

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
 VERIZON TELEPHONE 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- TOTAL AREA OF SITE: 23,570 SF
 PRESENT ZONING: R-20
 LIMIT OF DISTURBANCE: 12,193 SF
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 24, PARCEL 30 & 31, GRID 5
 ZONING: R-20
 DEED REFERENCE: 5865/302, 5652/489
 DPZ REFERENCES: F-03-108
- 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.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- 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, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO 17HA AND 17IA.
- THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN JULY, 2001.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- 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.
- DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:
 1) WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.
 2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING
 3) TURNING RADIUS - FORTY-FIVE (45) FEET.
 4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
 5) OVERHEAD CLEARANCE - TWELVE (12) FEET.
 6) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
 7) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15%, WITH THE DURABLE AND SUSTAINABLE GRADE OF 8%. THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
 8) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS NUMBER SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
- NO FLOODPLAIN ON SITE.
- THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- ALL DOWNSPOUTS MUST BE CONNECTED TO THE DRYWELLS.
- WATER AND SEWER SERVICE TO THESE LOTS IS GRANTED UNDER THE PROVISIONS OF SECTION 16.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 11-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 32-S.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY TWO WATER QUALITY DRYWELLS. FOR SIZE AND COMPUTATIONS SEE DETAIL AND CHART ON SHEET 2.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON LOT 3 IN ACCORDANCE WITH THE DESIGN MANUALS. C/P (QUALITY CONTROL): EXEMPT, THE Q IS LESS THAN 2 cfs ReV AND W/Q PROVIDED BY ROOFTOP DRYWELLS AND GRASS SWALE ON LOT 3.
- NO WETLANDS EXIST ON SITE PER WETLAND INVESTIGATION PERFORMED BY EXPLORATION RESEARCH, INC ON OR ABOUT JANUARY 2001 AND BY ECO-SCIENCE PROFESSIONALS, INC IN NOVEMBER 2002.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER, F-03-108.
- WAIVER OF DESIGN MANUAL, VOLUME III, SECTION 2.5.2H, WHICH REQUIRES SIGHT DISTANCE AT AN ENTRANCE TO A PUBLIC ROAD TO BE IN ACCORDANCE WITH FIGURE 2.17 OF THE REFERENCED SECTION OF THE DESIGN MANUAL VOLUME III APPROVED JUNE 2, 2003.
- WAIVER OF GRAVITY SEWER SERVICE TO LOT 3 APPROVED MAY 27, 2003 PER THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING FOR HOWARD COUNTY, MARYLAND.
- SINCE THIS MINOR SUBDIVISION CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL, THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF LOT 3 PIPESTEM AND ST. JOHN'S LANE RIGHT-OF-WAY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY OF THE REQUIRED 4 SHADE TREES (\$1,200) AND 10 EVERGREEN TREES (\$1,500) IN THE AMOUNT OF \$2,700 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION.

LEGEND

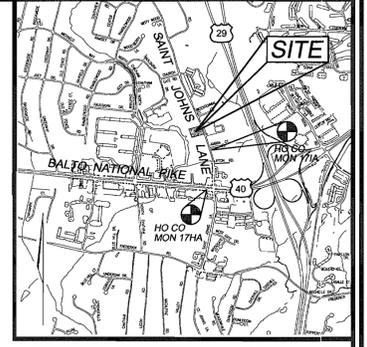
---	585	EXISTING 2 FT CONTOUR	---	LOD	LIMIT OF DISTURBANCE
---	580	EXISTING 10 FT CONTOUR	---	SF	SUPER SILT FENCE
---	582	PROPOSED 2 FT CONTOUR	⊗		DRYWELL
---	580	PROPOSED 10 FT CONTOUR	▨		EROSION CONTROL MATTING
⊕		PROPOSED TREES			STABILIZED CONSTRUCTION ENTRANCE
⊙		EXISTING TREES			

