

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

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...

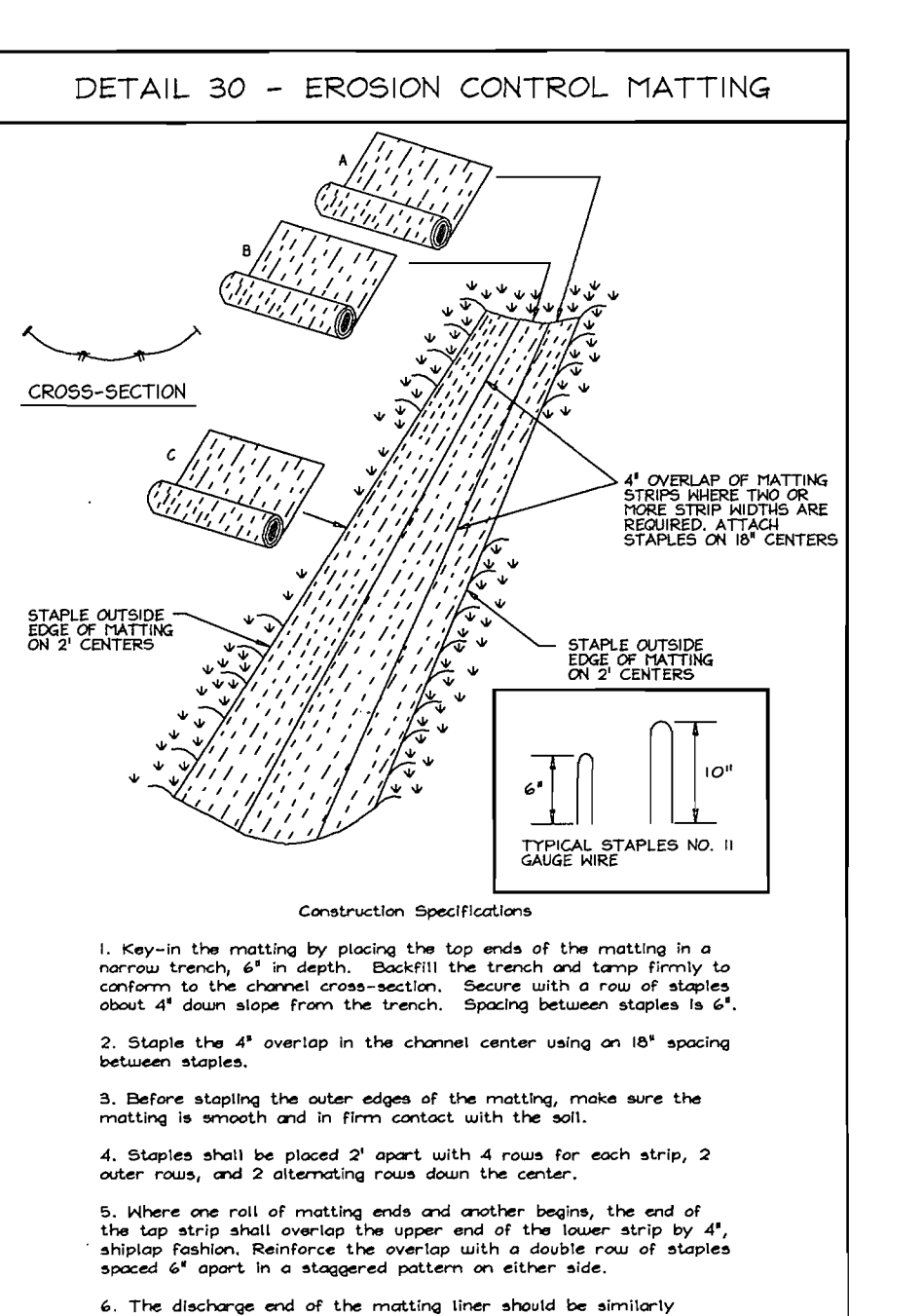
SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (318-1855).
2. All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

