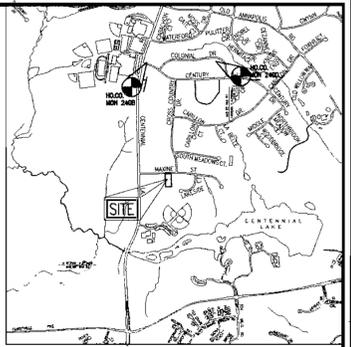


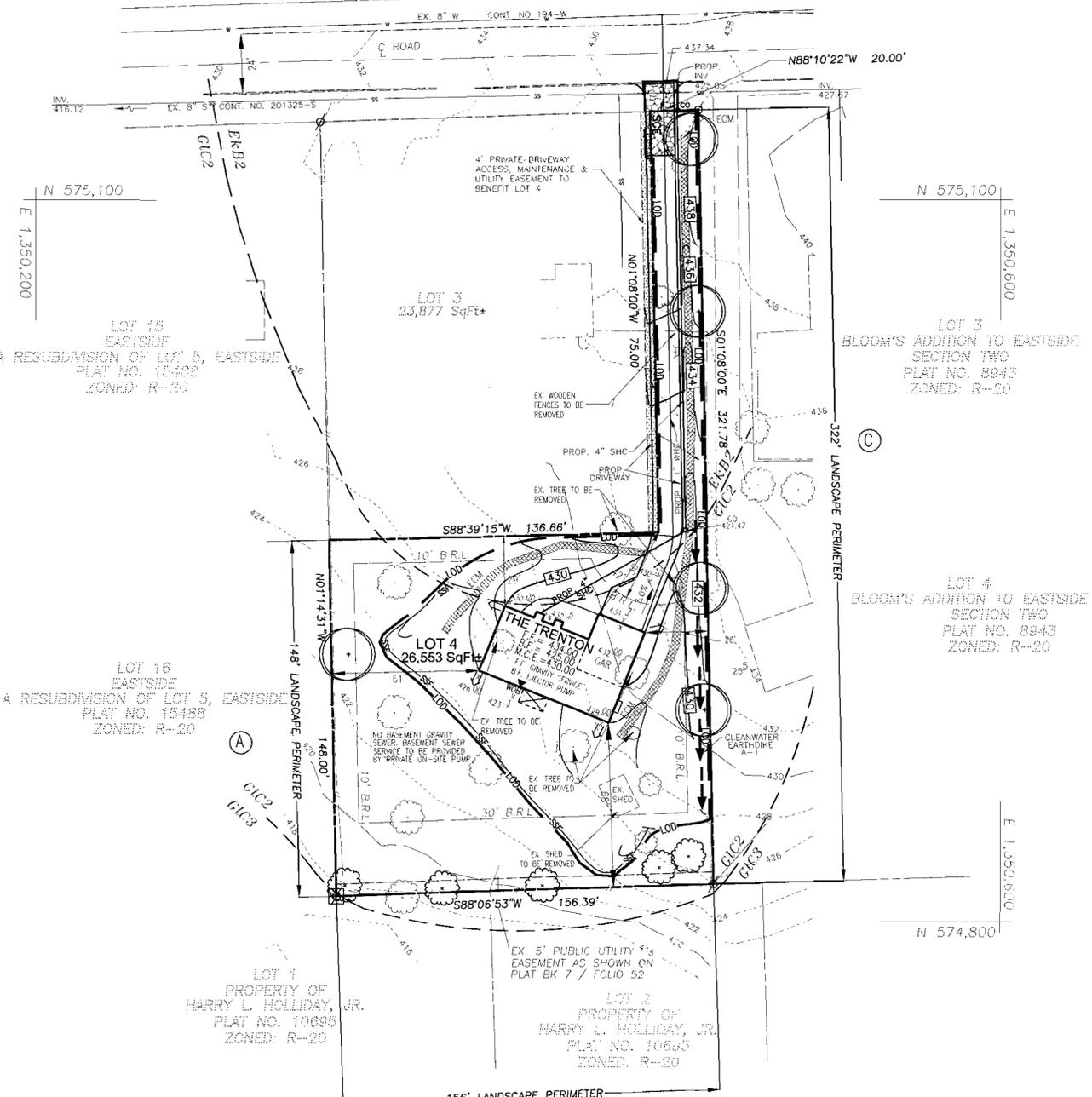
SITE DEVELOPMENT AND LANDSCAPE PLAN EASTSIDE, SECTION 2 LOT 4

MAXINE STREET
(COUNTY ROAD, LOCAL ROAD)
EXISTING PUBLIC
(50' RIGHT-OF-WAY)



