

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	P-1	P-2	P-3	P-4
LANDSCAPE TYPE	B	A	A	A
LINEAR FEET OF ROADWAY/ FRONTAGE/PERIMETER	254	155	281	367
CREDIT FOR EXISTING VEGETATION (YES NO. LINEAR FEET)	212	155	137	0
CREDIT FOR WALL FENCE OR BERM (YES NO. LINEAR FEET)	90	0	0	0
NUMBER OF PLANTS REQUIRED				
SHADE TREES	42' @ 1/50=1	0' @ 1/60=0	144' @ 1/60=2	367' @ 1/60=6
EVERGREEN TREES	42' @ 1/40=1	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0*	0*	2	7
EVERGREEN TREES				
OTHER TREES (2:1 SUBSTITUTION)				
SHRUBS (10:1 SUBSTITUTION)				

* CREDIT FOR EXIST. WOODED AREA

PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	REMARKS
9	RM	ACER RUBRUM	RED MAPLE	Z 1/2"-3" CAL.

DEVELOPER'S/BUILDERS CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: William Gmeinweiser DATE: 9-30-04

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

THE OWNER, TENTANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

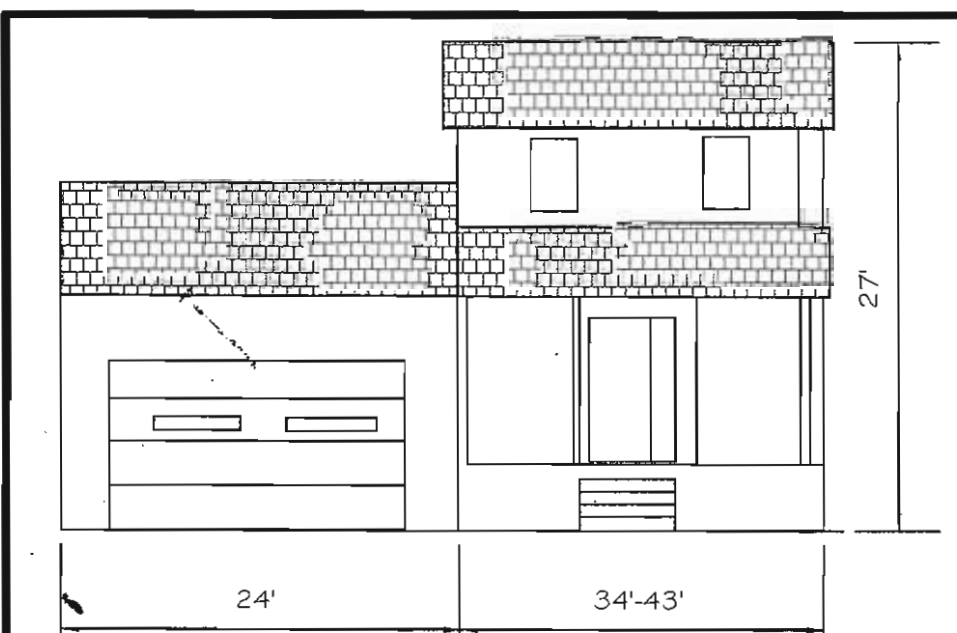
LAND OF
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
TAX MAP #37, GRID #20, PARCEL #707
DEED REF: 5289/330
ZONED: NT

LAND O
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
TAX MAP #37, GRID #20, PARCEL #707
DEED REF: 5289/330
ZONED: NT

LAND OF
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
TAX MAP #37, GRID #20, PARCEL #547
DEED REF: 5289/330
ZONED: NT

LAND OF
GEORGE E. & CHARLES C. SCHWING
TAX MAP #37, GRID #20, PARCEL #508
DEED REF: 411/642
ZONED: R 12

OPEN SPACE LOT 2
BENSON BUSINESS CENTER
PLAT REF: 9613
ZONED: NT



BUILDING ELEVATION

NO SCALE

NOTE:

1. THE EXISTING FEATURES WITHIN THE DEVELOPMENT ENVELOPE ON THIS DRAWING WERE GENERATED FROM A FIELD RUN AND MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 25th, 2003 BY BRIAN R. DIETZ, PROFESSIONAL LAND SURVEYOR #21080.

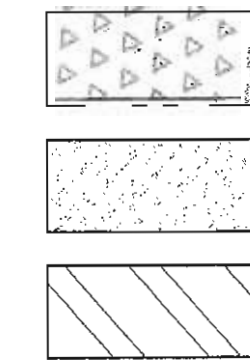
DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88

HOWARD COUNTY CONTROL POINTS

NO.	NORTHING	EASTING	ELEV.
37GB	553,452.821	1,368,503.167	325.937
43AA	552,707.694	1,367,736.062	327.439

LEGEND

- DENOTES PROPERTY LINE
- DENOTES EX. FENCE LINE
- DENOTES EX. DWELLING
- DENOTES PROP. DWELLING
- DENOTES EX. DRIVEWAY
- DENOTES PROP. DRIVEWAY
- DENOTES EX. TREELINE
- DENOTES EX. STREAM
- DENOTES EX. STREAM BUFFER
- DENOTES EX. WETLAND
- DENOTES EX. WETLAND BUFFER
- DENOTES EX. FLOODPLAIN
- DENOTES EX. EASEMENT
- DENOTES PROP. EASEMENT
- DENOTES EX. WATER LINE
- DENOTES PROP. WATER HOUSE CONN.
- DENOTES EX. SEWER LINE
- DENOTES PROP. SEWER HOUSE CONN.



- DENOTES NON TIDAL WETLANDS
- DENOTES PROPOSED DRIVEWAY
- DENOTES PROPOSED PRIVATE IN-USE-COMMON ACCESS & PRIVATE UTILITY EASEMENT.

LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
2. 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.
3. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS AND STEEP SLOPE AREAS.
4. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - B. SURFACE: 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1 1/2" MIN.)
 - C. GEOMETRY: MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - D. STRUCTURES: CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - E. DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - F. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE
5. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
6. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
7. EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS AND FIELD RUN TOPOGRAPHY WHERE VISIBLE.
8. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPERS EXPENSE.
9. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
10. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
11. FOREST CONSERVATION HAS BEEN FULFILLED BY A FEE-IN-LIEU PAYMENT OF \$3,484.80 FOR 0.16 OF AN ACRE OF AFFORESTATION TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-04-025.
12. A WAIVER TO THE SUBDIVISION REGULATIONS TO ALLOW STEEP SLOPES TO BE LOCATED ON LOT 1 WAS APPROVED ON FEBRUARY 2, 2004, PER WP-04-053.
13. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$2,700.00. THIS SURETY IS BASED ON 9 SHADE TREES AT \$300.00 EACH, 0 EVERGREEN TREES AT \$150.00 EACH AND 0 SHRUBS @ \$30.00.

SITE ANALYSIS DATA CHART

1. TOTAL AREA: 61,750.7 Sq.Ft. or 1.4176 Ac.±
2. TOTAL LOT AREAS: 37,598 Sq.Ft. or 0.8534 Ac.±
3. OPEN SPACE REQUIRED: 18,526 Sq.Ft. or 0.4253 Ac.±
4. OPEN SPACE PROVIDED: 22,824 Sq.Ft. or 0.5233 Ac.± (39%)
5. AREA OF PLAN SUBMISSION: 37,598 Sq.Ft. or 0.8534 Ac.±
6. PRESENT ZONING: R-12
7. PROPOSED USE: THREE RESIDENTIAL LOTS.
8. BUILDING COVERAGE: 4,952 Sq.Ft. or 0.114 Ac.±(8.02%)
9. NUMBER OF UNITS ALLOWED: 3
10. NUMBER OF UNITS PROPOSED: 3
11. PREVIOUS DPZ FILE: F-04-025, WP-04-53
12. FOREST CONSERVATION OFFSET FEE PAID AT TIME OF SUBDIVISION.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	SITE PLAN & NOTES
2	PROFILES, DETAILS & NOTES
3	SEDMENT & EROSION CONTROL PLAN

ADDRESS CHART

LOT/PARCEL#	STREET ADDRESS
1	#8296 LARK BROWN ROAD
2	#8294 LARK BROWN ROAD
3	#8292 LARK BROWN ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
DONHAM HEIGHTS	N/A	1-3
PLAT # or LTR	BLOCK # ZONING	TAX/ZONING MAP
16833	20 R 12	37
		ELECTION DIST.
		6
		CENSUS TRACT
		6067.03
WATER CODE	SEWER CODE	
671	20-1264	

DATE	NO.	REVISION
OWNER/DEVELOPER: WILLIAM GMEINWEISER c/o HORIZONS UNLIMITED HOME IMPROVEMENT, INC. #7387 WASHINGTON BLVD., SUITE 104 ELKRIDGE, MARYLAND 21075 PH: 410-796-1333		
PROJECT: DONHAM HEIGHTS LOTS 1-3 SINGLE FAMILY HOMES		
TITLE: SITE DEVELOPMENT & LANDSCAPE PLAN		
Richardson Engineering, LLC		
730 W. Padonia Road, Suite 101 Cockeysville, Maryland 21036 Phone: 410-560-1502 Fax: 410-560-0827		
CHECKED BY: PCR		
DESIGNED BY: PCR		
DRAWN BY: CND		
PROJECT NO.: 03012		
DATE: 7/12/2004		
SCALE: 1" = 20'		
DRAWING NO. 1 OF 3		



9/7/04
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
Chief, Division of Land Development
Director

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN OF 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.

LEGEND

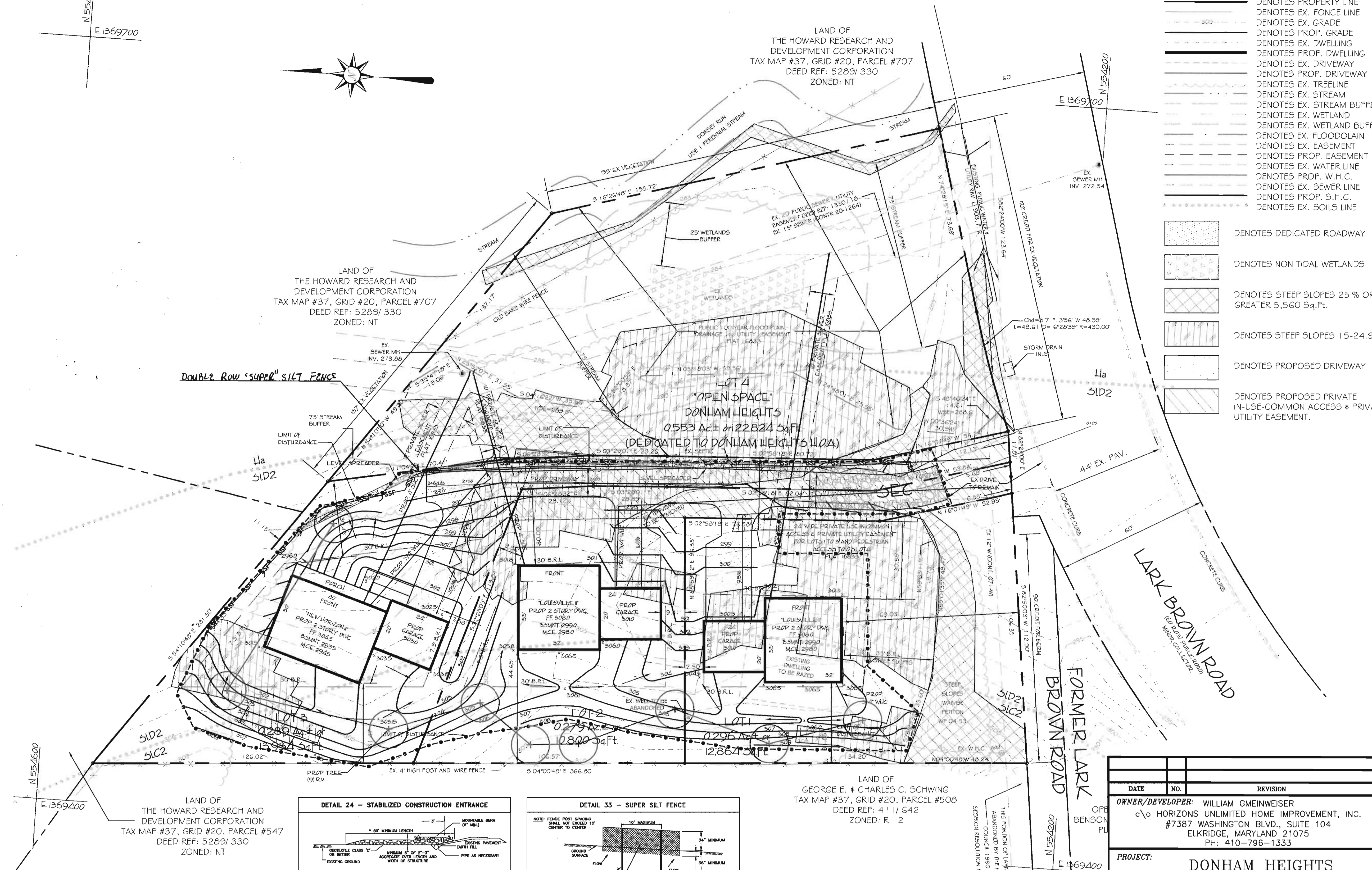
- DENOTES PROPERTY LINE
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- DENOTES EX. WETLAND BUFFER
- DENOTES EX. EASEMENT
- DENOTES PROP. EASEMENT
- DENOTES EX. WATER LINE
- DENOTES PROP. W.H.C.
- DENOTES EX. SEWER LINE
- DENOTES PROP. S.H.C.
- DENOTES EX. SOILS LINE

- [Pattern] DENOTES DEDICATED ROADWAY
- [Pattern] DENOTES NON TIDAL WETLANDS
- [Pattern] DENOTES STEEP SLOPES 25% OR GREATER 5,60 Sq.Ft.
- [Pattern] DENOTES STEEP SLOPES 15-24.9%
- [Pattern] DENOTES PROPOSED DRIVEWAY
- [Pattern] DENOTES PROPOSED PRIVATE IN-USE-COMMON ACCESS & PRIVATE UTILITY EASEMENT.

