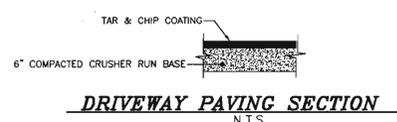


**GENERIC BOX**  
NOTE: BOTH FENWICK AND ASHFORD HOUSE MODELS FIT WITHIN GENERIC BOX 'A'.

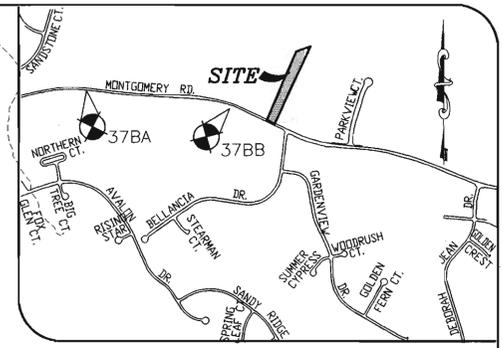


**SOILS DESCRIPTION**

SYMBOL	DESCRIPTION
BeC3	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, SEVERELY ERODED (TYPE C)
CmB2	CHILLUM SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED (TYPE C)
Fa	FALLSINGTON LOAM (TYPE D)
SlB2	SASSAFRAS LOAM, 1% TO 5% SLOPES, MODERATELY ERODED (TYPE B)
SlD2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED (TYPE B)

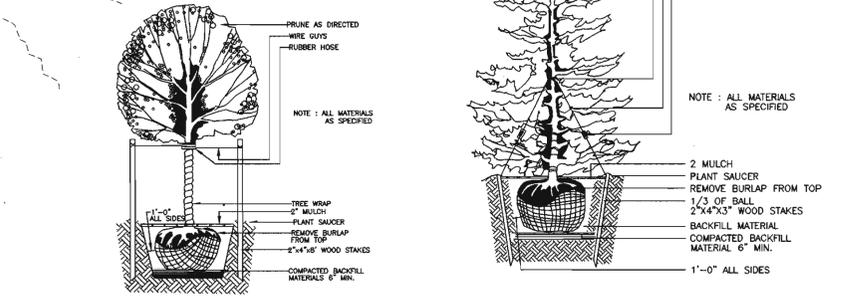
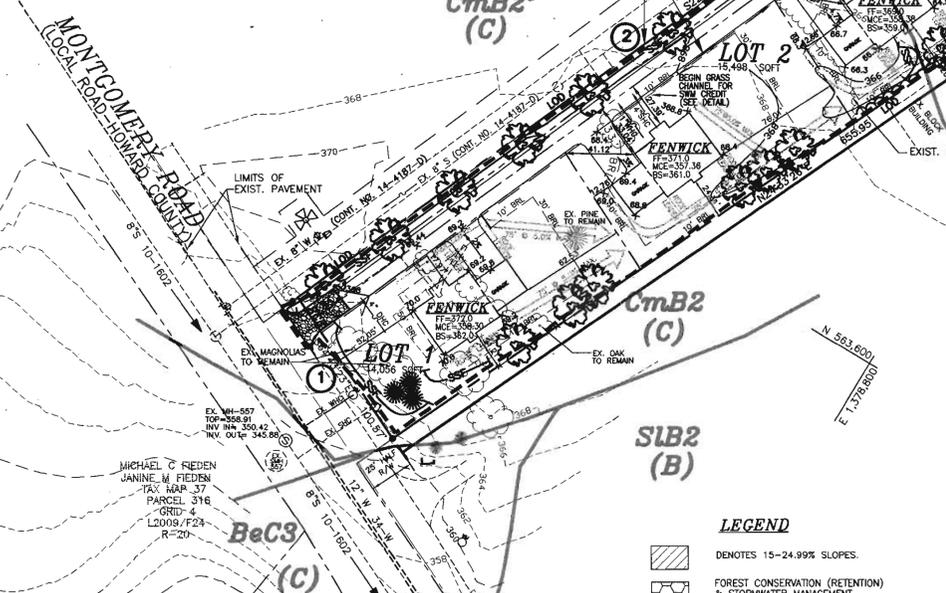
**DEVELOPER'S/OWNER'S CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED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