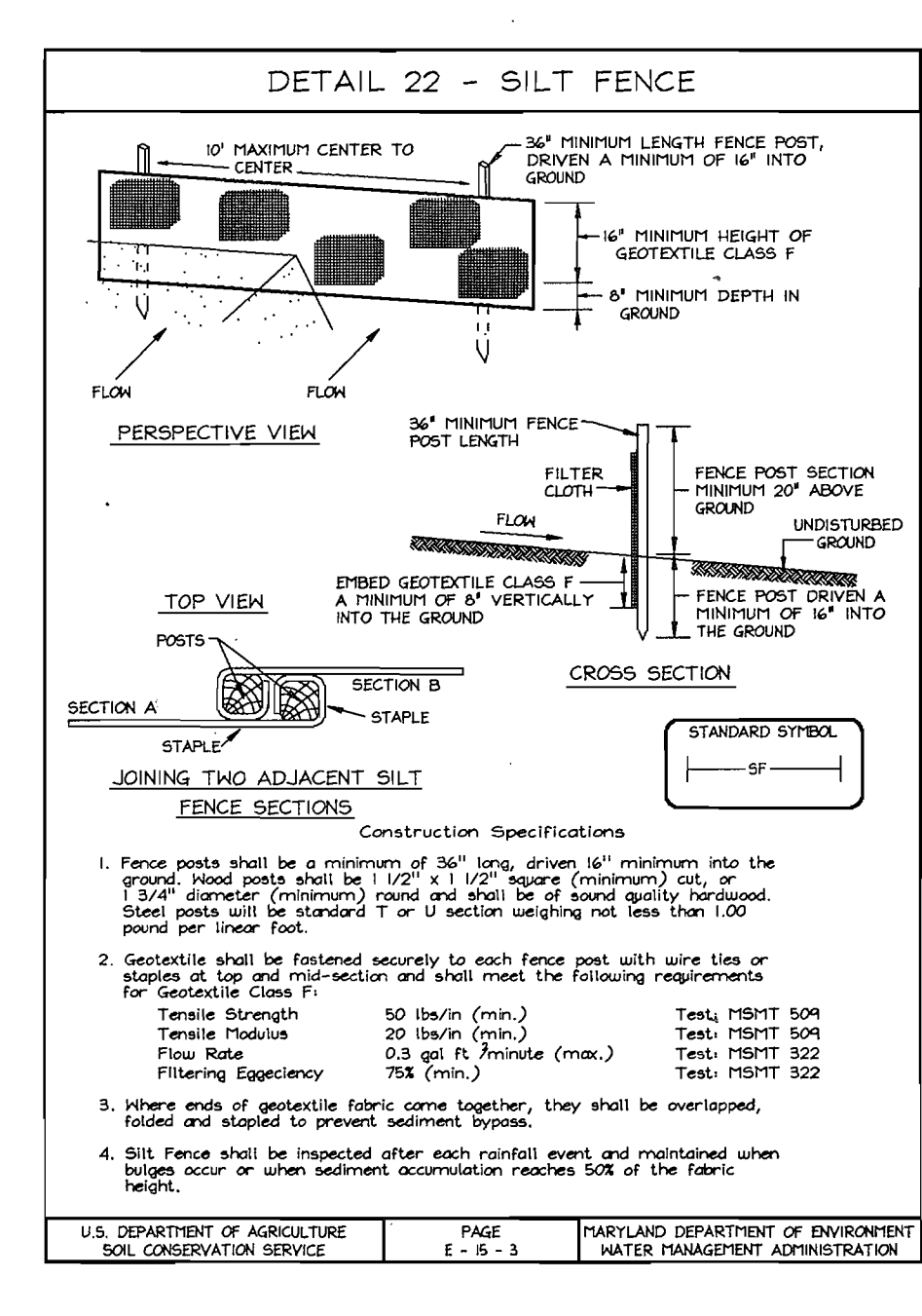
TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
SOIL AMENDMENTS: Apply 2 tons per acre dolomitic limestone (42 lbs/1000 sq ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft.) before seeding...

