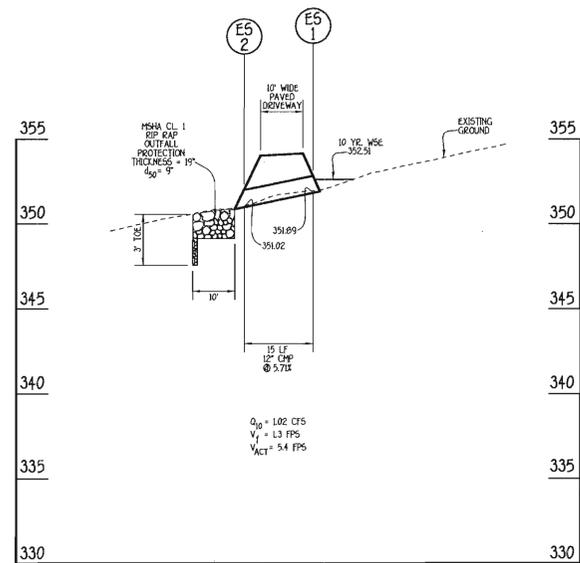


SCHEDULE A PERIMETER LANDSCAPE EDGE				
PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAYS (FRONT)	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO ROADWAYS (REAR)	P-4 ADJACENT TO ROADWAYS (FRONT)
LANDSCAPE TYPE	NONE REQUIRED	TYPE 'A'	TYPE 'B'	NONE REQUIRED
ADJACENT TO PERIMETER	187.67'	128.32'	227.32'	22.22'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	NO	NO	N/A
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET)	N/A	NO	NO	N/A
NUMBER OF PLANTS REQUIRED SHADE TREES	N/A	2	5	N/A
EVERGREEN TREES	N/A	N/A	6	N/A
NUMBER OF PLANTS PROVIDED SHADE TREES	N/A	2	5	N/A
EVERGREEN TREES	N/A	N/A	6	N/A

* THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

LANDSCAPING PLANT LIST				
QTY.	KEY	NAME	SIZE	
7		ACER RUBRUM "OCTOBER GLORY" (OCTOBER RED MAPLE)	2 1/2"-3" CALIPER FULL CROWN B&B	
6		PINUS STROBUS EASTERN WHITE PINE	6'-8" HGT.	



DRIVEWAY CULVERT PROFILE

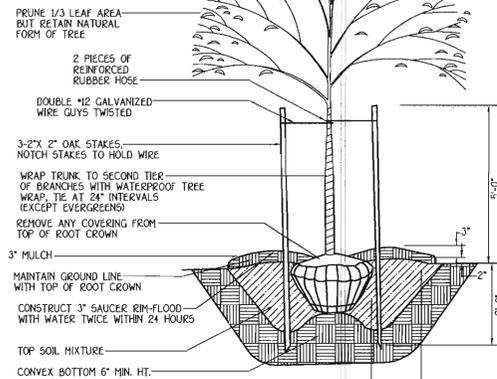
SCALE: HOR. 1" = 20'
VERT. 1" = 5'

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 HO. CO. SUB. AND LAND DEV. REG. AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

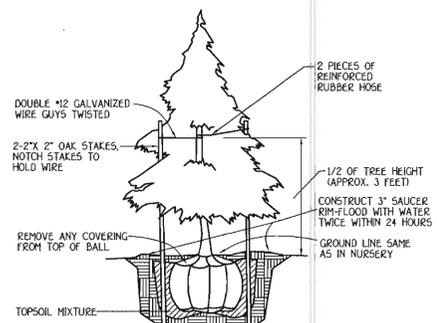
Ted Marshall 10-22-04
TED MARSHALL DATE

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK. SPRAY WITH MILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS.



