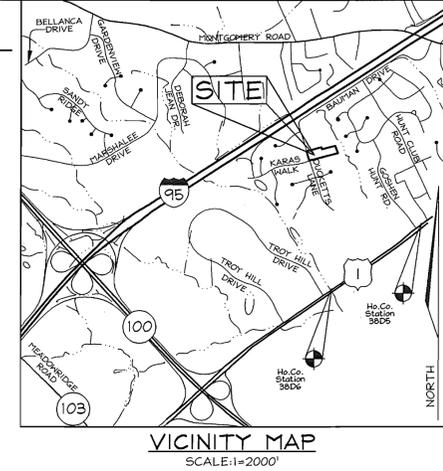
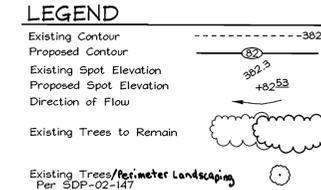


BENCHMARKS

Sta. 38D5	N 558,378.575	E 1,386,524.157
	ELEV: 145.726ft = 59.0479m	
Sta. 38D6	N 557,155.451	E 1,384,922.261
	ELEV: 175.228ft = 53.4097m	



GENERAL NOTES

- Water and sewer service for lots 5 & 6 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 5 (five) working days before starting work shown on these plans:

Verizon	1,800.743.0033/410.224.9210
AT&T	1,800.252.1133
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	410.795.1340
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 boundary 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.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- In accordance with section 12B 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:
 - Width-12 feet (14' serving more than one residence).
 - Surface-6 inches of compacted crusher run base with 1 1/2" Min. tar and chip coating.
 - Geometry-max. 15% grade, max. 10% grade change, and 45 foot turning radius.
 - Structures (bridges/culverts)-capable of supporting 25 gross tons (H25-loading).
 - Drainage elements-capable of safely passing 100 year flood with no more than one foot on-site pump is required.
 - Maintenance-sufficient to insure all weather use.
- Perimeter landscaping in accordance with section 16.124 of the Howard County Code and Landscape Manual shall be provided as shown on a certified landscape plan filed with F-02-076 and as shown on SDP-02-147. Financial surety for the required landscaping shall be provided with the grading permit filed with SDP-02-147, for Lots 1 & 2.
- Existing topography taken from plans provided by Hoffman and Hoffman in May, 2001
- All Sbc. 2.0%, unless otherwise noted.
- Forest Conservation obligations for this site have been provided under F-02-076 by the placement of 0.34 acres of existing forest into an easement area.
- The HOA Documents have been recorded with the Maryland State Department of Assessments and Taxation on Nov. 08, 2001 as number 1000361986326154.
- The use-in-common maintenance agreement for lots 2 to 6 has been recorded in the land records of Howard County, Maryland as Liber 6345 folio 397.
- Stormwater Management is provided via a Dry Swale/Grass Channel Facility for Water Quality constructed under SDP-02-147. The SMI Facility shall be privately owned and maintained by the HOA.
- For Lots 5 and 6, first floor gravity sewer service only. For basement sewer service a private on-site pump is required.
- This plan conforms with the 5th Edition of the Howard County Subdivision and Land Development Regulations. The developer shall apply for building permits for all construction shown on this plan within five years from the date of signature approval.

SITE ANALYSIS DATA CHART

- Total project area: 0.597 Acres
- Area of plan submission: 0.597 Acres
- Limit of disturbed area: 0.42 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: 4
- Total number of units proposed on subdivision: 2
- Building coverage of site: 0.06 acres; 11% of gross area
- Howard County file references: Plat #15162; Plat #15565; F 01-124; F 02-76; Contr. #510-W; Contr. #14-3268-D; Contr. #10-1241; SDP-02-147; WP 01-90

ADDRESS CHART

LOTS	STREET
5	6091 Ducketts Lane
6	6093 Ducketts Lane

SHEET INDEX

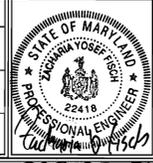
DESCRIPTION	SHEET No.
Site Development Plan	1 of 3
Sediment and Erosion Control and Landscape Plan	2 of 3
Sediment and Erosion Control Details	3 of 3