SITE DEVELOPMENT PLAN

ST. JOHN'S VALLEY

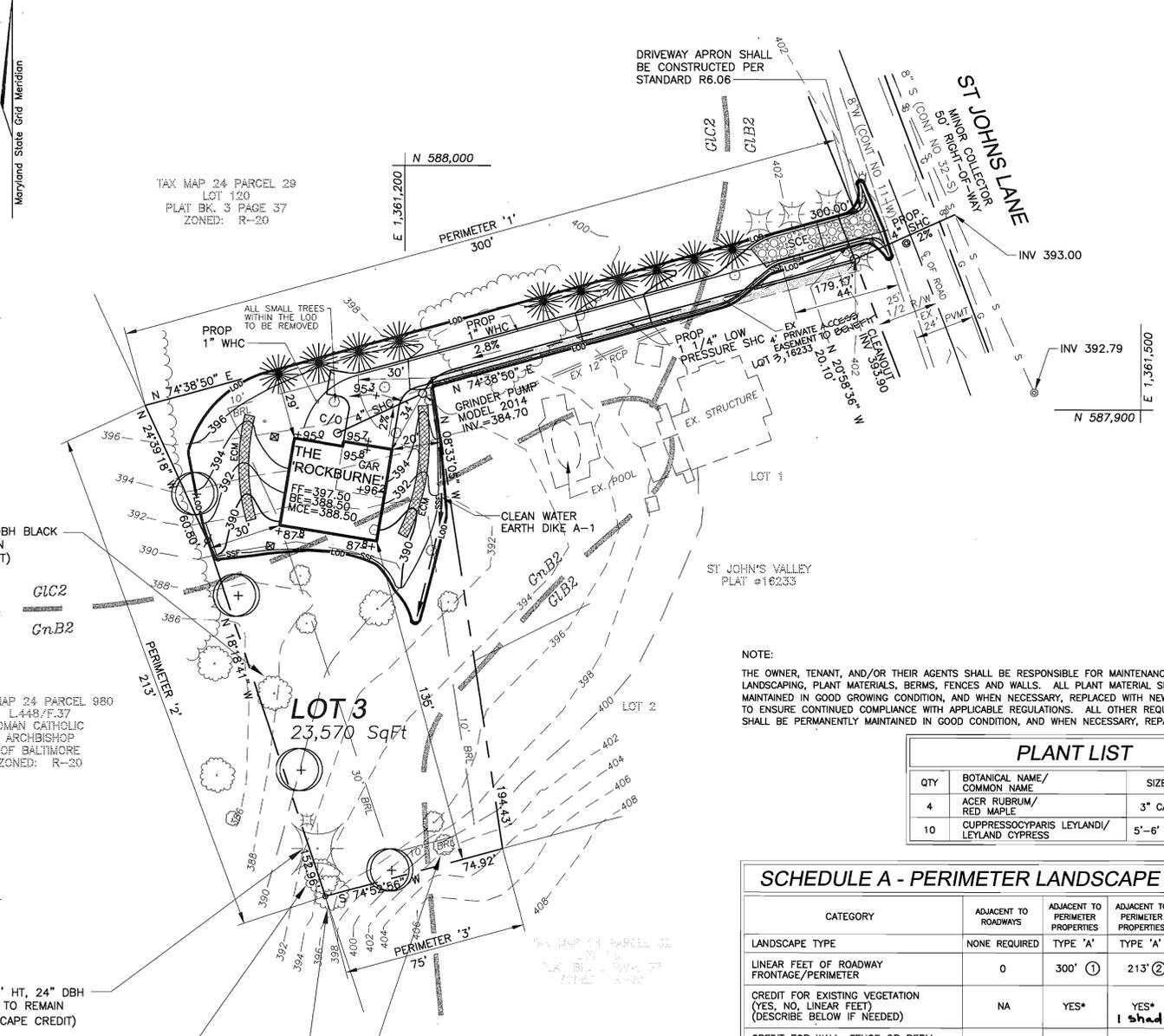
LOT 3

SINGLE FAMILY DETACHED



BENCHMARKS			
TRAVERSE NO.	NORTHING	EASTING	ELEVATION
17HA	590619.830	1360433.448	438.372
17IA	588803.622	1361007.459	421.600