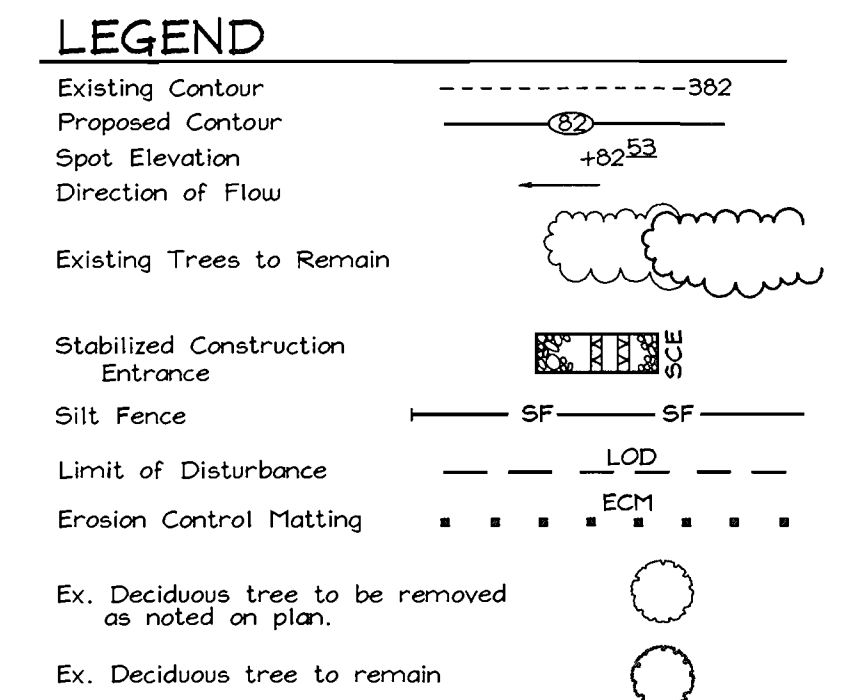
DETAIL 30 - EROSION CONTROL MATTING



DETAIL 22 - SILT FENCE



LEGEND



BENCHMARKS

Table with 4 columns: Station, Northing, Easting, Elevation. Includes Sta. 36DC and Sta. 36DD.

GENERAL NOTES

- 1. Property is within the Metropolitan District.
2. Public water and sewer will be used within this site.
3. The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans...