TREE PLANTING DETAIL

NOT TO SCALE



EVERGREEN PLANTING DETAIL

NOT TO SCALE

**TABLE NO. 1
BUILDING SHELL CONSTRUCTION REQUIRED**

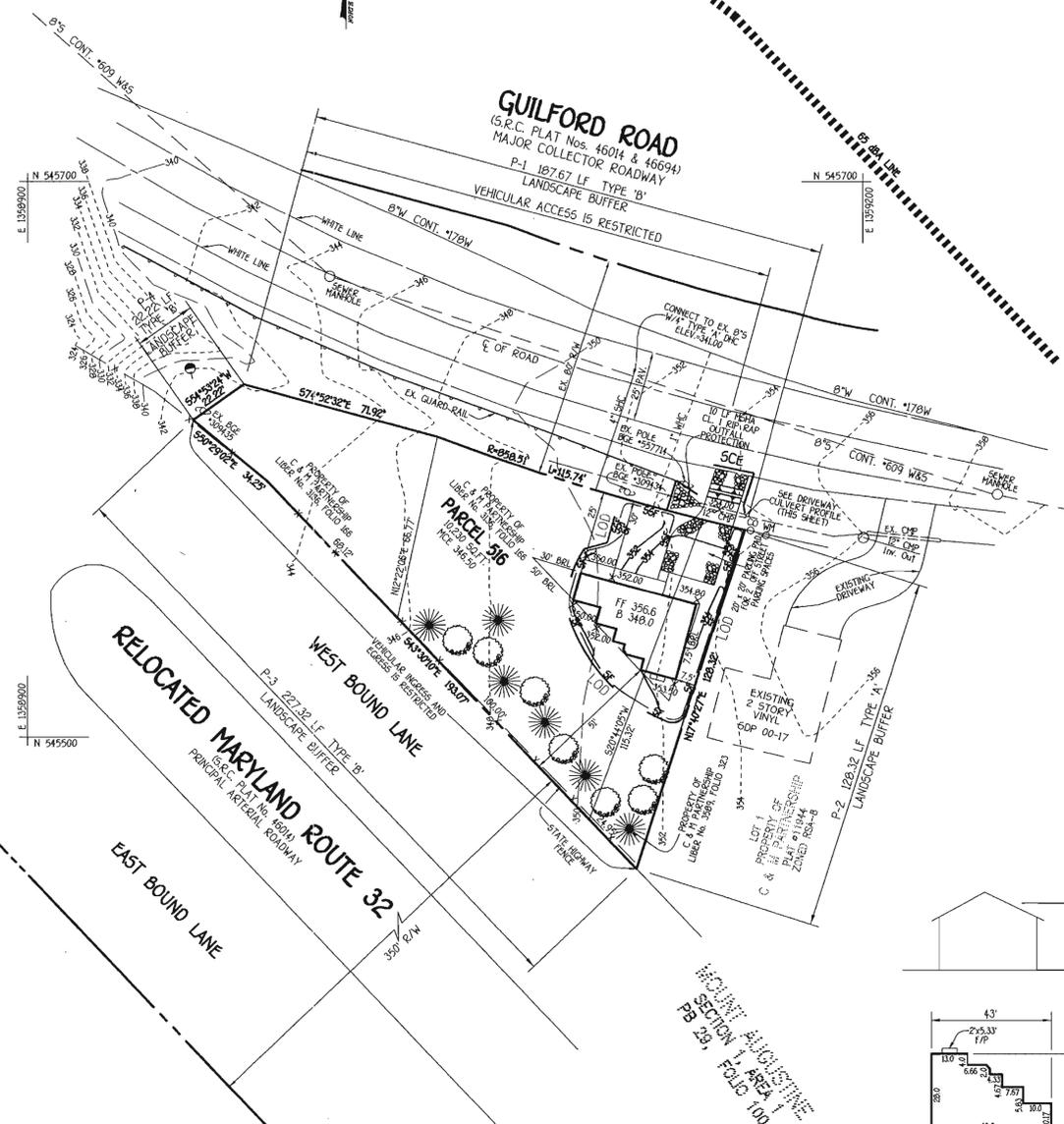
WALL	WINDOW	DOOR
STC 3/8db	STC 25db	STC 25 db

**TABLE NO. 2
ACCEPTABLE BUILDING COMPONENT CONSTRUCTION
FEATURES MEETING STC MINIMUM PER TABLE 1**

EXTERIOR WALLS: SIDING + 1/2" INSULATION BOARDS SHEATHING 2x4 STUDS 16" O.C. + FIBERGLASS BUILDING INSULATION + 1/2" GYPSUM BOARD ATTACHED DIRECTLY TO STUDS.
WINDOWS: ALUMINUM WITH 7/16" INSULATING GLASS.
DOORS: SLIDING GLASS DOORS WITH 7/16" INSULATING GLASS.

NOTES:

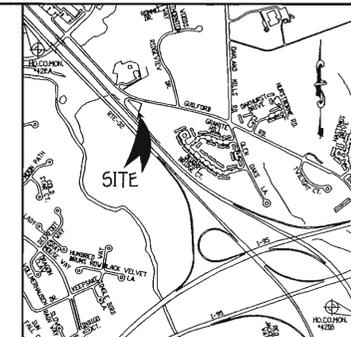
- THESE LOTS ARE IN A NOISE SENSITIVE AREA AND A PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT.
- ALL DWELLINGS MUST MEET THE CONSTRUCTION SPECIFICATIONS IN TABLES 1 AND 2 SHOWN HEREON.



