

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

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 rainfall, thereby reducing sediment loads and run-off to downstream areas, and improving visual resources.

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into three sections to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary soil stockpiles, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dms, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget. Vegetation over time will increase organic matter and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone. Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- Site Preparation**
 - Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
- Soil Amendment (Fertilizer and Lime Specifications)**
 - Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized soil 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. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully baled 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 may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #20 mesh sieve and 90-100% will pass through a #40 mesh sieve.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
- Seeded Preparation**
 - Temporary Seeding**
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 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the rough condition. Sloped areas greater than 3:1 should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
 - Permanent Seeding**
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 - Minimum soil conditions required for permanent vegetative establishment:
 - soil pH shall be between 6.0 and 7.0.
 - Soluble salts shall be less than 500 parts per million (ppm).
 - The soil shall contain less than 40% clay (fine grained material 0.002 silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if low organic or organic materials are to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.
 - Soil shall contain 1.5% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
 - Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit the bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - Apply soil amendments as per soil test or as included on the plans.
 - Mix soil amendments into the top 3-5" of soil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application. Where site conditions will not permit normal 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 1-3" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

- Seed Specifications**
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed testing agency used shall have been tested within the 6 months immediately preceding the date of sowing such material on this job.
 - Incubant: The incubant for treating leucaena seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Incubants shall not be used later than the date indicated on the container. All fresh incubant is directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep incubant as cool as possible until used. Temperatures above 75°-80° F. can weaken bacteria and make the incubant less effective.
- Methods of Seeding**
 - Hydroseeding**: Apply seed uniformly with hydroseeder slurry includes seed and fertilizer, broadcast or drop seeded, or a cultipacker seeder.
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 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen maximum of 100 lbs. per acre total of soluble nitrogen; P205 (phosphorous) 200 lbs/acre; K2O (potassium) 200 lbs/acre. 5-2" homogeneous slurry.
 - Lime - use only ground agricultural limestone. Up to 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding**: This includes use of conventional drop or broadcast spreaders.
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 - Seed spread dry shall be incorporated into the soil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 265 or 266. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
 - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
 - Drill or Cultipacker Seeding**: Mechanized seeders that apply and cover seed with soil.
a">
 - Cultipacker seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
- Mulch Specifications (in order of preference)**
 - Straw shall consist of threshed wheat, rye or oat straw, reasonable bright in color, and shall not be musty, moldy, decayed or excessively dust and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
 - Wood Cellulose Fiber Mulch (WCFM)**
a">
 - WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform spread slurry.
 - WCFM including dye, shall contain no germination or growth inhibiting factors.
 - WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with soil without inhibiting the growth of the grass seedlings.
 - WCFM material shall contain no elements or compounds at concentration levels that will be phytotoxic.
 - WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 15% and water holding capacity of 90% minimum.

- Mulching Seeded Areas** - Mulch shall be applied to all seeded areas immediately after seeding.
 - If grading or other work of the seeding season, mulch shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
 - When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate shall be increased to 2.5 tons/acre.
 - Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. Wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.
- Securing Straw Mulch (Mulch Anchoring)** - Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference, depending upon size of area and erosion hazard):
 - A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible.
 - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 700 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and crest of banks. The remainder of area should be applied uniform after binder application. Synthetic binders - such as Acrylic DLR (Ogro-Tack), DLR-70 Petroset, Terra Tack II, Terra Tack AR or other approved equal may be used at rates recommended by the manufacturer to anchor mulch.
 - Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

Incremental Stabilization - Cut Slopes

- All cut slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
- Construction sequence (Refer to Figure 3 below):
a">
 - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation area.
 - Perform Phase 1 excavation, dress, and stabilize.
 - Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
 - Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

Incremental Stabilization - Fill Slopes

- Incremental stabilization of embankments - Fill Slopes as prescribed on the plans.
- Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15' or when the grading operation ceases as prescribed in the plans.
- At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erosive manner to a sediment trap.
- Construction sequence (Refer to Figure 4 below):
a">
 - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the embankment. Construct slope silt fence on low side of fill as shown in Figure 5, unless other methods shown on the plans address this area.
 - Place Phase 1 embankment, dress and stabilize.
 - Place Phase 2 embankment, dress and stabilize.
 - Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) grading and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

SEDIMENT CONTROL NOTES

- 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 OR DISTURBANCE.
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER 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 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. 51), 500 (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS**

TOTAL AREA OF SITE	1600 ACRES
AREA TO BE ROOFED OR PAVED	1351 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0,570 ACRES
TOTAL CUT	3621 CU.YDS.
TOTAL FILL	518 CU.YDS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE DATE 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.