VICINITY MAP
SCALE: 1"=200'



PLAN
SCALE: 1"=30'

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
- INSTALL SUPER SILT FENCE. (2 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
- INSTALL EROSION CONTROL MATTING AND STABILIZE ALL DISTURBED AREAS. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES.
- CONSTRUCT HOUSE (4 MONTHS).
- STABILIZE DISTURBED AREAS.

ADDRESS CHART

LOT #	STREET ADDRESS
3	3296 ST. JOHN'S LANE

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	LOT/PARCEL			
ST. JOHN'S VALLEY	N/A	3			
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
16233	5	R-20	24	2ND	6027.00
WATER CODE:	H07	SEWER CODE:	5991000		

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND SEDIMENT CONTROL DETAILS	2 OF 2

PLANT LIST

QTY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT
4	ACER RUBRUM/ RED MAPLE	3" CAL	B & B
10	CUPRESSOCYPRIS LEYLANDI/ LEYLAND CYPRESS	5'-6" HT.	B & B

SCHEDULE A - PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO			
	ROADWAYS	PERIMETER PROPERTIES	PERIMETER PROPERTIES	PERIMETER PROPERTIES
LANDSCAPE TYPE	NONE REQUIRED	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	300' ①	213' ②	75' ③
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	YES*	YES* 1 shade	YES*
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	NA	5	4	1
EVERGREEN TREES	NA	0	0	0
SHRUBS	NA	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	NA	0	3	1
EVERGREEN TREES (2:1 SUBSTITUTION)	NA	10	0	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

*CREDIT FOR EXISTING TREES TO REMAIN ALONG WEST AND P/O NORTH PROPERTY LINES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Dammann 1/10/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamblet 1/21/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Janice A. Wagle 1/21/04
 DIRECTOR DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
Jim Mayer 1/15/04
 USDA/NATURAL RESOURCES CONSERVATION SERVICE DATE

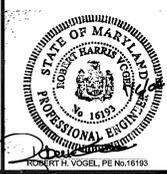
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
John R. Robertson 1/15/04
 HOWARD SCD DATE

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 AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Robert H. Vogel 1/6/04
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL, PE NO. 16193

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.
Christopher L. Brown 1/6/04
 SIGNATURE OF DEVELOPER DATE

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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL.
 I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
Christopher L. Brown 1/6/04
 SIGNATURE OF DEVELOPER DATE

OWNER/BUILDER
 HARMONY BUILDERS
 c/o CHRIS BROWN
 4228 COLUMBIA ROAD
 ELLICOTT CITY, MARYLAND 21104



DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: OCT 2003
 SCALE: AS SHOWN
 W.O. NO.: 2034089

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 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:

- 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.

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.

CONDITIONS WHERE PRACTICE APPLIES

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED 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:

- 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 A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, 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, JOHNSONGRASS, 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 LBS/1000 SF) PRIOR TO THE PLACE OF TOPSOIL. LIMESTONE SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

A. ON SOIL MEETING TOPSOIL SPECIFICATION, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

- PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
- ORGANIC CONTENT OF TOPSOIL SHALL NOT BE 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 PREVENT 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.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. 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, ALBEIT 4"-8" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-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.