BENCH MARKS

T.P. 422A ELEV. 313.206
N. 547.603.647
E. 1.355.440.340
ON GUILFORD ROAD
SOUTH OF INTERSECTION
ROUTE 32

T.P. 421B ELEV. 283.105
N. 542.365.879
E. 1.363.076.001
SOUTH OF MISSION ROAD
AND GUILFORD ROAD



VICINITY MAP

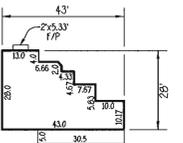
SCALE: 1" = 2,000'

GENERAL NOTES

- THE PROPERTY IS ZONED R-5A-B PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND COUNCIL BILL NO. 75-2003.
- THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS 0.235 ACRES.
- TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS 1.
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE WATER CONT. NO. 179 W & SEWER CONT. NO. 699 WAS.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION DIVISION AT (410)333-1860 AT LEAST TWENTY (20) HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "M&S UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE TOPOGRAPHY ON THIS PLAN WAS TAKEN FROM FIELD RUN TOPO PERFORMED ON OR ABOUT MARCH 2003 BY FISHER COLLINS AND 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 422A N 5470366.77 E 1359403.30 HOWARD COUNTY MONUMENT 421B N 542366.879 E 1363075.001
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV, DETAIL R.6.01.
- IN ACCORDANCE WITH SECTION 16.204 OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 8 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
- NO 100 YEAR FLOOD PLAINS, WETLANDS OR STREAMS EXIST ON THIS SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DRIVEWAY SHALL BE PROVIDED PRIOR ISSUANCE OF AN OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH 12' (4' SERVING MORE THAN ONE RESIDENCE)
B) SURFACE 6" OF COMPACTED CRUSH BASE W/ 1/4" & 1/2" ASPHALT
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (25-TONS-LOADING)
E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES MINIMUM 12 FEET
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- THE LANDSCAPE OBLIGATION HAS BEEN ADDRESSED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. A LANDSCAPE SURETY FOR 7 SHADE TREES AND 6 EVERGREEN TREES IN THE AMOUNT OF \$10,000.00 WILL BE FILED WITH THE GRADING PERMIT APPLICATION.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION WITH SECTION 16.202(b)(5)(iv) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE THIS DEVELOPMENT IS ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET.
- THIS PLAN IS EXEMPT FROM STORMWATER MANAGEMENT PER SECTION 16.202 OF THE STORMWATER MANAGEMENT ORDINANCE MANUAL AS THE TOTAL AREA OF DISTURBANCE IS UNDER 5,000 SQUARE FEET.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65BA NOISE EXPOSURE. THE 65BA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- A WAIVER TO THE DESIGN MANUAL, VOLUME III, SECTION 5.2.9 ALLOWING THE DWELLING TO BE BUILT WITHIN THE 65DBA LINE WAS GRANTED OCTOBER 12, 2004 AND IS SUBJECT TO THE INTERIOR NOISE LEVEL BEING MITIGATED TO 45dBA PER HUD REQUIREMENTS.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	9405 GUILFORD ROAD

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.5	SPOT ELEVATION
-5'	SILT FENCE
-55'	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE



HOUSE

SCALE: 1" = 30'



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 10-21-04
Signature of Engineer EARL D. COLLINS Date

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.
Ted Marshall 10-22-04
Signature of Developer TED MARSHALL Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Jan Meyer 12/13/04
Chief, Division of Land Conservation Services

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John L. Newson 12/13/04
Howard SCD

OWNER/BUILDER/DEVELOPER
C & M PARTNERSHIP
1750 DAISY ROAD
WOODBINE, MARYLAND 21797
410-442-1045

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 12/23/04
Chief, Division of Land Development

Chris Danner 12/17/04
Chief, Development Engineering Division

Brad Calvey 12/23/04
Director, Department of Planning and Zoning

PROJECT	SECTION	LOT NO.
C & M PARTNERSHIP	N/A	PARCEL 516

LIBER/FOLIO	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
L.3589 F.323 L.3136 F.166	16	RSA-B	42	SIXTH	6067.03

WATER CODE	SEWER CODE
E14	5200400

SITE, LANDSCAPE & SEDIMENT/EROSION CONTROL PLAN

**SINGLE FAMILY DETACHED
C&M PARTNERSHIP
PARCEL 516**

TAX MAP NO: 42 GRID NO: 16
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JANUARY, 2004
SHEET 1 OF 2

SDP 04-129

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 slow infiltration of water into the soil, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat 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 Stabilization on construction sites, earth retaining structures, and for Permanent Seeding are lawns, dunes, cut and fill slopes and other areas at final grade, former stockpiles and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

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 reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating 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
 1. Install erosion and sediment control structures (either temporary or permanent) such as ditches, grade stabilization structures, berms, waterways, or sediment control basins.
 2. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 3. Schedule and determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.