PERMANENT SEEDING NOTES

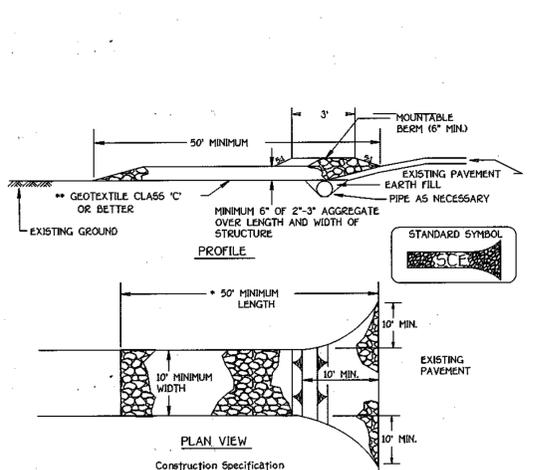
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation** - Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments** - In lieu of soil test recommendations, use one of the following schedules:
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.).
 - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.
- Seeding** - For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:
- 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
 - Use sod.
 - Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.
- Mulching** - Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.
- Maintenance** - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
- Seeded 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. per 1000 sq.ft.).
- Seeding** - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq.ft.). For the period November 16 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 sod.
- Mulching** - Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 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.

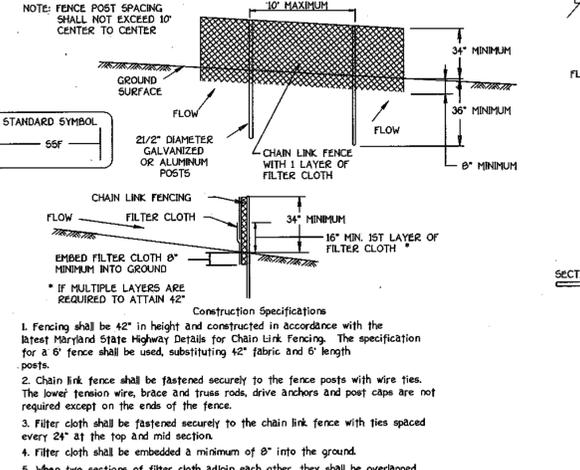
SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT	7 DAYS
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN	7 DAYS
3. CLEAR AND GRUB 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 LANDSCAPE	16 DAYS
7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.	7 DAYS



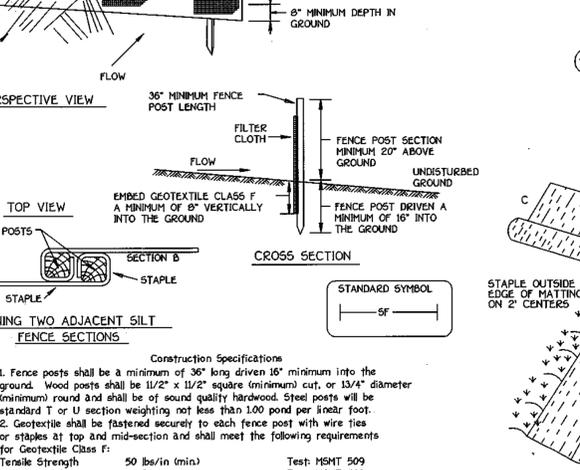
- Construction Specifications**
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
 - Chain link fence shall be fastened securely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

Tensile Strength	50 lbs/in (min)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max)	Test: MSMT 322
Filtering Efficiency	75% (min)	Test: MSMT 322
- Design Criteria**
- | Slope | Slope Steepness | Slope Length (Maximum) | Silt Fence Length (Maximum) |
|----------|-----------------|------------------------|-----------------------------|
| 0 - 10% | 0 - 10% | Unlimited | Unlimited |
| 10 - 20% | 10 - 20% | 200 feet | 1,500 feet |
| 20 - 33% | 20 - 33% | 151 - 31 | 1,000 feet |
| 33 - 50% | 33 - 50% | 31 - 21 | 100 feet |
| 50% + | 50% + | 21 - | 50 feet |
- Location** - A stabilized construction entrance shall be located at every point where construction traffic enters leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



- Construction Specifications**
- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum cut), or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard 1" or 1 1/2" section weighing not less than 100 pound per inch foot.
 - Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max)	Test: MSMT 322
Filtering Efficiency	75% (min)	Test: MSMT 322
 - Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
 - Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.
- Silt Fence Design Criteria**
- | Slope Steepness | Slope Length | Silt Fence Length |
|------------------|--------------|-------------------|
| Flatter than 50% | unlimited | unlimited |
| 50% to 10% | 125 feet | 1,000 feet |
| 10% to 5% | 100 feet | 750 feet |
| 5% to 3% | 60 feet | 500 feet |
| 3% to 2% | 40 feet | 250 feet |
| 2% and steeper | 20 feet | 125 feet |
- Note: In areas of less than 2% slope and sandy soils (USDA general classification system - soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.



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

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

SUPER SILT FENCE
NOT TO SCALE

SILT FENCE
NOT TO SCALE

EROSION CONTROL MATTING
NOT TO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS, CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL Pkz
ELICOTT CITY, MARYLAND 21042
410-661-8995

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

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.