NAME: [Signature] DATE: 4/7/04



**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS 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.
- PROJECT BACKGROUND:**  
TAX MAP : 37, PARCEL : 202 BLOCK : 5  
ELECTION DISTRICT : FIRST  
ZONING : R-20  
DEED REFERENCE : L. 6904, F. 536  
DPZ FILES : F-03-065
- AREA TABULATION:**  
A. TOTAL TRACT AREA - 1.66 AC.±  
B. NUMBER OF PROPOSED BUILDABLE LOTS : 4  
C. PROPOSED USE : SFD  
D. AREA OF BUILDABLE LOTS - 1.66 AC.±  
E. MINIMUM LOT AREA - 14,073 SQ. FT.
- BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOC., ON OR ABOUT SEPT. 2002.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37BA & 37BB.  
STA. NO. 37BA N 563,785.618 ELEV. 394.786  
E 1,376,343.172  
STA. NO. 37BB N 563,663.415 ELEV. 373.822  
E 1,378,040.471
- NO FLOODPLAIN OR WETLAND EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED NOVEMBER 11, 2002 (F-03-065).
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- ALL EXISTING STRUCTURES ON PARCEL 202 TO BE REMOVED UNLESS OTHERWISE NOTED.
- NO STEEP SLOPES 25% OR GREATER EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOC., INC. (F-03-065).
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT FOR THE REQUIRED LANDSCAPE PLANTINGS, 3 SHADE TREES AND 3 EVERGREENS ON LOT 1 IN THE AMOUNT OF \$1,500.00, 3 SHADE TREES ON LOT 2 IN THE AMOUNT OF \$900, 2 SHADE TREES ON LOT 3 IN THE AMOUNT OF \$600, AND 11 SHADE TREES ON LOT 4 IN THE AMOUNT OF \$3,300.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADINGS).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.  
H) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAY), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND RANGE OF STREET ADDRESS HOUSE NUMBERS SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
- OPEN SPACE HAS BEEN PROVIDED UNDER F-03-065.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 0.77 ACRES (33,541.2 SQ. FT.) UNDER F-03-065.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED (UNDER F-03-065) VIA ROOFTOP & NON-ROOFTOP DISCONNECT, GRASS CHANNEL, AND NATURAL AREA CONSERVATION CREDITS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL. TOTAL WOV CREDIT IS 1,760 CFT AND TOTAL REV CREDIT IS 675 CFT.
- WAVER TO HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.121(A), WHICH REQUIRES 40% FRONTAGE TO OPEN SPACE, APPROVED ON MARCH 4, 2002 (WP-03-075). AS A CONDITION OF APPROVAL, THE 10' INGRESS & EGRESS EASEMENT WILL BE FOR OPEN SPACE ACCESS ONLY AND WILL NOT BE PART OF THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON ACCESS EASEMENT.
- THIS PLAN SHALL BE SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- IN ACCORDANCE WITH SECTION 128(A)(1) 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 SETBACK; PORCHES AND DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK; DECKS ARE NOT ALLOWED INTO THE REQUIRED 10' SIDE SETBACKS.
- UNLESS OTHERWISE NOTED, ALL INDIVIDUAL TREES ARE TO BE REMOVED.



**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
19	[Symbol]	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
3	[Symbol]	PINUS STROBUS	WHITE PINE	6" - 8" HT.
<b>TOTAL</b>				
22 TREES (19 SHADE TREES, 3 EVERGREENS)				

**SCHEDULE A : PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS				TOTAL
	B (PERIMETER 1)*	A (PERIMETER 2)**	A (PERIMETER 3)	A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	100.57 LF	864.76 LF	178.74 LF	991.78 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	YES, 275 LF OF EX. TREES TO REMAIN (589.76 LF REMAINING)	YES, 178.74 LF OF EX. TREES TO REMAIN	YES, 385 LF OF EX. TREES TO REMAIN (606.78 LF REMAINING)	
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	22 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	2 SHADE TREES 0 EVERGREEN TREES	1 SHADE TREE 0 EVERGREEN TREES	N/A	N/A	3 SHADE TREE 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 3 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	9 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	19 SHADE TREES 3 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

NOTE: PERIMETER LANDSCAPE EDGE BASED ON F-03-065 (INCLUDES OPEN SPACE EDGES).  
\* PERIMETER 1 CREDIT FOR EXISTING TREES : TWO (2) MAGNOLIAS.  
\*\* PERIMETER 2 CREDIT FOR EXISTING TREES : ONE (1) 30" POPLAR.