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/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SF).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL/ACRE ANNUAL RYE (3.2 LBS/1000 SF). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS/ACRE WEEPING LOVEGRASS (0.07 LBS/1000 SF). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

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/1000 SF) AND 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS/ACRE 20-0-0 UREAFORM FERTILIZER (9 LBS/1000 SF)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SF) AND APPLY 1000 LBS/ACRE 10-10-10 FERTILIZER (23 LBS/1000 SF) 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/ACRE (1.4 LBS/1000 SF) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS/ACRE OF KENTUCKY 31 TALL FESCUE AND 2 LBS/ACRE (0.05 LBS/1000 SF) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 29, PROTECT SITE BY OPTION 1) 2 TONS/ACRE 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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

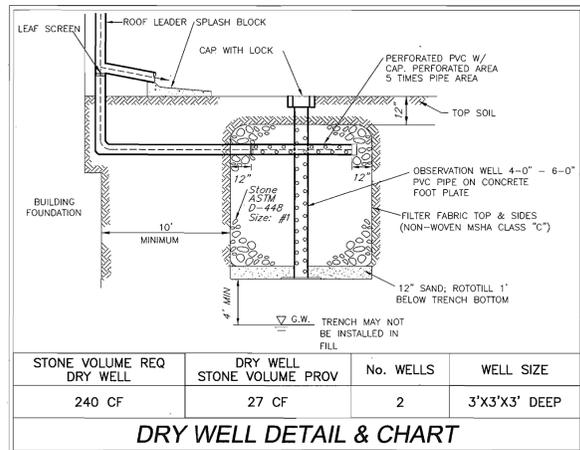
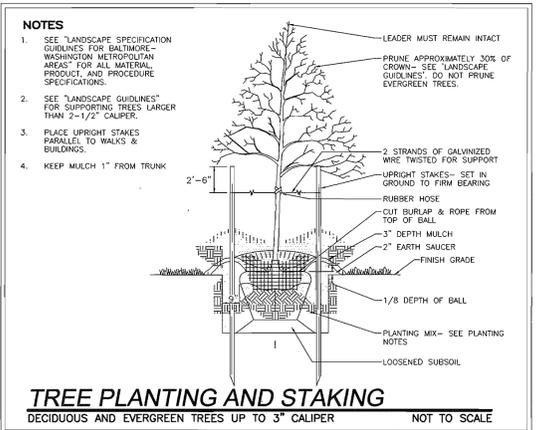
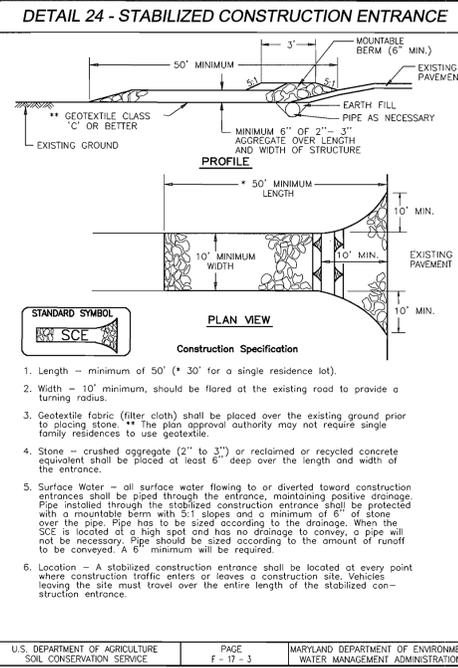
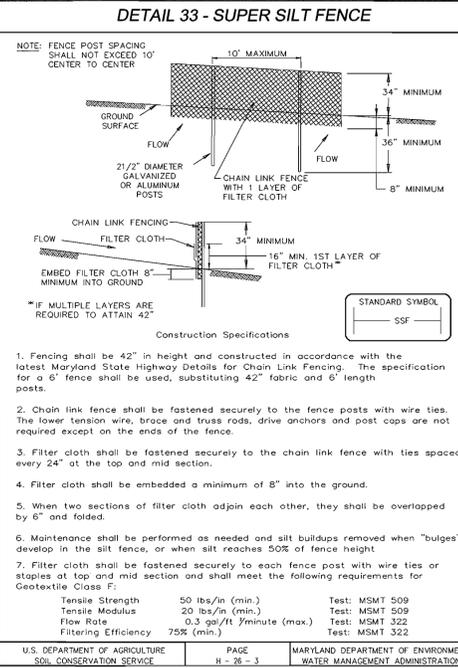
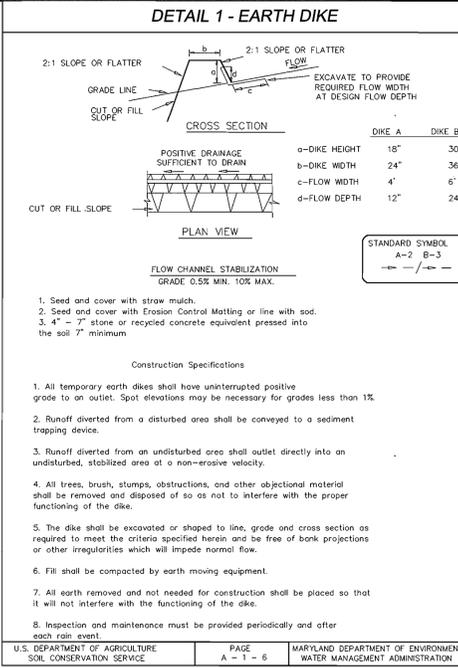
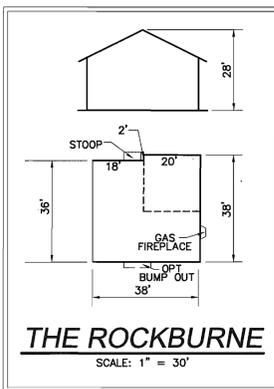
MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