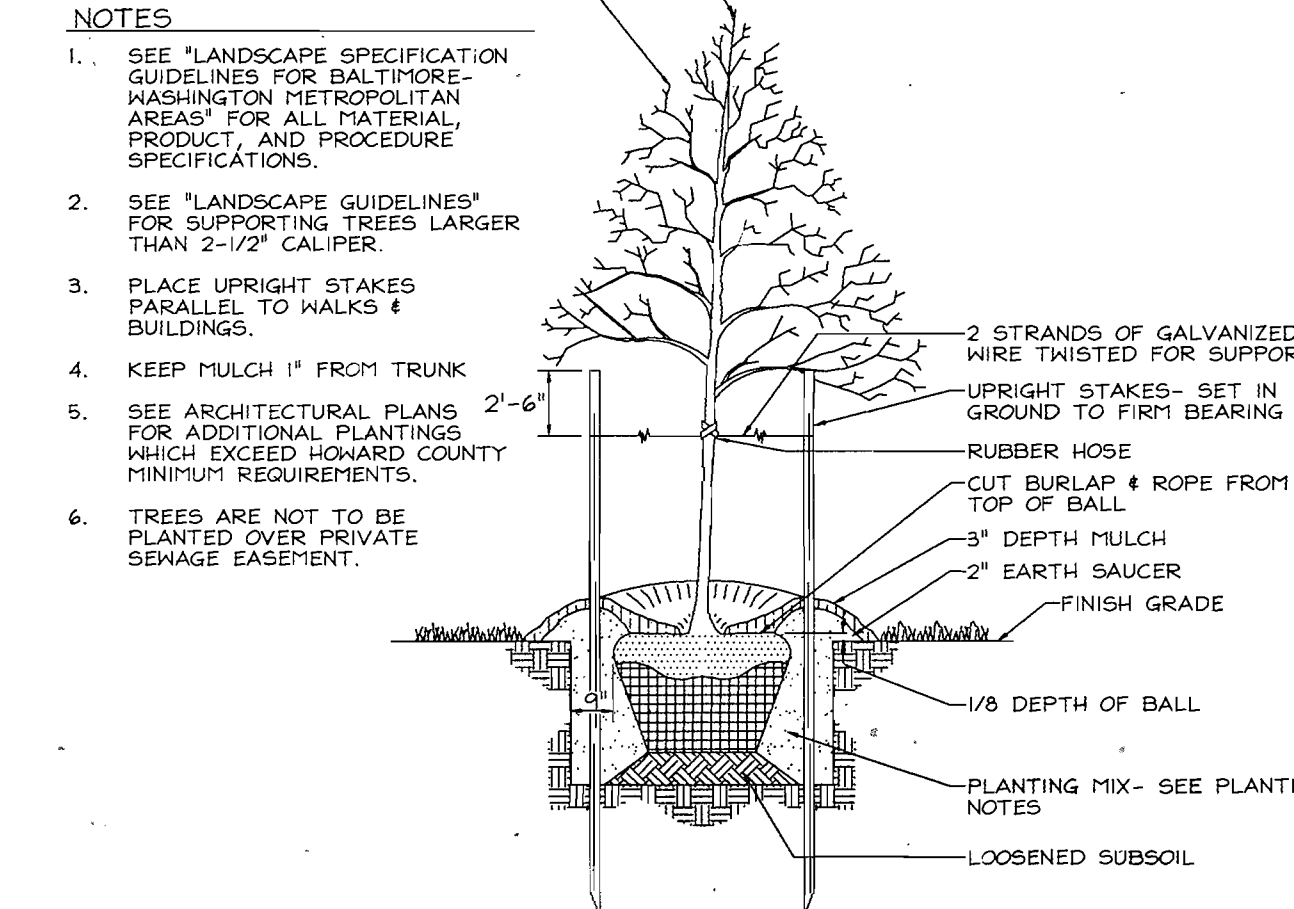
SCHEDULE A PERIMETER LANDSCAPE EDGE

Table with 4 columns: Category, Adjacent to Roadways, Adjacent to Perimeter Properties. Rows include Linear Feet of Roadway, Credit for Existing Vegetation, etc.

LANDSCAPE SCHEDULE

Table with 4 columns: Key, Quantity, Botanical Name, Size/Note. Lists Quercus rubra, Acer rubrum, Red Maple.

NOTES: 1. At the time of installation, all shrubs and other plantings hereafter listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual...



DEVELOPER'S BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Reviewed by Jim Meyer, USA-NATURAL RESOURCES CONSERVATION SERVICE, 2/21/04

ENGINEERS CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Reviewed by Zacharia Y. Fisch, ENGINEER, 1/21/04

DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Reviewed by B-O-B, DEVELOPER, 1/21/04

PERMIT INFORMATION CHART

Table with 4 columns: Subdivision Name, Section/Area, Parcel No., and various codes (Zoning, Tax Map No., etc.).

SOILS LEGEND

Table with 3 columns: Symbol, Name / Description, Soil Group. Lists GIB2: Glenela loam, 3 to 8 percent slopes, moderately eroded.

SITE ANALYSIS DATA CHART

- a. Total project area: 0.46 Acres
b. Area of plan submission: 0.46 Acres
c. Limit of disturbed area: 0.25 Acres
d. Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.

SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN
VALENZIA PROPERTY
LOT 2 SINGLE FAMILY DETACHED DWELLING

OWNER/DEVELOPER
Cornerstone Homes c/o Brian D. Boy
6691 Norfolk Avenue
Laurel, Maryland 20723
Tel.: (410)792-2565 Fax: (410)792-2567

210 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition: Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose: To provide a suitable soil medium for vegetation growth. Soils of concern have low moisture content, low nutrient levels, low pH, and/or are toxic to plants, and/or unacceptable soil structure.

- The location of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- The soil moisture is so shallow that the rooting zone is not deep enough to absorb water 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.

Construction and Material Specifications:

- Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given site can be found in the representative soil profiles in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, or silty loam, with some loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the State Engineer. 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 where the subsoil 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 seeded preparation.

PERMANENT SEEDING NOTES

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

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

- For sites having disturbed areas under 6 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 210.2 Vegetation Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - For sites having disturbed areas over 6 acres:
 - On soil meeting special conditions obtain test results detailing fertilizer and lime amendments required to bring the soil to pH 6.0 to 7.5. If the tested soil is more than 2 ft. below the surface, sufficient lime shall be prescribed to raise the pH to 6.0 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having available soil content greater than 100 parts per million shall not be used.
 - Seed or seed mix shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (16 days min.) to permit dissipation of phytotoxic materials.

TEMPORARY SEEDING NOTES

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

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

SEDIMENT CONTROL NOTES

A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1895).