**ADDRESS CHART**

LOT NO.	STREET ADDRESS
1	6215 MONTGOMERY ROAD
2	6209 MONTGOMERY ROAD
3	6205 MONTGOMERY ROAD
4	6201 MONTGOMERY ROAD

**SEWER HOUSE CONNECTION**

LOT NO.	INV. @ PROPERTY LINE	MIN. CELLAR EL.
1	354.00	358.30
2	353.06	357.36
3	353.98	358.38
4	355.03	357.03

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	15,498 SQ. FT.	1,425 SQ. FT.	14,073 SQ. FT.
2	16,722 SQ. FT.	2,648 SQ. FT.	14,074 SQ. FT.
3	26,303 SQ. FT.	3,724 SQ. FT.	22,579 SQ. FT.

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
STEVEN CURRAN PROPERTY	N/A	202
PLAT # OR L/F	BLOCK #	ZONE
16215	5	R-20
TAX MAP	ELEC. DIST.	CENSUS TRACT
37	1 ST	60111
WATER CODE	D-04	SEWER CODE
		2153800
PROPOSED IMPROVEMENTS: SINGLE FAMILY DWELLINGS, GRADING & SEDIMENT CONTROL.		

**DEVELOPER'S CERTIFICATE**  
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 PERSON ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

4/7/04 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 NATURAL RESOURCE CONSERVATION SERVICE.

4/6/04 DATE

MARK A. PERRY  
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

4/15/04 DATE

Jim Myler  
NRC - NATURAL RESOURCE CONSERVATION SERVICE

4/15/04 DATE

John K. Robertson  
HOWARD SOIL CONSERVATION DISTRICT

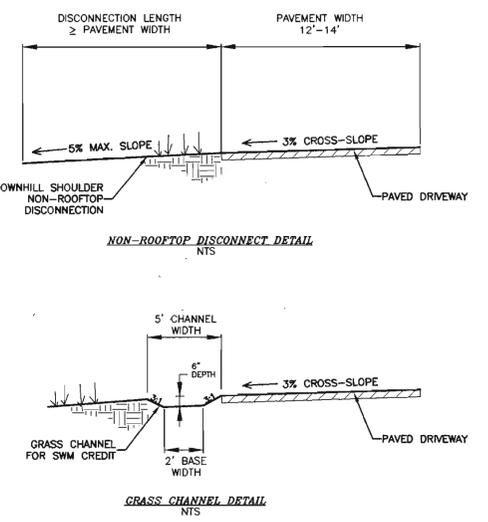
APPROVED: DEPARTMENT OF PLANNING AND ZONING

6/25/04 DATE

5/26/04 DATE

5/28/04 DATE

4/16/04 DATE



**INDEX OF DRAWINGS**

NO.	DESCRIPTION
1	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS

**OWNER AND DEVELOPER**  
MILDENBERG, BOENDER & ASSOC., INC.  
c/o LAND DESIGN & DEVELOPMENT, INC.  
8000 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-480-9105

Project: 03-064  
Date: APR. 2004  
Illustration: engineering  
Scale: 1"=50'  
Approval: MAP/MMT  
Revision: MAP

Project: 03-064  
Date: APR. 2004  
Illustration: engineering  
Scale: 1"=50'  
Approval: MAP/MMT  
Revision: MAP

**STEVEN CURRAN PROPERTY**  
LOTS 1 THRU 4  
TAX MAP 37, PARCEL 202, BLOCK 5  
FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorson Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 997-0236 Bldg. (301) 621-5521 Wash. (410) 397-0236 Fax

1 OF 2

**HOWARD SOIL CONSERVATION DISTRICT**

**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, 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 ACRES DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SQ.FT.) OF 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 (0.5 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 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 (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING 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.

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

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 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./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

**STANDARD SEDIMENT CONTROL NOTES**

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (313-1855).
- 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 THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 3 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 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 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND SOD (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY 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 OF SITE:	1.67 ACRES
AREA DISTURBED:	1.50 ACRES
AREA TO BE ROOFED OR PAVED:	0.41 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	1.09 ACRES
TOTAL CUT:	500 CU. YDS.
TOTAL FILL:	500 CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITIES MEASUREMENTS.

