

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 (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, distorting roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable distortions. 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 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 Architect, latest edition, including all agenda.

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 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 shall govern.

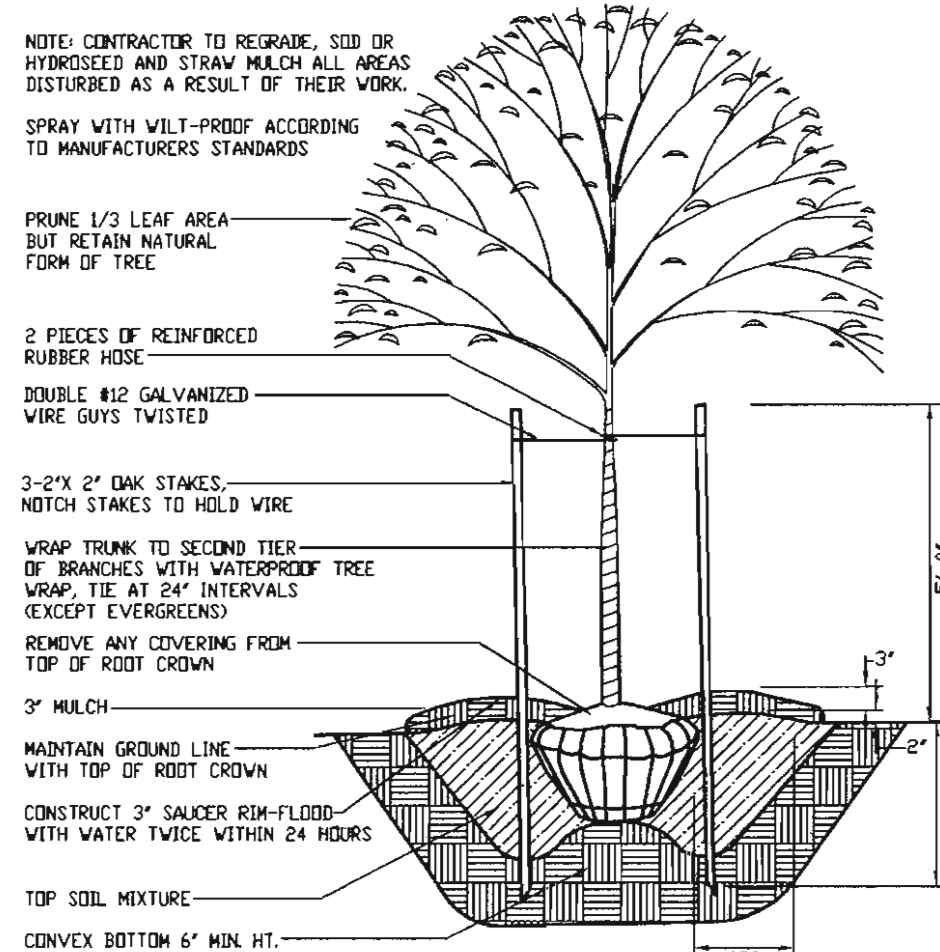
All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope.

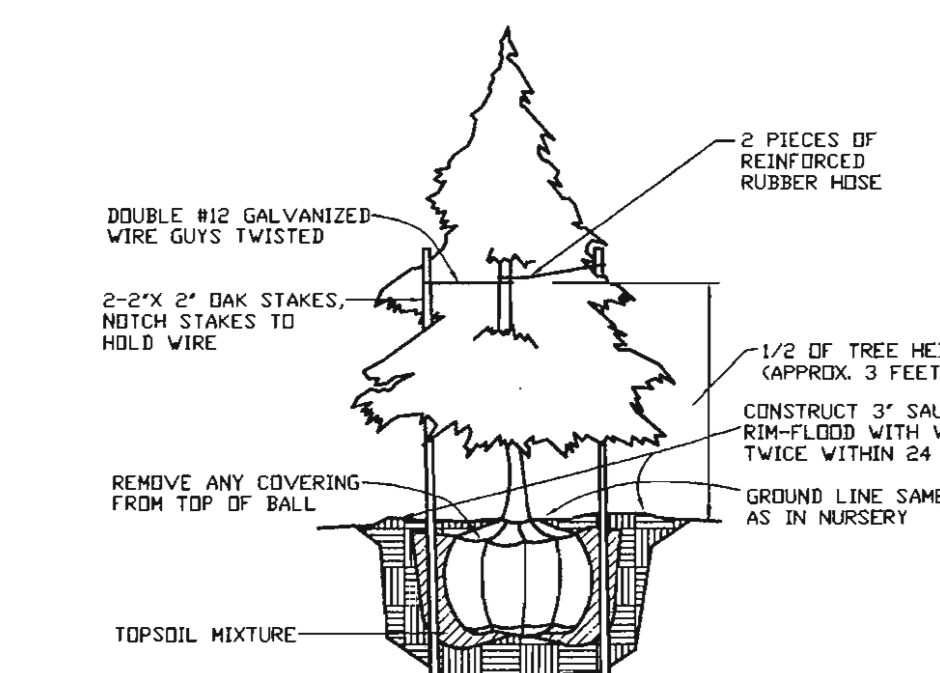
Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) 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.