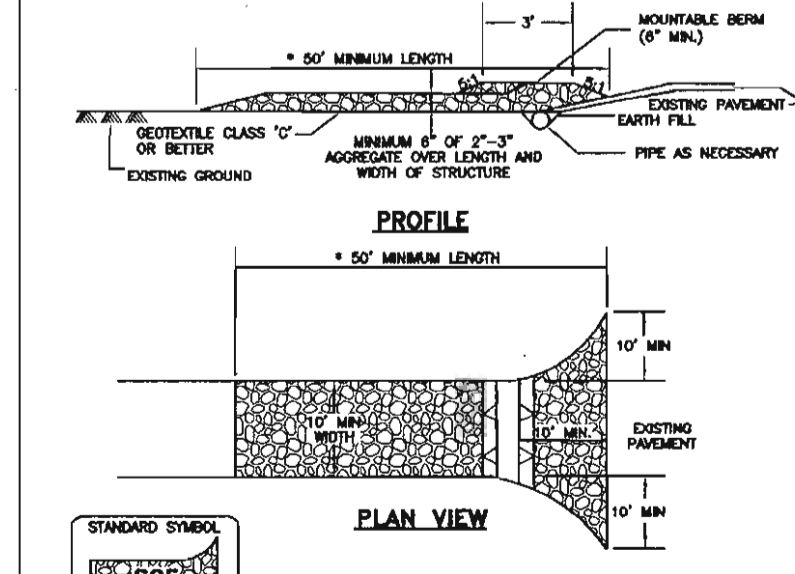
SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION 313-1855.
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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
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, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING SEC. G. TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
 TOTAL AREA OF SITE 61,750 SF / 1.4176 AC.
 AREA DISTURBED 27,218 SF / 0.625 AC.
 AREA TO BE:
 ROOFED OR PAVED 9,806 SF / 0.225 AC.
 VEGETATIVELY STABILIZED 17,412 SF / 0.400 AC.
 TOTAL CUT 500 CU. YDS
 TOTAL FILL 100 CU. YDS
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 REQUESTED UPON COMPLETION OF INSTALLATION 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.

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E 1369700



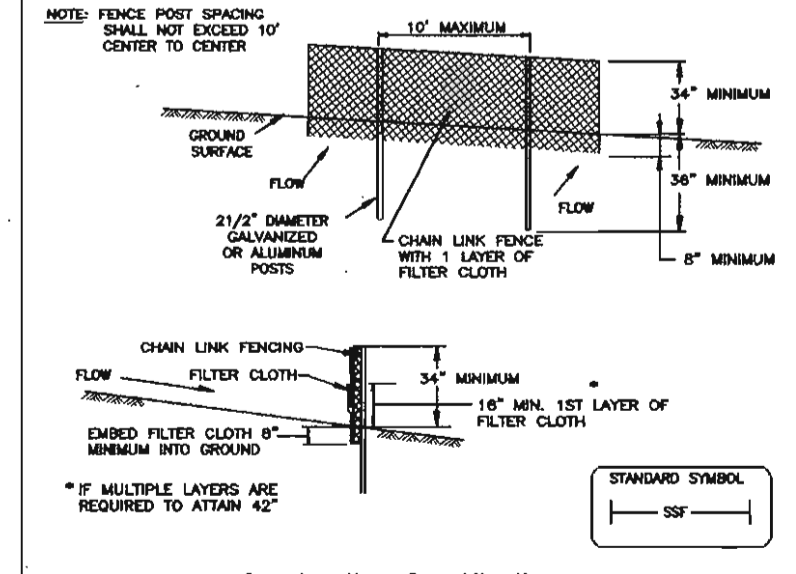
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specifications

1. LENGTH - Minimum of 50' (200' for single residence lots).
2. WIDTH - 10' minimum, should be based at the existing road to provide a turning radius.
3. CONCRETE SIDES (After shall) shall be based over the existing ground prior to placing stone. The post approval authority may not require single family residences to use concrete.
4. STONE - Crushed aggregate (2"-3" or recycled or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. SEEDING NOTES - All surface areas leading to a stabilized construction entrance shall be seeded through the entrance, maintaining positive drainage. Pipe installed through the drainage, when the S.C.E. is installed at high back and low no drainage to convey, pipe will not be necessary. Pipe should be sized according to its amount of runoff to be conveyed. If necessary, it will be required.
6. LOCATION - A stabilized construction entrance shall be located at every point where conditions for traffic entry or leave a construction site. Warning the site must travel over the entire length of the stabilized construction entrance.

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Criteria for Chain Link Fencing. The specification for a 4" fence shall be used, including 42 fabric and 2" length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, hinges and trim rods, drive rollers 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 the spaced every 24" at the top and side sections.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth overlap each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed on needed and all debris removed when "down" develop in the air fence, or when will require 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and side sections and shall meet the following requirements for Geotextile Class 7:

Staple Strength	50 lbs/ft (min)	Tens: MSF 508
Tensile Strength	20 lbs/ft (min)	Tens: MSF 508
Flow Rate	3.3 gal/ft/min (max)	Tens: MSF 322
Filtering Efficiency	70% (min)	Tens: MSF 322

LAND OF
GEORGE E. & CHARLES C. SCHWING
TAX MAP #37, GRID #20, PARCEL #508
DEED REF: 411/G42
ZONED: R 12

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT THROUGH THE DEPARTMENT OF INSPECTIONS, LICENSE & PERMITS.
2. NOTIFY HOWARD COUNTY SEDIMENT CONTROL DIVISION (410-313-1855) AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. CLEAR AND GRUB AS NECESSARY FOR SEDIMENT CONTROL INSTALLATION. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE. (2 DAYS)
4. CONSTRUCT DWELLINGS ON SITE. (200 DAYS)
5. CONSTRUCT UTILITY CONNECTIONS.
6. CONSTRUCT DRIVEWAY AND LEVEL SPREADER.
7. WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES. (2 DAYS)
8. STABILIZE ALL AREAS DISTURBED AS A RESULT OF SEDIMENT CONTROL REMOVAL. (2 DAYS)

DATE	NO.	REVISION

OWNER/DEVELOPER: WILLIAM GMEINWEISER
 HORIZONS UNLIMITED HOME IMPROVEMENT, INC.
 #7387 WASHINGTON BLVD., SUITE 104
 ELKDRIDGE, MARYLAND 21075
 PH: 410-796-1333

PROJECT: DONHAM HEIGHTS
 LOTS 1-3 SINGLE FAMILY HOMES

TITLE: GRADING & SEDIMENT & EROSION CONTROL PLAN

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
 Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827



CHECKED BY: PCR
DESIGNED BY: PCR
DRAWN BY: CND
PROJECT NO.: 03012
DATE: 7/12/2004
SCALE: 1" = 20'
DRAWING NO. 2 OF 3

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim M... 10/2/04
 N.S. - NATURAL RESOURCES CONSERVATION SERVICES DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL THE HOWARD SOIL CONSERVATION DISTRICT.

John K. Robertson 10/2/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

... 10/5/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 10/14/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 11/20/04
 DIRECTOR DATE

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN OF 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.

Patrick C. Richardson, Jr. 9/30/04
 ENGINEER (PRINT NAME BELOW) DATE
 PATRICK C. RICHARDSON, JR.

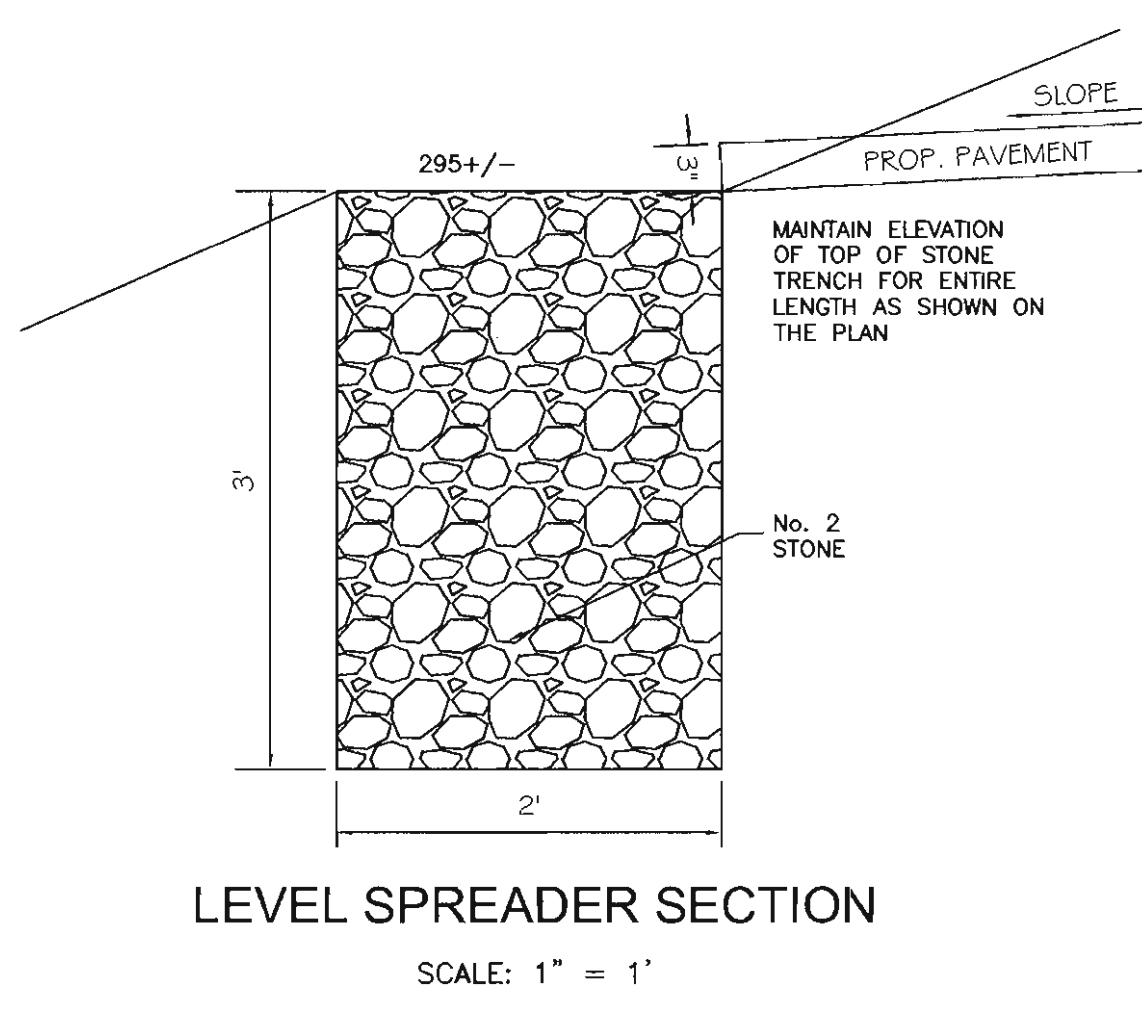
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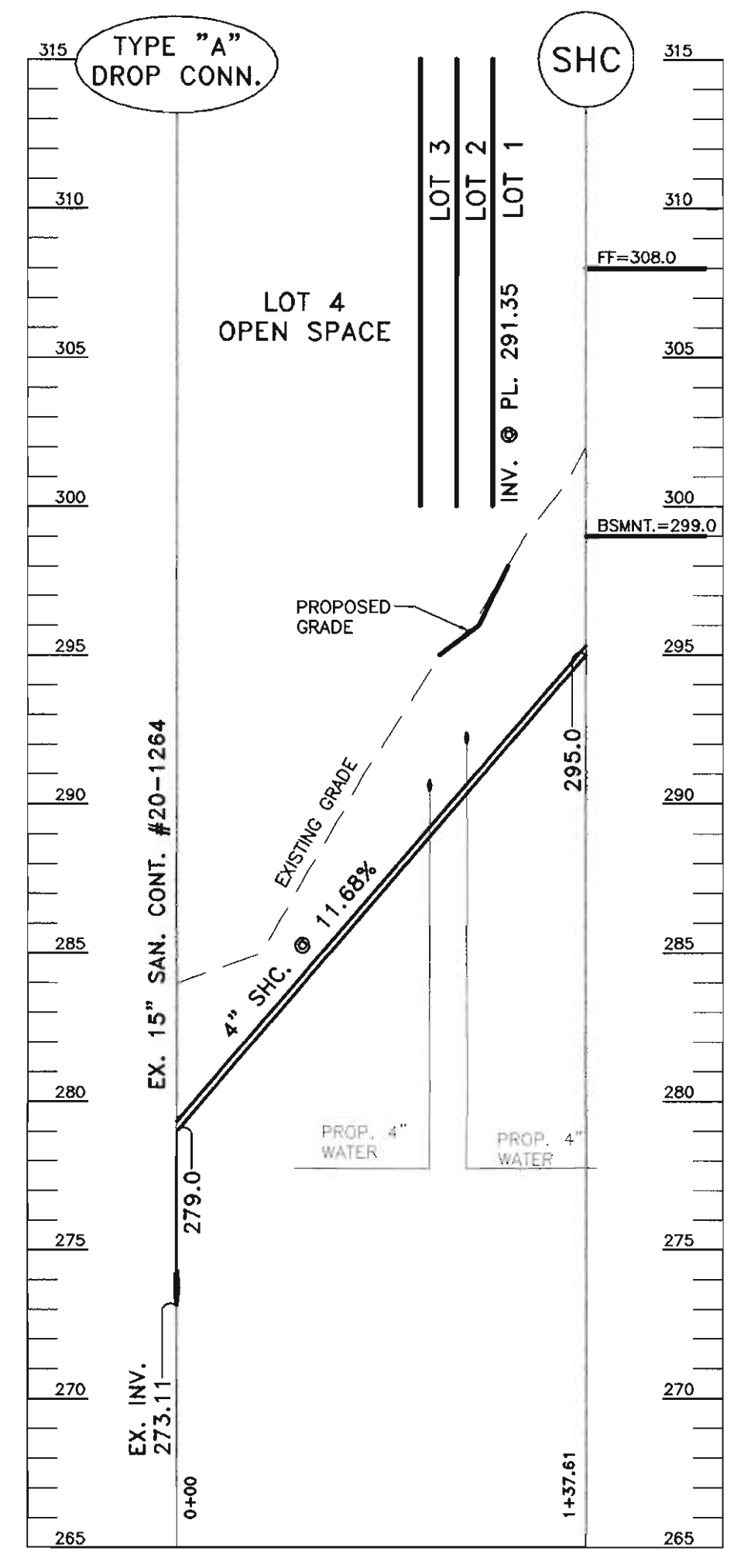
William Gmeinweiser 9-30-04
 DEVELOPER (PRINT NAME BELOW) DATE