- 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 CONTROL 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 CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

**DEVELOPER'S CERTIFICATE**

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY PERSONS RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATE OF TRAINING FROM THE DEPARTMENT OF ENVIRONMENT AND PLANNING DIVISION OF THE STATE OF MARYLAND. I ALSO AUTHORIZE PERSONS TO CONDUCT ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER: *[Signature]* DATE: 4/7/04

**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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER: *[Signature]* DATE: 4/11/04  
PRINTED NAME OF ENGINEER: **MALE A. PERUCH**

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

APPROVED: *[Signature]* DATE: 4/15/04  
NATURAL RESOURCE CONSERVATION SERVICE

APPROVED: *[Signature]* DATE: 4/16/04  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: *[Signature]* DATE: 6/25/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: *[Signature]* DATE: 6/28/04  
CHIEF DIVISION OF LAND DEVELOPMENT



**STANDARD 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 VEGETATIVE 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 AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL 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 AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CON-TRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDEHS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
  - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

- ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
  - pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.
  - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
  - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
  - NO SOD 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 PHYTO-TOXIC 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 AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

TOPSOIL APPLICATION

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
  - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
  - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
  - 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 OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
    - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
      - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
      - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, AND 0.2 PERCENT POTASSIUM AND HAVE A pH OF 7.0 TO 9.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
      - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
    - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

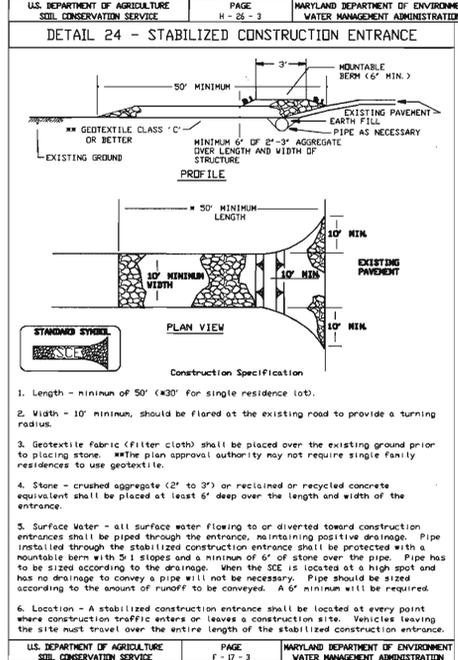
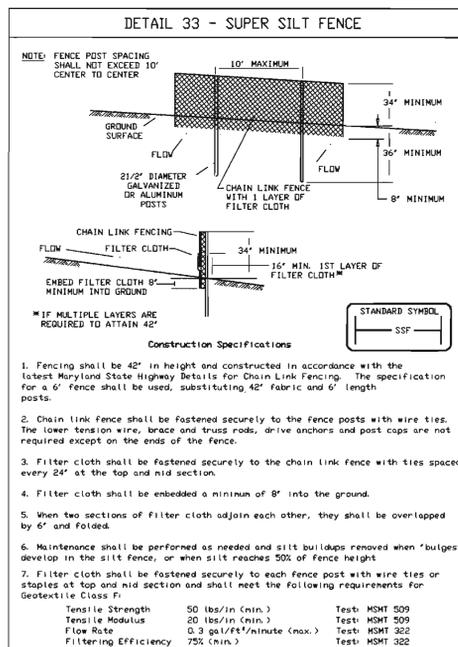
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTE, REVISED 1973.

**EROSION AND SEDIMENT CONTROL NOTES**

- ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS.
- ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON THE UPGRADE SIDE OF THE MAIN TRENCH.
- EXCAVATION AND BACKFILL SHALL BE LIMITED TO THAT WHICH CAN BE STABILIZED WITHIN ONE WORKING DAY.
- IMMEDIATELY FOLLOWING BACKFILL OF THE SEWER TRENCH, ALL DISTURBED AREAS ARE TO BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION AND SEEDING NOTES SHOWN ON THIS SHEET.
- THROUGHOUT THE PROJECT, THE CONTRACTOR SHALL REGULARLY INSPECT ALL SEDIMENT CONTROL DEVICES AND PROVIDE ALL NECESSARY MAINTENANCE TO INSURE THAT ALL DEVICES ARE IN OPERATIVE CONDITION.
- ALL SEDIMENT CONTROL FACILITIES SHALL REMAIN IN PLACE UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT (1 DAY)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM AT LOCATION INDICATED.(1 DAY)
- CONSTRUCT SUPER SILT FENCES. (1 DAY)
- CLEAR SITE PER LIMIT INDICATED.(3 DAYS)
- BRING SITE TO GRADE INDICATED ON THE PLAN.(5 DAYS)
- WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS.