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 (410) 313-1855.
- 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 THERETO.
- 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 STILES, AND ALL SLOPES GREATER THAN 2:1. 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 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITH THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATION 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.
- 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:

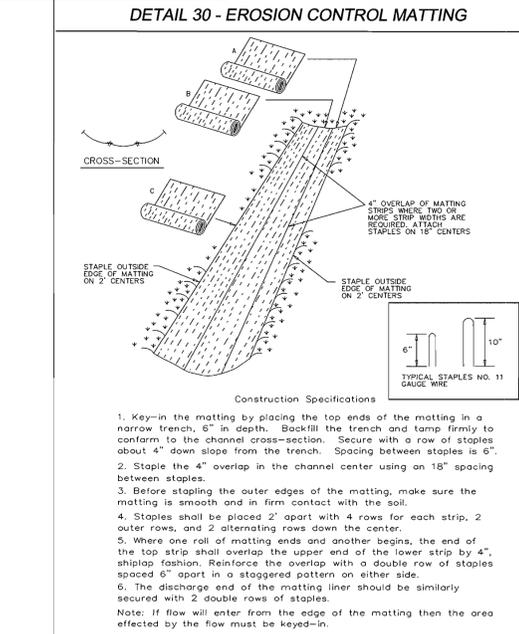
TOTAL AREA	23,570 SF
AREA DISTURBED	12,193 SF
AREA TO BE ROOFED OR PAVED	4,707 SF
AREA TO BE VEGETATIVELY STABILIZED	7,488 SF
TOTAL CUT	830 CY
OFFSITE WATE/BORROW AREA LOCATION	N/A
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS. BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

*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 SITE WITH TOPSOIL AND SEED (SEE NOTES THIS SHEET) 3 DAYS
- AFTER SITE IS PERMANENTLY STABILIZED AND PERMISSION GRANTED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.