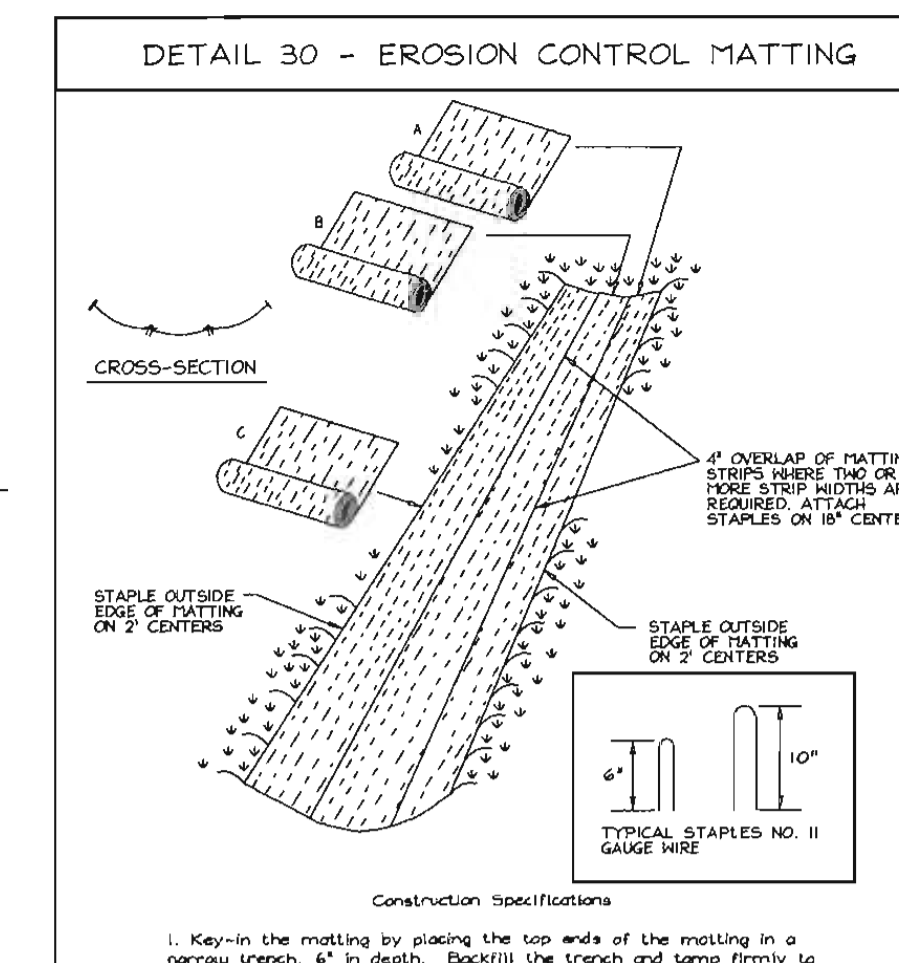
All vegetation and structural practices are to be installed according to the provisions of this plan and in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.

- All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding does 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 their removal has been approved from the Howard County Sediment Control Inspector.