**SUPER SILT FENCE**

Design Criteria			
Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 Feet	1,500 Feet
20 - 33%	5:1 - 3:1	100 Feet	1,000 Feet
33 - 50%	3:1 - 2:1	100 Feet	500 Feet
50% +	2:1 +	50 Feet	250 Feet

**STABILIZED CONSTRUCTION ENTRANCE**

Construction Specification

- Length - minimum of 50' (\*30' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6' minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

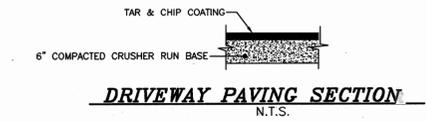
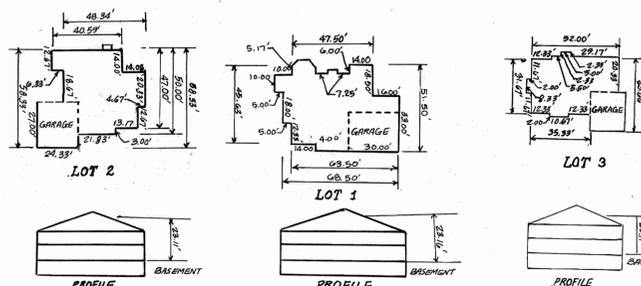
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project	03-084
illustration	engineering
MAP/AMT	MAP/AMT
scale	MAP/AMT
NTS	approval
date	
description	
revisions	
no.	

date	
description	
revisions	
no.	

STEVEN CURRAN PROPERTY  
 TAX MAP 37, PARCEL 202, BLOCK 53  
 LOTS 1 THRU 4  
 HOWARD COUNTY, MARYLAND  
 FIRST ELECTION DISTRICT  
 SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG & ASSOC., INC.  
 Engineers Planners Surveyors  
 BOENDER & ASSOC., INC.  
 5072 Dorsey Hall Drive, Suite 202, Elkoot, Maryland 21042  
 (410) 997-0286 Fax. (301) 621-5521 Wash.