NO.	REVISION	DATE

HOUSE TYPES AND SEDIMENT CONTROL DETAILS
ST. JOHN'S VALLEY
LOT 3
SINGLE FAMILY DETACHED
 TAX MAP 24 GRID 5 PARCEL 30 & 31
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DPZ FILE # F-03-108

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

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

DESIGN BY: GMH
 DRAWN BY: GMH
 CHECKED BY: RHV
 DATE: OCT 2003
 SCALE: AS SHOWN
 W.O. NO.: 2034089

2 SHEET OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

 USDA-NATURAL RESOURCES CONSERVATION SERVICE

ENGINEERS CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN 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 OF ENGINEER ROBERT H. VOGEL, PE NO. 16193 DATE 1/6/04

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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

 SIGNATURE OF DEVELOPER CHARLES L. BROWN DATE 1/6/04

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

 SIGNATURE OF DEVELOPER CHARLES L. BROWN DATE 1/6/04

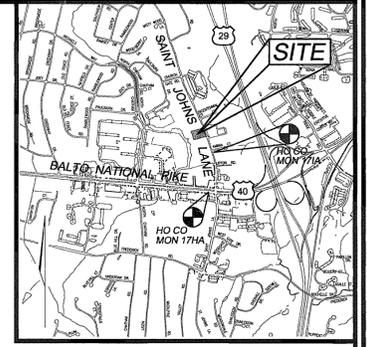
OWNER/BUILDER
 HARMONY BUILDERS
 c/o CHRIS BROWN
 4220 LUMBER ROAD
 ELLICOTT CITY, MARYLAND 21042

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSA 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
 VERIZON TELEPHONE 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 TOTAL AREA OF SITE: 23,570 SF
 PRESENT ZONING: R-20
 LIMIT OF DISTURBANCE: 12,193 SF
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 24, PARCEL 30 & 31, GRID 5
 ZONING: R-20
 DEED REFERENCE: 5865/302, 5652/489
 DPZ REFERENCES: F-03-108
- 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.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- 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 17HA AND 17IA.
- THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN JULY, 2001.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- 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.
- DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:
 1) WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.
 2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING
 3) TURNING RADIUS - FORTY-FIVE (45) FEET.
 4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
 5) OVERHEAD CLEARANCE - TWELVE (12) FEET.
 6) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
 7) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15%, WITH THE DURABLE AND SUSTAINABLE GRADE OF 8%. THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
 8) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS NUMBERING SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
- NO FLOODPLAIN ON SITE.
- THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- ALL DOWNSPOUTS MUST BE CONNECTED TO THE DRYWELLS.
- WATER AND SEWER SERVICE TO THESE LOT IS GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 11-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 32-S.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY TWO WATER QUALITY DRYWELLS. FOR SIZE AND COMPUTATIONS SEE DETAIL AND CHART ON SHEET 2.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON LOT 3 IN ACCORDANCE WITH THE DESIGN MANUALS. Cqv (QUALITY CONTROL); EXEMPT, THE Q IS LESS THAN 2 cfs ReV AND Wqv PROVIDED BY ROOFTOP DRYWELLS AND GRASS SWALE ON LOT 3.
- NO WETLANDS EXIST ON SITE PER WETLAND INVESTIGATION PERFORMED BY EXPLORATION RESEARCH, INC ON OR ABOUT JANUARY 2001 AND BY ECO-SCIENCE PROFESSIONALS, INC IN NOVEMBER 2002.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER, F-03-108.
- WAIVER OF DESIGN MANUAL, VOLUME III, SECTION 2.5.2H, WHICH REQUIRES SIGHT DISTANCE AT AN ENTRANCE TO A PUBLIC ROAD TO BE IN ACCORDANCE WITH FIGURE 2.17 OF THE REFERENCED SECTION OF THE DESIGN MANUAL VOLUME III APPROVED JUNE 2, 2003.
- WAIVER OF GRAVITY SEWER SERVICE TO LOT 3 APPROVED MAY 27, 2003 PER THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING FOR HOWARD COUNTY, MARYLAND.
- SINCE THIS MINOR SUBDIVISION CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL, THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF LOT 3 PIPESTEM AND ST. JOHN'S LANE RIGHT-OF-WAY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY OF THE REQUIRED 4 SHADE TREES (\$1,200) AND 10 EVERGREEN TREES (\$1,500) IN THE AMOUNT OF \$2,700 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION.