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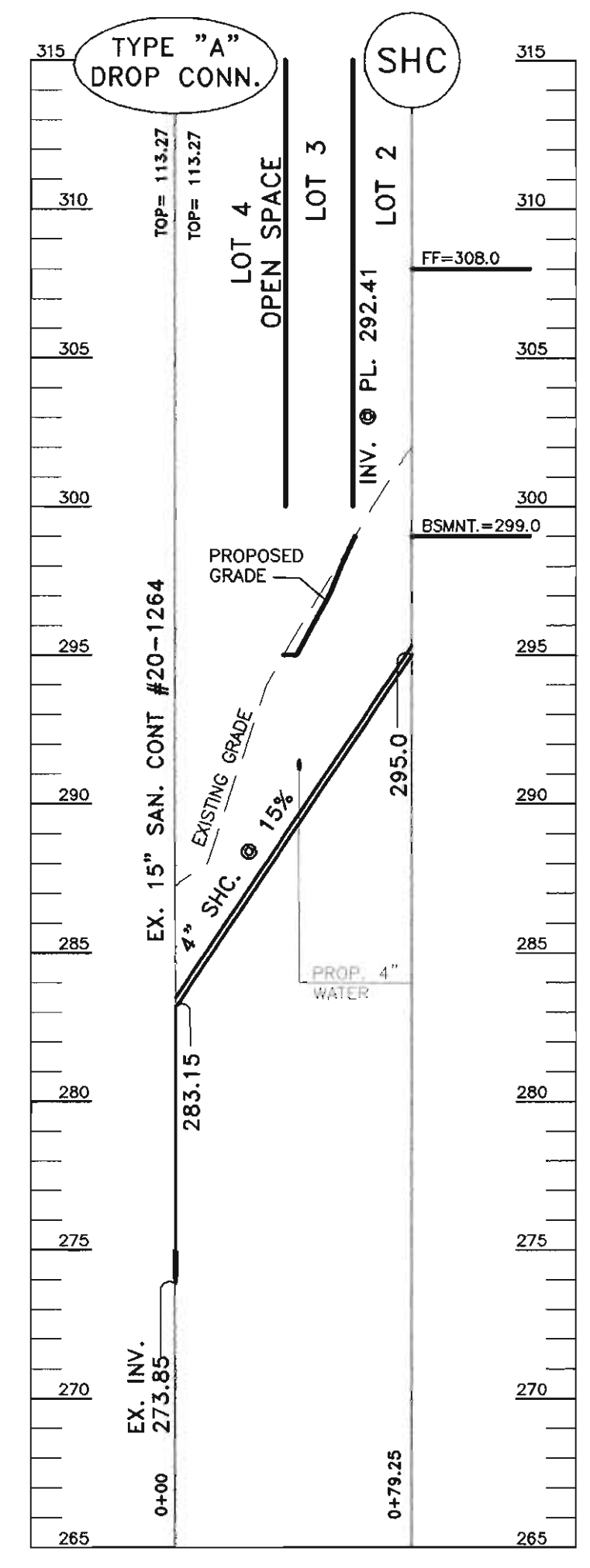
TEMPORARY SEEDING NOTES:
 APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
SEED PREPARATION:
 LOOSEN UPPER THREE INCHES OF SOIL BY RATING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENEED.
SOIL AMENDMENTS:
 APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.)
SEEDING:
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1-1/2 BUSHEL PER ANNUAL RYE (3.2 LBS./1,000 SQ.FT.) FOR THE PERIOD MAY THRU AUGUST 14, SEED WITH 1/2 LBS./ACRE OF WEEPING LOVEGRASS (07 LBS/1000 SQ.FT.) FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28. PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL-ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE. IN THE SPRING, OR USE SOD.
MULCHING:
 APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90LBS/1,000 SQ.FT.) OR UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 215 GALLONS PER ACRE (5GAL/1,000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT ACRES. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1,000 SQ. FT.) FOR ANCHORING. REFER TO THE 1988 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.
PERMANENT SEEDING NOTES:
 ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
SEEDBED PREPARATION:
 LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
SOIL AMENDMENTS:
 APPLY TOW TONS PER ACRE DOLOMITIC LIME STONE (92 LBS/1,000 SQ.FT.) AND 600 LBS PER ACRE 0-20-20 FERTILIZER (14 LBS/1,000 SQ.FT.) BEFORE SEEDING. HARROW OR DISCING INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS PER ACRE 38-0-0 UREA FORM FERTILIZER (9 LBS/1,000 SQ. FT.) AND 500 LBS PER ACRE (11.5 LBS/ 1,000 SQ.FT.) OF 10-20-20 FERTILIZERS.
SEEDING:
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS PER ACRE (2.3 LBS/1,000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE, FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (1.4 LBS/1,000 FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS/1,000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28 PROJECT SITE BY: OPTION (1) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OPTION (2) - USE SOD; OPTION (3) - SEED WITH 100 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDED.
MULCHING:
 APPLY 1-1/2 TO 2 TONS PER ACRE (10 TO 90 LBS/1,000 SQ.FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GAL/1,000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT ACRES. ON SLOPES 8 FEET OR HIGHER USE 348 GALLON PER ACRE (8 GAL/1,000 SQ.FT.) FOR ANCHORING.
MAINTENANCE:
 INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING. *FOR PUBLIC PONDS SUBSTITUTE CHEMUNG CROWNVEITCH AT 15 LBS/ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS/ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.
TOPSOIL SPECIFICATIONS:
 SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING: TOPSOIL SHALL BE A LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURE SUBSOIL AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS TRASH, OR OTHER MATERIALS LARGER THAN 1-1/2" IN DIAMETER. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUICKGRASS, JOHNSON GRASS, HUTSEDEGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED. WHERE THE TOPSOIL 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/1,000 SQ.FT.) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTURBED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH FILL AGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES. 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.
 ALTERNATIVE FOR PERMANENT SEEDING:
 INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED ELow:
 COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: A.) COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE BY A PERSON OR PERSONS THE AT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 25.04.06. B.) COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS. THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE. C.) COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQ.FT. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4LB/1,000 SQ.FT., AND 1/3 THE NORMAL LIME APPLICATION RATE.



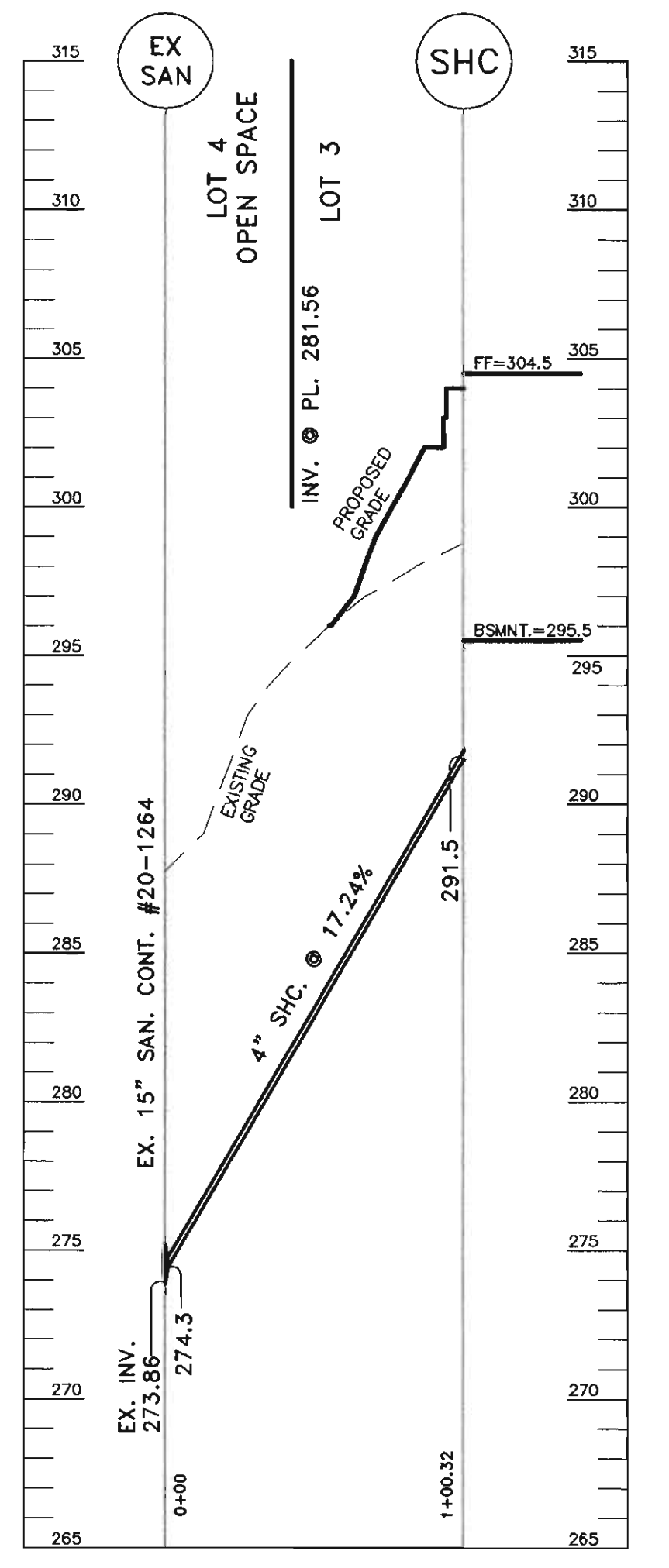
LEVEL SPREADER SECTION
 SCALE: 1" = 1'



LOT 1 SHC



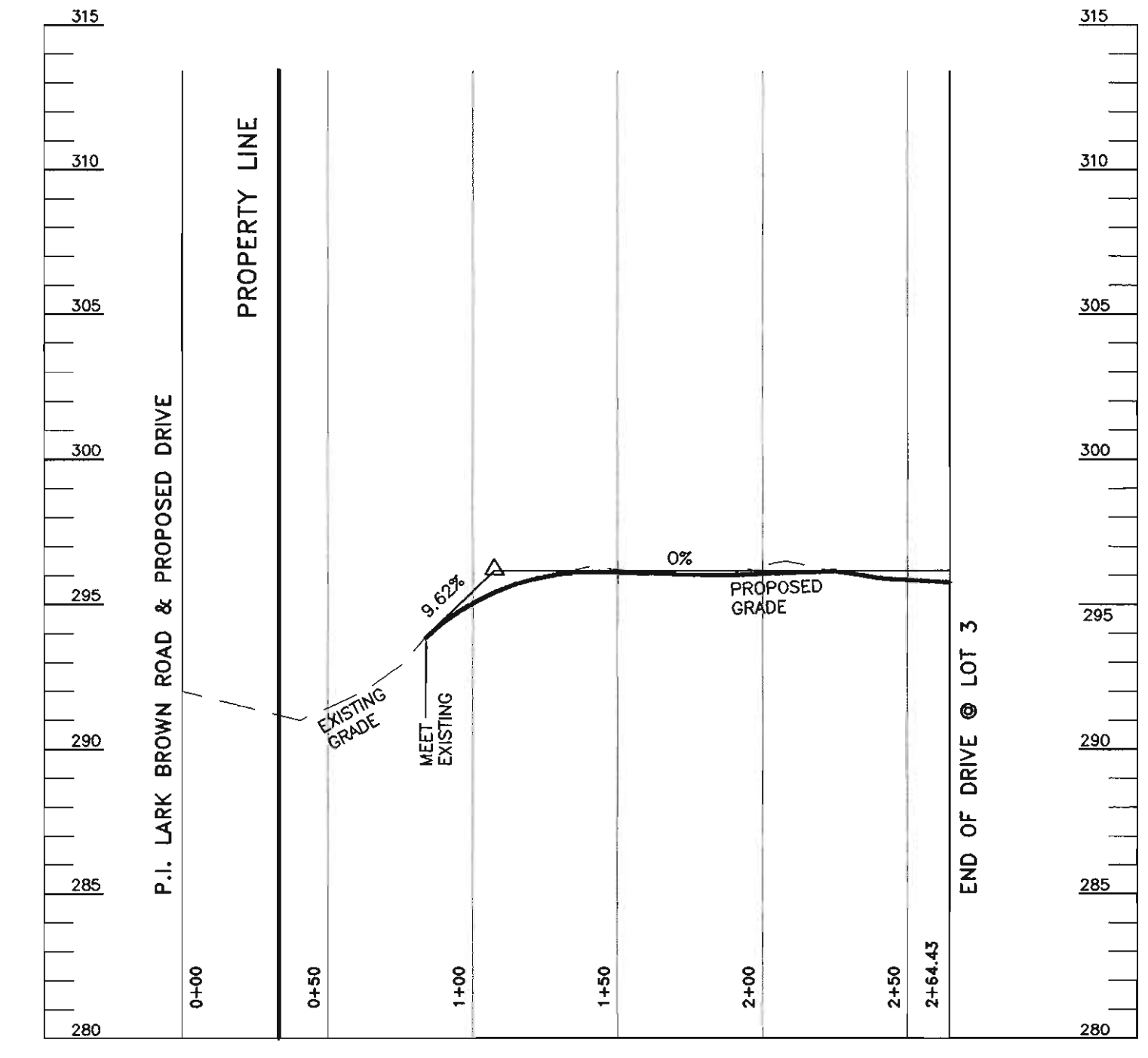
LOT 2 SHC



LOT 3 SHC

SEWER HOUSE CONNECTION PROFILES

SCALE:
 HORZ. 1" = 50'
 VERT. 1" = 5'



PROPOSED DRIVE PROFILE

SCALE:
 HORZ. 1" = 50'
 VERT. 1" = 5'

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
Jim Meyer 10/12/04
 USDI - NATURAL RESOURCES CONSERVATION SERVICES DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John Robinson 10/12/04
 HOWARD SOIL CONSERVATION DISTRICT DATE
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
William J. ... 10/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Cinda ... 10/19/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Marsha ... 10/20/04
 DIRECTOR DATE

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN OF 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.
William J. ... 9/30/04
 ENGINEER (PRINT NAME BELOW) DATE
 BY THE DEVELOPER
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
William J. ... 9-30-04
 DEVELOPER (PRINT NAME BELOW) DATE

DATE	NO.	REVISION
OWNER/DEVELOPER: WILLIAM GMEINWEISER c/o HORIZONS UNLIMITED HOME IMPROVEMENT, INC. #7387 WASHINGTON BLVD., SUITE 104 ELKBRIDGE, MARYLAND 21075 PH: 410-796-1333		
PROJECT: DONHAM HEIGHTS LOTS 1-3 SINGLE FAMILY HOMES		
TITLE: PROFILES, DETAIL AND NOTES		
Richardson Engineering, LLC		
730 W. Padonia Road, Suite 101 Cockeysville, Maryland 21030 Phone: 410-560-1502 Fax: 410-560-0827		
CHECKED BY: PCR		
DESIGNED BY: PCR		
DRAWN BY: CND		
PROJECT NO.: 03012		
DATE: 7/12/2004		
SCALE: 1" = 20'		<i>William J. ...</i> 9/30/04 DATE
DRAWING NO. 3 OF 3		

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	P-1	P-2	P-3	P-4
LANDSCAPE TYPE	B	A	A	A
LINEAR FEET OF ROADWAY/ FRONTAGE/PERIMETER	254	155	281	367
CREDIT FOR EXISTING VEGETATION (YES NO. LINEAR FEET)	212	155	137	0
CREDIT FOR WALL FENCE OR BERM (YES NO. LINEAR FEET)	90	0	0	0
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	42 @ 1/50 = 1 42 @ 1/40 = 1	0 @ 1/60 = 0 0	144 @ 1/60 = 2 0	367 @ 1/60 = 6 0
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	0*	0*	2	7

* CREDIT FOR EXIST. WOODED AREA

PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	REMARKS
9	RM	ACER RUBRUM	RED MAPLE	2 1/2"-3" GAL.