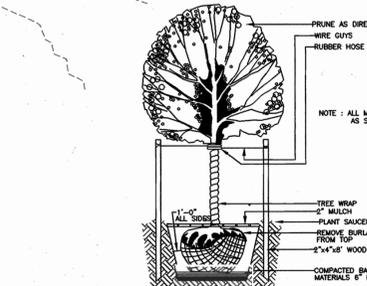
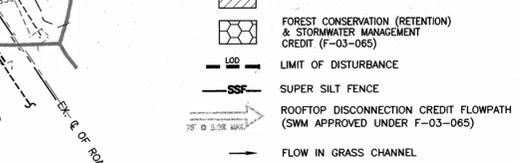
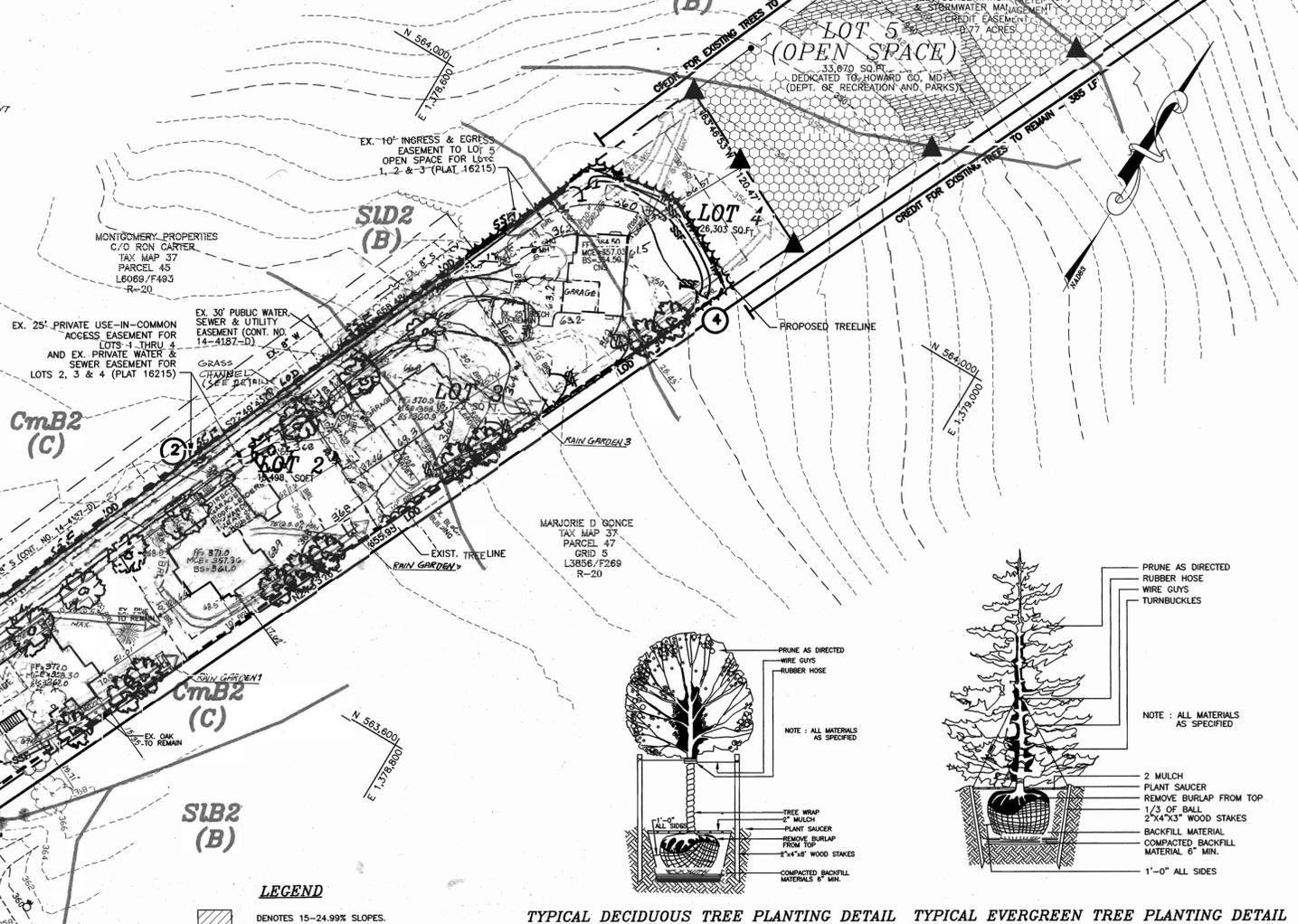
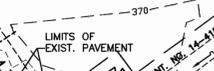
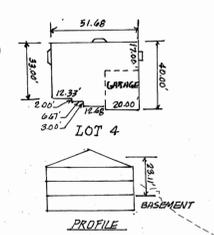




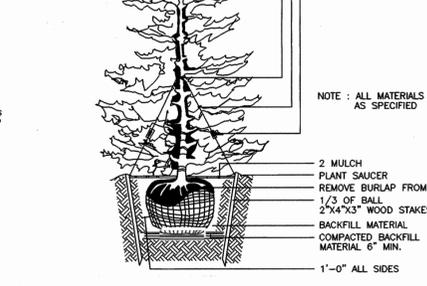
**SOILS DESCRIPTION**  
 SYMBOL DESCRIPTION  
 BeC3 BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, SEVERELY ERODED (TYPE C)  
 CmB2 CHILLUM SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED (TYPE C)  
 Fa FALLSINGTON LOAM (TYPE D)  
 SB2 SASSAFRAS LOAM, 1% TO 5% SLOPES, MODERATELY ERODED (TYPE B)  
 SID2 SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED (TYPE B)

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

NAME: *[Signature]* DATE: 4/7/04



TYPICAL DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
19		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
3		PINUS STROBUS	WHITE PINE	6" - 8" HT.
<b>TOTAL</b>				
22 TREES (19 SHADE TREES, 3 EVERGREENS)				