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE

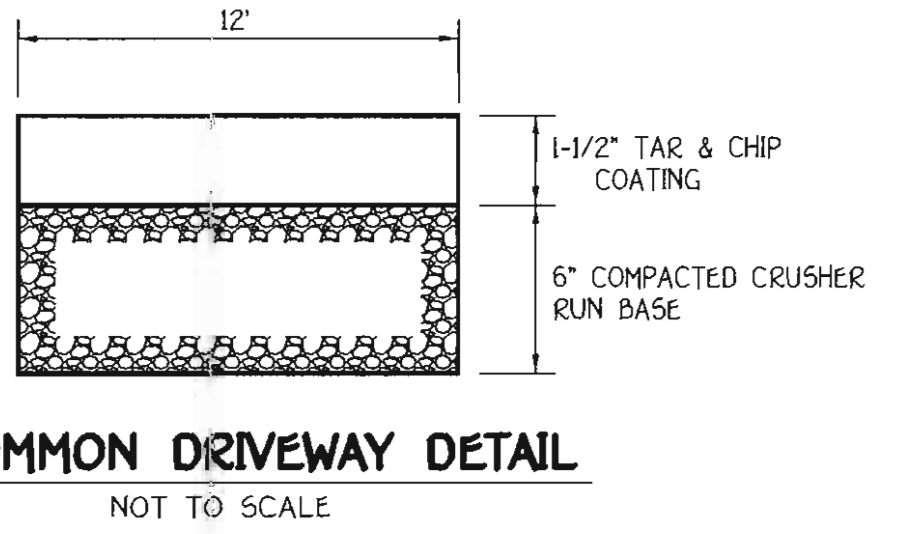
BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 16324 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.

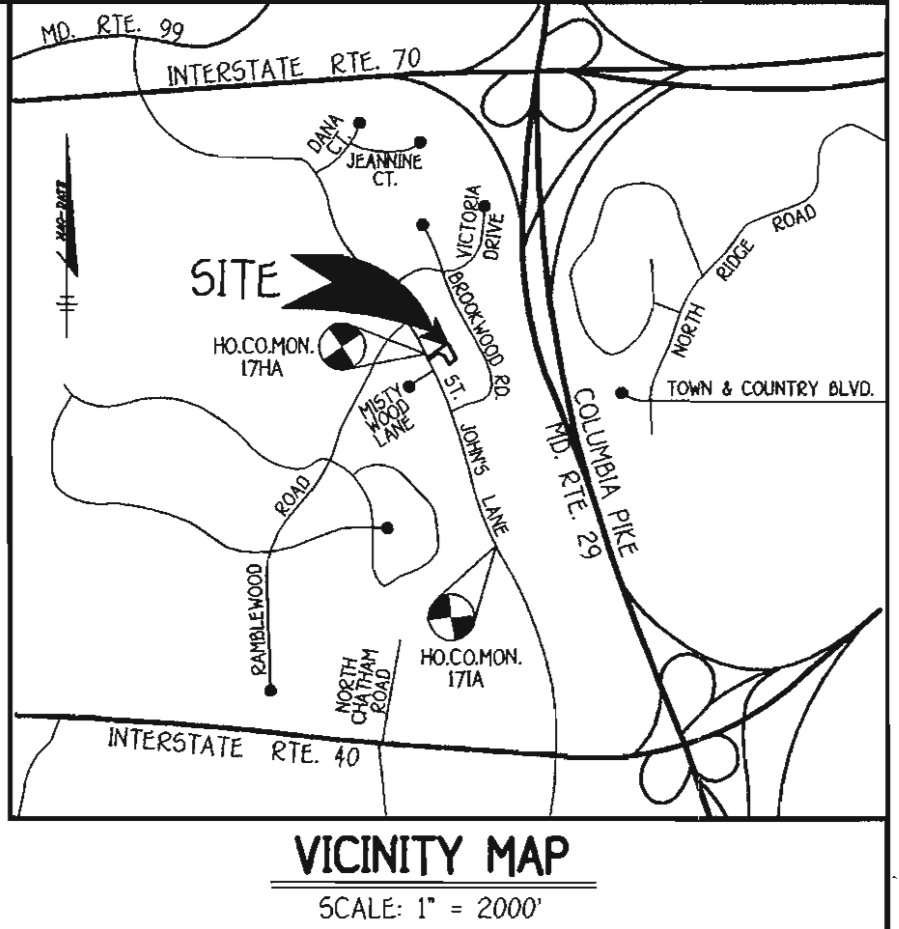
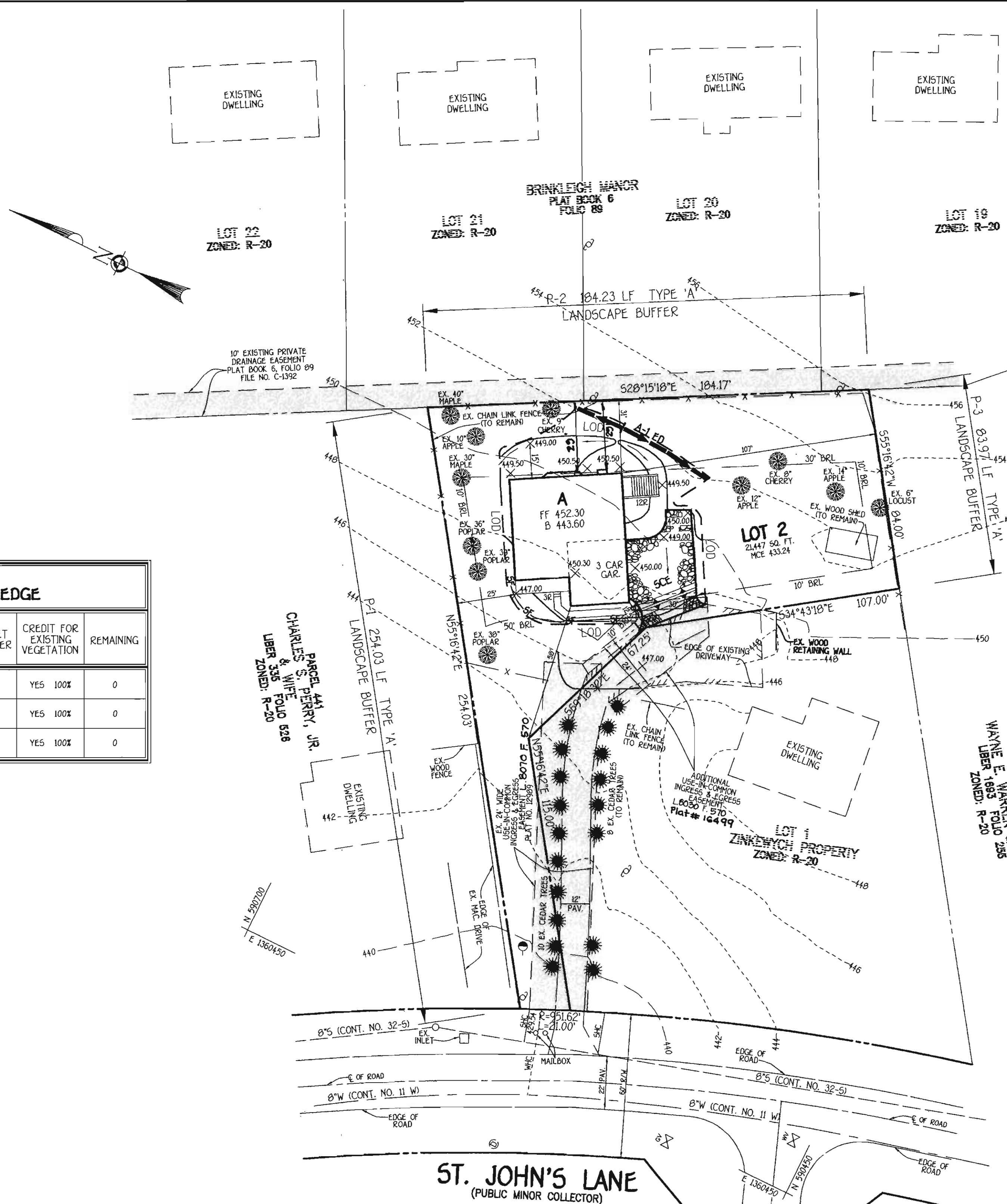
Frank J. Burja 2-4-04
FRANK J. BURJA DATE

SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION	REMAINING
2	P-1	ADJACENT TO PERIMETER PROPERTY	A	254.03'	YES 100%	0
	P-1	ADJACENT TO PERIMETER PROPERTY	A	184.37'	YES 100%	0
	P-1	ADJACENT TO PERIMETER PROPERTY	A	83.97'	YES 100%	0



COMMON DRIVEWAY DETAIL
NOT TO SCALE



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
 - TOTAL AREA OF SITE: 0.4924 ACRES.
 - TOTAL NUMBER OF LOTS SUBMITTED: 1 SFD.
 - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 410-313-8800.
 - 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: F-97-148, W. CONT. 11M, 5 CONT. 32-S, F-04-093.
 - THIS PLAN IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT JUNE, 2003 BY FISHER, COLLINS & CARTER, INC.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 - HOWARD COUNTY MONUMENT 171A N 590858.06 E 136433.75 HOWARD COUNTY MONUMENT 171A N 589803.676 E 136107.491.
 - 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.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE THE LIMITS OF DISTURBANCE IS UNDER 5,000 SQUARE FEET.
 - LANDSCAPING IS IN ACCORDANCE WITH THE SECTION 16124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL.
 - AS A CONSEQUENCE OF THIS SUBMISSION, ON AUGUST 26, 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 EXTENSOR STAIRWAYS NOT MORE THAN 40 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING 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, WATER AND CHIP COATING (1/2" MIN) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - C) STRUCTURES - (BRICKS/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (825-LOADING)
 - D) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - E) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - F) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
 - A \$150.00 DOLLAR FEE HAS BEEN PAID IN-LIEU OF PROVIDING OPEN SPACE, WITH F-97-148.
 - THE FOREST CONSERVATION REQUIREMENT WAS ADDRESSED UNDER F-97-148.
 - A WAIVER HAS BEEN GRANTED, LETTER DATED JULY 10, 2003, BY THE DEPARTMENT OF PLANNING & ZONING TO DESIGN MANUAL, VOLUME III, SECTION 2.5.2, ALLOWING THE EXISTING RESIDENTIAL DRIVEWAY TO REMAIN AT 12' IN ORDER TO SAVE THE EXISTING MATURE TREES ALONG SIDES OF THE DRIVEWAY.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
2	3041 ST. JOHN'S LANE