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 I/we 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 Engineer: EARL D. COLLINS, Date: 9/26/03
Signature of Developer: ALLAN WASCHAK, Date: 9/26/03

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: Jim M. [unclear], Date: 9/25/03
Signature: [unclear], Date: 9/25/03
Signature: [unclear], Date: 9/25/03

Signature of Engineer: EARL D. COLLINS, Date: 9/26/03
Signature of Developer: ALLAN WASCHAK, Date: 9/26/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: [unclear], Date: 9/25/03
Signature: [unclear], Date: 9/25/03
Signature: [unclear], Date: 9/26/03

Signature of Engineer: EARL D. COLLINS, Date: 9/26/03
Signature of Developer: ALLAN WASCHAK, Date: 9/26/03

OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-8000

BUILDER/DEVELOPER
ALLAN HOMES
10260 OLD COLUMBIA PkE
RIVERS CORPORATE PARK
COLUMBIA, MARYLAND 21045
410-381-1141

SEDIMENT/EROSION CONTROL NOTES & DETAILS

SINGLE FAMILY DETACHED EMERSON
SECTION 2 PHASE 4
LOTS 14,42-44,83-86,95 & 96

TAX MAP NO: 47 PARCEL NO: 3, 462 & 837 GRID NO: 8
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE, 2003
SHEET 4 OF 4

PLANTING SPECIFICATIONS

Plants, 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 plant 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 infestations. Plant material that is weak or which has been cut back from longer grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heeled-in 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 substitute 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 "Miss 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 take precedence. 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. Weed 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.

SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$13,950.00

- LANDSCAPING SURETY FOR LOTS 83, 84 & 85 IS \$120,000 PER LOT.
- LANDSCAPING SURETY FOR LOTS 14, 42, 44, 95 & 96 IS \$150,000 PER LOT.
- LANDSCAPING SURETY FOR LOT 86 IS \$139,500 PER LOT.
- STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
- TYPE "B" BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
- LANDSCAPING CAN NOT BE PLANTED IN PUBLIC EASEMENTS.
- FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

KEY PROPERTY DEVELOPMENT CRITERIA, APPROVED 7/1/99
SECTION VII RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING
 THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS 1) NON-WOODED; 2) SEMI-WOODED; 3) WOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THIS CRITERIA ALSO CONSIDER THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SITING OF RESIDENTIAL UNITS, IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF TREE PRESERVATION, THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL. SHADE TREE REQUIREMENTS ARE SPECIFIED BY THE FOLLOWING TABLE. DENSITIES REFER TO THE DENSITY OF THE INDIVIDUAL PARCEL.

TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
SMALL RESIDENTIAL LOT (6,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/LOT	2.25/LOT	1.25/LOT
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 DU/ACRE	5.0/LOT	3.0/LOT	2.0/LOT

SUBSTITUTION OF TWO FLOWERING TREES OR TWO EVERGREEN TREES FOR EACH SHADE TREE MAY BE PERMITTED UP TO 50% OF THE REQUIRED NUMBER OF SHADE TREES SHOWN IN THE TABLE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. CREDIT MAY ALSO BE GIVEN FOR ANY AREAS REQUIRED TO BE PROVIDED ALONG ROADWAYS, SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 83, 84 & 85	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	12	0
LOTS 14, 42-44, 95 & 96	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	30	0
LOT 86 CORNER	NON-WOODED	5 TREES	2	3	3	0	3	3
TOTAL TREES							45	3

* THIS NUMBER REFLECTS THE MATHEMATICAL CONVERSION OF EVERGREEN TREES TO SHADE TREES (2:1) FOR THE PURPOSE OF MEETING THE INTERNAL PER LOT SHADE TREE OBLIGATION.

BUILDER/DEVELOPER'S/ CERTIFICATE
 I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 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.
 ALLAN WASCHAK 8/26/03 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.
 EARL D. COLLINS 8-26-03 DATE
 Signature of Engineer

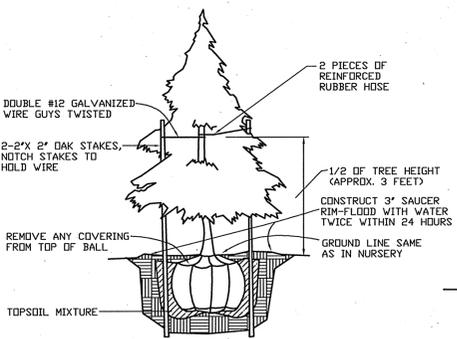
BUILDER/DEVELOPER'S CERTIFICATE
 I/WE certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved 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.
 ALLAN WASCHAK 8/26/03 DATE
 Signature of Developer

OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000

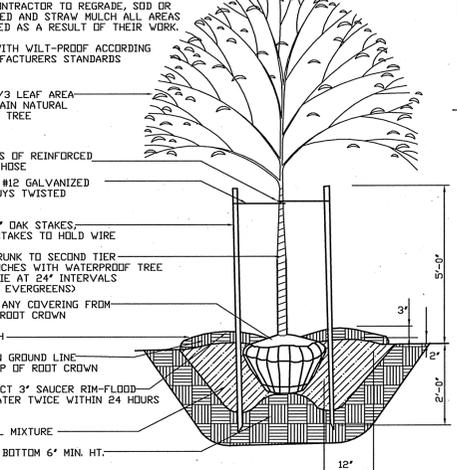
BUILDER/DEVELOPER
 ALLAN HOMES
 10260 OLD COLUMBIA PIKE
 COLUMBIA, MARYLAND 21045
 410-381-1444

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Cindy Hamrick 9/25/03 DATE
 Chief, Division of Land Development
 Director of Engineering Division MK
 Director of Department of Planning and Zoning (Acting)

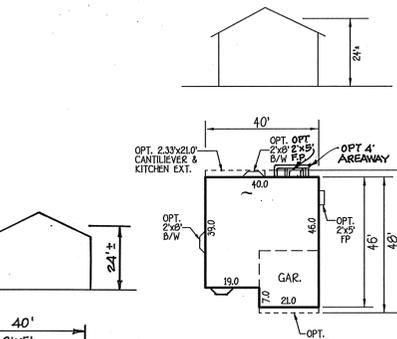
TITLE SHEET
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 4
 LOTS 14, 42-44, 83-86, 95 & 96
 TAX MAP NO: 47 PARCEL NO: 3, 462 & 837 GRID NO: B
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE, 2003
 SHEET 1 OF 4



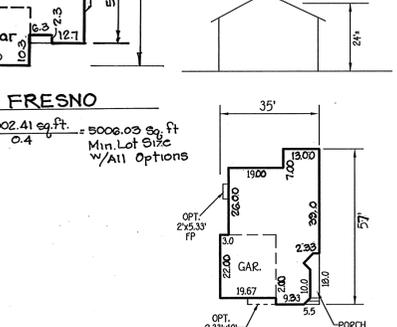
EVERGREEN PLANTING DETAIL
 NOT TO SCALE



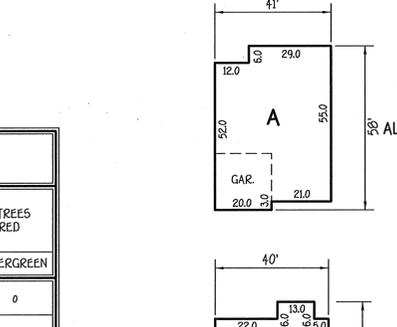
TREE PLANTING DETAIL
 NOT TO SCALE



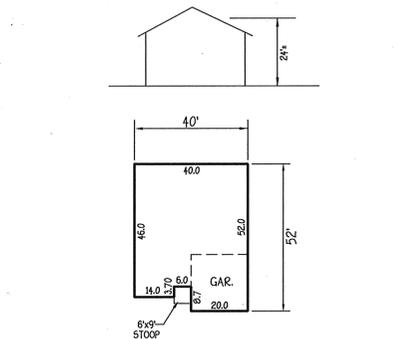
CORONADO
 1893.93 SQ. FT. = 4549.83 SQ. FT. Min. Lot Size W/All Options



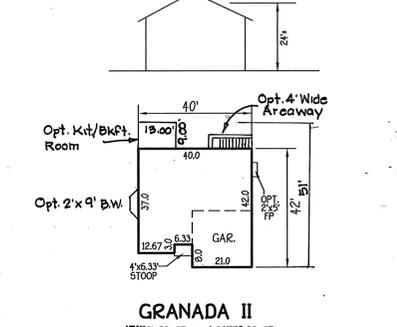
FRESNO
 2002.41 sq. ft. = 5008.03 sq. ft. Min. Lot Size W/All Options



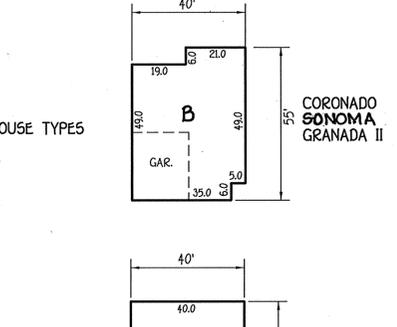
SONOMA
 1693.18 SQ. FT. = 4232.95 SQ. FT. Min. Lot Size W/All Options



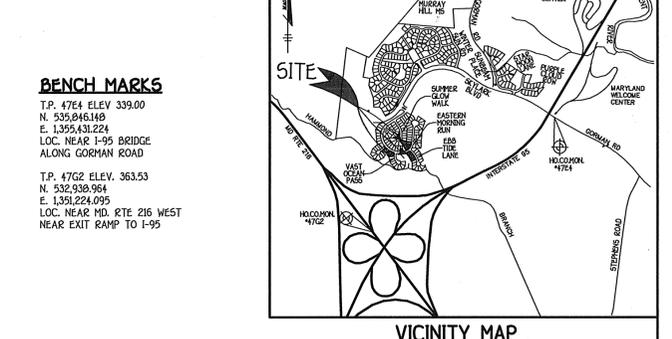
DIMENSION 5
 1957.80 SQ. FT. = 4894.50 SQ. FT. Min. Lot Size W/All Options