- B. Soil Amendments (Fertilizer and Lime Specifications)
 1. 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 analyses.
 2. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer with iron sulphate for fertilizer with iron sulphate from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 3. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted which contains at least 50% free lime) or other approved lime. Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98-100% will pass through a #20 mesh sieve.
 4. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

- C. Seeded Preparation (Temporary Seeding)
 1. 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. Seeded areas (less than 30' should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 2. Apply fertilizer and lime as prescribed on the plans.
 3. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

- D. Seed Specifications
 1. 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 used shall have been tested within the 6 months immediately preceding the date of sowing such material on this job.
 2. Incubant - The incubant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria from the same source as the seed. Incubant shall not be used after the date indicated on the container. Add fresh incubant as directed on package. Use four times the recommended rate when re-inoculating. Incubant is very important to keep incubant as cool as possible until used. Temperatures above 75-80° F. can weaken bacteria and make the incubant less effective.

- E. Hydroseeding
 1. Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop spreader, or a backpack seeder.
 2. 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; P2O5 (phosphorus) 200 lbs/acre; K2O (potassium) 200 lbs/acre.
 3. Lime - use only ground agricultural limestone, 4 to 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeder at any one time. Do not use burnt or hydrated lime when hydroseeding.
 4. Seed and fertilizer shall be moist on site and seeding shall be done immediately and without interruption.

- F. Dry Seeding
 1. This includes use of conventional drop or broadcast spreaders.
 2. 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.
 3. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

- G. Mulch Seeding
 1. Straw shall consist of thoroughly threshed wheat, rice or oat straw, reasonable bright in color, and shall not be rusty, moldy, caked, decayed or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
 2. 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 dried 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 slurry 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 seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a biodegradable ground cover, on application, having moisture absorption and retention properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - e. WCFM material shall contain no chemicals or compounds at concentrations which will be phytotoxic.
 - f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 7 mm., pH range of 4.0 to 8.5, ash content of less than 10% and water holding capacity of 30% minimum.

- H. Securing Straw Mulch Anchoring
 1. Much anchoring shall be performed immediately following much application to minimize loss by wind or water. This may be done by the following methods listed by preferred, depending upon size of area and erosion hazard:
 - i. A much anchoring tool is a tractor drawn implement designed to punch and anchor much into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping areas, this practice should be used on the contour if possible.
 - ii. Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 100 pounds/acre and the mixture shall be mixed with water and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.
 - iii. Application of liquid binders should be heavier at the edges where wind catches much, such as in valleys and crest of banks. The remainder of area should be applied uniform fiber binder application. Synthetic binders - such as Acrylic ULR (Ago-Tack), DCA-70 Petro-Tack, Terra Tax II, Terra Tack 455 or other approved equal may be used at rates recommended by the manufacturer to anchor much.
 - iv. Lightweight plastic netting may be stapled over the much according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

- I. Incremental Stabilization - Cut Slopes
 1. All cut slopes shall be dressed, graded, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
 - a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
 - b. Perform Phase 1 excavation, dress and stabilize.
 - c. Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
 - d. Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

- J. Incremental Stabilization of Embankments - Fill Slopes
 1. Embankments shall be constructed in lifts as prescribed on the plans.
 2. Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 10' or when the grading operation ceases as described in the plans.
 3. At the end of each lift, temporary berms and pipe slopes shall be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erodible manner.

- K. Construction Sequence
 1. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope fill on low side of fill as shown in Figure 5, unless other methods are approved by the engineer.
 2. Place Phase 1 embankment, dress and stabilize.
 3. Perform Phase 2 embankment, dress and stabilize.
 4. Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

- L. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- G. Mulching Seeded Areas - Much shall be applied to all seeded areas immediately after seeding.
 1. If grading is completed at the end of the seeding season, much shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
 2. When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Much shall be applied to a uniform loose depth of between 1" and 2". Much applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a much anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
 3. Wood cellulose fiber used as a much shall be applied at a net dry weight of 150 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.