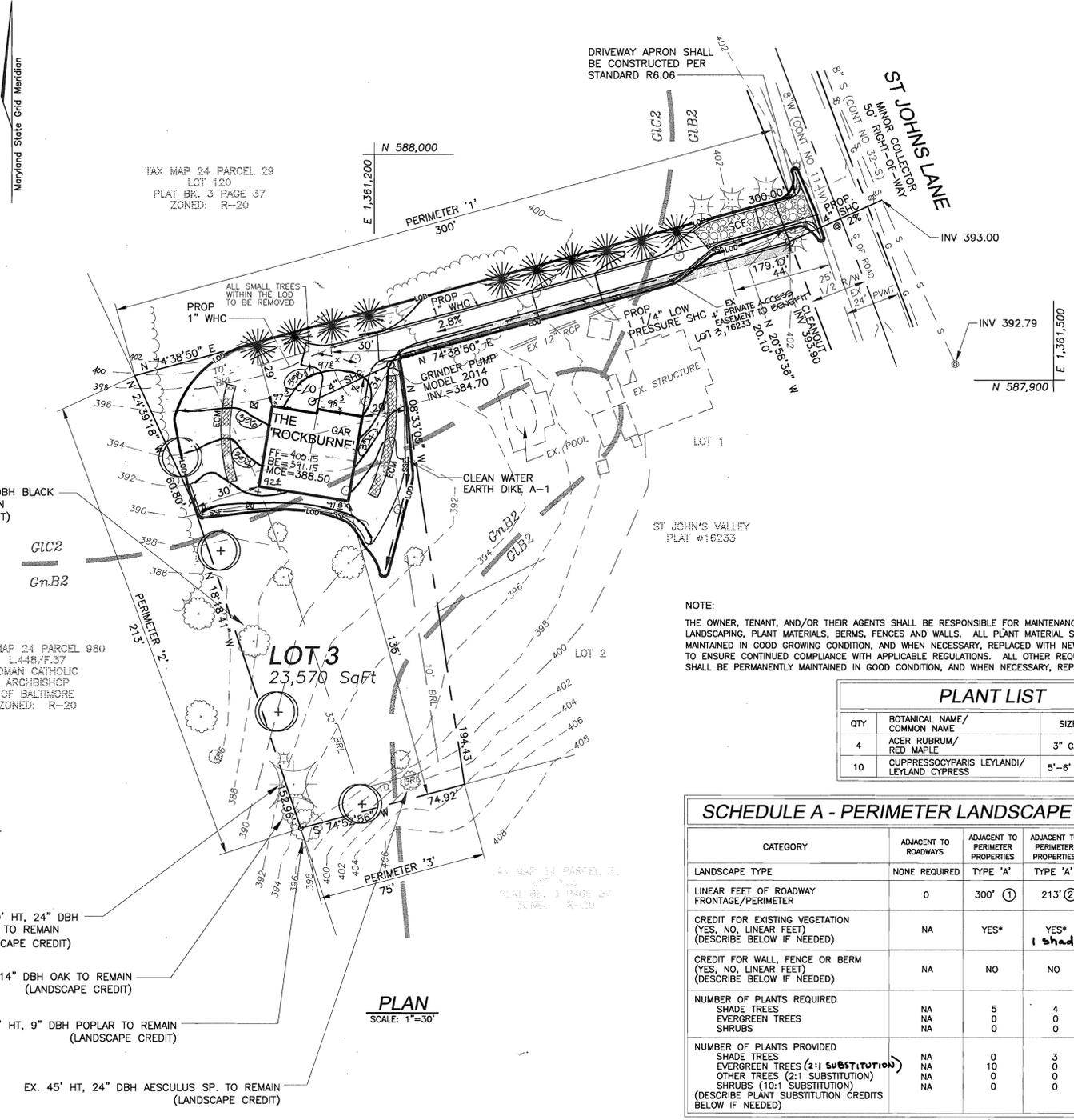
- LEGEND**
- 585 --- EXISTING 2 FT CONTOUR
 - 580 --- EXISTING 10 FT CONTOUR
 - 582 --- PROPOSED 2 FT CONTOUR
 - 580 --- PROPOSED 10 FT CONTOUR
 - ⊕ PROPOSED TREES
 - ⊙ EXISTING TREES
 - LDD --- LIMIT OF DISTURBANCE
 - SF --- SUPER SILT FENCE
 - ⊗ DRYWELL
 - ▨ EROSION CONTROL MATTING
 - ▶ STABILIZED CONSTRUCTION ENTRANCE