DEVELOPER'S/BUILDERS CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *William Gmeinweiser* DATE: 9-30-04

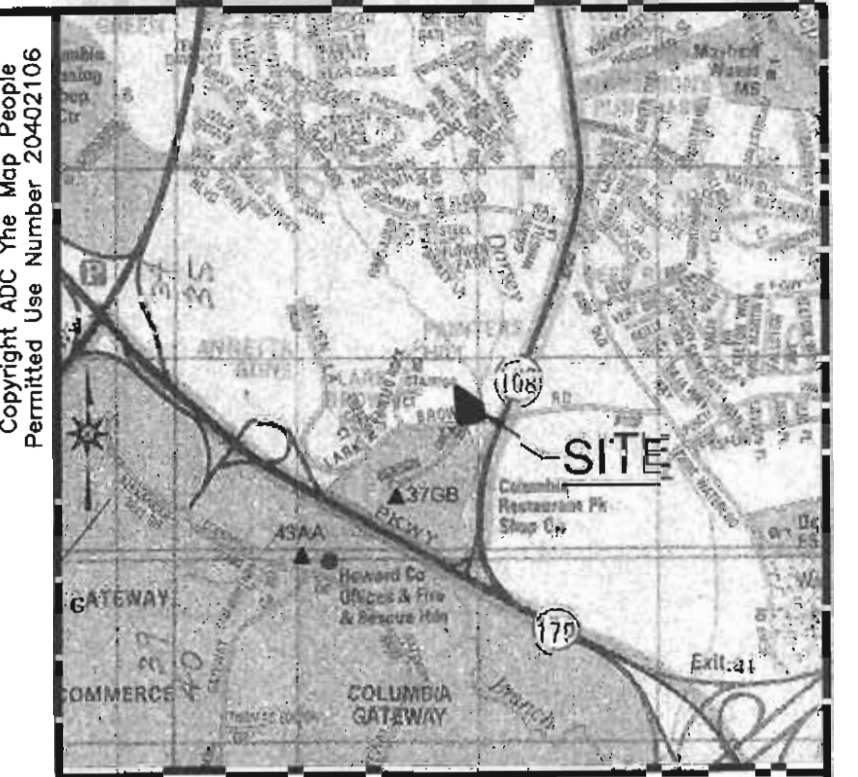
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

THE OWNER, TENTANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

LEGEND

- DENOTES PROPERTY LINE
- DENOTES EX. FENCE LINE
- DENOTES EX. DWELLING
- DENOTES PROP. DWELLING
- DENOTES EX. DRIVEWAY
- DENOTES PROP. DRIVEWAY
- DENOTES EX. TREELINE
- DENOTES EX. STREAM
- DENOTES EX. STREAM BUFFER
- DENOTES EX. WETLAND
- DENOTES EX. WETLAND BUFFER
- DENOTES EX. FLOODPLAIN
- DENOTES EX. EASEMENT
- DENOTES PROP. EASEMENT
- DENOTES EX. WATER LINE
- DENOTES PROP. WATER HOUSE CONN.
- DENOTES EX. SEWER LINE
- DENOTES PROP. SEWER HOUSE CONN.

- [Pattern] DENOTES NON TIDAL WETLANDS
- [Pattern] DENOTES PROPOSED DRIVEWAY
- [Pattern] DENOTES PROPOSED PRIVATE IN-USE-COMMON ACCESS & PRIVATE UTILITY EASEMENT.



LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- 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.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS AND STEEP SLOPE AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - B. SURFACE: 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1 1/2" MIN.)
 - C. GEOMETRY: MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
- STRUCTURES: CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
- DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
- MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS AND FIELD RUN TOPOGRAPHY WHERE VISIBLE.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
- FOREST CONSERVATION HAS BEEN FULFILLED BY A FEE-IN-LIEU PAYMENT OF \$3,484.80 FOR 0.16 OF AN ACRE OF AFFORESTATION TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-04-025.
- A WAIVER TO THE SUBDIVISION REGULATIONS TO ALLOW STEEP SLOPES TO BE LOCATED ON LOT 1 WAS APPROVED ON FEBRUARY 2, 2004, PER WP-04-053.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$2,700.00. THIS SURETY IS BASED ON 9 SHADE TREES AT \$300.00 EACH, 0 EVERGREEN TREES AT \$150.00 EACH AND 0 SHRUBS @ \$30.00.

SITE ANALYSIS DATA CHART

- TOTAL AREA: 61,750.7 Sq.Ft. or 1.4176 Ac.±
- TOTAL LOT AREAS: 37,598 Sq.Ft. or 0.8534 Ac.±
- OPEN SPACE PROVIDED: 22,824 Sq.Ft. or 0.5253 Ac.± (39%)
- AREA OF PLAN SUBMISSION: 37,598 Sq.Ft. or 0.8534 Ac.±
- LIMIT OF DISTURBED AREA: 28,180 Sq.Ft. or 0.646 Ac.±
- PRESENT ZONING: R-12
- PROPOSED USE: THREE RESIDENTIAL LOTS
- BUILDING COVERAGE: 5,626 Sq.Ft. or 0.130 Ac.± (9.17%)
- NUMBER OF UNITS ALLOWED: 3
- NUMBER OF UNITS PROPOSED: 3
- PREVIOUS DPZ FILE: F-04-025, WP-04-53
- FOREST CONSERVATION OFFSET FEE PAID AT TIME OF SUBDIVISION.

DATE	NO.	REVISION
11/3/04	1	Disturbed Area, House & Grades

OWNER/DEVELOPER: WILLIAM GMEINWEISER
c/o HORIZONS UNLIMITED HOME IMPROVEMENT, INC.
#7387 WASHINGTON BLVD., SUITE 104
ELKCRIDGE, MARYLAND 21075
PH: 410-796-1333

PROJECT: DONHAM HEIGHTS
LOTS 1-3 SINGLE FAMILY HOMES

TITLE: SITE DEVELOPMENT & LANDSCAPE PLAN

Richardson Engineering, LLC

730 W. Piedmont Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

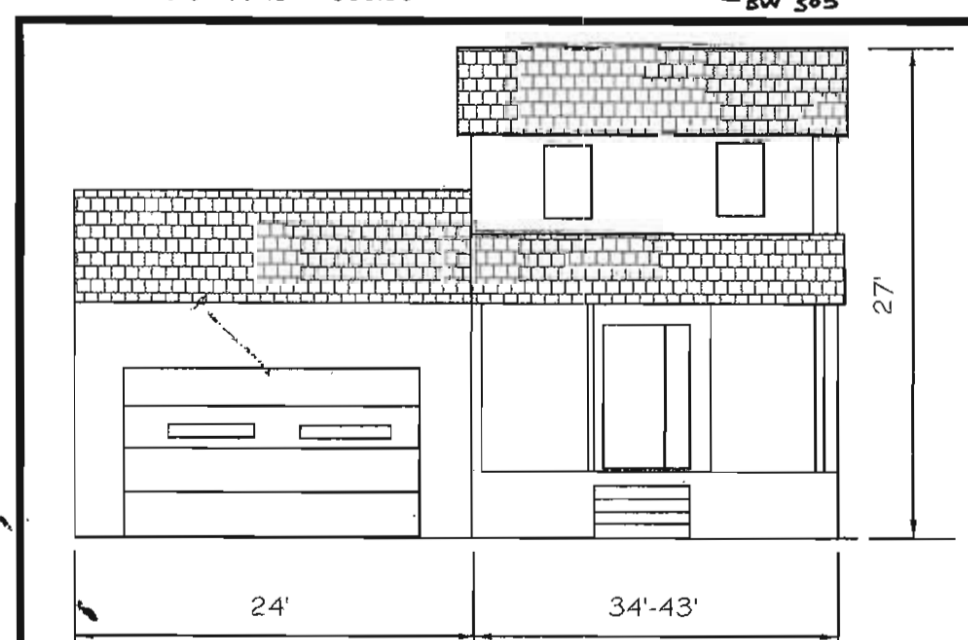
CHECKED BY: PCR
DESIGNED BY: PCR
DRAWN BY: CMD
PROJECT NO.: 03012
DATE: 7/12/2004
SCALE: 1" = 20'
DRAWING NO. 1 OF 3

LAND O
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
TAX MAP #37, GRID #20, PARCEL #707
DEED REF: 5289/ 330
ZONED: NT

LAND OF
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
TAX MAP #37, GRID #20, PARCEL #707
DEED REF: 5289/ 330
ZONED: NT

LAND OF
GEORGE E. & CHARLES C. SCHWING
TAX MAP #37, GRID #20, PARCEL #508
DEED REF: 411/ 642
ZONED: R 12

OPEN SPACE LOT 2
BENSON BUSINESS CENTER
PLAT REF: 96/ 13
ZONED: NT



BUILDING ELEVATION
NO SCALE

NOTE:

- THE EXISTING FEATURES WITHIN THE DEVELOPMENT ENVELOPE ON THIS DRAWING WERE GENERATED FROM A FIELD RUN AND MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 25th 2003 BY BRIAN R. DIETZ, PROFESSIONAL LAND SURVEYOR #21060.

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88

HOWARD COUNTY CONTROL POINTS

NO.	NORTHING	EASTING	ELEV.
37GB	553,452.821	1,368,503.167	325.937
43AA	552,707.694	1,367,736.062	327.439

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	SITE PLAN & NOTES
2	PROFILES, DETAILS & NOTES
3	SEDIMENT & EROSION CONTROL PLAN

ADDRESS CHART	
LOT/PARCEL#	STREET ADDRESS
1	#8296 LARK BROWN ROAD
2	#8294 LARK BROWN ROAD
3	#8292 LARK BROWN ROAD

PERMIT INFORMATION CHART			
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	
DONHAM HEIGHTS	N/A	1-3	
PLAT # or 1/7	BLOCK #	ZONING	TAX/ZONING MAP
16833	20	R 12	37
WATER CODE	671	SEWER CODE	20-1264
		ELECTION DIST.	6
		CENSUS TRACT	6067.03

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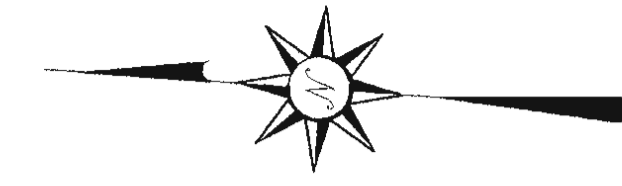
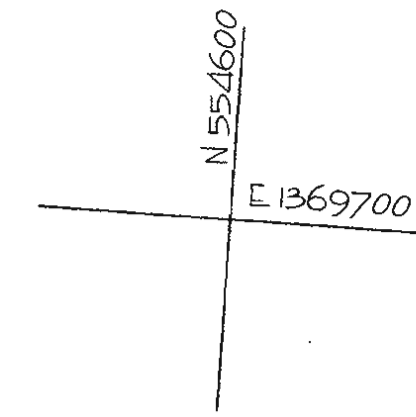
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hamitt 10/19/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Chris Hamitt 10/19/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
Frank D. Unger 10/19/04
 DIRECTOR

BY THE DEVELOPER
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
William Gmeinweiser 9-30-04
 DEVELOPER (PRINT NAME BELOW) DATE

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN OF 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.
John C. Kehler 9/30/04
 ENGINEER (PRINT NAME BELOW) DATE