- H. Securing Straw Mulch Anchoring
 1. Much anchoring shall be performed immediately following much application to minimize loss by wind or water. This may be done by the following methods listed by preferred, depending upon size of area and erosion hazard:
 - i. A much anchoring tool is a tractor drawn implement designed to punch and anchor much into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping areas, this practice should be used on the contour if possible.
 - ii. Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 100 pounds/acre and the mixture shall be mixed with water and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.
 - iii. Application of liquid binders should be heavier at the edges where wind catches much, such as in valleys and crest of banks. The remainder of area should be applied uniform fiber binder application. Synthetic binders - such as Acrylic ULR (Ago-Tack), DCA-70 Petro-Tack, Terra Tax II, Terra Tack 455 or other approved equal may be used at rates recommended by the manufacturer to anchor much.
 - iv. Lightweight plastic netting may be stapled over the much according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

- I. Incremental Stabilization - Cut Slopes
 1. All cut slopes shall be dressed, graded, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
 - a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
 - b. Perform Phase 1 excavation, dress and stabilize.
 - c. Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
 - d. Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

- J. Incremental Stabilization of Embankments - Fill Slopes
 1. Embankments shall be constructed in lifts as prescribed on the plans.
 2. Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 10' or when the grading operation ceases as described in the plans.
 3. At the end of each lift, temporary berms and pipe slopes shall be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erodible manner.

- K. Construction Sequence
 1. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope fill on low side of fill as shown in Figure 5, unless other methods are approved by the engineer.
 2. Place Phase 1 embankment, dress and stabilize.
 3. Perform Phase 2 embankment, dress and stabilize.
 4. Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

- L. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- M. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- N. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- O. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- P. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- Q. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- R. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- S. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- T. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- U. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- V. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- W. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- X. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- Y. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- Z. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- AA. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- AB. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- AC. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- AD. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- AE. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- AF. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- AG. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- AH. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

- AI. Final Stabilization
 1. Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. Any interruption in the operation or completion of the operation out of the seeding season will necessitate the application of temporary stabilization.

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 (31-1994).
- 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 THERE TO.
- 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, DICES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, 30 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4. 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, 500 (SEC. 34), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 50). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 6. SITE ANALYSIS:

TOTAL AREA OF SITE	0.235 ACRES
AREA DISTURBED	0.0000 ACRES
AREA TO BE ROOFED OR PAVED	0.0000 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.0000 ACRES
TOTAL CUT	1500 CUBIC YDS.
TOTAL FILL	1500 CUBIC YDS.
- 7. OFFSITE WASTE/DISPOSAL AREA LOCATION: N/A
- 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 CONTROL 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 OBTAINED UPON COMPLETION OR INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL, 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.

- 12. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
- 13. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- 14. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- 15. Filter cloth shall be embedded a minimum of 8" into the ground.
- 16. Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- 17. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /min/ft (max)	Test: MSMT 322
Filtering Efficiency	75% (min)	Test: MSMT 322

- 18. 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.
- 19. 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.

- 20. Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10%	Unlimited	Unlimited
10 - 20%	10 - 20%	150 feet	150 feet
20 - 33%	5 - 31	100 feet	100 feet
33 - 50%	3 - 21	100 feet	500 feet
50% +	21 +	50 feet	250 feet

- 21. Construction Specifications
 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
 2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
 3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 4. Filter cloth shall be embedded a minimum of 8" into the ground.
 5. When two sections of filter cloth adjoin each other, they shall be overlapped by 12" and folded.
 6. Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
 7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /min/ft (max)	Test: MSMT 322
Filtering Efficiency	75% (min)	Test: MSMT 322

- 22. Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10%	Unlimited	Unlimited
10 - 20%	10 - 20%	150 feet	150 feet
20 - 33%	5 - 31	100 feet	100 feet
33 - 50%	3 - 21	100 feet	500 feet
50% +	21 +	50 feet	250 feet

- 23. Construction Specifications
 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
 2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
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 6. Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
 7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /min/ft (max)	Test: MSMT 322
Filtering Efficiency	75% (min)	Test: MSMT 322

- 24. Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10%	Unlimited	Unlimited
10 - 20%	10 - 20%	150 feet	150 feet
20 - 33%	5 - 31	100 feet	100 feet
33 - 50%	3 - 21	100 feet	500 feet
50% +	21 +	50 feet	250 feet

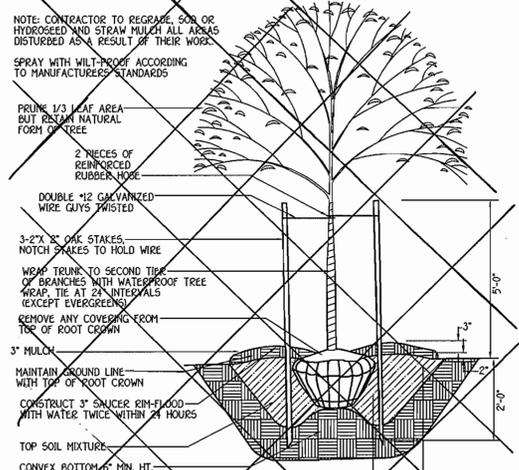
- 25. Construction Specifications
 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
 2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
 3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
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Tensile Modulus	20 lbs/in (min)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /min/ft (max)	Test: MSMT 322
Filtering Efficiency	75% (min)	Test: MSMT 322