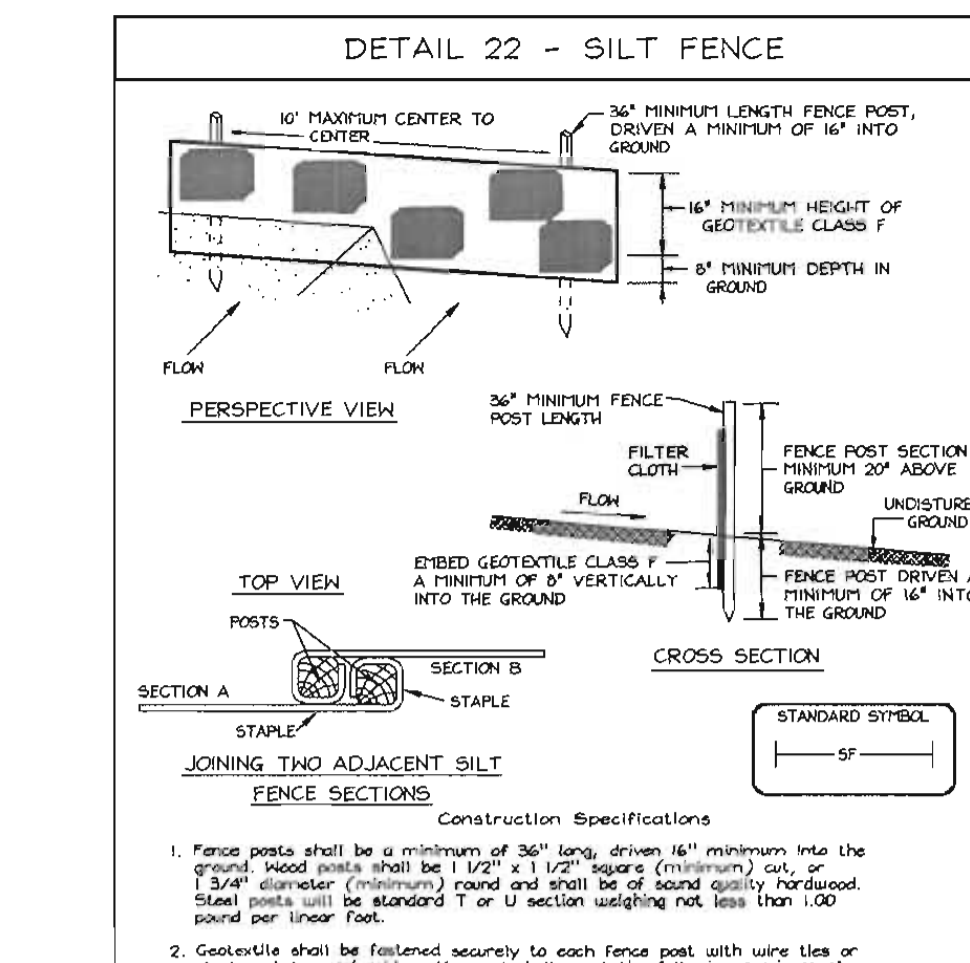
MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 140 lbs./1000 sq.ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt or 10 gal/1000 sq.ft. for anchoring.

MILKING: Apply 1 1/2 to 2 tons per acre (70 to 140 lbs./1000 sq.ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt or 10 gal/1000 sq.ft. for anchoring.

DETAIL 30 - EROSION CONTROL MATTING



DETAIL 22 - SILT FENCE



LEGEND

- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Stabilized Construction Entrance
- Silt Fence
- Limit of Disturbance
- Erosion Control Matting



BENCHMARKS

Sta.	North	East	Elevation (ft.)
Sta. 36DC	N 558,590.570 (m)	E 1,350,440.606 (m)	El. 391.007 (ft.)
Sta. 36DD	N 170,563.5470 (m)	E 4,116,120.121 (m)	El. 116.1313 (m)
Sta. 36DD	N 558,056.573 (m)	E 1,349,842.314 (m)	El. 393.153 (ft.)
Sta. 36DD	N 170,045.9837 (m)	E 4,118,000.004 (m)	El. 119.8332 (m)

GENERAL NOTES

- Property is within the Metropolitan District.
- Public water and sewer will be used within this site.
- The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:
 - Verizon: 1,800.743.0035/410.224.9210
 - AT&T: 1,800.252.1133
 - State Highway Administration: 410.531.5533
 - BGE(Contractor Services): 410.850.4620
 - BGE(Underground Damage Control): 410.787.9068
 - Miss Utility: 1,800.257.7777
 - Colonial Pipeline Company: 410.795.1390
 - Howard County, Dept. of Public Works, Bureau of Utilities: 410.313.4900
 - Howard County Health Department: 410.313.2640
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- Topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in January 2003 with one foot contours.
- Contractor to confirm all dimensions, utilities and topography in the field. If any conflicts arise, contact Engineer before beginning any work.
- Howard County Soil Map #24
- There are no floodplains on site.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 36DC and 36DD were used for this project.
- In accordance with section 128 of the Howard County Zoning Regulations, bay windows, chimneys, or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks. Porches, or decks, open or enclosed may project not more than 10 feet into the front or rear yard setback. BR/L's shown taken from Howard County Zoning Regulation for the Zoning District.
- Drainage element(s) to 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:
 - Width-12 feet (14' serving more than one residence).
 - Surface-6 inches of compacted crusher run base with 1 1/2" Min. tar and chip coating.
 - Geometry-max. 15% grade, max. 10% grade, and 45 foot turning radius.
 - Structures (bridges/culverts) capable of supporting 25 gross tons (H25-loading).
 - Drainage elements-capable of safely passing 100 year flood with no more than one foot depth over driveway surface.
 - Structure clearance-minimum 12 feet.
 - Maintenance-sufficient to insure all weather use.
- All Sewer House Connections to be a minimum of 2% and a maximum of 5% if no slope is shown, 2.0% may be assumed. First floor gravity service only.
- This project is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations.
- This plan has been prepared in accordance with the Provisions of Section 16.124 of the Howard County Code and Landscape Manual.
- The lot is exempt from Forest Conservation requirements because the lot size is under 40,000 square feet in accordance with section 16.1202(b)(1)(i) of the Howard County Code.
- The Subject Property is zoned R-20 per the 10/18/93 Comprehensive Zoning Plan.
- This lot is exempt from Stormwater Management Requirements because the impervious area is less than 5000 square feet, and the remaining grading will be converted to grass, which was the condition that existed prior to development.
- No Basement Gravity Sewer Service. Basement Sewer Service to be provided by Private On-Site pump.