GRANADA II
 1718.01 SQ. FT. = 4,267.50 SQ. FT. Min. Lot Size W/All Options



CORONADO SONOMA GRANADA II



VICINITY MAP
 SCALE: 1" = 200'

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. Z89794.
 - TOTAL AREA OF SITE: 1.68 ACRES
 - TOTAL NUMBER OF LOTS SUBMITTED: 10 SFD
 - THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410-313-8800 24-HOURS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-277-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: ZB-979M, WP 99-96, 5 99-12, PB-339, P-02-15, F-03-13, W&S CONT. #24-4043-D.
 - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFI MCCUNE WALKER, 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 4764 N 535846.149 E 135543.224 HOWARD COUNTY MONUMENT 4762 N 532938.964 E 135224.095
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-03-13, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-4043-D.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$13,950.00 FOR 45 INTERIOR LANDSCAPING TREES.
 - PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
 - FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-03-13.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HD CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
 - OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-03-13.
 - MINIMUM BUILDING RESTRICTIONS SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
 - THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
 FRONT SETBACK 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
 SIDE SETBACK 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES
 REAR SETBACK 10' FROM THE PROPERTY LINE TO AN OPEN DECK
 20' FROM THE PROPERTY LINE TO THE HOUSE.
 ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
 - LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
 - AS A CONSEQUENCE OF THIS SUBMISSION ON JUNE 25, 2003, THIS S.D.P. IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
 - IN ACCORDANCE WITH SECTION 1208 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. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 12' 0" IF SERVING MORE THAN ONE RESIDENCE
 B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN) TURNING RADIUS.
 C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (125-LOADING)
 E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
11	10137 SUMMER GLOW WALK
42	8591 EASTERN MORNING RUN
43	8595 EASTERN MORNING RUN
44	8599 EASTERN MORNING RUN
83	10212 EBB TIDE LANE
84	10208 EBB TIDE LANE
85	10204 EBB TIDE LANE
86	10200 EBB TIDE LANE
95	10200 VAST OCEAN PASS
96	8570 EASTERN MORNING RUN

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
---	PROPOSED WALKOUT
---S-F---	SILT FENCE
---S-F---	SUPER SILT FENCE
---	FOREST CONSERVATION EASEMENT
---	EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE TAKEN FROM F-03-13

INDEX CHART

SHEET	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	SITE DEVELOPMENT PLAN, LOTS 14, 42-44, 83-86, 95 & 96
SHEET 3	SEDIMENT/EROSION CONTROL PLAN LOTS 14, 42-44, 83-86, 95 & 96
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

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SHADE TREE REQUIREMENTS

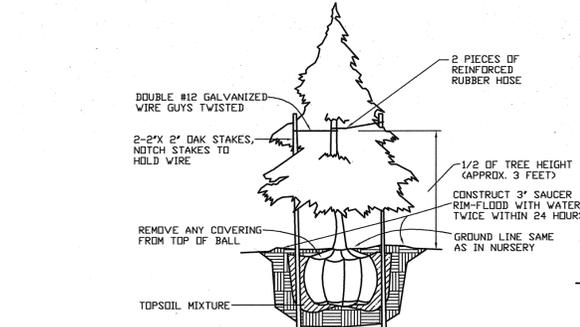
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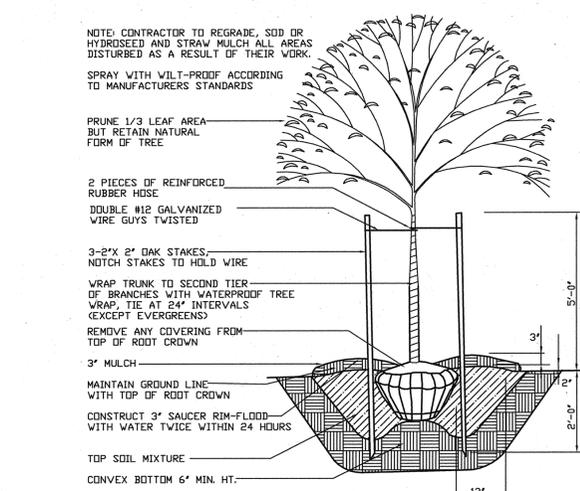
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ALLAN WASCHAK DATE: 8/26/03



EVERGREEN PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

MODIFIED SCHEDULE C LANDSCAPE CHART

LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED		
			SHADE	EVERGREEN			SHADE	EVERGREEN	
LOTS 83, 84 & 85	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	12	0	
LOTS 14, 42-44, 95 & 96	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	30	0	
LOT 86 CORNER	NON-WOODED	5 TREES	2	3	3	0	3	3	
TOTAL TREES							45	3	

* THIS NUMBER REFLECTS THE MATHEMATICAL CONVERSION OF EVERGREEN TREES TO SHADE TREES (2:1) FOR THE PURPOSE OF MEETING THE INTERNAL PER LOT SHADE TREE OBLIGATION.

SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	NUMBER OF PLANTS REQUIRED	SHADE TREES	EVERGREEN TREES	TOTAL TREES
86	P-1	ADJACENT TO ROADWAY	B	112'	2	3	3	5

ENGINEER'S CERTIFICATE

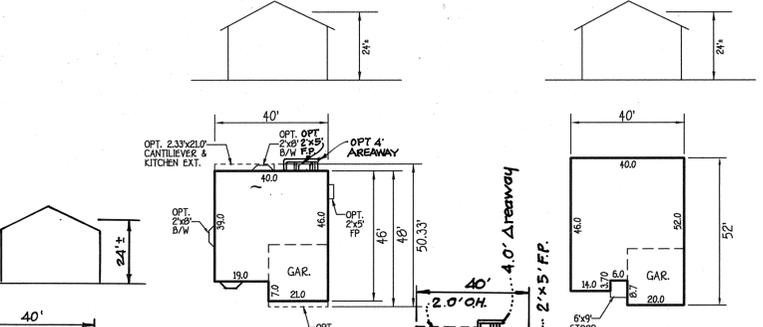
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: EARL D. COLLINS DATE: 8-26-03

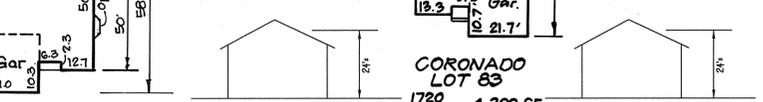
BUILDER/DEVELOPER'S CERTIFICATE

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.

Signature of Developer: ALLAN WASCHAK DATE: 8/26/03



CORONADO LOT 83
189,93 SQ. FT. = 4,549.83 SQ. FT. Min. Lot Size W/All Options



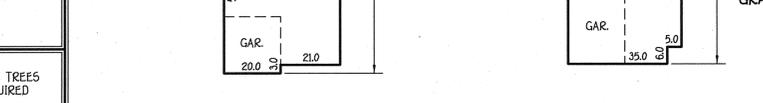
FRESNO
2,002.41 sq. ft. = 5,006.03 sq. ft. Min. Lot Size W/All Options



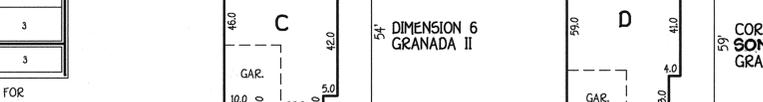
SONOMA
1,693.18 SQ. FT. = 4,367.95 SQ. FT. Min. Lot Size W/All Options



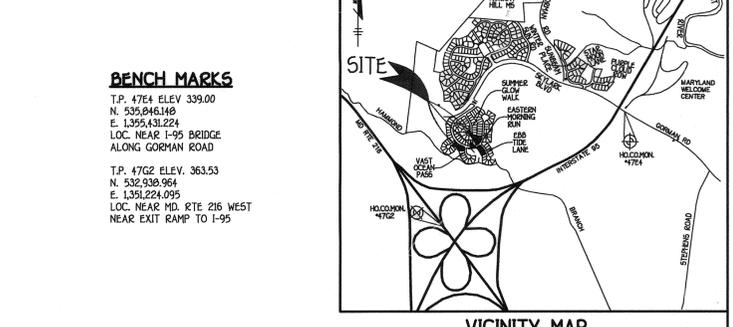
CORONADO LOT 84
1,160 SQ. FT. = 4,367.95 SQ. FT. Min. Lot Size W/All Options



CORONADO LOT 85
840 SQ. FT. = 4,367.95 SQ. FT. Min. Lot Size W/All Options



CORONADO LOT 86
1,000 SQ. FT. = 4,367.95 SQ. FT. Min. Lot Size W/All Options



VICINITY MAP
SCALE: 1" = 200'

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. ZB9797.
 - TOTAL AREA OF SITE: 1.68 ACRES
 - TOTAL NUMBER OF LOTS SUBMITTED: 10 SFD
 - THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)33-1660 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: ZB-9797, WP 99-96, 5 99-12, PB-339, P-02-15, F-03-13, W&S CONT. #24-4043-D.
 - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCCLUNE WALKER, 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 4764 N 535646.14 E 135543.224 HOWARD COUNTY MONUMENT 4762 N 532938.964 E 135224.095
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-03-13, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-4043-D.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT WILL BE PROVIDED AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$13,950.00 FOR 45 INTERIOR LANDSCAPING TREES.
 - PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-03-13.
 - FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-03-13.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO MD CODES MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
 - OPEN SPACE REQUIREMENTS FOR THESE LOTS HAVE BEEN PROVIDED UNDER F-03-13.
 - MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SKETCH PLAN 5-99-12 AND THE DECISION AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
 - THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
FRONT SETBACK 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
SIDE SETBACK 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES.
REAR SETBACK 10' FROM THE PROPERTY LINE TO AN OPEN DECK.
20' FROM THE PROPERTY LINE TO THE HOUSE.
ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
 - LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
 - AS A CONSEQUENCE OF THIS SUBMISSION, ON JUNE 25, 2003, THIS S.D.P. IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
 - 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 SETBACKS. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12' (14' IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN) C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (825-LOADING)
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
14	1037 SUMMER GLOW WALK
42	8591 EASTERN MORNING RUN
43	8595 EASTERN MORNING RUN
44	8599 EASTERN MORNING RUN
83	10212 EBB TIDE LANE
84	10208 EBB TIDE LANE
85	10204 EBB TIDE LANE
86	10200 EBB TIDE LANE
95	10200 VAST OCEAN PASS
96	8570 EASTERN MORNING RUN