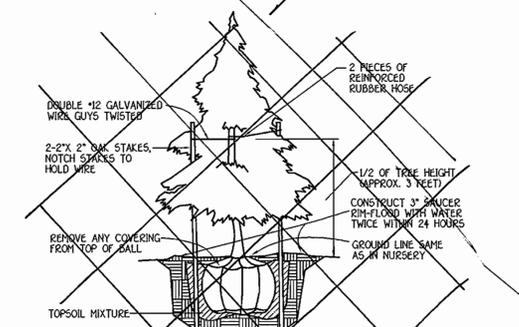
SCHEDULE A PERIMETER LANDSCAPE EDGE				
PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAYS (FRONT)	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO ROADWAYS (REAR)	P-4 ADJACENT TO ROADWAYS (FRONT)
LANDSCAPE TYPE	NONE REQUIRED	TYPE 'A'	TYPE 'B'	NONE REQUIRED
ADJACENT TO PERIMETER	187.67'	128.32'	227.32'	22.22'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	Yes *** 128.32'	Yes *** 227.32'	N/A
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET)	N/A	NO	NO	N/A
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES	N/A	2 N/A	5 6	N/A
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES	N/A	2 N/A	6 0	N/A

* THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 *** P-2 Credit taken for 2 existing Sassafras Trees (4" Dia.)
 *** P-3 Credit taken for 7 existing Honey Locust (5" Dia.) and 1 Sassafras (4" Dia.)

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
2	(Symbol)	ACER RUNDULI	2 1/2" - 3" CALIPER
2	(Symbol)	'OCTOBER SKY' FULL CROWN	12" DBH
2	(Symbol)	'OCTOBER RED MAPLE'	12" DBH
6	(Symbol)	PHOENIX STROBUS	6" - 8" HGT.
6	(Symbol)	EASTERN WHITE PINE	6" - 8" HGT.



TREE PLANTING DETAIL
NOT TO SCALE

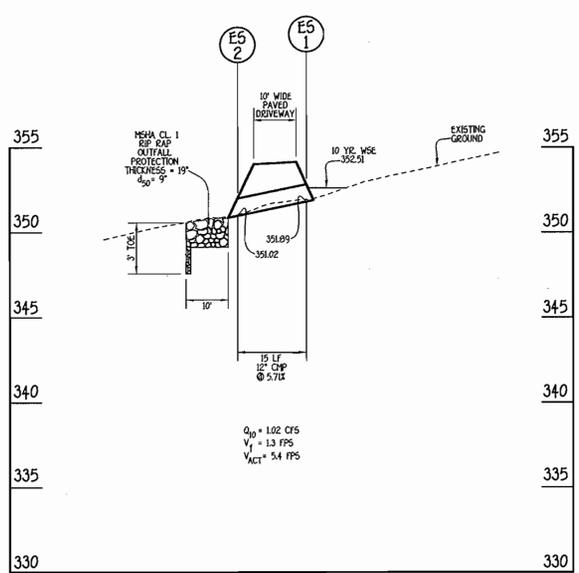


EVERGREEN PLANTING DETAIL
NOT TO SCALE

TABLE NO. 1 BUILDING SHELL CONSTRUCTION REQUIRED		
WALL	WINDOW	DOOR
STC 39db	STC 25db	STC 25 db

TABLE NO. 2 ACCEPTABLE BUILDING COMPONENT CONSTRUCTION FEATURES MEETING STC MINIMUM PER TABLE 1	
EXTERIOR WALLS:	SIDING + 1/2" INSULATION BOARD SHEATHING 2x4 STUDS 16" O.C. + FIBERGLASS BUILDING INSULATION + 1/2" GYPSUM BOARD ATTACHED DIRECTLY TO STUDS.
WINDOWS:	ALUMINUM WITH 7/16" INSULATING GLASS.
DOORS:	SLIDING GLASS DOORS WITH 7/16" INSULATING GLASS.