ADDRESS CHART

Lot	Street
1	10385 Owen Brown Road
2	10385 Owen Brown Road

SCHEDULE A PERIMETER LANDSCAPE EDGE

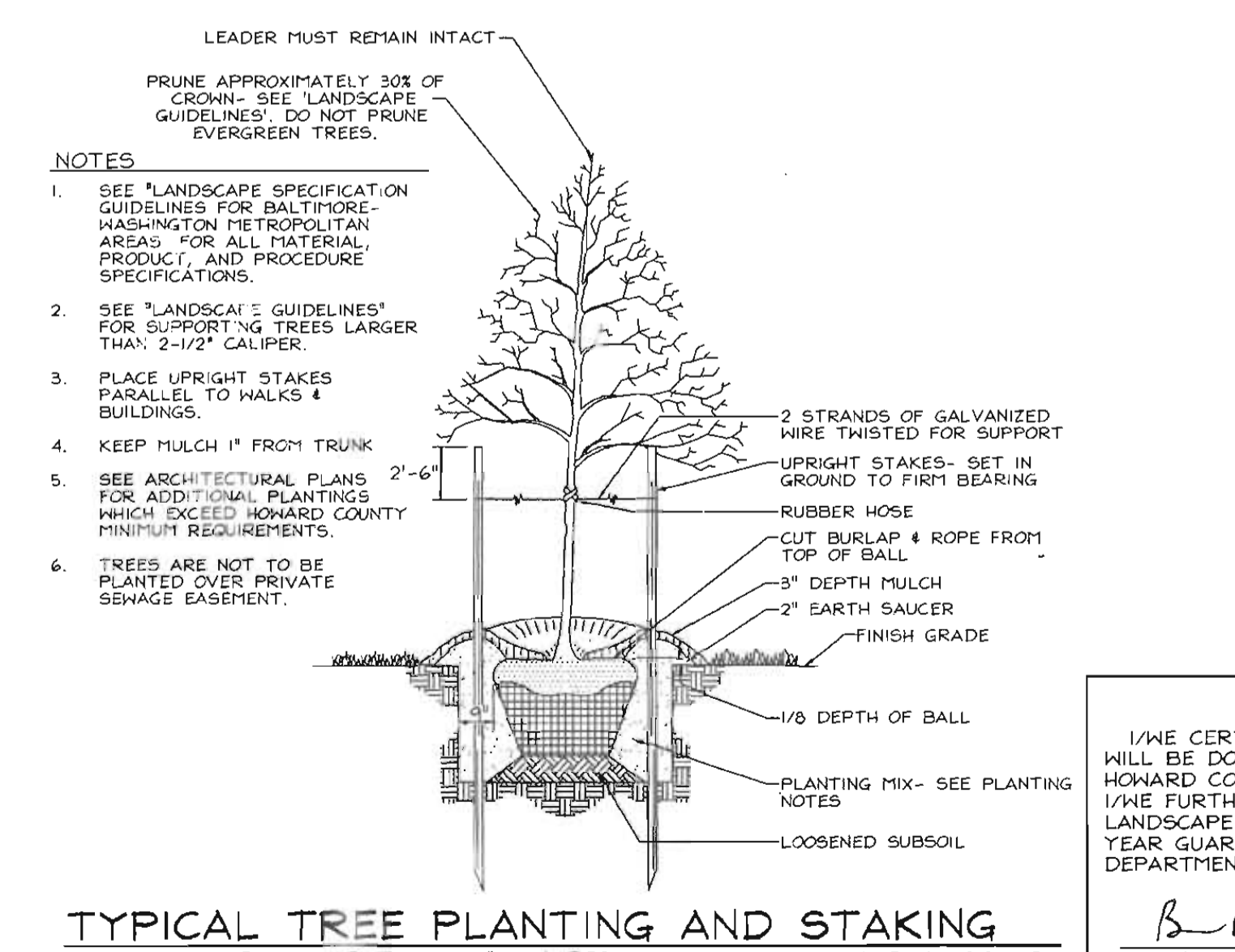
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		
		1	2	3*
Perimeter/Frontage Designation	4**	A	A	A
Linear Feet of Roadway Frontage/Perimeter	185	229	11	210
Credit for Existing Vegetation (Yes, No, Linear Feet)	-	No	No	No
Remaining Perimeter Length	-	No	No	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	-	No	No	No
Remaining Perimeter Length	-	No	No	No
Number of Plants Required	-	160	4	0
Shade Trees	-	-	-	-
Evergreen Trees	-	-	-	-
Shrubs	-	-	-	-
Number of Plants Provided	-	4	0	-
Evergreen Trees	-	-	-	-
Other Trees (2:1 Substitution)	-	-	-	-
Shrubs (10:1 Substitution)	-	-	-	-
(Describe Plant Substitution Credits Below if needed)	-	-	-	-