INDEX CHART

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

MINIMUM LOT AREA TABLE

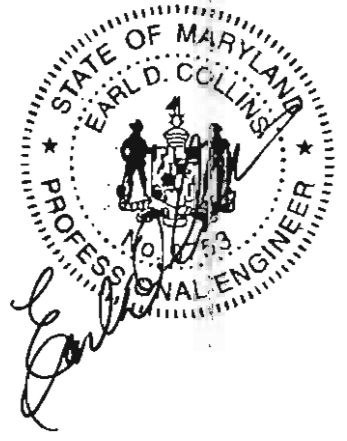
LOT NO.	GROSS AREA	PISTEM AREA	100 YR. FLOODPLAIN	MINIMUM LOT AREA
2	21,447 SQ.FT.	2,415 SQ.FT.	N/A	19,032 SQ.FT.

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+	SPOT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
---	EARTH DIKE
---	LIMIT OF DISTURBANCE

DESIGN BY: B.A.L.
DRAWN BY: T.P.F.
CHECKED BY: B.A.L.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
BLKLYN CITY, MARYLAND 21242
(410) 661-2955



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 2-3-04
Signature of Engineer EARL D. COLLINS Date

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 BY 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.

Frank J. Burja 2-4-04
Signature of Developer FRANK J. BURJA Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Myer 3/2/04
USDA-Natural Resource Conservation Service

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

John K. Kolbertson 3/2/04
Howard SCD

OWNER/BUILDER/DEVELOPER

FRANK J. BURJA
410 CROSBY ROAD
BALTIMORE, MARYLAND 21228
410-788-5623

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 3/1/04
Chief, Division of Land Development

Mark M. Leple 3/4/04
Chief, Development Engineering Division

Mark M. Leple 2/5/04
Director - Department of Planning and Zoning

PROJECT	SECTION	LOT NO.
ZINKEWYCH PROPERTY		2

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
12909 & 16499	23	R-20	17	SECOND	6022.00

WATER CODE	SEWER CODE
F06	5754700

SITE & SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED

ZINKEWYCH PROPERTY

LOT 2

TAX MAP NO: 17 GRID NO: 23 PARCEL NO: 142
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: AUGUST, 2003

SHEET 1 OF 2

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

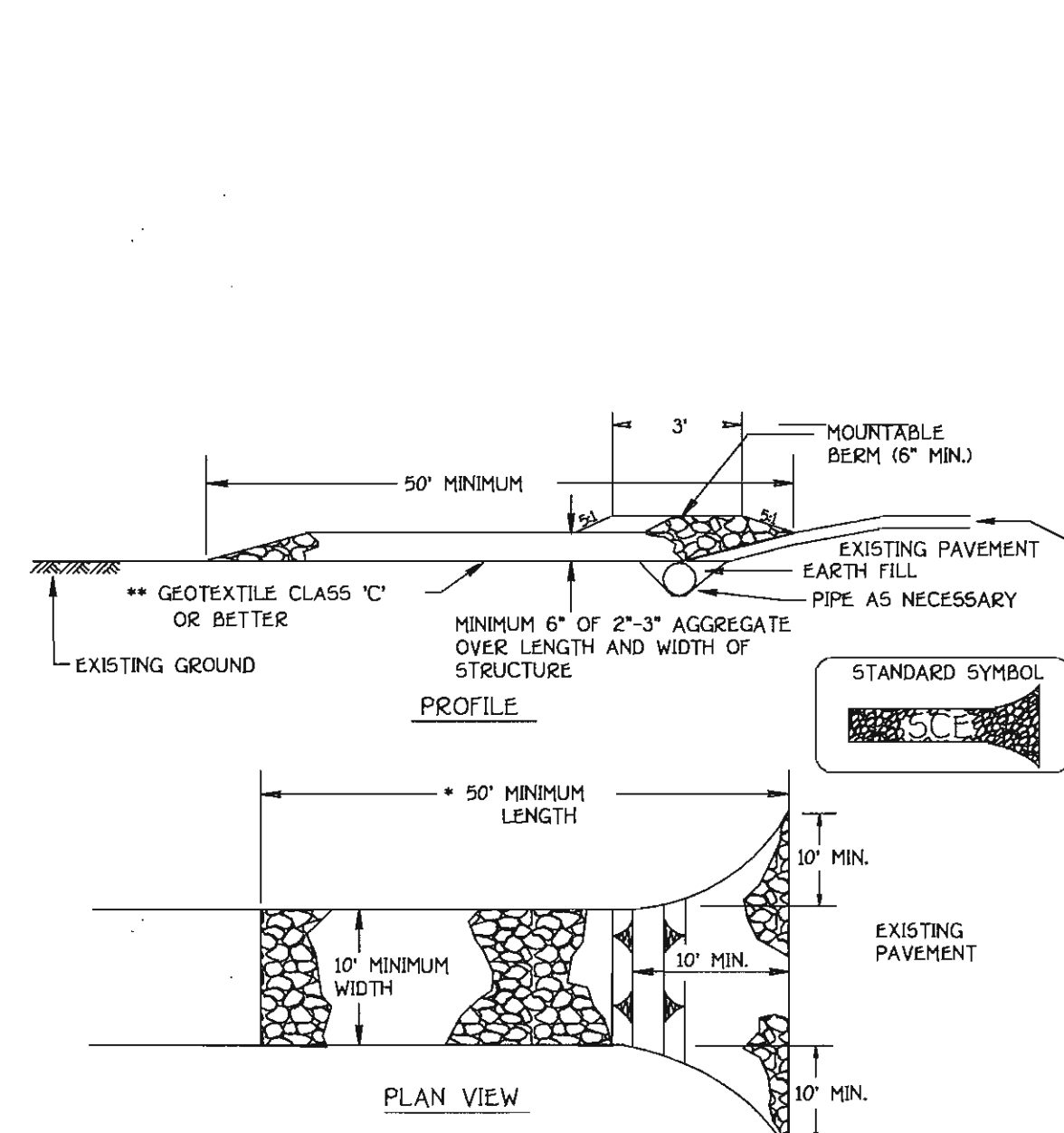
Using vegetation as cover for barren soil to protect it from forces that cause erosion.
PURPOSE
 Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife and 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 Temporary Seeding, 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, dimes, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.
EFFECTS ON WATER QUALITY AND NUTRIENT
 Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Vegetation over time, will increase organic matter content 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 desimitating 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

