

EVERGREEN PLANTING DETAIL

NOT TO SCALE

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORKS. SPRAY WITH VILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS.

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

2 PIECES OF REINFORCED 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)

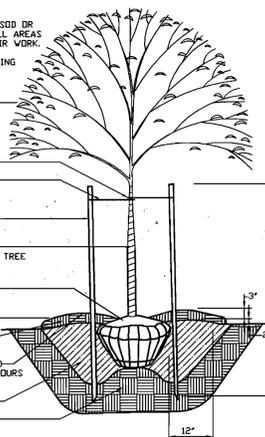
REMOVE ANY COVERING FROM TIP OF ROOT CROWN

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

NOT TO SCALE

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	NONE REQUIRED	A	A
ADJACENT TO PERIMETER	114.82'	163.32'	139.42'
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	N/A	NO	YES * 2
CREDIT FOR WALL FENCE OR BERRY (NO, YES AND %)	N/A	NO	N/A
NUMBER OF TREES REQUIRED SHADE TREES EVERGREENS	N/A	3	2
NUMBER OF TREES TO BE PROVIDED SHADE TREES SHRUBS	N/A	2	0 *

* THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

DEVELOPER/BUILDER'S CERTIFICATE

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

Brian Boy 7-7-03
BRIAN BOY DATE

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
2		ACER RUBRUM (OCTOBER GLORY) (OCTOBER RED MAPLE)	2 1/2"-3" CALIPER FULL CROWN, BAB
10		VIBURNUM RHYTIDOPHYLLUM (LEATHER LEAF VIBURNUM)	3'-4" HGT. 4" O.C.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE, OFFICE PARK - 10722 BALTIMORE NATIONAL FEE
ELLCOTT CITY, MARYLAND 21042
410-991-2995



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.
Earl D. Collins 7-7-03
Earl D. Collins DATE

DEVELOPER/BUILDER'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.
Brian Boy 7-7-03
Signature of Builder/Developer BRIAN BOY DATE

Reviewed for HOWARD SCD and meets Technical Requirements.
Jim M. ... 7/14/03
U.S.D.A.-Natural Resources Conservation Service DATE

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. ... 7/14/03
Howard SCD DATE

OWNER
MR. JALILI SABERIAN
9917 OLD ANNAPOLIS ROAD
ELLCOTT CITY, MARYLAND 21042
410-313-3934

DEVELOPER/BUILDER
CORNERSTONE HOMES
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy ... 7/27/03
Chief, Division of Development DATE

William ... 7/11/03
Chief, Development Engineering Division DATE

Mark ... 7/21/03
Director - Department of Planning and Zoning DATE

PROJECT: SABERIAN PROPERTY SECTION: N/A LOT NO.: 2/PARCEL 944

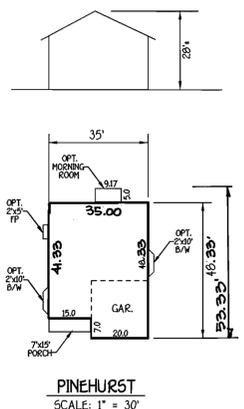
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15095	20	R-20	24	SECOND	6023.04
WATER CODE	SEWER CODE				
C-435 W	5324400				