OWNER/BUILDER
Trinity Quality Homes
3675 Park Avenue, suite 301
Ellicott City, MD. 21043
410.480.0023

**SITE DEVELOPMENT PLAN
BLACKSTONE MANOR
LOTS 5 AND 6**
A RE-SUBDIVISION OF LOT 1, PLAT #15162
TAX MAP 37 GRID 12
1ST ELECTION DISTRICT
PARCEL 351
HOWARD COUNTY, MARYLAND

PERMIT INFORMATION CHART

Subdivision Name:	Section/Area	Lot/Parcel No.
Blackstone Manor	N/A	Lots 5 & 6
Plat #	Grid	Zoning
15565	12	R-12
Water Code	Tax Map No.	Elect. District
D 07	37	1st
Sewer Code	Census Tract	
	6012.02	
		2152700



FSH Associates
Engineers Planners Surveyors
8319 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: Jan. 07, 2003
W.O. No.: 3144
SHEET No.: 1 OF 3

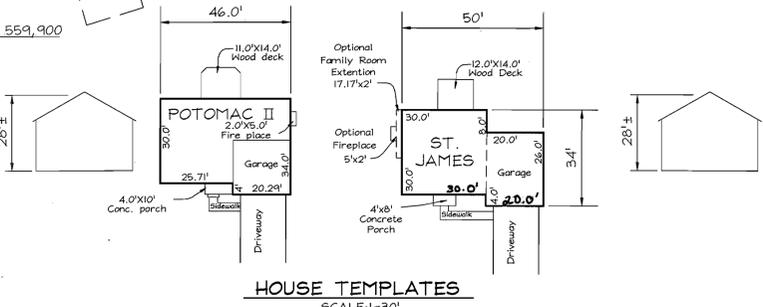
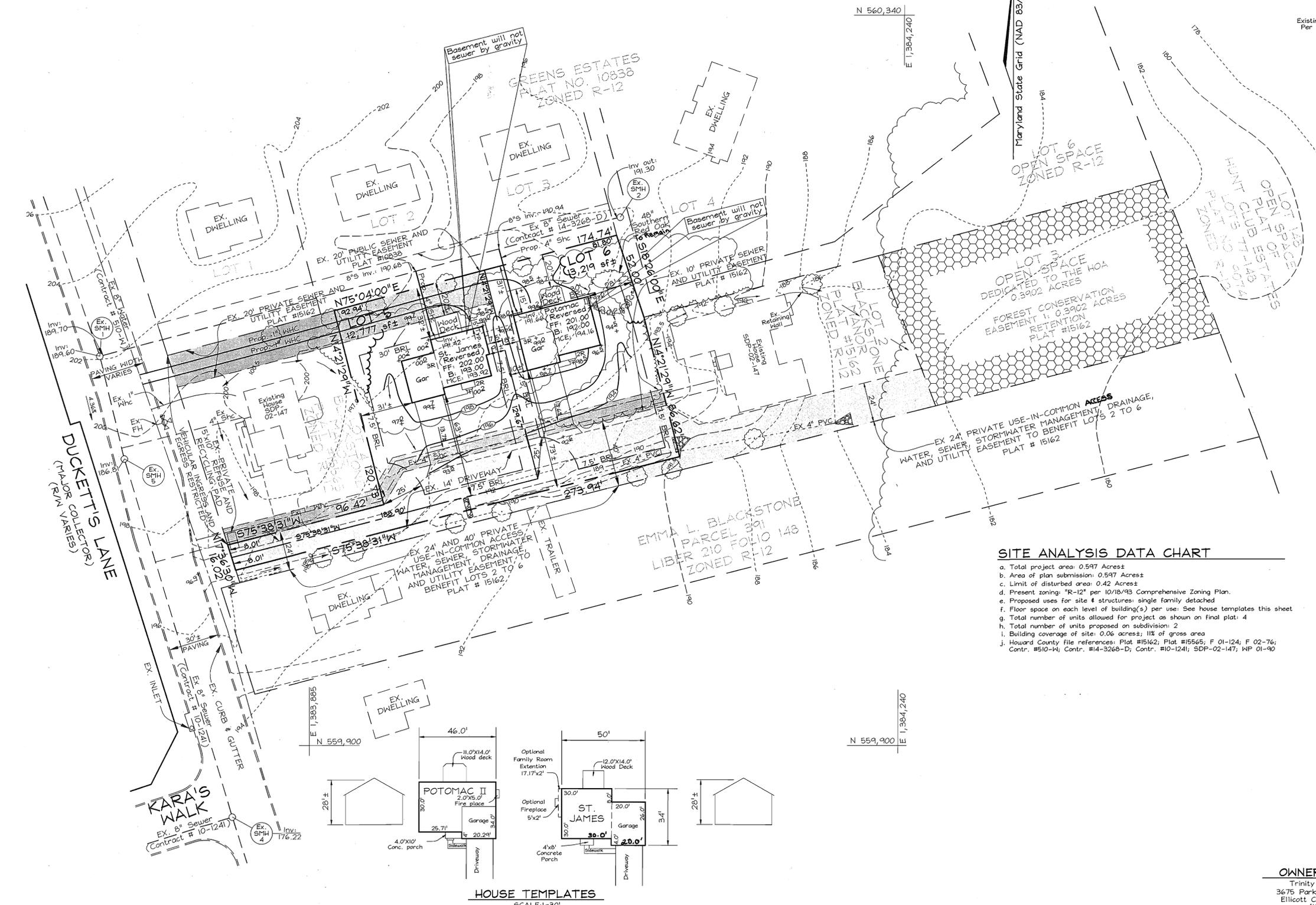
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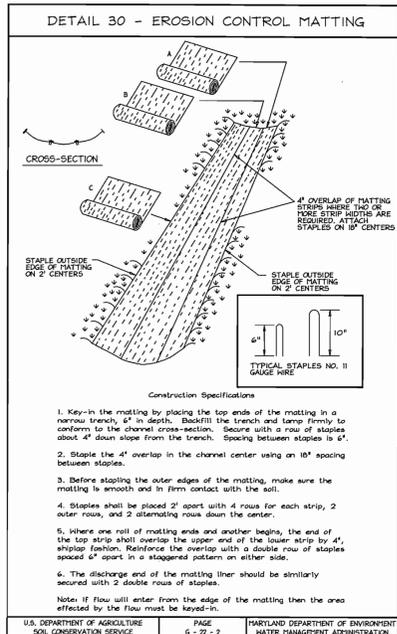
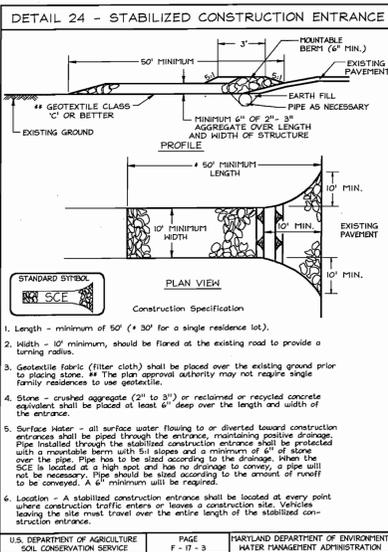
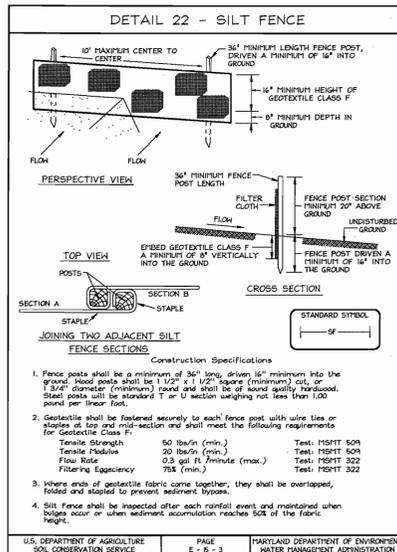
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Deane 1/21/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION M&J DATE