- A. Site Preparation
 - i. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - iii. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.
- B. Soil Amendment (Fertilizer and Lime Specifications)
 - i. 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 commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
 - ii. 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 authority. Fertilizer shall be delivered in its original sealed container according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 - iii. 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.
 - iv. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
- C. Seeded Preparation
 - i. Temporary Seeding
 - a. 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 roughened 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.
 - b. Apply fertilizer and lime as prescribed on the plans.
 - c. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
 - ii. Permanent Seeding
 - a. Minimum soil conditions required for permanent vegetative establishment:
 - 1. Soil pH shall be between 6.0 and 7.0.
 - 2. Soluble salts shall be less than 500 parts per million (ppm).
 - 3. The soil shall contain less than 40% clay, but enough fine grained material (30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if loess/argill or serecia loessialite is to be planted, then a sandy soil (30% silt plus clay) would be acceptable.
 - 4. Soil shall contain 1.5% minimum organic matter by weight.
 - 5. Soil must contain sufficient pore space to permit adequate root penetration.
 - 6. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
 - b. 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 bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - c. Apply soil amendments as per soil test or as included on the plans.
 - d. Mix soil amendments into the top 3-5" of topsoil 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 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.
- D. Seed Specifications
 - i. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed shall have been tested within the 6 months immediately preceding the date of sowing such material on this job.
 - ii. Note: Seed tags shall be made available to the inspector to verify type and date of seed used.
 - iii. Incubant - The incubant for treating the seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until use. Temperatures above 75°-80° F. can weaken bacteria and make the inoculant less effective.
- E. Methods of Seeding
 - i. Hydroseeding - Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cultipacker seeder.
 - a. 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./ac. K2O (potassium) 200 lbs./ac.
 - b. 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.
 - c. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - ii. Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 255 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
 - b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
 - iii. 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.
 - b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
- F. Mulch Specifications (in order of preference)
 - i. Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be musty, moldy, caked, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
 - ii. Wood Cellulose Fiber Mulch (WCFM)
 - a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - b. 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 uniformly spread slurry.
 - c. WCFM including dye, shall contain no germination or growth inhibiting factors.
 - d. 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 soil, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blottier-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - e. 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 1.0% maximum and water holding capacity of 90% minimum.

SEDIMENT CONTROL NOTES

- 1. 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 (01-1955).
- 2. 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 THEREOF.
- 3. 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.
- 4. 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.
- 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDING (SEC. 50), SOE (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (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.
- 6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.



Construction Specifications

1. Length - minimum of 50' (+30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. 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.
4. 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.
5. 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 has 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.

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:
- 1) 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.). 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 possible in the spring, or use sod.
 - 2) 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 15 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:
- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
 - 2) Use sod.
 - 3) 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.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed 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 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. THE GRADE SITE, INSTALL PERMANENT SEEDING AND LANDSCAPE ANCHOR | 14 DAYS |
| 7. ERADICATE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR. | 7 DAYS |

DESIGN BY: B.A.L.
DRAWN BY: T.P.F.
CHECKED BY: B.A.L.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRONAL SQUARE OFFICE PARK - 10272 BALTHORE NATIONAL PIKE
 ELLETTT CITY, MARYLAND 21042
 410 361-2299

NO. REVISION 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 2-3-04
 Signature of Engineer EARL D. COLLINS Date

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.
Frank J. Burja 2-4-04
 Signature of Developer FRANK J. BURJA Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Jim Myers 3/2/04
 USRA-Natural Resource Observation Service Date
 This development plan is approved for soil erosion and sediment control by the HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
John R. Roberts 3/2/04
 Howard SCD Date

OWNER/BUILDER/DEVELOPER
 FRANK J. BURJA
 410 CROFT ROAD
 BALTIMORE, MARYLAND 21228
 410-798-5623

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cathy Hamstra 3/5/04
 Chief, Division of Land Development Date
Paul Jennings 2/4/04
 Chief, Development Engineering Division Date
Norah A. Wright 3/9/04
 Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOT NO.
ZINKEWYCH PROPERTY		2
PLAT	BLOCK NO.	ZONE
12909	23	R-20
WATER CODE	TAX/ZONE	ELEC. DIST.
F06	17	SECOND
	SEWER CODE	CENSUS TR.
	5754700	6022.00