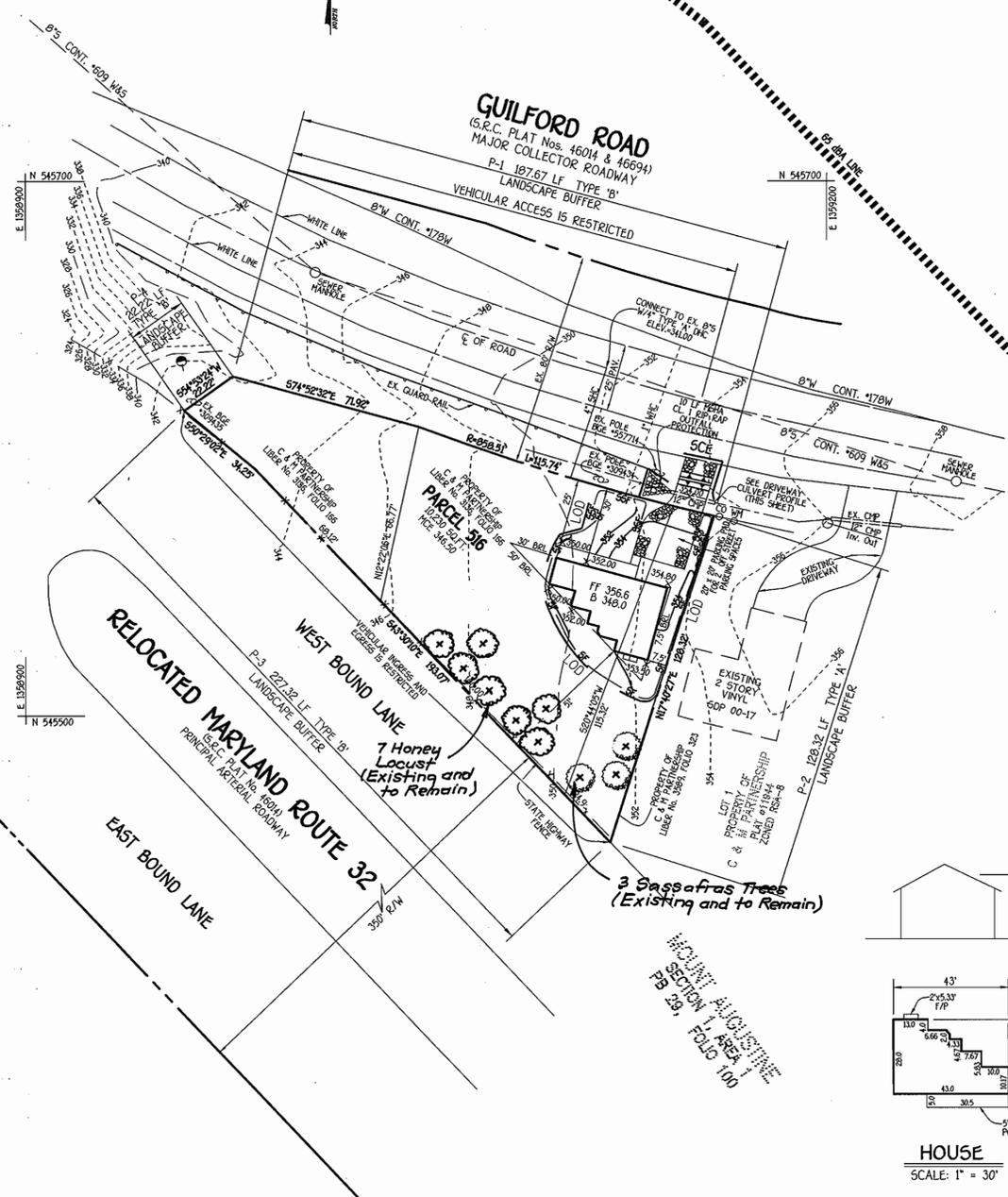
NOTES:
 1. THESE LOTS ARE IN A NOISE SENSITIVE AREA AND A PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT.
 2. ALL DWELLINGS MUST MEET THE CONSTRUCTION SPECIFICATIONS IN TABLES 1 AND 2 SHOWN HEREON.



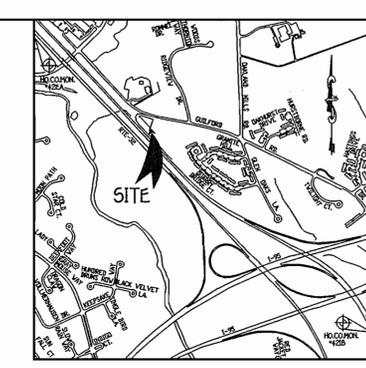
DRIVEWAY CULVERT PROFILE
SCALE: HOR. 1" = 20' VERT. 1" = 5'

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16124 OF THE HO. CO. SUB. AND LAND DEV. REG. AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Ted Marshall 10-22-04
 TED MARSHALL DATE