SITE DEVELOPMENT PLAN ST. JOHN'S VALLEY LOT 3 SINGLE FAMILY DETACHED



BENCHMARKS			
TRAVERSE NO.	NORTHING	EASTING	ELEVATION
17HA	590619.830	1360433.448	438.372
17IA	588803.622	1361007.459	421.600

VICINITY MAP
SCALE: 1"=2000'



SCHEDULE A - PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	NONE REQUIRED	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	300' ①	213' ②	75' ③
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	YES*	YES* 1 shade	YES*
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	NA	5	4	1
EVERGREEN TREES	NA	0	0	0
SHRUBS	NA	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	NA	0	3	1
EVERGREEN TREES (2:1 SUBSTITUTION)	NA	10	0	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

*CREDIT FOR EXISTING TREES TO REMAIN ALONG WEST AND P/O NORTH PROPERTY LINES

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
 - INSTALL SUPER SILT FENCE. (2 DAYS)
 - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
 - INSTALL EROSION CONTROL MATTING AND STABILIZE ALL DISTURBED AREAS. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES.
 - CONSTRUCT HOUSE (4 MONTHS).
 - STABILIZE DISTURBED AREAS.

ADDRESS CHART	
LOT #	STREET ADDRESS
3	3296 ST JOHN'S LANE

PERMIT INFORMATION CHART					
PROJECT NAME	SECTION/AREA	LOT/PARCEL			
ST JOHN'S VALLEY	N/A	3			
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
16233	5	R-20	24	2ND	6027.00
WATER CODE:	H07	SEWER CODE:	5991000		

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND SEDIMENT CONTROL DETAILS	2 OF 2

NO.	REVISION	DATE
1	REVISE FIRST FLOOR AND GRADING	6.25.04

**SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN
ST. JOHN'S VALLEY
LOT 3
SINGLE FAMILY DETACHED**

TAX MAP 24 GRID 5 PARCEL 30 & 31
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DPZ FILE # F-03-108

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

DESIGN BY:	GMH
DRAWN BY:	GMH
CHECKED BY:	RHV
DATE:	OCT 2003
SCALE:	AS SHOWN
W.O. NO.:	2034089

1 SHEET OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING <i>Chad Damann</i> 11/06/04 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE	REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS <i>Jim Mayer</i> 11/5/04 USDA/NATURAL RESOURCES CONSERVATION SERVICE DATE
<i>Cindy Lambert</i> 11/2/04 CHIEF, DIVISION OF LAND DEVELOPMENT DATE	THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT <i>John R. Robertson</i> 11/5/04 HOWARD SCD DATE
<i>Janaka D. Wagle</i> 1/2/04 DIRECTOR DATE	

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 AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Robert H. Vogel 1/6/04
SIGNATURE OF ENGINEER DATE
ROBERT H. VOGEL, PE NO. 16193

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."

Charles L. Brown 1/6/04
SIGNATURE OF DEVELOPER DATE

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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL."
"I WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

Charles L. Brown 1/6/04
SIGNATURE OF DEVELOPER DATE

OWNER/BUILDER
HARMONY BUILDERS
c/o CHRIS BROWN
4228 COLUMBIA ROAD
ELLCOTT CITY, MARYLAND 21042