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

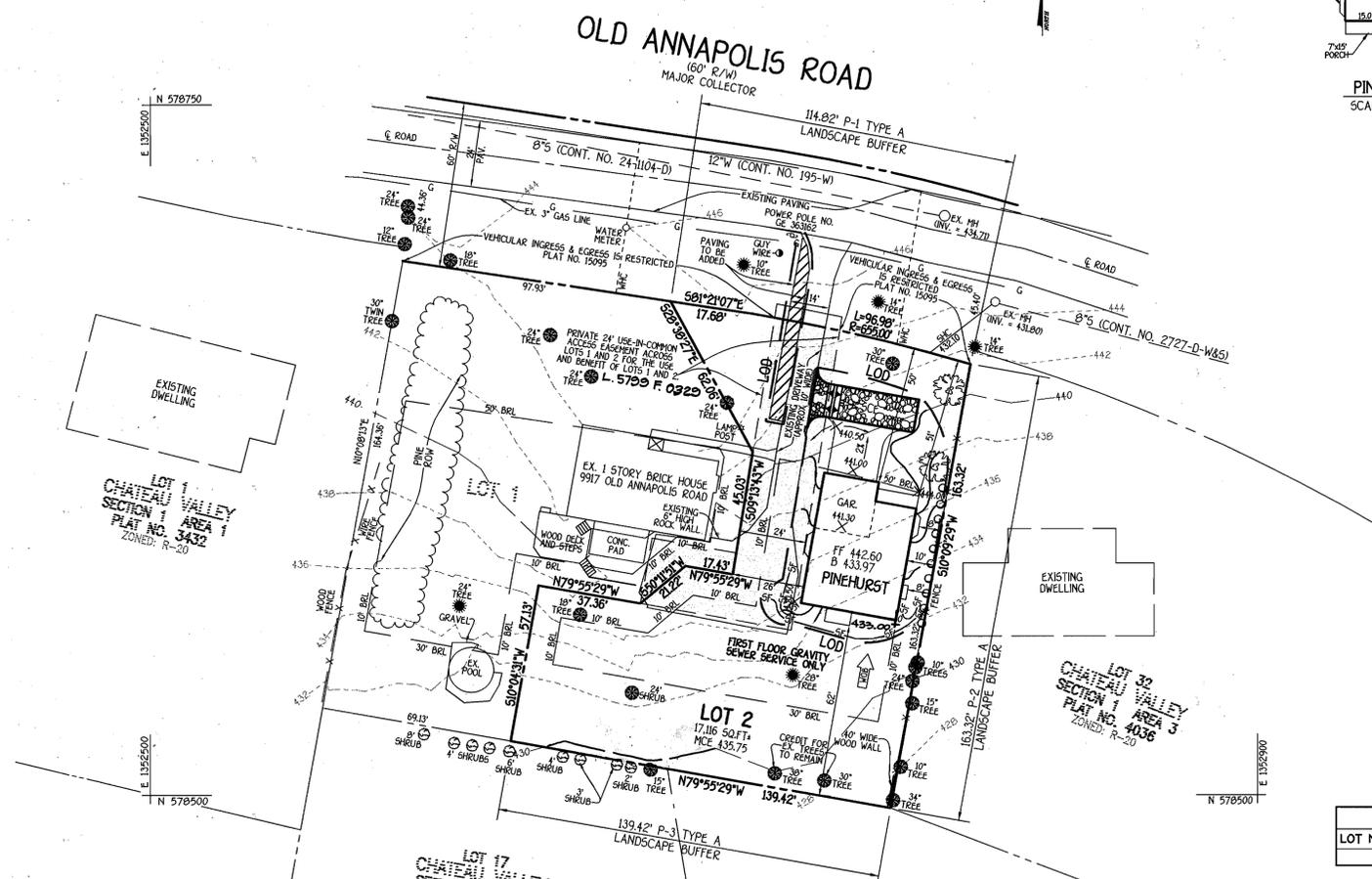
SINGLE FAMILY DETACHED SABERIAN PROPERTY
LOT 2

TAX MAP No: 24 PARCEL: 944 GRID: 20
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MAY, 2003
SHEET 1 OF 2

SDP 03-158



PINEHURST
SCALE: 1" = 30'



ADDRESS CHART

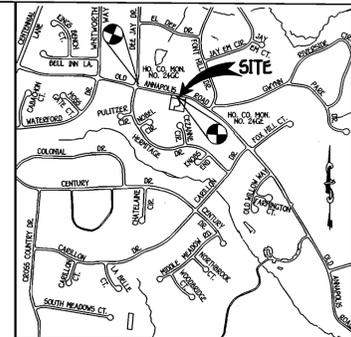
LOT NUMBER	STREET ADDRESS
2	9965 OLD ANNAPOLIS ROAD

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN & SEDIMENT/ EROSION CONTROL PLAN
SHEET 2	SEDIMENT/ EROSION CONTROL NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
-----	EXISTING CONTOUR 2' INTERVAL
+362.5	SPOT ELEVATION
-5f - 5f-	SILT FENCE
-50f - 50f-	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	PROPOSED PERIMETER TREES
---	EXISTING TREES