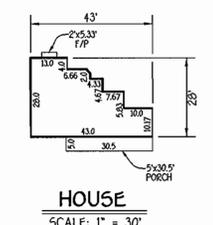
BENCH MARKS
 T.P. 42EA ELEV. 313.206
 N. 547.603.647
 E. 1.355.440.340
 ON GUILFORD ROAD
 SOUTH OF INTERSECTION
 ROUTE 32
 T.P. 42IB ELEV. 283.105
 N. 542.366.879
 E. 1.363.076.001
 ON GUILFORD ROAD
 AND GUILFORD ROAD



- GENERAL NOTES**
- THE PROPERTY IS ZONED R-5A-B PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND COUNCIL BILL NO. 75-2003.
 - THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS 0.235 ACRES.
 - TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION: 1.
 - DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: WATER CONT. NO.179 W & SEWER CONT. NO.609 W&S.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION DIVISION AT 480.333.1800 AT LEAST TWENTY FOUR (24) HOURS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "M&S UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THE TOPOGRAPHY ON THIS PLAN WAS TAKEN FROM FIELD RPN TOPO PERFORMED ON OR ABOUT MARCH 2003 BY FISHER COLLINS AND 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 422A N 547603.647 E 1355440.340 HOWARD COUNTY MONUMENT 422B N 542366.879 E 1363076.001
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV, DETAIL E5109.
 - IN ACCORDANCE WITH SECTION 128(B)(4) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 12 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, POCKETS AND RECESSES MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
 - NO 100 YEAR FLOOD PLAINS, WETLANDS OR STREAMS EXIST ON THIS SITE.
 - THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - DRIVEWAY SHALL BE PROVIDED PRIOR ISSUANCE OF A OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH 12' (IF SERVING MORE THAN ONE RESIDENCE)
 - SURFACE 6" OF COMPACTED CRUSH RUN BASE WITH A CRP COATING @ 1 1/2" MIN
 - GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS R2S-LOADING
 - DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES MINIMUM 12 FEET
 - MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
 - THE LANDSCAPE OBLIGATION HAS BEEN ADDRESSED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. A LANDSCAPE SURETY FOR 7 SHADE TREES AND 6 EVERGREEN TREES IN THE AMOUNT OF \$3,000.00 WILL BE FILED WITH THE GRADING PERMIT APPLICATION.
 - THIS PLAN IS EXEMPT FROM FOREST CONSERVATION WITH SECTION 16120(B)(1)(D) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE THIS DEVELOPMENT IS ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET.
 - THIS PLAN IS EXEMPT FROM STORMWATER MANAGEMENT PER SECTION 3.2(C) OF THE STORMWATER MANAGEMENT ORDINANCE MANUAL AS THE TOTAL AREA OF DISTURBANCE IS UNDER 5,000 SQUARE FEET.
 - ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - THE 65DBA NOISE CONTINUE LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE; THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - A WAIVER TO THE DESIGN MANUAL, VOLUME III, SECTION 5.2.9 ALLOWING THE DWELLING TO BE BUILT WITHIN THE 65DBA LINE WAS GRANTED OCTOBER 12, 2004 AND IS SUBJECT TO THE INTERIOR NOISE LEVEL BEING MITIGATED TO 45 dBA PER HUD REQUIREMENTS.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	9406 GUILFORD ROAD

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.5	SPOT ELEVATION
-5'	SILT FENCE
-55' - 55'	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKOTT CITY, MARYLAND 21112
 (410) 461-2255



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 10-21-04
 Signature of Engineer EARL D. COLLINS Date

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.

Ted Marshall 10-22-04
 Signature of Developer TED MARSHALL Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Jim Meyer 12/13/04
 Director, Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District.
John K. Warner 12/13/04
 Director, Howard SCD Date

OWNER/BUILDER/DEVELOPER
 C & M PARTNERSHIP
 1750 DAISY ROAD
 WOODBINE, MARYLAND 21797
 410-442-1045

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Christa Hamilton 12/23/04
 Chief, Division of Land Development Date

Chris Dawson 12/17/04
 Chief, Development Engineering Division Date

Bob Collety 12/23/04
 Director, Department of Planning and Zoning Date

PROJECT	SECTION	LOT NO.
C & M PARTNERSHIP	N/A	PARCEL 516

LIBER/FOLIO	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
L-3509 F.323	16	RS-A-B	42	SIXTH	6067.03

WATER CODE	SEWER CODE
E14	5200400

SITE, LANDSCAPE & SEDIMENT/EROSION CONTROL PLAN

**SINGLE FAMILY DETACHED
 C&M PARTNERSHIP**

PARCEL 516
 TAX MAP NO.: 42 GRID NO.: 16
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JANUARY, 2004
 SHEET 1 OF 2

SDP 04-129