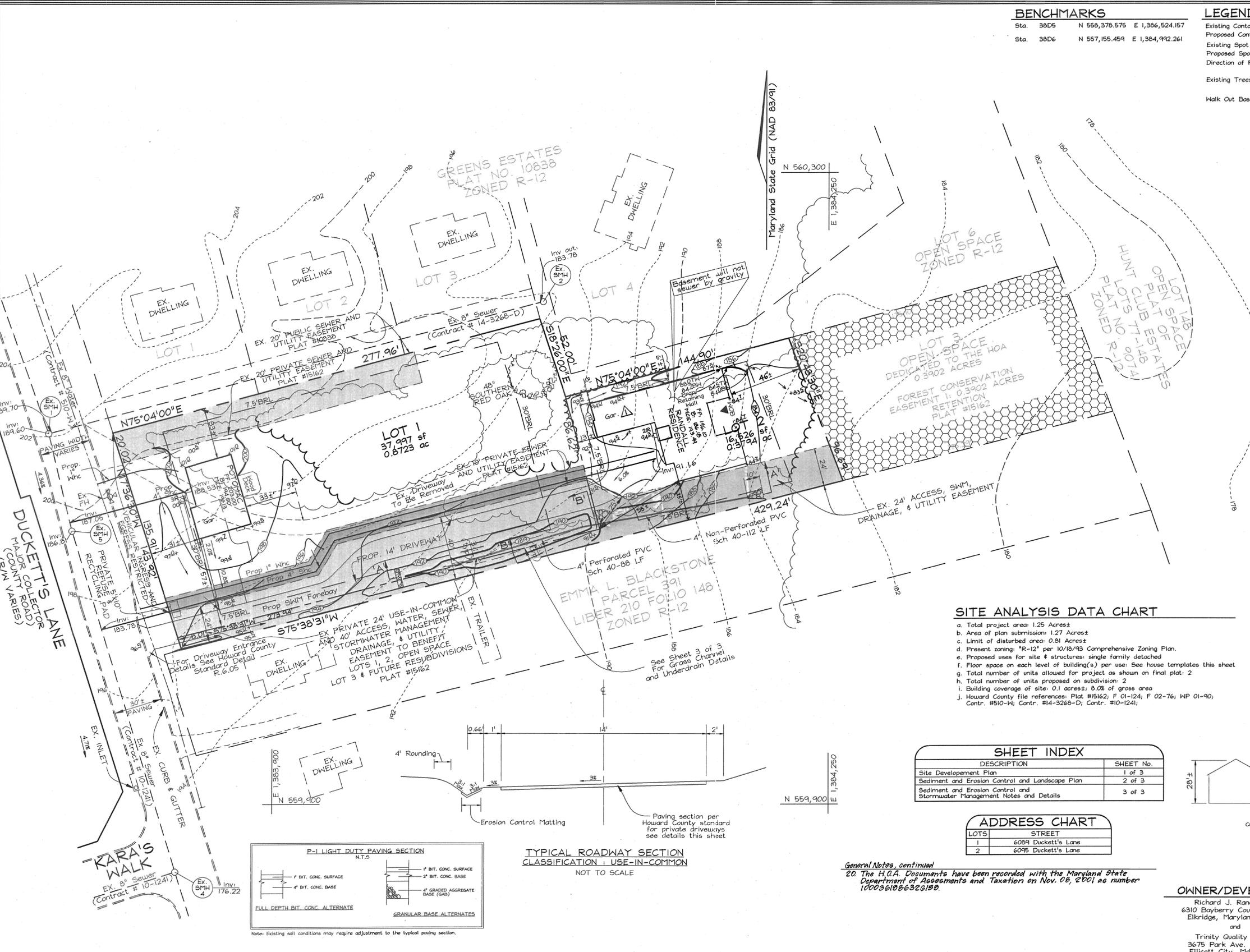
- Total project area: 1.25 Acres±
- Area of plan submission: 1.27 Acres±
- Limit of disturbed area: 0.81 Acres±
- Present zoning: "R-12" per 10/18/93 Comprehensive Zoning Plan.
- Proposed uses for site & structures: single family detached.
- Floor space on each level of building(s) per use: See house templates this sheet.
- Total number of units allowed for project as shown on final plat: 2
- Total number of units proposed on subdivision: 2
- Building coverage of site: 0.11 acres±; 8.0% of gross area
- Howard County file references: Plat #15162; F 01-124; F 02-76; WP 01-90; Contr. #510-W; Contr. #14-3268-D; Contr. #10-1241;

SHEET INDEX	
DESCRIPTION	SHEET No.
Site Development Plan	1 of 3
Sediment and Erosion Control and Landscape Plan	2 of 3
Sediment and Erosion Control and Stormwater Management Notes and Details	3 of 3

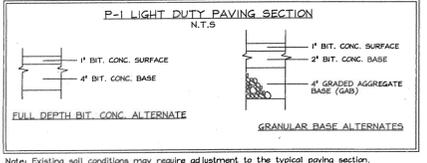
ADDRESS CHART	
LOTS	STREET
1	6009 Dockett's Lane
2	6095 Dockett's Lane



HOUSE TEMPLATES
SCALE: 1/8"=30'



TYPICAL ROADWAY SECTION CLASSIFICATION: USE-IN-COMMON
NOT TO SCALE



Note: Existing soil conditions may require adjustment to the typical paving section.

General Notes continued
 20. The H.O.A. Documents have been recorded with the Maryland State Department of Assessments and Taxation on Nov. 08, 2001 as number 1000361066326198.

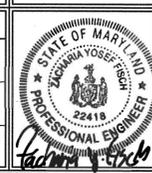
OWNER/DEVELOPER
 Richard J. Randall, III
 6310 Bayberry Court, # 1004
 Elkridge, Maryland 21075
 and
 Trinity Quality Homes
 3675 Park Ave. Suite 301
 Ellicott City, Md. 21043
 Ph. 410-480-0023

SITE DEVELOPEMENT PLAN
BLACKSTONE MANOR
 LOTS 1 AND 2
 TAX MAP 37 GRID 12
 1ST ELECTION DISTRICT
 PARCEL 351
 HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE 12/16/02
 CHIEF, DIVISION OF LAND DEVELOPMENT SB DATE 12/16/02
 DIRECTOR DATE 12/18/02

NUMBER	REVISION	DATE
1	REVISE HOUSE TO INCLUDE 3-CAR GARAGE	09.02.05

PERMIT INFORMATION CHART					
Subdivision Name:		Section/Area		Lot/Parcel No.	
Blackstone Manor		N/A		Lots 1 & 2	
Plat #	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
15162	12	R-12	37	1st	6012.02
Water Code	Sewer Code			2152700	
D 07		2152700			



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

DESIGN BY: PS
 DRAWN BY: JE
 CHECKED BY: ZYF
 SCALE: 1"=30'
 DATE: Aug 30, 2002
 W.O. No.: 3129
 SHEET No.: 1 OF 3