* Internal perimeter, no landscaping required.
** No landscaping required since House fronts road

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
1	2	Quercus rubra Red Oak	2 1/2"-3" Cal.	B & B
2	2	Acrocarpus fraxinifolium Red Maple	2 1/2"-3" Cal.	B & B

- NOTES:**
- At the time of installation, all shrubs and other plantings hereafter listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
 - Financial surety for the required 4 trees in the amount of \$1200.00 is part of the builders grading permit application for Lot 2.



DEVELOPER'S BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING 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 LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN ENCLOSED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature of Developer: B O B
Date: 1/21/04

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Signature of Engineer: Zacharia Y. Fisch
Date: 1/21/04

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE 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 COUNTY CONSERVATION DISTRICT.

Signature of Developer: B O B
Date: 1/21/04

APPROVED: Howard County Department of Planning and Zoning

Signature: [Signature]
Date: 2/4/04

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS:

Signature: Jim Myrus
Date: 2/2/04

Signature: John R. Robertson
Date: 2/2/04

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B

SITE ANALYSIS DATA CHART

- Total project area: 0.46 Acrest
- Area of plan submission: 0.46 Acrest
- Limit of disturbed area: 0.25 Acrest
- Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
- Proposed uses for site: structures: single family detached
- Floor space on each level of building(s) per use: See house templates this sheet
- Total number of units allowed: 1
- Total number of units proposed: 1
- Proposed building coverage of site: 0.05 acrest; 10.9% of gross lot area
- Howard County file references: Contr. #435-W; Contr. #24-3027-D; Contr. #24-1285-D; Plat# 9733

SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN

VALENZIA PROPERTY

LOT 2
SINGLE FAMILY DETACHED DWELLING

TAX MAP 36 GRID 7
5TH ELECTION DISTRICT

PARCEL 367
HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER
Cornerstone Homes c/o Brian D. Boy
9691 Norfolk Avenue
Laurel, Maryland 20723
Tel.: (410)742-2565 Fax: (410)742-2567

REVISIONS
No. Add Sunroom (FOHA) 3/23/04 Date

PERMIT INFORMATION CHART

Subdivision Name:	Section/Area	Parcel No.
VALENZIA PROPERTY	N/A	367

Plat #	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
9733	7	R-20	36	5th	6056.02

Water Code	Sewer Code	Parcel No.
E-30	5324400	

DESIGN BY: PS
DRAWN BY: AT
CHECKED BY: ZYF
SCALE: 1"=30'
DATE: Dec. 21, 2003
W.O. No.: 3204
SHEET No.: 1 OF 1

FSH Associates
Engineers Planners Surveyors
8316 Farnam Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com