SEDIMENT/EROSION CONTROL NOTES & DETAILS

SINGLE FAMILY DETACHED

ZINKEWYCH PROPERTY

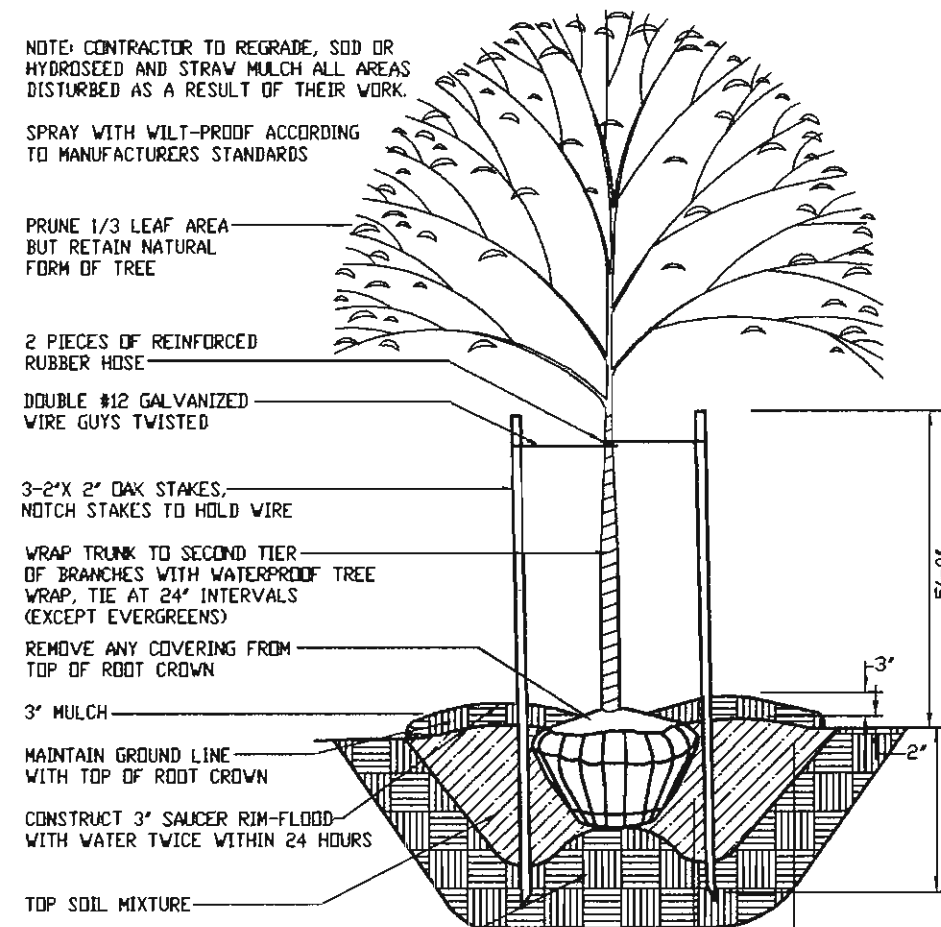
LOT 2

TAX MAP NO.: 17 GRID NO.: 23 PARCEL NO.: 142
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: AUGUST, 2003

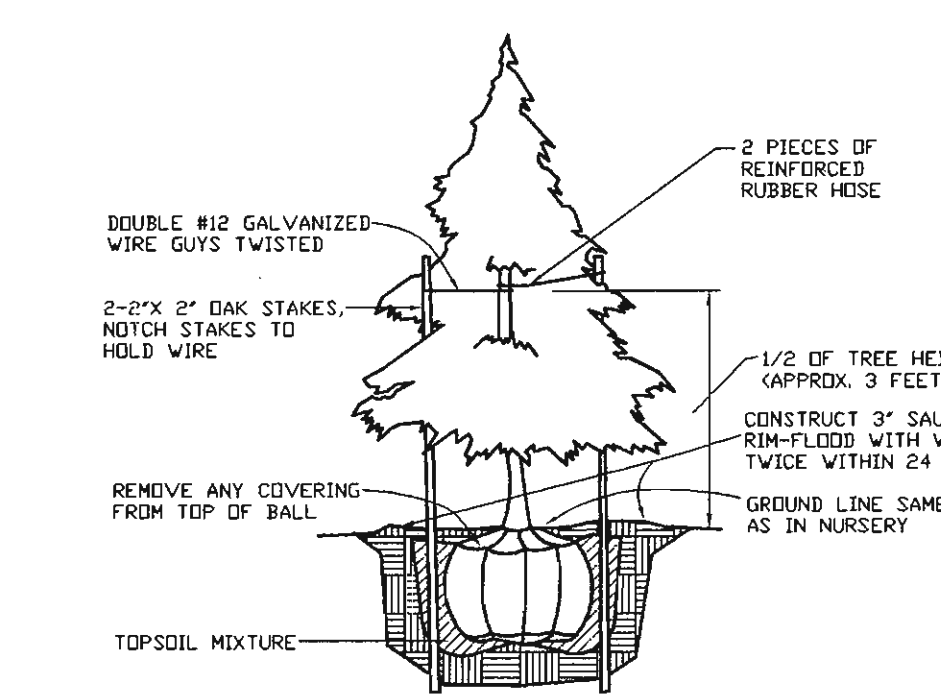
SHEET 2 OF 2

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 above shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, distorting 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 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 Area", hereinafter "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda. 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 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 plan 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 (acidic) 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.