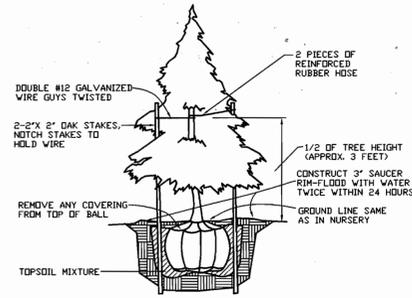
VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS
HO. CO. MON. 24CC ELEV. 439.579
N. 578,868.854
E. 1,352,120.596
LOC. NEAR INTERSECTION OF OLD ANNAPOLIS RD. & DECE JAY DR.

HO. CO. MON. 24CE ELEV. 446.436
N. 578,706.500
E. 1,352,699.713
LOC. NORTH WEST OF INTERSECTION OF FONT HILL DR. & OLD ANNAPOLIS RD.

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SITE 0.393 ACRES.
- TOTAL NUMBER OF LOTS SUBMITTED: 1 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST 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.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: W. CONT. 4195-W, 5. CONT. 424-1104-D & 5. CONT. 4272-D-W66, F-0-115.
- THIS PLAN IS BASED ON A FIELD RUN TOPOGRAPHY SURVEY PERFORMED ON OR ABOUT JULY, 2000 BY FISHER, COLLINS & CARTER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 24CC N. 578,868.854 E. 1,352,120.596 ELEV. 439.579
- HOWARD COUNTY MONUMENT 24CE N. 578,706.500 E. 1,352,699.713 ELEV. 446.436
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDER'S/DEVELOPER'S EXPENSE.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- HOWARD COUNTY STANDARD DRIVEWAY DETAIL R-6.06.
- SITE DEVELOPMENT PLAN FOR SINGLE FAMILY DETACHED UNITS.
- THIS SFP IS SUBJECT TO THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- IN ACCORDANCE WITH SECTION 128A(4) 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 SETBACKS.
- 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.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MIN. 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE LANDSCAPE OBLIGATION HAS BEEN ADDRESSED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. CREDIT IS BEING TAKEN FOR EXISTING TREES/VEGETATION. A LANDSCAPE SURETY IN THE AMOUNT OF \$90,000 FOR LOT 2 WILL BE FILED WITH THE GRADING PERMIT APPLICATION.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION WITH SECTION 16.120(b)(viii) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE THIS DEVELOPMENT IS ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET.
- THIS PLAN IS EXEMPT FROM STORMWATER MANAGEMENT PER SECTION 3.2C OF THE STORMWATER MANAGEMENT ORDINANCE MANUAL AS THE TOTAL AREA OF DISTURBANCE IS UNDER 5,000 SQUARE FEET.
- REPORT PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC., JANUARY, 2001 DETERMINED THERE ARE NO WETLANDS PRESENT ON THIS PROPERTY.
- SEWER CONNECTION TO THE EXISTING HOUSE AND PROPER ABANDONMENT OF THE EXISTING SEPTIC TANK AND DRAINWELL SHALL BE COMPLETED AT THE TIME OF SEWER CONNECTION OF LOT 2.



EVERGREEN PLANTING DETAIL
NOT TO SCALE

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.