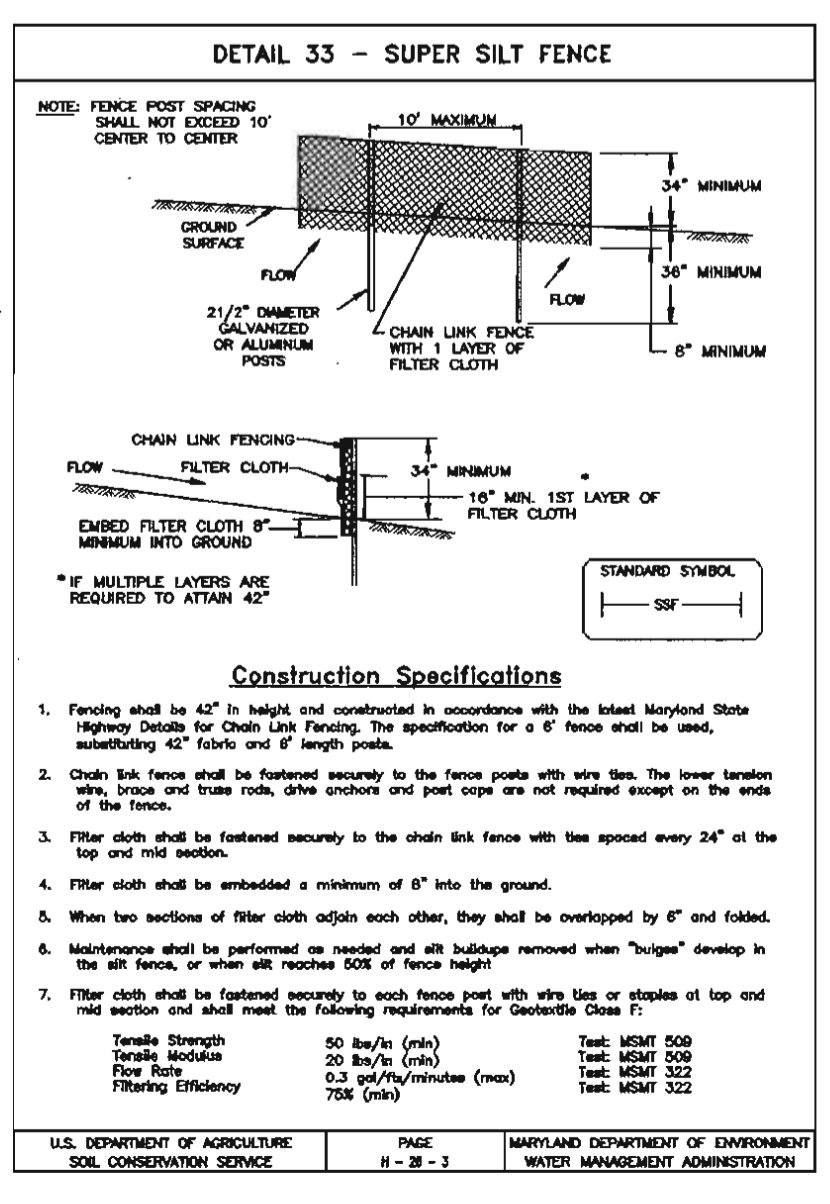
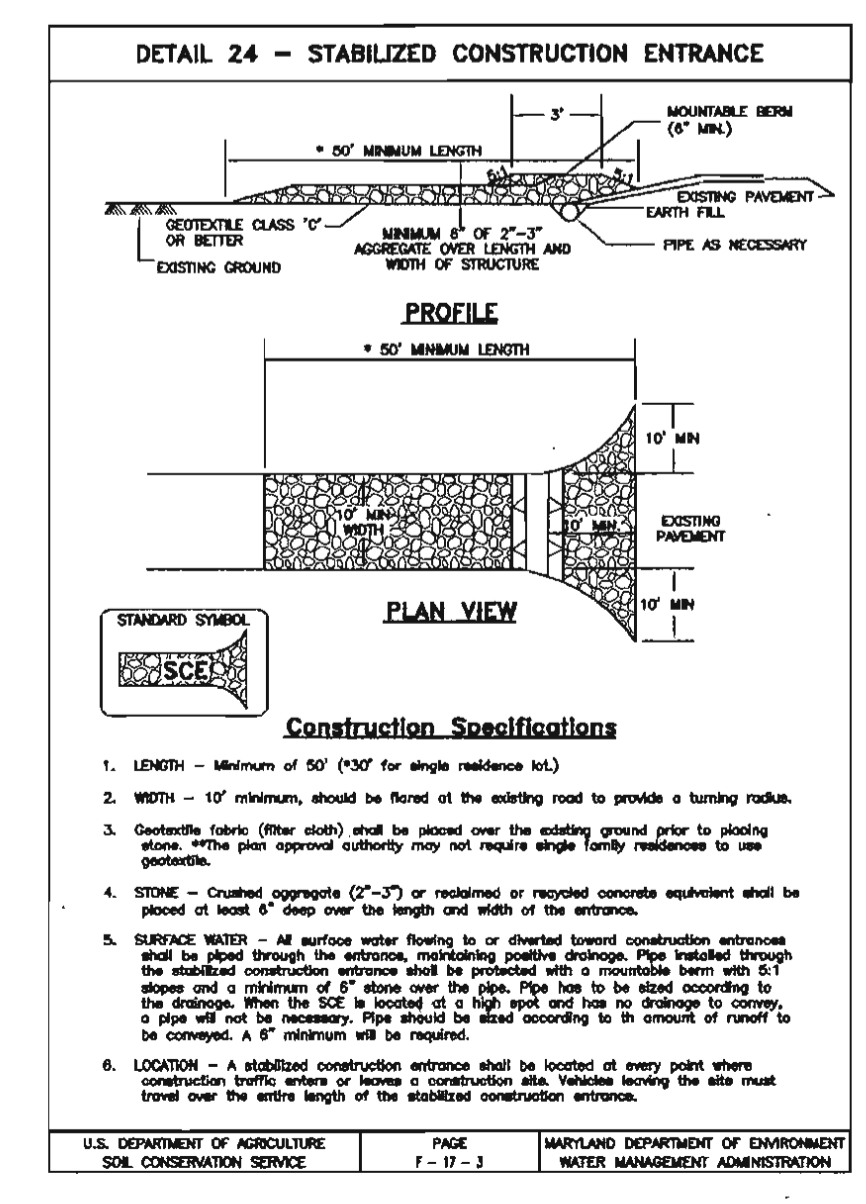
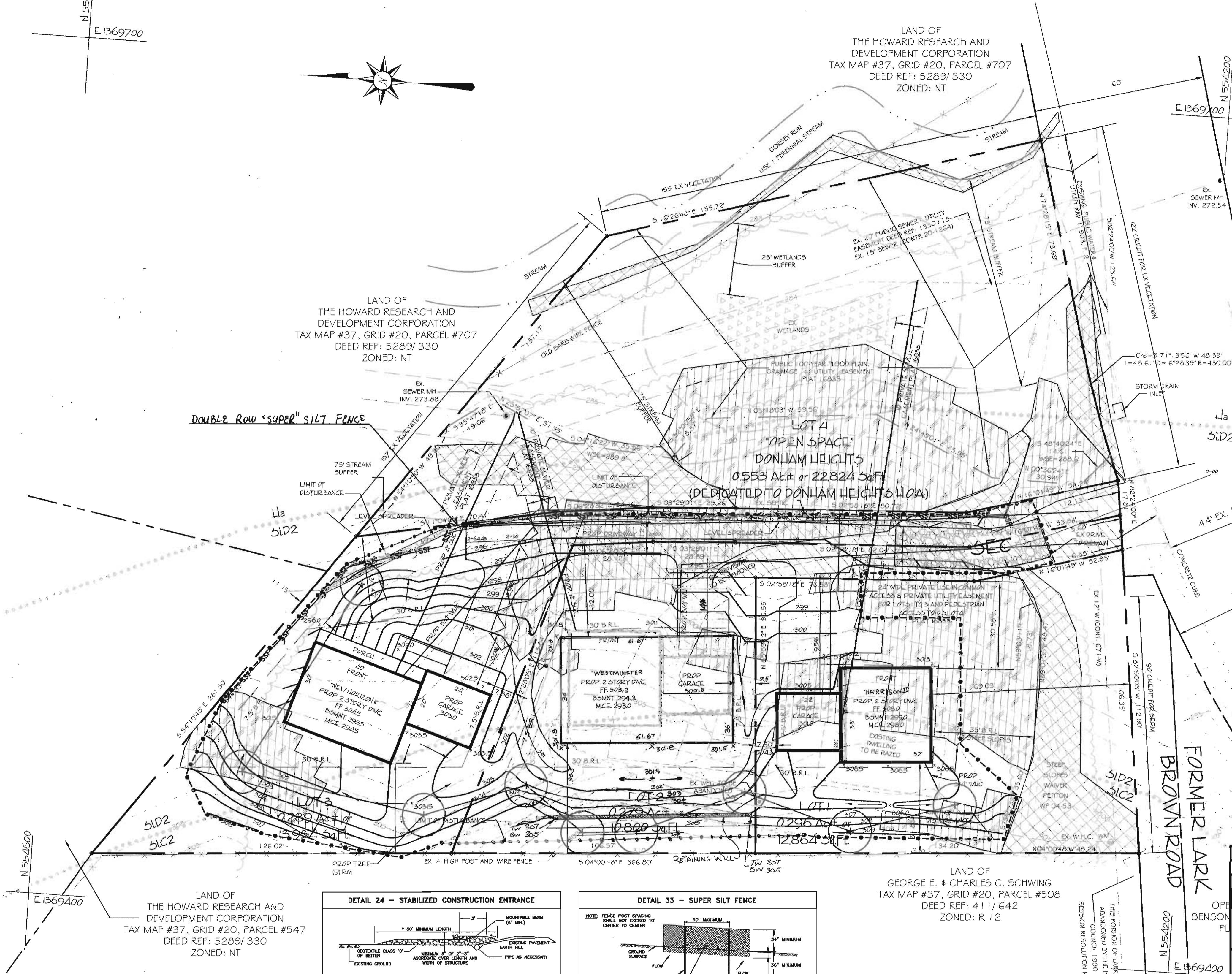
SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION 313-1855.
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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
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, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING. SEC. 6 TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
 TOTAL AREA OF SITE 61,750 SF / 1.4176 AC.
 AREA DISTURBED 21,151 SF / 0.646 AC.
 AREA TO BE:
 ROOFED OR PAVED 10,490 SF / 0.241 AC.
 VEGETATIVELY STABILIZED 17,412 SF / 0.400 AC.
 TOTAL CUT 500 CU. YDS
 TOTAL FILL 100 CU. YDS
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 REQUESTED UPON COMPLETION OF INSTALLATION 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.



LEGEND

- DENOTES PROPERTY LINE
 - DENOTES EX. FENCE LINE
 - DENOTES EX. GRADE
 - DENOTES PROP. GRADE
 - DENOTES EX. DWELLING
 - DENOTES PROP. DWELLING
 - DENOTES EX. DRIVEWAY
 - DENOTES PROP. DRIVEWAY
 - DENOTES EX. TREELINE
 - DENOTES EX. STREAM
 - DENOTES EX. STREAM BUFFER
 - DENOTES EX. WETLAND
 - DENOTES PROP. WETLAND BUFFER
 - DENOTES EX. FLOODPLAIN
 - DENOTES EX. EASEMENT
 - DENOTES PROP. EASEMENT
 - DENOTES EX. WATER LINE
 - DENOTES PROP. W.H.C.
 - DENOTES EX. SEWER LINE
 - DENOTES PROP. S.H.C.
 - DENOTES EX. SOILS LINE
- DENOTES DEDICATED ROADWAY
 - DENOTES NON TIDAL WETLANDS
 - DENOTES STEEP SLOPES 25% OR GREATER 5,560 Sq.Ft.
 - DENOTES STEEP SLOPES 15-24.9%
 - DENOTES PROPOSED DRIVEWAY
 - DENOTES PROPOSED PRIVATE IN-USE-COMMON ACCESS & PRIVATE UTILITY EASEMENT.



LAND OF GEORGE E. & CHARLES C. SCHWING
 TAX MAP #37, GRID #20, PARCEL #508
 DEED REF: 4111642
 ZONED: R 12

11/3/04	1	Disturbed Area, House & Grades
DATE	NO.	REVISION
OWNER/DEVELOPER: WILLIAM GMEINWEISER c/o HORIZONS UNLIMITED HOME IMPROVEMENT, INC. #7387 WASHINGTON BLVD., SUITE 104 ELKRIDGE, MARYLAND 21075 PH: 410-796-1333		
PROJECT: DONHAM HEIGHTS LOTS 1-3 SINGLE FAMILY HOMES		
TITLE: GRADING & SEDIMENT & EROSION CONTROL PLAN		

Richardson Engineering, LLC
 730 W. Padonia Road, Suite 101
 Cockeysville, Maryland 21030
 Phone: 410-560-1502 Fax: 410-560-0827

CHECKED BY: PCR
 DESIGNED BY: PCR
 DRAWN BY: CND
 PROJECT NO.: 03012
 DATE: 7/12/2004
 SCALE: 1" = 20'
 DRAWING NO. 2 OF 3

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
Jim M... 10/12/04
 USDC - NATURAL RESOURCES CONSERVATION SERVICES DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Roberts 10/12/04
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 10/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/19/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

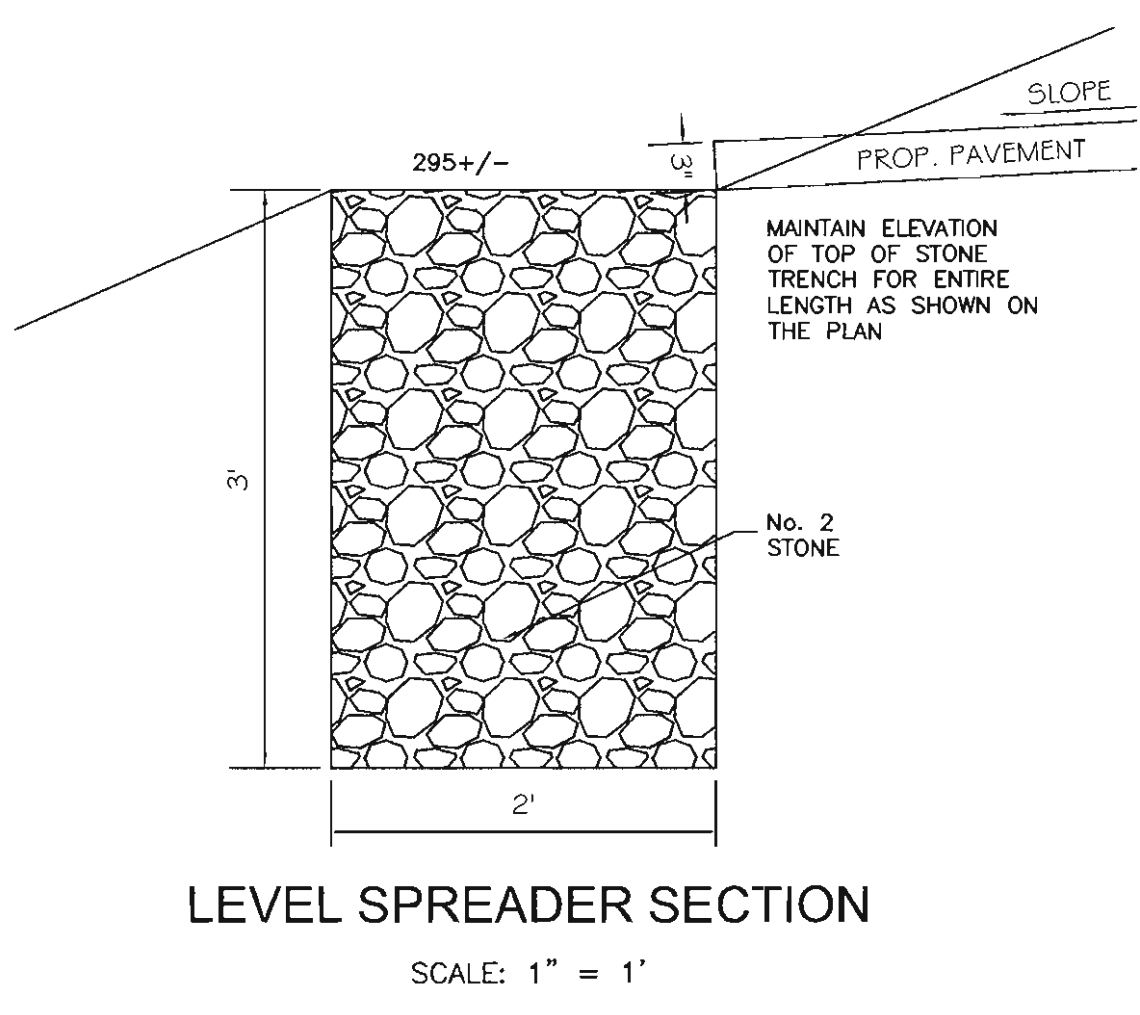
[Signature] 9-30-04
 DIRECTOR DATE

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN OF 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.
Patrick C. Richardson, JR. 9/30/04
 ENGINEER (PRINT NAME BELOW) DATE