TREE PLANTING DETAIL
NOT TO SCALE

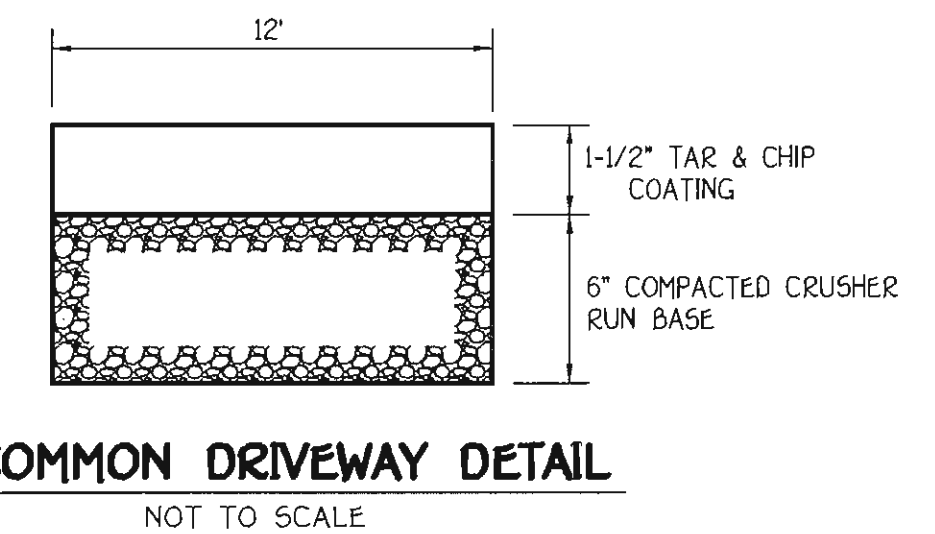


EVERGREEN PLANTING DETAIL
NOT TO SCALE

BUILDER/DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 15.124 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.
Frank A. Burja 2-9-04
FRANK J. BURJA DATE

SCHEDULE A PERIMETER LANDSCAPE EDGE

LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION	REMAINING
2	P-1	ADJACENT TO PERIMETER PROPERTY	A	254.03'	YES 100%	0
	P-1	ADJACENT TO PERIMETER PROPERTY	A	184.37'	YES 100%	0
	P-1	ADJACENT TO PERIMETER PROPERTY	A	83.97'	YES 100%	0



COMMON DRIVEWAY DETAIL
NOT TO SCALE

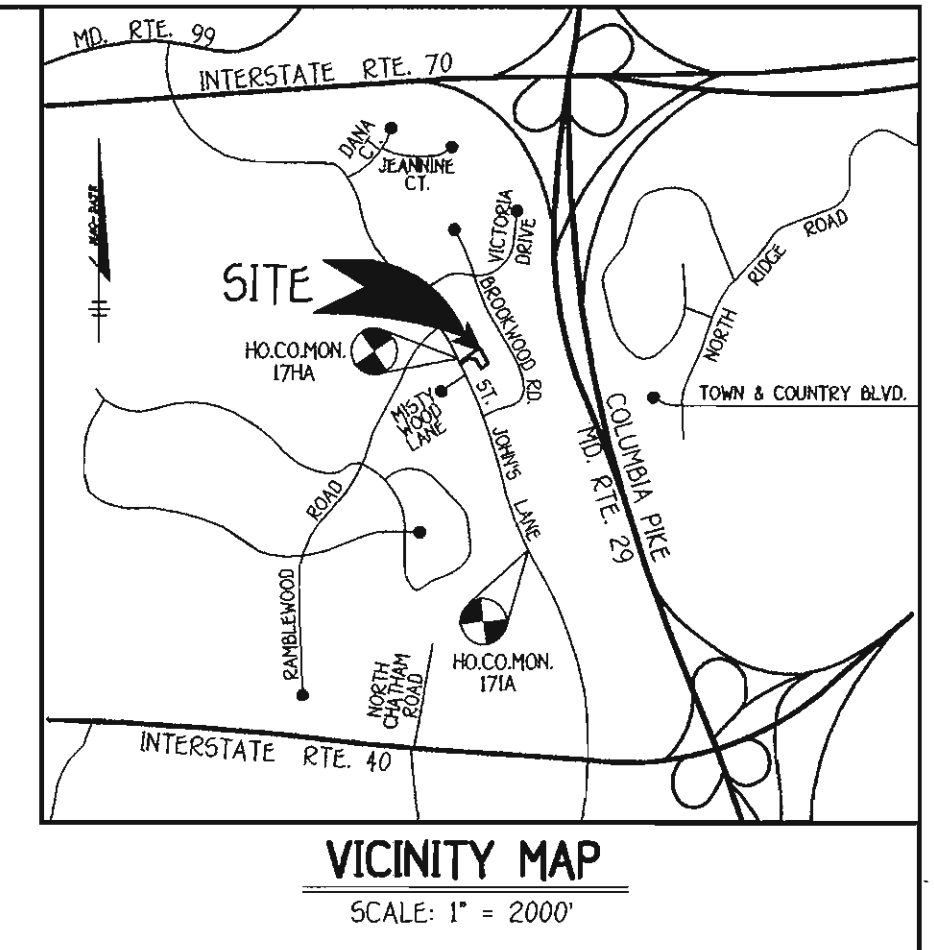
ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Earl D. Collins 2-3-04
Signature of Engineer EARL D. COLLINS DATE
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.
Frank A. Burja 2-9-04
Signature of Developer FRANK J. BURJA DATE