VICINITY MAP
SCALE: 1"=2000'

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
MISS UTILITY: 1-800-257-7777
BELL ATLANTIC TELEPHONE CO.: 725-9976
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
AT&T CABLE LOCATION DIVISION: 393-3553
B.G.R.E. CO. CONTRACTOR SERVICES: 850-4620
B.G.R.E. CO. UNDERGROUND DAMAGE CONTROL: 787-4650
STATE HIGHWAY ADMINISTRATION: 531-5533
 - SITE ANALYSIS**
TOTAL AREA OF SITE: 50,340 SF
AREA OF PLAN SUBMISSION: 26,553 SF
TOTAL NUMBER OF BUILDABLE LOTS: 1
TOTAL NUMBER OF OPEN SPACE LOTS: 0
PRESENT ZONING: R-20
LIMIT OF DISTURBANCE: 16,418 SF
PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
TOTAL UNITS ALLOWED: 1
TOTAL UNITS PROPOSED: 1
 - PROJECT BACKGROUND**
LOCATION TAX MAP: 30 PARCEL 175
ZONING: R-20
EASTSIDE, SECTION 2 F-03-180
DEED REFERENCE: LIBER 2418 FOLIO 425
 - 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 START OF WORK.
 - ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
 - SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
 - COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 24GB AND 24GD.
 - THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, ON APRIL, 2003.
 - THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY BY FREDERICK WARD ASSOCIATES APRIL, 2003.
 - THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
 - NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
 - IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IF 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 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
 - NO STREAMS OR WETLANDS EXIST ON SITE PER A FIELD INVESTIGATION AND CERTIFICATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC DATED MAY, 2003.
 - NO 100 YEAR FLOODPLAINS EXISTS WITHIN THIS PHASE.
 - THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
 - THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 - THERE ARE NO HISTORIC SITES ON THE PROPERTY.
 - A FOREST CONSERVATION PLAN WAS PREPARED BY FREDERICK WARD ASSOCIATES, DATED APRIL 29, 2003. FOREST CONSERVATION TO BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU FOR REFORESTATION FOR 0.17 ACRE (7,405 SF X 0.50 = \$3702.60). OBLIGATION SHALL BE PAID TO THE FOREST CONSERVATION FUND WITH F-03-180.
 - THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - FINANCIAL SURETY FOR THE 5 REQUIRED LANDSCAPE TREES IS TO BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$1,500.
 - FEE-IN-LIEU OPEN SPACE IN THE AMOUNT OF \$1,500 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER WITH F-03-180.
 - NO BASEMENT GRAVITY SEWER BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.
 - STORMWATER MANAGEMENT IS NOT REQUIRED SINCE THE PROPOSED IMPERVIOUS AREA IS LESS THAN 5,000 SF AND THE PROPOSED DISTURBED AREA OUTSIDE OF THE IMPERVIOUS AREA WILL RETURN BACK TO EXISTING CONDITIONS.



BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
24GB	579,069.46	1,350,441.86	492.323	CONCRETE MONUMENT
24GD	579,026.06	1,351,211.09	463.516	CONCRETE MONUMENT

PERMIT INFORMATION CHART					
PROJECT NAME		SECTION/AREA	PARCEL NUMBER		
EASTSIDE		2	175		
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
10551	NA	R-20	30	2ND	6023.04
WATER CODE: F-15			SEWER CODE: 5740300		

ADDRESS CHART	
LOT #	STREET ADDRESS
4	102.01 MAXINE STREET

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	TYPE	
EKB2	ELOK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	D	
GIC2	CLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	
GIC3	CLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 19

SEWER CONNECTION TABULATION				
LOT NO.	TYPE	ELEVATION @ MAIN	ELEVATION @ R/W	M.C.E.
4	S.H.C.	425.05	422.25	430.00

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE FINISH AND DETAILS	2 OF 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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXCISED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature: *Michael Peau* DATE: 12/23/03