TITLE SHEET

SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 4

LOTS 14, 42-44, 83-86, 95 & 96

TAX MAP NO: 47 PARCEL NO.: 3, 462 & 837 GRID NO.: 8
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JUNE, 2003

SHEET 1 OF 4

PLANTING SPECIFICATIONS

Plants, 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 (A.A.N.) 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 heeled-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", 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 legends.

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 "Miss 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 4'9" 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 take precedence.

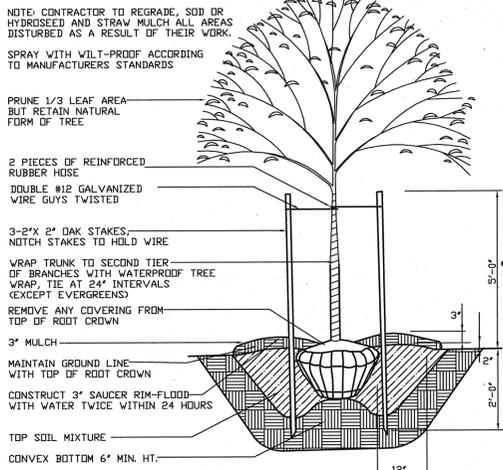
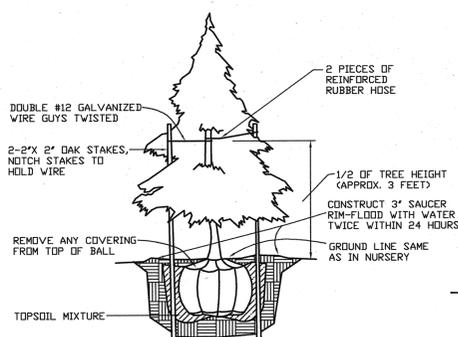
All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

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 specific fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed 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 insure its suitability 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.



SURETY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$13,950.00

1. LANDSCAPING SURETY FOR LOTS 83, 84, 895 IS \$120,000 PER LOT.
THE LANDSCAPING SURETY FOR LOTS 14, 42-44, 95 & 96 IS \$150,000 PER LOT.
THE LANDSCAPING SURETY FOR LOT 86 IS \$150,000 PER LOT.
STREET TREES ARE NOT INCLUDED IN MODIFIED SCHEDULE C LANDSCAPE CALCULATIONS.
2. TYPE "B" BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
3. LANDSCAPING CAN NOT BE PLANTED IN PUBLIC EASEMENTS.
4. FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
5. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
6. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIS FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
7. SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

KEY PROPERTY DEVELOPMENT CRITERIA, APPROVED 7/1/99
SECTION VII RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS D) NON-WOODED, 2) SEMI-WOODED, 3) WOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THIS CRITERIA ALSO CONSIDER THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SITING OF RESIDENTIAL UNITS, IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF TREE PRESERVATION. THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL. SHADE TREE REQUIREMENTS ARE SPECIFIED BY THE FOLLOWING TABLE. DENSITIES REFER TO THE DENSITY OF THE INDIVIDUAL PARCEL.

SHADE TREE REQUIREMENTS

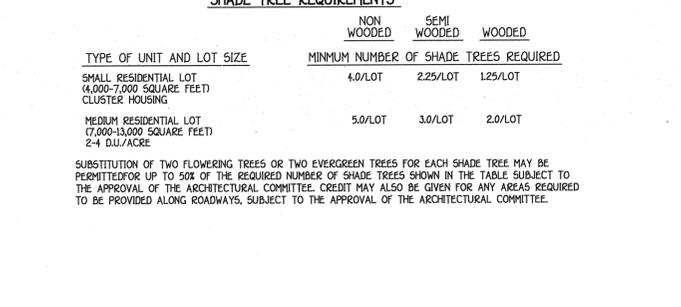
TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
SMALL RESIDENTIAL LOT (4,000-7,000 SQUARE FEET) CLUSTER HOUSING	4.0/Lot	2.25/Lot	1.25/Lot
MEDIUM RESIDENTIAL LOT (7,000-13,000 SQUARE FEET) 2-4 DU/ACRE	5.0/Lot	3.0/Lot	2.0/Lot