Reviewed for HOWARD SCD and meets Technical Requirements.
Jim Mays 3/2/04
U.S.A.-Natural Resource Conservation Service
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. Kolbert 3/2/04
Howard SCD
OWNER/BUILDER/DEVELOPER
FRANK J. BURJA
410 CROSSBY ROAD
BALTIMORE, MARYLAND 21228
410-788-5523

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cynthia Hamilton 3/8/04
Chief, Division of Land Development
Mark M. Campbell 3/24/04
Chief, Development Engineering Division
Mark M. Campbell 3/5/04
Director - Department of Planning and Zoning
PROJECT: ZINKEWYCH PROPERTY SECTION: 2 LOT NO.: 2
PLAT: 12389 4 16499 BLOCK NO.: 23 ZONE: R-20 TAX/ZONE: 17 ELEC. DIST.: SECOND CENSUS TR.: 6022.00
WATER CODE: F06 SEWER CODE: 5754700

SITE & SEDIMENT/EROSION CONTROL PLAN
SINGLE FAMILY DETACHED
ZINKEWYCH PROPERTY
LOT 2
TAX MAP NO: 17 GRID NO.: 23 PARCEL NO.: 142
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: AUGUST, 2003
SHEET 1 OF 2

SDP 04-37



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
 - TOTAL AREA OF SITE: 0.82 ACRES.
 - TOTAL NUMBER OF LOTS SUBMITTED: 1 SFD.
 - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 410-333-1890.
 - 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: F-97-149, W. CONT. "11M", 5 CONT. "32-S, F-04-049"
 - THIS PLAN IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT JUNE, 2003 BY FISHER, COLLINS & CARTER, INC.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY MONUMENT 177A N 59093.896 E 136033.475 HOWARD COUNTY MONUMENT 177A N 59093.875 E 136027.491
 - 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.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE THE LIMITS OF DISTURBANCE IS UNDER 5,000 SQUARE FEET.
 - LANDSCAPING IS IN ACCORDANCE WITH THE SECTION 15.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL.
 - AS A CONSEQUENCE OF THIS SUBMISSION, ON AUGUST 26, 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 129 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENCE 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 (1/2" MIN. GEOMETRY MAXIMUM 10% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
C) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (250,000 LBS.)
D) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
E) STRUCTURE CLEARANCES - MINIMUM 12 FEET
F) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
G) A \$15000 DOLLAR FEE HAS BEEN PAID IN LIEU OF PROVIDING OPEN SPACE, WITH F-97-149.
 - THE FOREST CONSERVATION REQUIREMENT WAS ADDRESSED UNDER F-97-149.
 - A WAIVER HAS BEEN GRANTED, LETTER DATED JULY 10, 2003, BY THE DEPARTMENT OF PLANNING & ZONING TO DESIGN MANUAL, VOLUME III, SECTION 2.6.2, ALLOWING THE EXISTING RESIDENTIAL DRIVEWAY TO REMAIN AT 12' IN ORDER TO SAVE THE EXISTING MATURE TREES ALONG SIDES OF THE DRIVEWAY.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
2	3041 ST. JOHN'S LANE

INDEX CHART

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

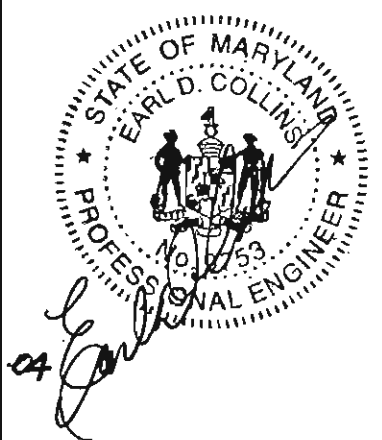
MINIMUM LOT AREA TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	100 YR. FLOODPLAIN	MINIMUM LOT AREA
2	21,447 SQ.FT.	2,415 SQ.FT.	N/A	19,032 SQ.FT.

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
---	EARTH DIKE
---	LIMIT OF DISTURBANCE

DESIGN BY: B.A.L.
DRAWN BY: T.P.F.
CHECKED BY: B.A.L.
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10775 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 20424
410-461-2995



2 Rev. grad., Add Conc. Patio & Walk to show Ex. Cond. 11-19-04
1 Added Wraparound Porch 6-16-04

NO.	REVISION	DATE
2	Rev. grad., Add Conc. Patio & Walk to show Ex. Cond.	11-19-04
1	Added Wraparound Porch	6-16-04

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