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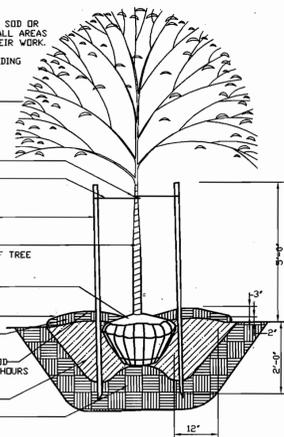
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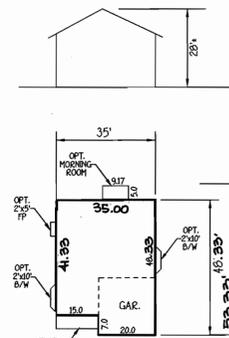
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CONSTRUCT 3" SAUCER RIM-FLOOD WITH WATER TWICE WITHIN 24 HOURS

TOP SOIL MIXTURE CONVEY BOTTOM 6" MIN. HT.



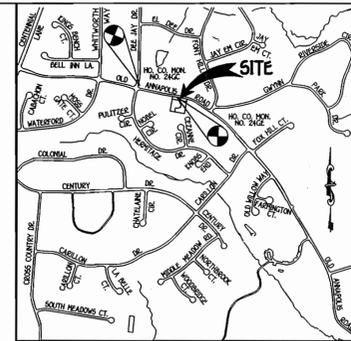
TREE PLANTING DETAIL
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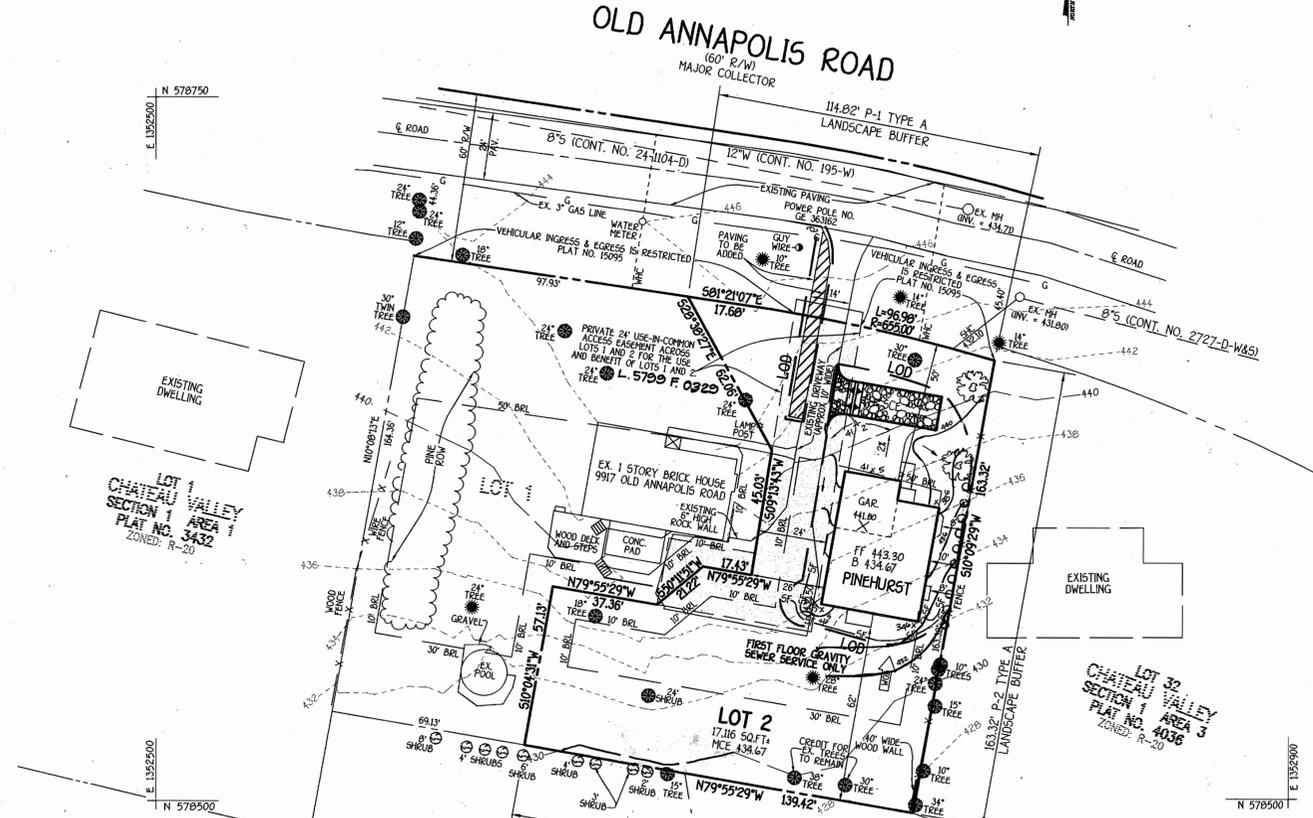
PINEHURST
SCALE: 1" = 30'