SUBSTITUTION OF TWO FLOWERING TREES OR TWO EVERGREEN TREES FOR EACH SHADE TREE MAY BE PERMITTED UP TO 50% OF THE REQUIRED NUMBER OF SHADE TREES SHOWN IN THE TABLE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. CREDIT MAY ALSO BE GIVEN FOR ANY AREAS REQUIRED TO BE PROVIDED ALONG ROADWAYS, SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

MODIFIED SCHEDULE C LANDSCAPE CHART

LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		SHADE TREE CREDIT *	REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED	
			SHADE	EVERGREEN			SHADE	EVERGREEN
LOTS 83, 84 & 85	NON-WOODED	4 TREES PER LOT	N/A	N/A	0	0	12	0
LOTS 14, 42-44, 95 & 96	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	0	30	0
LOT 86 CORNER	NON-WOODED	5 TREES	2	3	3	0	3	3
TOTAL TREES							45	3

* THIS NUMBER REFLECTS THE MATHEMATICAL CONVERSION OF EVERGREEN TREES TO SHADE TREES (2:1) FOR THE PURPOSE OF MEETING THE INTERNAL PER LOT SHADE TREE OBLIGATION.



BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 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.

Signature: *Allan Waschak* DATE: 8/26/03

SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	NUMBER OF PLANTS REQUIRED	SHADE TREES	EVERGREEN TREES	TOTAL TREES
86	P-1	ADJACENT TO ROADWAY	B	112'	2	3	3	5

REVISIONS

NO.	REVISION	DATE
4	Add Sonoma 2 hse type	12-14-04
3	Add Coronado Hse. type For Lot 83	11-2-04
2	Add opt. Kit/Bkfst room, B.W. Arway to Granada II	11/1/04
1	Add Fresno typical house	5/12/04

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."

Signature of Engineer: *Earl D. Collins* DATE: 8-26-03

BUILDER/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."

Signature of Developer: *Allan Waschak* DATE: 8/26/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Carol Hamilton* DATE: 9/25/03

Signature: *John D. ...* DATE: 9/23/03

Signature: *John D. ...* DATE: 9/26/03

OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

BUILDER/DEVELOPER
ALLAN HOMES
10260 OLD COLUMBIA PIKE
RIVERS CORPORATE PARK
COLUMBIA, MARYLAND 21045
410-381-1444

INDEX CHART

SHEET	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 1	SITE DEVELOPMENT PLAN, LOTS 14, 42-44, 83-86, 95 & 96
SHEET 2	SEDIMENT/EROSION CONTROL PLAN LOTS 14, 42-44, 83-86, 95 & 96
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

TITLE SHEET

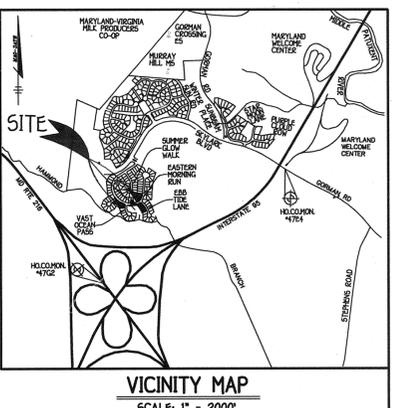
SINGLE FAMILY DETACHED EMERSON

SECTION 2 PHASE 4

LOTS 14, 42-44, 83-86, 95 & 96

TAX MAP NO: 47 PARCEL NO: 3, 462 & 837 GRID NO: B
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JUNE, 2003

SHEET 1 OF 4



BENCH MARKS

T.P. 4764 ELEV. 339.00
N. 535,431.160
E. 1,355,431.224
LOC. NEAR I-95 BRIDGE ALONG GORHAM ROAD

T.P. 4762 ELEV. 363.53
N. 532,938.964
E. 1,351,224.095
LOC. NEAR MD. RTE 216 WEST NEAR EXIT RAMP TO I-95

GENERAL NOTES

- SUBJECT PROPERTY ZONED PEC-MXD-3 AS GRANTED BY THE ZONING BOARD ON 9/3/98 AS CASE NO. Z89794.
- TOTAL AREA OF SITE: 1.60 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 10 SFD
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)315-1880 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.
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HOWARD COUNTY MONUMENT 4764 N 535846.140 E 1355431.224
HOWARD COUNTY MONUMENT 4762 N 532938.964 E 1351224.095
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FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-03-13.
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FRONT SETBACK: 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
SIDE SETBACK: 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES.
REAR SETBACK: 10' FROM THE PROPERTY LINE TO AN OPEN DECK
20' FROM THE PROPERTY LINE TO THE HOUSE.
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- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40%. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURES.
- AS A CONSEQUENCE OF THIS SUBMISSION ON JUNE 25, 2003, THIS S.D.P. IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 15 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. THE 15' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOR BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANG.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' MIN IF SERVING MORE THAN ONE RESIDENCE
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING 1/2-2" MIN TURNING RADIUS.
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (825-LOADING)
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