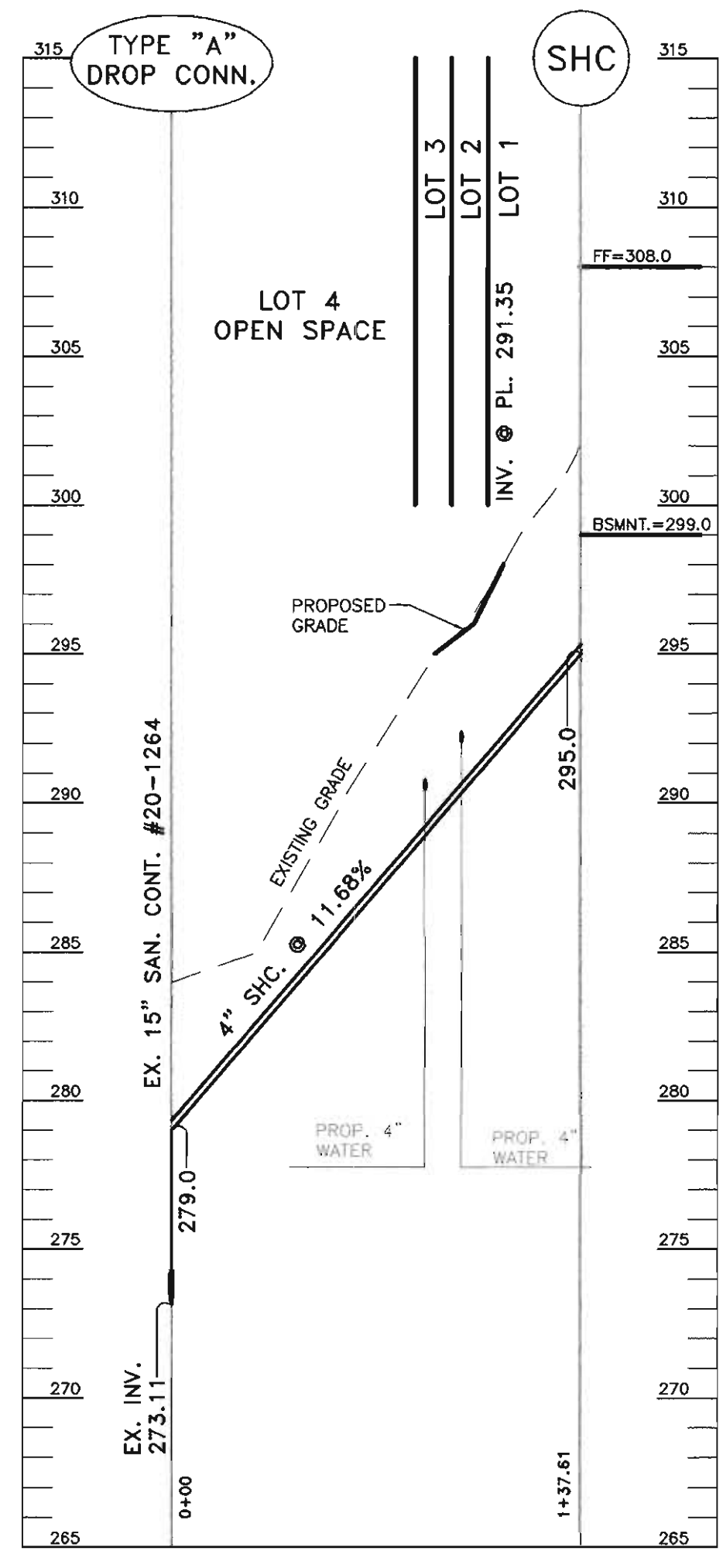
BY THE DEVELOPER
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 9-30-04
 DEVELOPER (PRINT NAME BELOW) DATE

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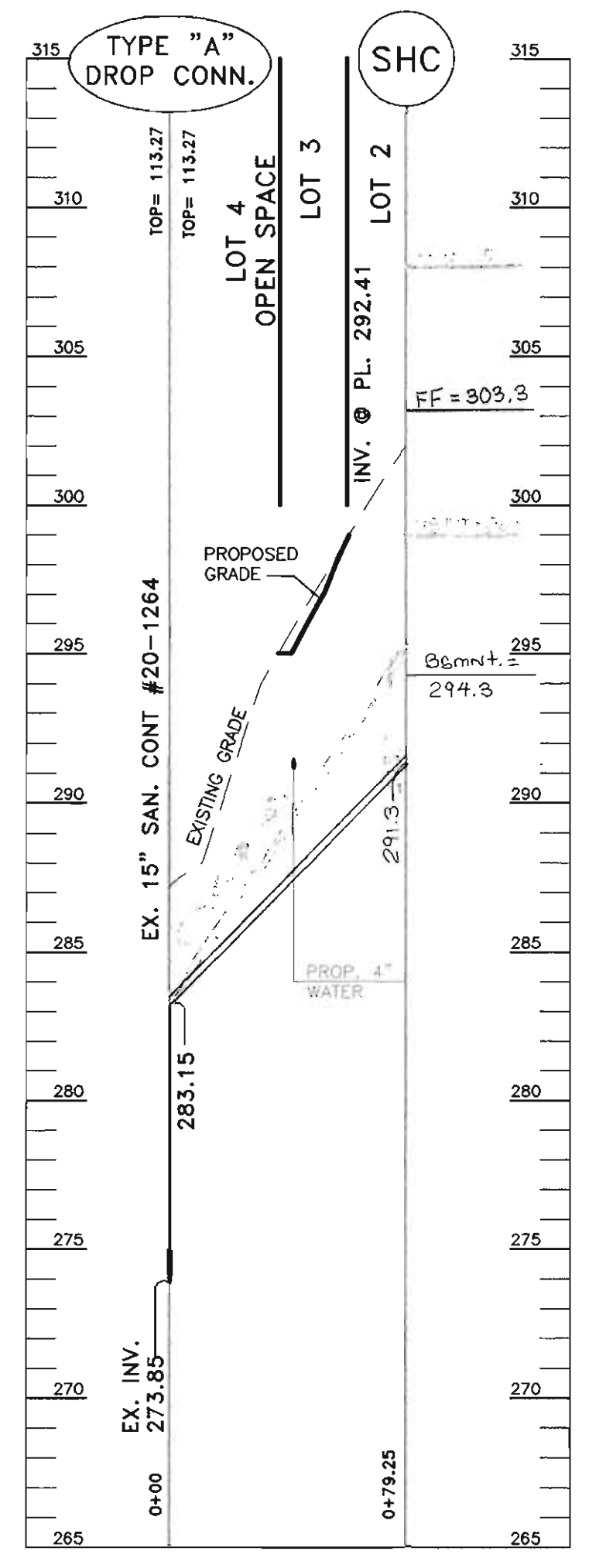
TEMPORARY SEEDING NOTES:
 APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
SEED PREPARATION:
 LOOSEN UPPER THREE INCHES OF SOIL BY RATING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
SOIL AMENDMENTS:
 APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.)
SEEDING:
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1-1/2 BUSHEL PER ANNUAL RYE (3.2 LBS/1,000 SQ.FT.) FOR THE PERIOD MAY THRU AUGUST 14, SEED WITH 1 LBS/ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ.FT.) FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28. PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL-ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE. IN THE SPRING, OR USE SOD.
MULCHING:
 APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90LBS/1,000 SQ.FT) OR UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 215 GALLONS PER ACRE (5GAL/1,000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT ACRES. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (9 GAL/1,000 SQ. FT.) FOR ANCHORING. REFER TO THE 1988 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.
PERMANENT SEEDING NOTES:
 ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
SEEDBED PREPARATION:
 LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
SOIL AMENDMENTS:
 APPLY TOW TONS PER ACRE DOLOMITIC LIME STONE (92 LBS/1,000 SQ.FT.) AND 600 LBS PER ACRE 0-20-20 FERTILIZER (14 LBS/1,000 SQ.FT.) BEFORE SEEDING. HARROW OR DISCING INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING APPLY 400 LBS PER ACRE 38-0-0 UREA FORM FERTILIZER (9 LBS/1,000 SQ. FT.) AND 500 LBS PER ACRE (11.5 LBS/1,000 SQ.FT.) OF 10-20-20 FERTILIZERS.
SEEDING:
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS PER ACRE (2.3 LBS/1,000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE, FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (1.4 LBS/1,000 FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS/1,000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28 PROJECT SITE BY: OPTION (1) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING OPTION (2) - USE SOD; OPTION (3) - SEED WITH 100 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDING.
MULCHING:
 APPLY 1-1/2 TO 2 TONS PER ACRE (10 TO 90 LBS/1,000 SQ.FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GAL/1,000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT ACRES. ON SLOPES 8 FEET OR HIGHER USE 348 GALLON PER ACRE (8 GAL/1,000 SQ.FT.) FOR ANCHORING.
MAINTENANCE:
 INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING. *FOR PUBLIC PONDS SUBSTITUTE CHEMUNG CROWNVECH AT 15 LBS/ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS/ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.
TOPSOIL SPECIFICATIONS:
 SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING: TOPSOIL SHALL BE A LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURE SUBSOIL AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS TRASH, OR OTHER MATERIALS LARGER THAN 1-1/2" IN DIAMETER. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUICKGRASS, JOHNSON GRASS, HUTSEDEGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED. WHERE THE TOPSOIL 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/1,000 SQ.FT.) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTURBED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH FILL AGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES. 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.
ALTERNATIVE FOR PERMANENT SEEDING:
 INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: A.) COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE BY A PERSON OR PERSONS THE AT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 25.04.06. B.) COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS. THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE. C.) COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQ.FT. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4LB/1,000 SQ.FT., AND 1/3 THE NORMAL LIME APPLICATION RATE.



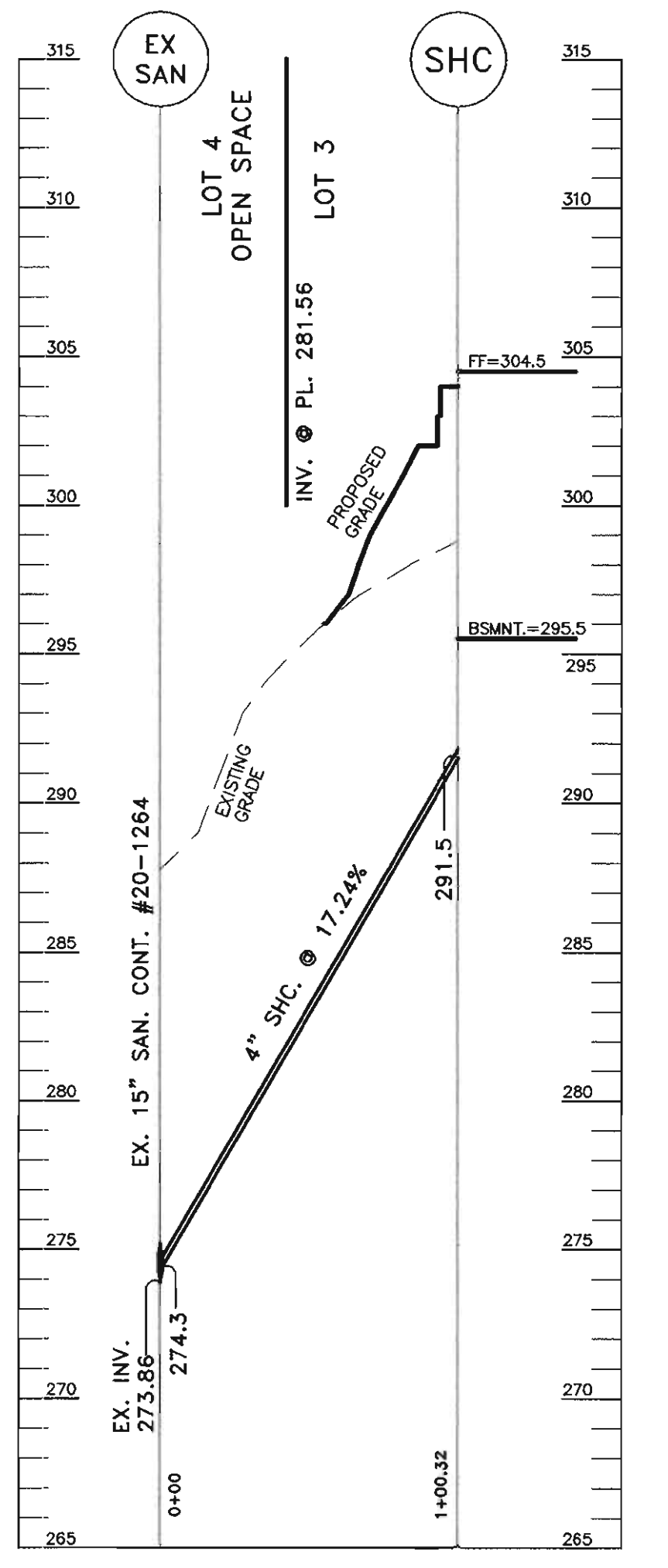
LEVEL SPREADER SECTION
 SCALE: 1" = 1'



LOT 1 SHC



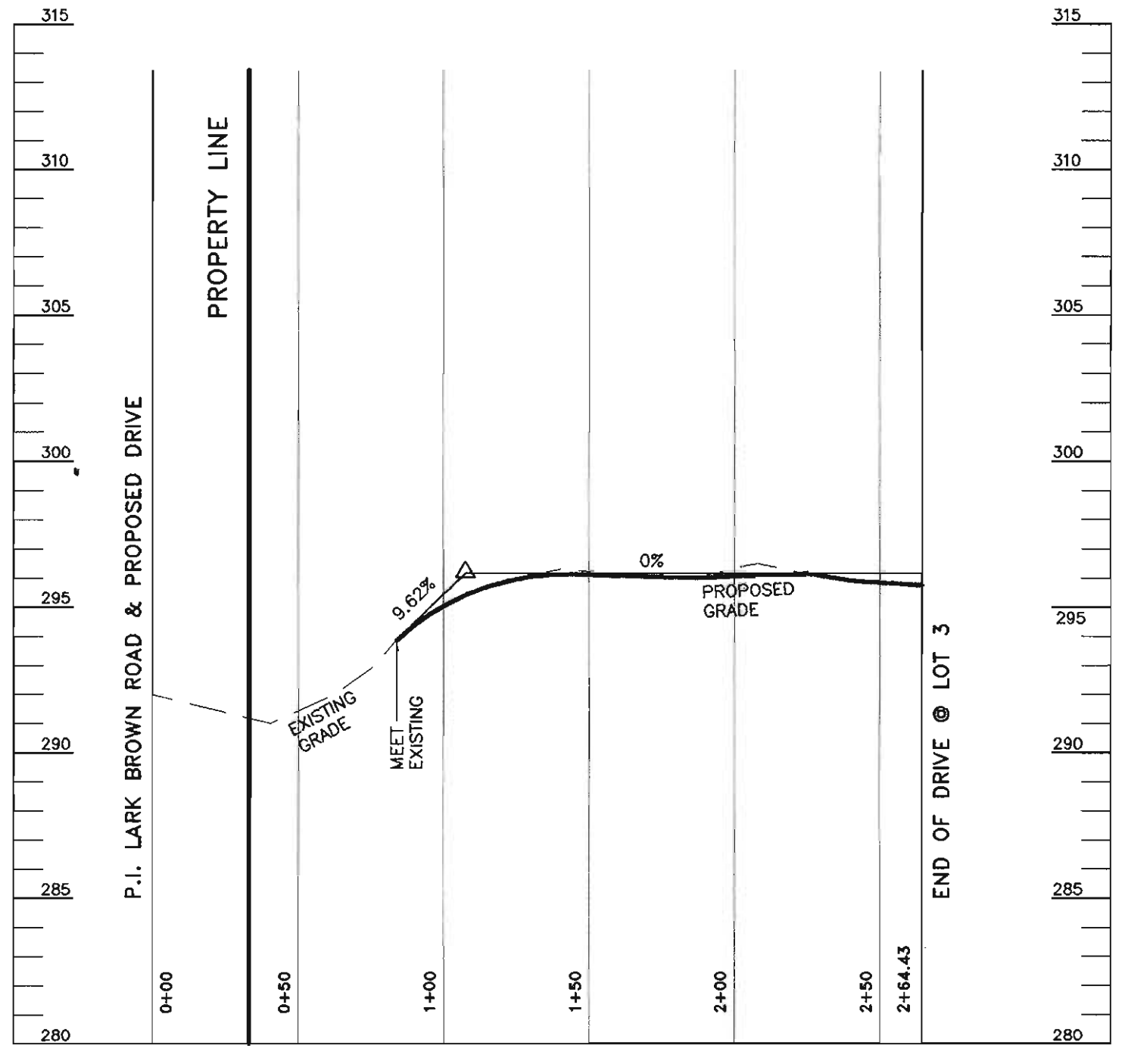
LOT 2 SHC



LOT 3 SHC

SEWER HOUSE CONNECTION PROFILES

SCALE:
 HORZ. 1" = 50'
 VERT. 1" = 5'