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* DATE: 2/2/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *[Signature]* DATE: 3/2/04
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *[Signature]* DATE: 3/2/04
DIRECTOR (ACTING)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Signature: *Jim Myers* DATE: 2-26-04
USDA NATURAL RESOURCES CONSERVATION SERVICE

Signature: *John R. Rowton* DATE: 2-26-04
HOWARD SCD

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 SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* DATE: 12/24/03
SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE 16123

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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *Michael Peau* DATE: 12/23/03
SIGNATURE OF DEVELOPER
MICHAEL PEAU

LEGEND	
— 585 —	EXISTING 2 FT CONTOUR
— 580 —	EXISTING 10 FT CONTOUR
— 582 —	PROPOSED 2 FT CONTOUR
— 580 —	PROPOSED 10 FT CONTOUR
— SF — SF —	SILT FENCE
LOD	LIMIT OF DISTURBANCE
(Tree Symbol)	EX. TREE
(Tree Symbol)	EX. TREE FOR LANDSCAPE CREDIT
(Stippled Area)	STABILIZED CONSTRUCTION ENTRANCE
(Cross-hatched Area)	EROSION CONTROL MATTING
(Dashed Line)	SOILS DIVISION LINE
(Circle with X)	SOIL TYPE (SEE TABLE THIS SHEET)
(Arrow)	ROOF LEADER OUTLET (F-03-180)
(Circle with +)	PROPOSED TREE (F-03-180)
(Circle with +)	4" PRIVATE DRIVEWAY ACCESS, MAINTENANCE & UTILITY EASEMENT TO BENEFIT LOT 4

**SITE DEVELOPMENT AND LANDSCAPE PLAN
EASTSIDE, SECTION 2
LOT 4
SINGLE FAMILY DETACHED**

OWNER: TRINITY HOMES, 3675 PARK AVE., STE. 301, ELLICOTT CITY, MARYLAND 21043, (410) 480-0023

DEVELOPER/BUILDER: TRINITY HOMES, 3675 PARK AVE., STE. 301, ELLICOTT CITY, MARYLAND 21043, (410) 480-0023

TAX MAP #30 GRID: 1 PARCEL: 175 DEED REF.: L.2418/F.426 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FWA
FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS | www.frederickward.com

7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-6900
410-720-6226 fax

REGIONAL OFFICES:
BEL AIR, MARYLAND AND WARRENTON, VIRGINIA

DESIGN BY: ELC
DRAWN BY: ELC
CHECKED BY: RHV
DATE: OCTOBER 7, 2003
SCALE: 1"=30'
W.O. NO.: 2034033.00

1 SHEET OF 2

21.0 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 VEGETABLE 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

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B. 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.

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. 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

I. 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.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND OR SILT LOAM. IT SHALL BE RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED TOPSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAGS, CONCRETE FRAGMENTS, GRAY, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 AND 1/2" IN DIAMETER.

II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

III. 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.

IV. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 21.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

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.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./100 SQ.FT.) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT THE 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 APPLY 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC 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 (14 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 (05 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 WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE 500 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 GRAIN 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

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.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 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 31. SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.) FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28. PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OR USE SOD.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN 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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

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 (313-1855).

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 AND REVISIONS THERE TO.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) 7 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.

4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, 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, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL 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 PERMISSIBLE FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7. SITE ANALYSIS:

TOTAL AREA	26,553 SF
AREA DISTURBED	16,418 SF
AREA TO BE ROOFED OR PAVED	4,520 SF
AREA TO BE VEGETATIVELY STABILIZED	11,898 SF
TOTAL CUT	120 CY
OFFSITE WASTE/BORROW AREA LOCATION	

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION 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.

11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

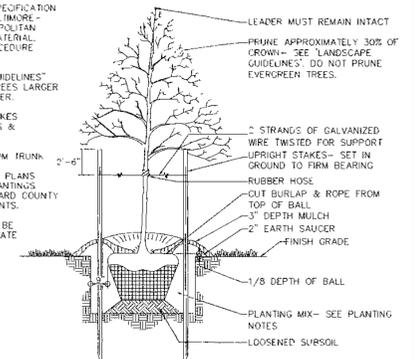
* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL SEDIMENT CONTROL AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS (1 DAY)
- CLEAR AND ROUGH GRADE SITE (1 WEEK)
- CONSTRUCT HOUSE (4 MONTHS)
- FINE GRADE AND STABILIZE THE SITE WITH TOPSOIL AND SEEDING (SEE NOTES THIS PLAN) (3 DAYS)
- AFTER THE SITE IS PERMANENTLY STABILIZED AND PERMISSESION IS GRANTED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE - WASHINGTON METROPOLITAN AREAS FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS"
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS
- KEEP MULCH 1" FROM FRUNK
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