BENCH MARKS
HO. CO. MON. 24GE ELEV. 439.579
N. 578,868.854
E. 1,352,120.896
LOC. NEAR INTERSECTION OF
OLD ANNAPOLIS RD. & DEE JAY DR.

HO. CO. MON. 24GE ELEV. 446.436
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VICINITY MAP
SCALE: 1" = 2000'



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- THIS SDP IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- IN ACCORDANCE WITH SECTION 12B(4)(D) 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 SETBACKS.
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ADDRESS CHART

LOT NUMBER	STREET ADDRESS
2	9965 OLD ANNAPOLIS ROAD

INDEX CHART

SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN & SEDIMENT/EROSION CONTROL PLAN
SHEET 2	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND

SYMBOL	DESCRIPTION
----	EXISTING CONTOUR 2' INTERVAL
+362.5	SPOT ELEVATION
-SF-SF-	SILT FENCE
-SOF-SOF-	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
---	PROPOSED PERIMETER TREES
---	EXISTING TREES

Donald Maun
PROFESSIONAL ENGINEER
FOR REVISIONS MADE BY BENCHMARK ENGINEERING, INC. ONLY.

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	NONE REQUIRED	A	A
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CREDIT FOR WALL FENCE OR BERRY (NO, YES AND X)	N/A	NO N/A	NO N/A
NUMBER OF TREES REQUIRED SHADE TREES EVERGREENS	N/A N/A	3 N/A	2 N/A
NUMBER OF TREES TO BE PROVIDED SHADE TREES SHRUBS	N/A N/A	2 10	0 * N/A

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
2	○	ACER RUBRUM OCTOBER GLODY (OCTOBER RED MAPLE)	2 1/2"-3" CALIPER FULL CROWN, BAB
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Brian Boy 7-7-03
DATE

ENGINEER'S CERTIFICATE
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Earl D. Collins 7-7-03
Signature of Engineer EARL D. COLLINS Date

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Brian Boy 7-7-03
Signature of Builder/Developer BRIAN BOY Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Mygus 7/18/03
Date
USDA-Natural Resources Conservation Service

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

John R. Roberts 7/18/03
Date
Howard SCD

OWNER
MR. JALLI SABERIAN
9917 OLD ANNAPOLIS ROAD
ELLCOTT CITY, MARYLAND 21042
410-313-3934

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CORNERSTONE HOMES
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LAUREL, MARYLAND 20723
410-792-2565

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cinda Hamata 7/22/03
Date
Chief, Division of Development

Charles C. ... 7/17/03
Date
Chief, Development Engineering Division

Mark ... 7/24/03
Date
Director - Department of Planning and Zoning

PROJECT	SECTION	LOT NO.
SABERIAN PROPERTY	N/A	2/PARCEL 944

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15095	20	R-20	24	SECOND	6023.04

WATER CODE	SEWER CODE
C-435 W	5324400

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED SABERIAN PROPERTY

LOT 2

TAX MAP No: 24 PARCEL: 944 GRID: 20
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: MAY, 2003
SHEET 1 OF 2

SDP 03-158

K:\Drawings\3030705 Old Annapolis Road - Saberian\3030705 Sdp for 2.dwg, 7/17/2003 11:52:31 AM