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO ROADWAYS				TOTAL
	B (PERIMETER 1)*	A (PERIMETER 2) **	A (PERIMETER 3)	A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	100.57 LF	864.76 LF	178.74 LF	991.78 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	YES, 275 LF OF EX. TREES TO REMAIN (589.76 LF REMAINING)	YES, 178.74 LF OF EX. TREES TO REMAIN	YES, 385 LF OF EX. TREES TO REMAIN (606.78 LF REMAINING)	
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	22 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	2 SHADE TREES 0 EVERGREEN TREES	1 SHADE TREE 0 EVERGREEN TREES	N/A	N/A	3 SHADE TREE 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS (10:1 SUBSTITUTION)	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	19 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS

NOTE: PERIMETER LANDSCAPE EDGE BASED ON F-03-065 (INCLUDES OPEN SPACE EDGES).  
 \* PERIMETER 1 CREDIT FOR EXISTING TREES: TWO (2) MAGNOLIAS.  
 \*\* PERIMETER 2 CREDIT FOR EXISTING TREES: ONE (1) 30" POPLAR.

**ADDRESS CHART**

LOT NO.	STREET ADDRESS
1	8215 MONTGOMERY ROAD
2	6209 MONTGOMERY ROAD
3	8205 MONTGOMERY ROAD
4	8201 MONTGOMERY ROAD

**SEWER HOUSE CONNECTION**

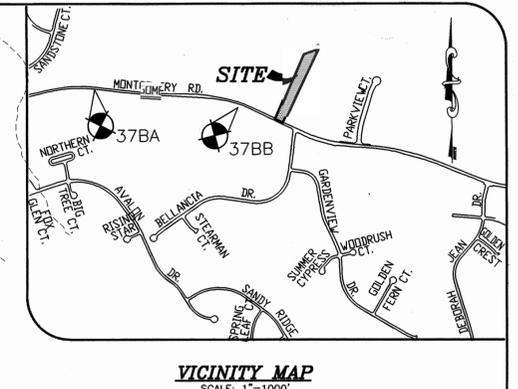
LOT NO.	INV. PROPERTY LINE	MIN. CELLAR EL.
1	358.00	358.30
2	353.06	357.36
3	353.98	356.38
4	355.03	357.03

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	15,498 SQ. FT.	1,425 SQ. FT.	14,073 SQ. FT.
2	16,722 SQ. FT.	2,648 SQ. FT.	14,074 SQ. FT.
3	26,303 SQ. FT.	3,724 SQ. FT.	22,579 SQ. FT.

**PERMIT INFORMATION CHART**

SUBMISSION NAME	SECTION/AREA	LOT/PARCEL #
STEVEN CURRAN PROPERTY	N/A	202
PLAT # OR L/F	BLOCK #	ZONE
16215	5	R-20
TAX MAP	ELEC. DIST.	CENSUS TRACT
37	1 ST	801101
WATER CODE	SEWER CODE	
D-04	2153800	
PROPOSED IMPROVEMENTS: SINGLE FAMILY DWELLINGS, GRADING & SEDIMENT CONTROL.		



- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS 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.
  - PROJECT BACKGROUND:**  
TAX MAP 37, PARCEL: 202 BLOCK: 5  
ELECTION DISTRICT: FIRST  
ZONING: R-20  
DEED REFERENCE: L. 6904, F. 536  
DPZ FILES: F-03-065
  - AREA TABULATION**  
A. TOTAL TRACT AREA: 1.66 AC±  
B. NUMBER OF PROPOSED BUILDABLE LOTS: 4  
C. PROPOSED USE: SFD  
D. AREA OF BUILDABLE LOTS: 1.66 AC±  
E. MINIMUM LOT AREA: 14,073 SQ.FT.
  - BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCS. ON OR ABOUT SEPT. 2002.
  - HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37BA & 37BB.  
STA. No. 37BA N 563,785.618 ELEV. 394.786  
E 1,376,343.172  
STA. No. 37BB N 563,663.415 ELEV. 373.822  
E 1,378,040.471
  - NO FLOODPLAIN OR WETLAND EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED NOVEMBER 11, 2002 (F-03-065).
  - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - ALL EXISTING STRUCTURES ON PARCEL 202 TO BE REMOVED UNLESS OTHERWISE NOTED.
  - NO STEEP SLOPES 25% OR GREATER EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCS. INC. (F-03-065).
  - THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT FOR THE REQUIRED LANDSCAPE PLANTINGS, 3 SHADE TREES AND 3 EVERGREENS ON LOT 1 IN THE AMOUNT OF \$1,350.00, 3 SHADE TREES ON LOT 2 IN THE AMOUNT OF \$900.00, 2 SHADE TREES ON LOT 3 IN THE AMOUNT OF \$600.00, AND 11 SHADE TREES ON LOT 4 IN THE AMOUNT OF \$3,300.
  - SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
D) STRUCTURES (GULLERS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.  
H) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAY), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND RANGE OF STREET ADDRESS HOUSE NUMBERS SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
  - OPEN SPACE HAS BEEN PROVIDED UNDER F-03-065.
  - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 0.77 ACRES (33,541.2 SQ. FT.) UNDER F-03-065.
  - STORMWATER MANAGEMENT HAS BEEN PROVIDED (UNDER F-03-065) VIA ROOFTOP & NON-ROOFTOP DISCONNECT, GRASS CHANNEL, AND NATURAL AREA CONSERVATION CREDITS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL. TOTAL WOV CREDIT IS 1,760 CFT AND TOTAL REV CREDIT IS 675 CFT.
  - WARRANTY TO HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.12 (4), WHICH REQUIRES 40' FRONTAGE TO OPEN SPACE, APPROVED ON MARCH 4, 2002 (WF-03-075). AS A CONDITION OF APPROVAL, THE 10' INGRESS & EGRESS EASEMENT WILL BE FOR OPEN SPACE ACCESS ONLY AND WILL NOT BE PART OF THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON ACCESS EASEMENT.
  - THIS PLAN SHALL BE SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
  - NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
  - IN ACCORDANCE WITH SECTION 128(A)(1) 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 SETBACK. PORCHES AND DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. DECKS ARE NOT ALLOWED INTO THE REQUIRED 10' SIDE SETBACKS.
  - UNLESS OTHERWISE NOTED, ALL INDIVIDUAL TREES ARE TO BE REMOVED.

**INDEX OF DRAWINGS**

NO.	DESCRIPTION
1	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS

**OWNER AND DEVELOPER**  
 R/E GROUP, INC.  
 c/o LAND DESIGN & DEVELOPMENT, INC.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 410-480-9105

**DEVELOPER'S CERTIFICATE**  
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *[Signature]* DATE: 4/7/04

**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 NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *[Signature]* DATE: 4/16/04  
 NAME: MARK A. PERRY

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *[Signature]* DATE: 4/15/04  
 NAME: Jim Mayne  
 TITLE: NADA - NATURAL RESOURCE CONSERVATION SERVICE

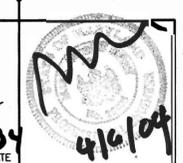
Signature: *[Signature]* DATE: 4/15/04  
 NAME: John K. Robertson  
 TITLE: HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* DATE: 5/25/04  
 TITLE: CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *[Signature]* DATE: 5/28/04  
 TITLE: CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *[Signature]* DATE: 4/16/04  
 TITLE: DIRECTOR



Project: 09-064  
 Date: APR. 2004  
 Illustration: 4/18/04  
 Scale: 1"=50'

Revisions:

NO.	DESCRIPTION	DATE
1	REVISED GRADING ON LOTS 1, 2, 3, 4, 5	4/18/04
2	REVISED THE DRIVEWAY LOCATION, WIDTH, AND SLOPE AND ADDED THE SHADE TREES TO THE PLAN AND A SIDE OF THE DRIVEWAY FOR TREE PLANTING.	4/18/04
3	REVISED HOUSE ELEVATION ON LOT 3	9/13/04
4	REVISED HOUSE ELEVATION ON LOTS 3, 4, ADDED 8000 MAIN STREET	9/13/04

**STEVEN CURRAN PROPERTY**  
 LOTS 1 THRU 4  
 TAX MAP 37, PARCEL 202, BLOCK 5  
 HOWARD COUNTY, MARYLAND  
 FIRST ELECTION DISTRICT

**MILDENBERG, BOENDER & ASSOC., INC.**  
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