Walt Shewchuk 1/21/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark S. Dwyer 1/21/03
DIRECTOR DATE





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. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- 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

- Topsoil salvaged from the existing site may be used provided that it meets the standards and specifications. Typically, the depth of topsoil to be salvaged for a given soil is in conformance with Maryland representative soil profile section in the Soil Survey published by USDA in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by a soil scientist and approved by the appropriate approval authority. Regardless, the topsoil shall be free of plant parts, roots, trash, or other materials larger than 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, rye, timothy, or others as specified.
 - Topsoil shall be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, rye, timothy, or others as specified.
 - No soil 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 min.) to permit dissipation of phytotoxic materials.

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

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

V. Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Dikes.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 6" higher in elevation.
- Topsoil shall be uniformly distributed in a 4" - 6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed with a method that seeding or mulching can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface of sediment and erosion before beginning the project. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may obstruct the detrimental to proper grading and seeded preparation.

PERMANENT SEEDING NOTES

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

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

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

- Preferred-Applied 2 tons per acre dolomitic limestone (92 lbs/100 sq ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/100 sq ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureamorph fertilizer (11 lbs/1000 sq ft.).
- Acceptable-Applied 2 tons per acre dolomitic limestone (92 lbs/100 sq ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs/1000 sq ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 40 lbs. per acre (1.4 lbs/1000 sq ft.) of Turf Type Tall Fescue. For the period May 1 thru July 31, seed with 40 lbs. Turf Type Tall Fescue per acre and 2 lbs. per acre (.66 lbs/1000 sq ft.) of seeding lavender. During the period of October 1 thru February 28, protect site by October (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) the soil. Option (3) Seed with 2 tons 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 90 lbs/1000 sq ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 25 gallons per acre (5 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 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, discing or other acceptable means before seeding, if not previously loosened.

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

SEEDING: For the periods March 1 thru April 30 and from August 1 thru November 30, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft.). For the period May 1 thru August 15, seed with 3 lbs. per acre of seeding lavender (.77 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, or use seed.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 25 gallons per acre (5 gal/1000 sq ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (6 gal/1000 sq ft.) for anchoring.

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

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).
- 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.
- Following initial soil disturbance or redisturbance, 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.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, 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, sod, 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.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

Site Analysis:

Total Area	0.597 Acres
Area Disturbed	0.42 Acres
Area to be seeded or paved	0.11 Acres
Area to be vegetatively stabilized	0.31 Acres
Total Cut	253 CY
Total Fill	437 CY
Offsite waste/borrow area location	**

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

SEQUENCE OF CONSTRUCTION

- Obtain Grading permit.
- Notify Howard County Department of Inspections, License and Permits at (410) 313-1850 at least 24 hours before starting any work.
- Install stabilized construction entrances, and silt fence. (1 week)
- Clear, grub, and rough grade site. (1 week)
- Begin house construction.
- Complete house construction, fine grade site, and install Erosion Control Matting. (2 months)
- During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures on this plan.
- Following initial soil disturbance or any redisturbances, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1.
 - 14 calendar days for all other disturbed areas.
- 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

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAR 1/27/03

DATE

DATE

DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-NATURAL RESOURCES CONSERVATION SERVICE 1/23/03

DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

DATE

DATE

ENGINEERS 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.

DATE

DATE

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 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.

DATE

DATE

DATE

OWNER/DEVELOPER

Trinity Quality Homes
3675 Park Avenue, suite 301
Ellicott City, Md. 21043
410.480.0023

SEDIMENT AND EROSION CONTROL DETAILS

BLACKSTONE MANOR

LOTS 5 AND 6

A RE-SUBDIVISION OF LOT 1, PLAT # 15162

TAX MAP 37 GRID 12 PARCEL 351

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: MLT

DRAWN BY: JE

CHECKED BY: ZYF

SCALE: As Shown

DATE: Jan. 03, 2003

K.O. No.: 3144

SHEET No.: 3 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

STATE OF MARYLAND PROFESSIONAL ENGINEER 22418