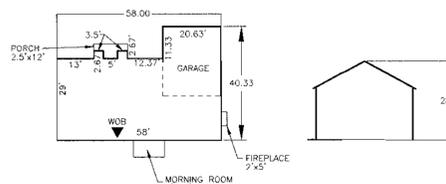
TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE

PLANT LIST

QTY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT
5	ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE	2 1/2" - 3" CAL	B & G

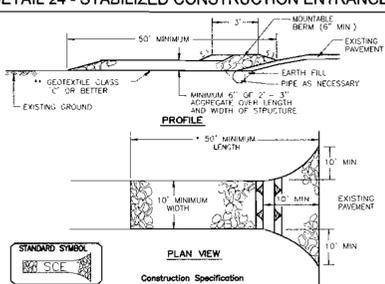
SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		
		"A"	"B"	"C"
PERIMETER	NA	148	156	322
LANDSCAPE TYPE	NONE REQUIRED	TYPE "A"	TYPE "B"	TYPE "C"
LINEAR FEET OF PERIMETER	NA	148	156	322
NUMBER OF PLANTS PROVIDED SHADE TREES	NA	2	3	5
CREDIT FOR EXISTING VEGETATION 20' LANDSCAPE EDGE KENTUCKY TREES (2:1 SUBSTITUTION)	NA	1	3	1
NUMBER OF PLANTS PROVIDED SHADE TREES	NA	1	0	4

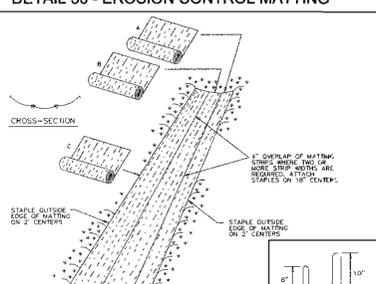


THE TRENTON
SCALE: 1"=30'

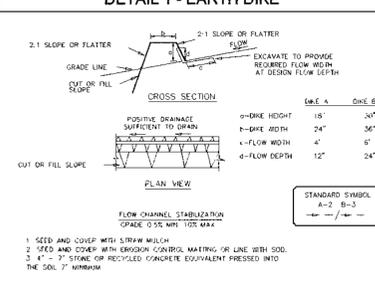
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



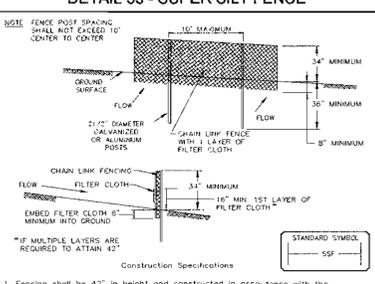
DETAIL 30 - EROSION CONTROL MATTING



DETAIL 1 - EARTH DIKE



DETAIL 33 - SUPER SILT FENCE



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WATER MANAGEMENT ADMINISTRATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING:
Chief, Development Engineering Division
Date: 2/27/04
Chief, Division of Land Development
Date: 2/2/04
Director (Drafting)
Date: 3/2/04

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
USDA-NATURAL RESOURCES CONSERVATION SERVICE
Date: 2/26/04
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT
Date: 2/26/04

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 SOIL CONSERVATION DISTRICT.
Date: 2/26/04

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 PERMITS ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
Date: 12/23/03

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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
Date: 12/23/03

NO.	REVISION	DATE

SITE DEVELOPMENT AND LANDSCAPE PLAN
EASTSIDE, SECTION 2
LOT 4
SINGLE FAMILY DETACHED
TAX MAP #30 GRID: 1
PARCEL: 175 DEED REF.: L2418/F426
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-8900
410-720-8226 fax
REGIONAL OFFICES:
BEL AIR, MARYLAND AND WARRENTON, VIRGINIA
FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS | www.frederickward.com

DESIGN BY: ELG
DRAWN BY: ELG
CHECKED BY: RHV
DATE: OCTOBER 7, 2003
SCALE: 1"=30'
W.O. NO.: 2034033.00
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