PROPOSED DRIVE PROFILE

SCALE:
 HORZ. 1" = 50'
 VERT. 1" = 5'

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
Jim Meyer 10/12/04
 USF - NATURAL RESOURCES CONSERVATION SERVICES
 DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robinson 10/12/04
 HOWARD SOIL CONSERVATION DISTRICT
 DATE
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
William J. Hamaker 10/15/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE
Carole Hamaker 10/19/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE
Maisha A. Leight 10/21/04
 DIRECTOR
 DATE

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN OF 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.
William J. Hamaker 9/30/04
 ENGINEER (PRINT NAME BELOW) DATE
 BY THE DEVELOPER
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
William J. Hamaker 9-30-04
 DEVELOPER (PRINT NAME BELOW) DATE

11/3/04	1	Disturbed Area, House & Grades
DATE	NO.	REVISION
OWNER/DEVELOPER: WILLIAM GMEINWEISER c/o HORIZONS UNLIMITED HOME IMPROVEMENT, INC. #7387 WASHINGTON BLVD., SUITE 104 ELKRIDGE, MARYLAND 21075 PH: 410-796-1333		
PROJECT: DONHAM HEIGHTS LOTS 1-3 SINGLE FAMILY HOMES		
TITLE: PROFILES, DETAIL AND NOTES		
Richardson Engineering, LLC		
730 W. Padonia Road, Suite 101 Cockeysville, Maryland 21030 Phone: 410-560-1502 Fax: 410-560-0827		
		CHECKED BY: PCR
		DESIGNED BY: PCR
		DRAWN BY: CND
		PROJECT NO.: 03012
		DATE: 7/12/2004
		SCALE: 1" = 20'
9/30/04 DATE		DRAWING NO. 3 OF 3

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LEGEND

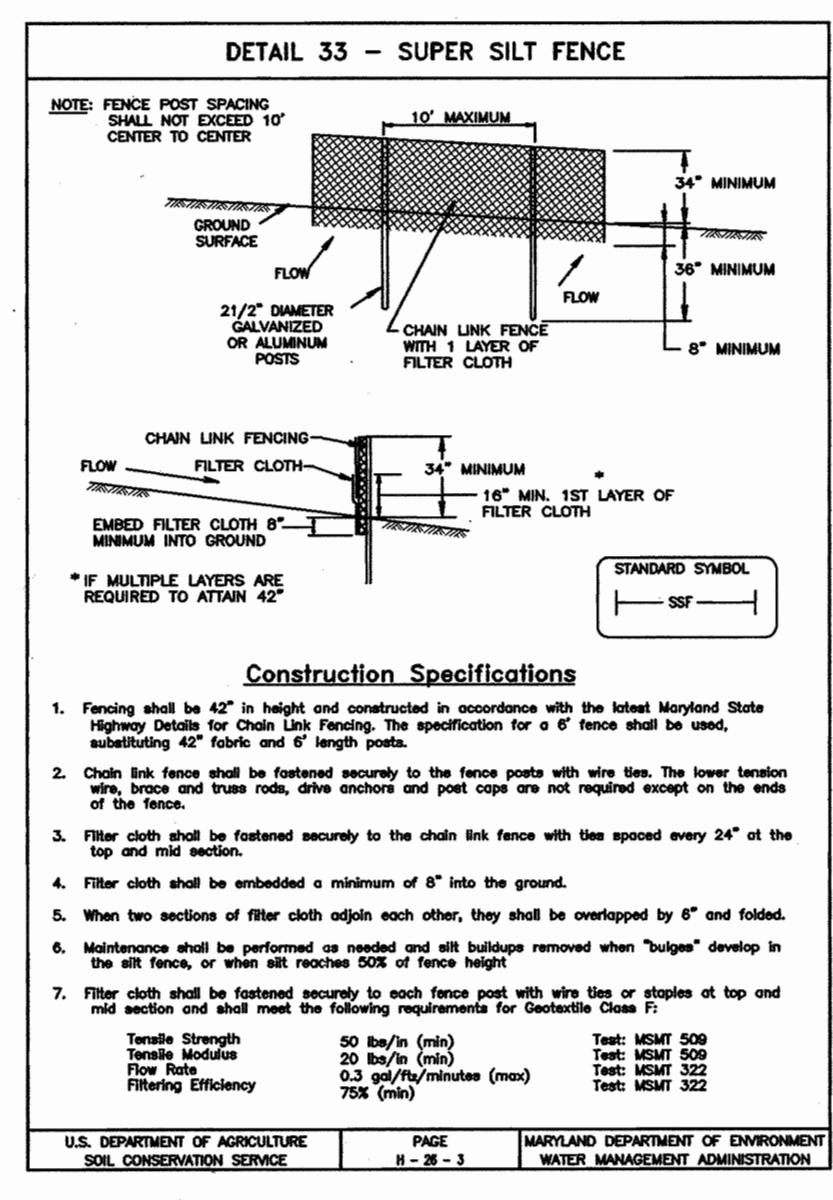
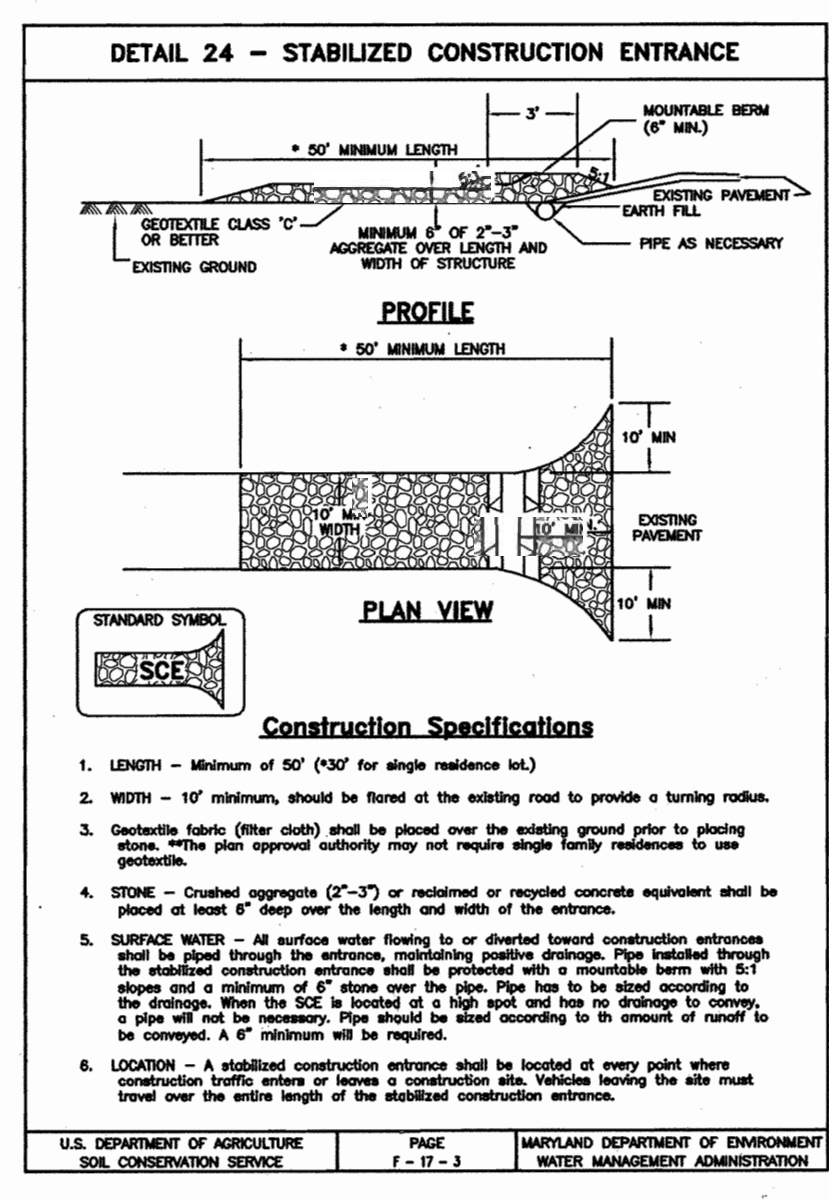
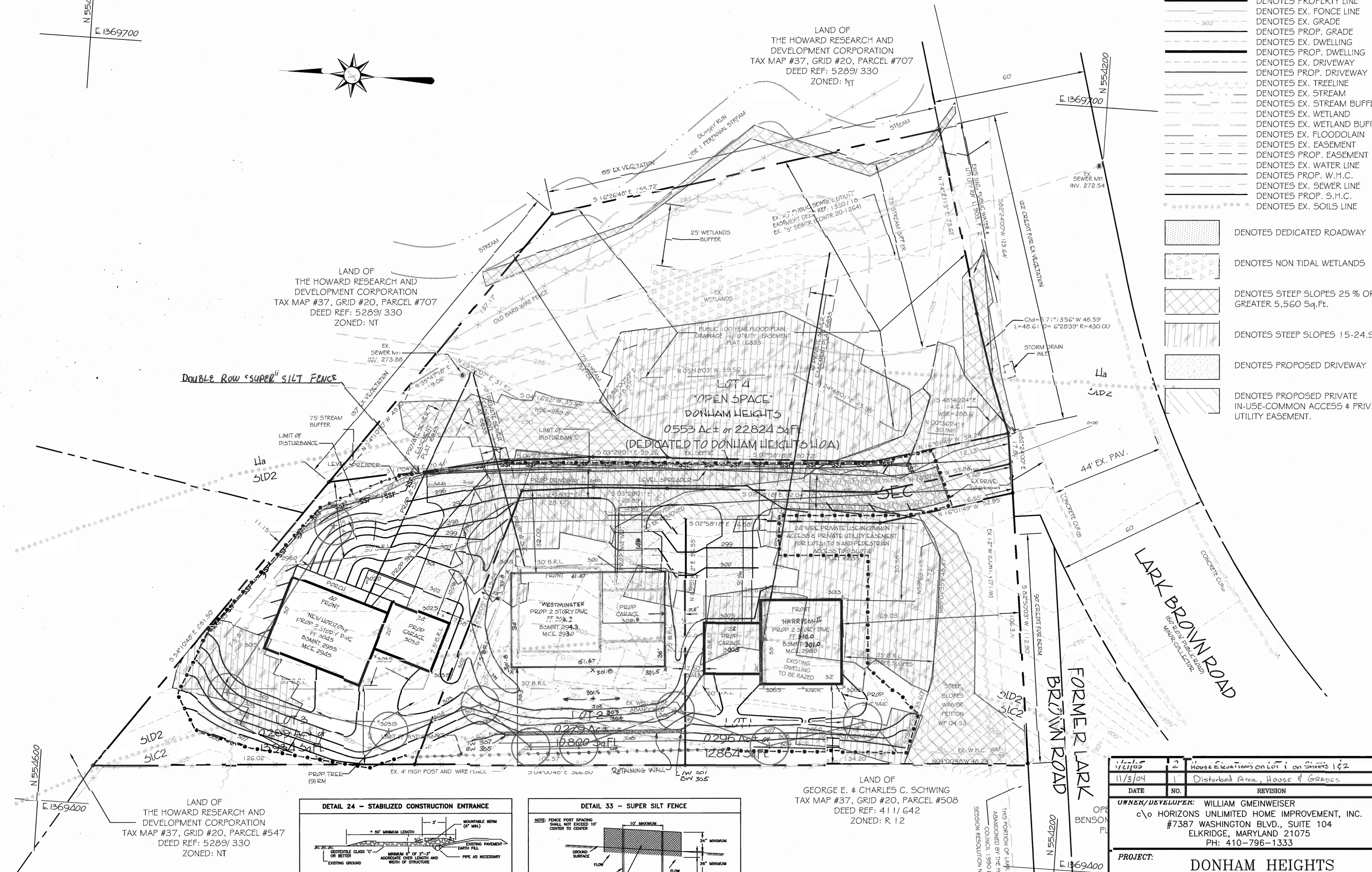
- DENOTES PROPERTY LINE
- DENOTES EX. FENCE LINE
- DENOTES EX. GRADE
- DENOTES PROP. GRADE
- DENOTES EX. DWELLING
- DENOTES PROP. DWELLING
- DENOTES EX. DRIVEWAY
- DENOTES PROP. DRIVEWAY
- DENOTES EX. STREAM
- DENOTES EX. STREAM BUFFER
- DENOTES EX. WETLAND
- DENOTES EX. WETLAND BUFFER
- DENOTES EX. FLOODPLAIN
- DENOTES EX. EASEMENT
- DENOTES PROP. EASEMENT
- DENOTES EX. WATER LINE
- DENOTES PROP. W.H.C.
- DENOTES EX. SEWER LINE
- DENOTES PROP. S.H.C.
- DENOTES EX. SOILS LINE

- [Pattern] DENOTES DEDICATED ROADWAY
- [Pattern] DENOTES NON TIDAL WETLANDS
- [Pattern] DENOTES STEEP SLOPES 25% OR GREATER 5,560 Sq.Ft.
- [Pattern] DENOTES STEEP SLOPES 15-24.9%
- [Pattern] DENOTES PROPOSED DRIVEWAY
- [Pattern] DENOTES PROPOSED PRIVATE IN-USE-COMMON ACCESS & PRIVATE UTILITY EASEMENT.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION 313-1855.
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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
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, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING SEC. G. TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
 TOTAL AREA OF SITE 61,750 SF / 1.4176 AC.
 AREA DISTURBED 28,151 SF / 0.646 AC.
 AREA TO BE:
 ROOFED OR PAVED 10,490 SF / 0.241 AC.
 VEGETATIVELY STABILIZED 17,412 SF / 0.400 AC.
 TOTAL CUT 500 CU. YDS.
 TOTAL FILL 100 CU. YDS.
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 REQUESTED UPON COMPLETION OF INSTALLATION 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.

N 554600
E 1369700



LAND OF GEORGE E. & CHARLES C. SCHWING
TAX MAP #37, GRID #20, PARCEL #508
DEED REF: 411/642
ZONED: R 12

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN A GRADING PERMIT THROUGH THE DEPARTMENT OF INSPECTIONS, LICENSE & PERMITS.
 2. NOTIFY HOWARD COUNTY SEDIMENT CONTROL DIVISION (410-313-1855) AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 3. CLEAR AND GRUB AS NECESSARY FOR SEDIMENT CONTROL INSTALLATION. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE. (2 DAYS)
 4. CONSTRUCT DWELLING ON SITE. (200 DAYS)
 5. CONSTRUCT UTILITY CONNECTIONS.
 6. CONSTRUCT DRIVEWAY AND LEVEL SPREADER.
 7. WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES. (2 DAYS)
 8. STABILIZE ALL AREAS DISTURBED AS A RESULT OF SEDIMENT CONTROL REMOVAL. (2 DAYS)

11/3/04	2	House Elevation on Lot 1 on Sheets 1 & 2
11/3/04	1	Disturbed Area, House & Grapes
DATE	NO.	REVISION
OWNER/DEVELOPER: WILLIAM GMEINWEISER c/o HORIZONS UNLIMITED HOME IMPROVEMENT, INC. #7387 WASHINGTON BLVD., SUITE 104 ELKRIDGE, MARYLAND 21075 PH: 410-796-1333		
PROJECT: DONHAM HEIGHTS LOTS 1-3 SINGLE FAMILY HOMES		
TITLE: GRADING & SEDIMENT & EROSION CONTROL PLAN		

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-560-1502, Fax: 410-560-0827

PROFESSIONAL ENGINEER

9/30/04

CHECKED BY: PCR
DESIGNED BY: PCR
DRAWN BY: CND
PROJECT NO.: 03012
DATE: 7/12/2004
SCALE: 1" = 20'
DRAWING NO. 2 OF 3

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim M... 10/2/04
NATURAL RESOURCES CONSERVATION SERVICES

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John R. Robertson 10/2/04
HOWARD SOIL CONSERVATION DISTRICT

... 10/5/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

... 10/10/04
CHIEF, DIVISION OF LAND DEVELOPMENT

... 11/20/04
DIRECTOR

BY THE ENGINEER:

Patrick C. Richardson, Jr. 9/30/04
ENGINEER (PRINT NAME BELOW)

BY THE DEVELOPER:

... 9-30-04
DEVELOPER (PRINT NAME BELOW)

I CERTIFY THAT THIS PLAN OF 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.

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

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**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	P-1	P-2	P-3	P-4
LANDSCAPE TYPE	B	A	A	A
LINEAR FEET OF ROADWAY/ FRONTAGE/PERIMETER	254	155	281	367
CREDIT FOR EXISTING VEGETATION (YES NO, LINEAR FEET)	212	155	137	0
CREDIT FOR WALL FENCE OR BERM (YES NO, LINEAR FEET)	90	0	0	0
NUMBER OF PLANTS REQUIRED				
SHADE TREES	42 @ 1/50=1	0 @ 1/60=0	144 @ 1/60=2	367 @ 1/60=6
EVERGREEN TREES	42 @ 1/40=1	0	0	0
SHRUBS	0*	0*	2	7
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0*	0*	2	7
EVERGREEN TREES	0*	0*	2	7
OTHER TREES (2:1 SUBSTITUTION)	0*	0*	2	7
SHRUBS (10:1 SUBSTITUTION)	0*	0*	2	7

* CREDIT FOR EXIST. WOODED AREA

PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	REMARKS
9	RM	ACER RUBRUM	RED MAPLE	2 1/2"-3" CAL.

DEVELOPER'S/BUILDERS CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

William Gmeinweiser 9-30-04
NAME DATE

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

THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

LAND OF
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
TAX MAP #37, GRID #20, PARCEL #547
DEED REF: 5289/330
ZONED: NT

LAND OF
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
TAX MAP #37, GRID #20, PARCEL #707
DEED REF: 5289/330
ZONED: NT

LAND OF
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
TAX MAP #37, GRID #20, PARCEL #707
DEED REF: 5289/330
ZONED: NT

LAND O
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
TAX MAP #37, GRID #20, PARCEL #707
DEED REF: 5289/330
ZONED: NT

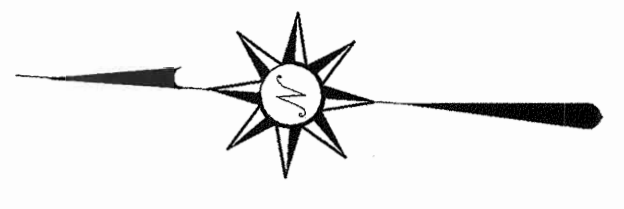
LAND OF
GEORGE E. & CHARLES C. SCHWING
TAX MAP #37, GRID #20, PARCEL #508
DEED REF: 411/642
ZONED: R 12

NOTE:
1. THE EXISTING FEATURES WITHIN THE DEVELOPMENT ENVELOPE ON THIS DRAWING WERE GENERATED FROM A FIELD RUN AND MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 25th, 2003 BY BRIAN R. DIETZ, PROFESSIONAL LAND SURVEYOR #21080.

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS), HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88

HOWARD COUNTY CONTROL POINTS

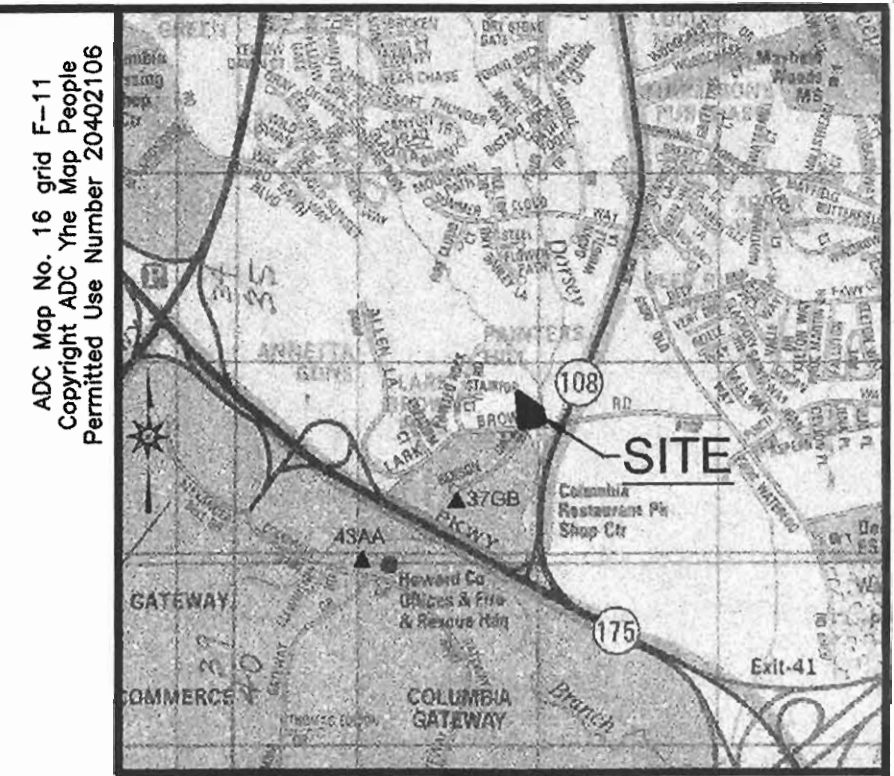
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43AA	552,707.694	1,367,736.062	327.439



LEGEND

- DENOTES PROPERTY LINE
- DENOTES EX. FENCE LINE
- DENOTES PROP. DWELLING
- DENOTES EX. DRIVEWAY
- DENOTES PROP. DRIVEWAY
- DENOTES EX. TREELINE
- DENOTES EX. STREAM
- DENOTES EX. STREAM BUFFER
- DENOTES EX. WETLAND
- DENOTES EX. WETLAND BUFFER
- DENOTES EX. FLOODPLAIN
- DENOTES EX. EASEMENT
- DENOTES PROP. EASEMENT
- DENOTES EX. WATER LINE
- DENOTES PROP. WATER HOUSE CONN.
- DENOTES EX. SEWER LINE
- DENOTES PROP. SEWER HOUSE CONN.

- DENOTES NON TIDAL WETLANDS
- DENOTES PROPOSED DRIVEWAY
- DENOTES PROPOSED PRIVATE IN-USE-COMMON ACCESS & PRIVATE UTILITY EASEMENT.



LOCATION MAP

SCALE: 1" = 200'

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- 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.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS AND STEEP SLOPE AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE: 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1 1/2" MIN.)
 - GEOMETRY: MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURES: CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSES 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ BUREAU OF ENGINEERING/CONSTRUCTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS AND FIELD RUN TOPOGRAPHY WHERE VISIBLE.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPERS EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD DETAIL R-6.06.
- FOREST CONSERVATION HAS BEEN FULFILLED BY A FEE-IN-LIEU PAYMENT OF \$3,484.80 FOR 0.16 OF AN ACRE OF AFFORESTATION TO THE HOWARD COUNTY FOREST CONSERVATION FUND UNDER F-04-025.
- A WAIVER TO THE SUBDIVISION REGULATIONS TO ALLOW STEEP SLOPES TO BE LOCATED ON LOT 1 WAS APPROVED ON FEBRUARY 2, 2004, PER WP-04-053.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$2,700.00. THIS SURETY IS BASED ON 9 SHADE TREES AT \$300.00 EACH, 0 EVERGREEN TREES AT \$150.00 EACH AND 0 SHRUBS @ \$30.00.

SITE ANALYSIS DATA CHART

- TOTAL AREA: 61,750.7 Sq.Ft. or 1.4176 Ac.
- TOTAL LOT AREAS: 37,598 Sq.Ft. or 0.8534 Ac.
- OPEN SPACE PROVIDED: 18,226 Sq.Ft. or 0.4253 Ac.
- AREA OF PLAN SUBMISSION: 37,598 Sq.Ft. or 0.8534 Ac.
- LIMIT OF DISTURBED AREA: 28,183 Sq.Ft. or 0.646 Ac.
- PRESENT ZONING: R-12.
- PROPOSED USE: THREE RESIDENTIAL LOTS.
- BUILDING COVERAGE: 5,536 Sq.Ft. or 0.130 Ac.(9.17%).
- NUMBER OF UNITS ALLOWED: 3.
- NUMBER OF UNITS PROPOSED: 3.
- PREVIOUS DPZ FILE #04-025.
- FOREST CONSERVATION OFFSET FEE PAID AT TIME OF SUBDIVISION.

DATE	NO.	REVISION
1/27/05	2	House Elevations on Lot 1 on Streets 1 & 2
11/3/04	1	Disturbed Area, House & Grades

OWNER/DEVELOPER: WILLIAM GMEINWEISER
c/o HORIZONS UNLIMITED HOME IMPROVEMENT, INC.
#7387 WASHINGTON BLVD., SUITE 104
ELKRIDGE, MARYLAND 21075
PH: 410-796-1333

PROJECT: **DONHAM HEIGHTS**
LOTS 1-3 SINGLE FAMILY HOMES

TITLE: **SITE DEVELOPMENT & LANDSCAPE PLAN**

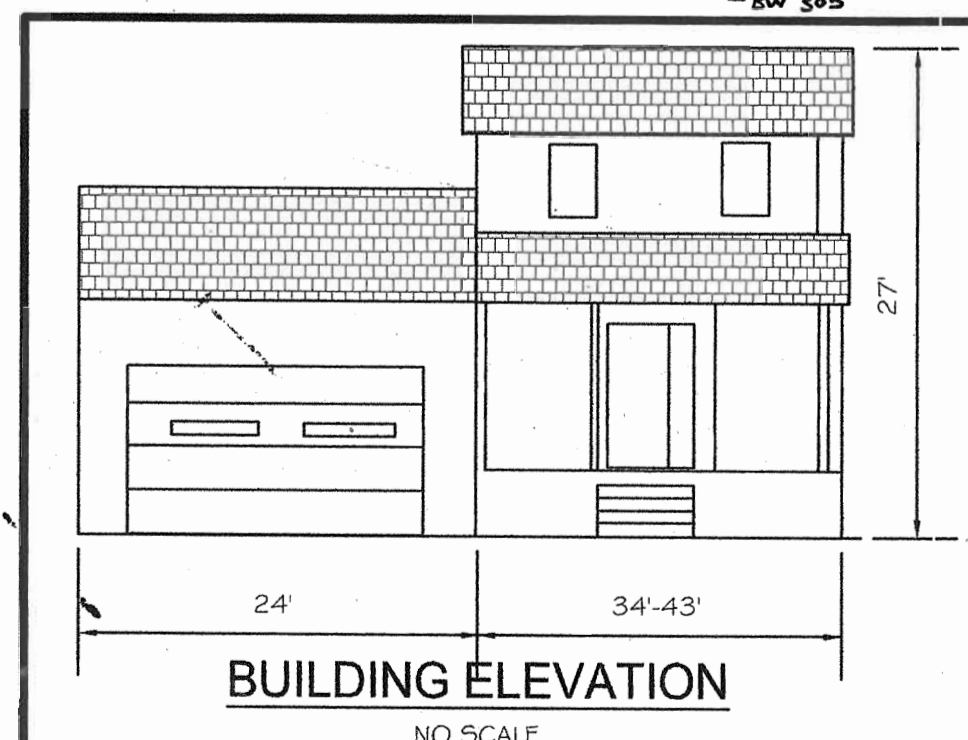
Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

CHECKED BY: PCR
DESIGNED BY: PCR
DRAWN BY: CND
PROJECT NO.: 03012
DATE: 7/12/2004
SCALE: 1" = 20'
DRAWING NO. 1 OF 3



9/7/04
DATE



BY THE ENGINEER:
I CERTIFY THAT THIS PLAN OF 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.

William Gmeinweiser 9/30/04
ENGINEER (PRINT NAME BELOW) DATE

BY THE DEVELOPER
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

William Gmeinweiser 9-30-04
DEVELOPER (PRINT NAME BELOW) DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
William Gmeinweiser 10/15/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION F DATE

Cynthia Hamrick 10/19/04
CHIEF, DIVISION OF LAND DEVELOPMENT 35 DATE

Harold D. Weyler 10/20/04
DIRECTOR DATE

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	SITE PLAN & NOTES
2	PROFILES, DETAILS & NOTES
3	SEDIMENT & EROSION CONTROL PLAN

ADDRESS CHART

LOT/PARCEL#	STREET ADDRESS
1	#8296 LARK BROWN ROAD
2	#8294 LARK BROWN ROAD
3	#8292 LARK BROWN ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
DONHAM HEIGHTS	NVA	1-3
PLAY # or 1/4	BLOCK #	ZONING
16833	20	R 12
TAX/ZONING MAP	ELECTION DIST.	CENSUS TRACT
37	6	6067.03
WATER CODE	SEWER CODE	
671	20-1264	