

PERMANENT SEEDING NOTES

APPLY PERMANENT SEEDING TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMPEDEMENT. FURTHER DISTURBANCE WHERE A PERMANENT LAND-LAND VEGETATIVE COVER IS NEEDED.

SEED BED PREPARATION: LOOSEN THE UPPER THREE INCHES OF SOIL BY RAKING OR DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF SOIL HAS NOT BEEN PREVIOUSLY LOOSENED, SOIL AMENDMENTS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING METHODS:

- PREFERRED METHOD: APPLY 1 TON/ACRE OF POLYMERIC LIMESTONE (OR LIME/ACRE) AND 100 LB/ACRE OF 20-20-20 FERTILIZER (OR LIME/ACRE) BEFORE SEEDING. THROUGH OR INTO UPPER THREE INCHES OF SOIL.
- ALTERNATE METHOD: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 1 THRU OCTOBER 31, SEED WITH 1/2 LBS/ACRE (4 LBS/1000 SQ FT) OF RENTONIA 91 TALL FESCUE AND 1 LBS PER ACRE (8 LBS/1000 SQ FT) OF INTERSEED LEGUMES. SEEDING SHOULD BE PERFORMED BY OPTION (B) 1 TON PER ACRE OF WELL ANCHORED STRAW MULCHING SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (C) USE SOIL, OPTION (D) USE SOIL PER ACRE RENTONIA.
- IF MULTIPLE LAYSERS ARE REQUIRED TO ATTAIN 2" OF MULCH, APPLY 1/2 TON PER ACRE (4 LBS/1000 SQ FT) OF UNWARRANTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. APPLY MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 30 GAL PER ACRE (9 GAL/1000 SQ FT) OF DOLPHINSEED APPLIED ON A 1/2" OR THICKER LAYER OF SOIL PER ACRE (9 GAL/1000 SQ FT) FOR ANCHORING.
- MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NECESSARY RESEEDING AND REPLACEMENTS.

TEMPORARY SEDIMENT CONTROL MEASURES

APPLY TEMPORARY SEEDING TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WITH A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEED BED PREPARATION: LOOSEN THE UPPER THREE INCHES OF SOIL BY RAKING OR DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF SOIL HAS NOT BEEN PREVIOUSLY LOOSENED, SOIL AMENDMENTS APPLY 400 LBS/ACRE 10-10-10 FERTILIZER EQUIVALENT TO (4 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU NOVEMBER 31, SEED WITH 1/2 LBS/ACRE (4 LBS/1000 SQ FT) OF RENTONIA 91 FOR THE PERIOD MAY 1 THRU AUG 31 SEED WITH 1 LBS/ACRE (8 LBS/1000 SQ FT) OF INTERSEED LEGUMES. SEEDING SHOULD BE PERFORMED BY OPTION (B) 1 TON PER ACRE OF WELL ANCHORED STRAW MULCHING SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOIL.

MULCHING: APPLY 1/2 TON PER ACRE (4 LBS/1000 SQ FT) OF UNWARRANTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. APPLY MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 30 GAL PER ACRE (9 GAL/1000 SQ FT) OF DOLPHINSEED APPLIED ON A 1/2" OR THICKER LAYER OF SOIL PER ACRE (9 GAL/1000 SQ FT) FOR ANCHORING.

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

REQUIRED SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- CLEAR AND GRUB FOR INSTALLATION OF TEMPORARY SEDIMENT CONTROL MEASURES, SILT FENCE AND STAKE CONSTRUCTION ENTRANCE.
- INSTALL TEMPORARY SEDIMENT CONTROL MEASURES.
- UPON APPROVAL OF SEDIMENT CONTROL INSPECTOR CLEAR AND GRUB SITE FOR CONSTRUCTION OF DRIVEWAY, DRIVEWAYS AND SIDEWALKS.
- GRADE SITE AND CONSTRUCT DRILLING, DRIVEWAY AND SIDEWALKS PER THE PLAN.
- STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH PER SOCS STANDARD NOTES.
- UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR REMOVE ALL TEMPORARY SEDIMENT CONTROL MEASURES AND STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.

GENERAL NOTES FOR SEDIMENT CONTROL

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION TELEPHONE (410) 393-2497.
- 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.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIODS OF SEDIMENT CONTROL. STABILIZING MULCHES PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 10% IN DATA AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/DAMS SHOULD BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH CHAPTER 11, C.M.P. 11, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 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. SECTION 6 - VEGETATIVE PRACTICES FOR METHODS AND MATERIALS SECTION 11 - TEMPORARY SEDIMENT CONTROL. PERMANENT SEEDING SECTION III, SOCS SECTION IV, TEMPORARY STABILIZATION WITH MULCH AND GRASS. THIS BE DONE WHEN THE RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY CONSTRUCTION UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MEASURES MUST BE PROVIDED, IF DEEMED NECESSARY BY HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2.0 ACRES APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF THE INSTALLATION OF PERMANENT AND TEMPORARY SEDIMENT CONTROL, AND 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.
- NOTE: SITE ANALYSIS:

TOTAL AREA OF SITE	0.26 ACRES
AREA DISTURBED	0.21 ACRES
AREA TO BE REEDED OR PAVED	0.10 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.21 ACRES
TOTAL VOLUME OF CUT	74 CY
TOTAL VOLUME OF FILL	14 CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A

ENGINEER'S CERTIFICATE

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

Charles R. Crocken 01-18-06
CHARLES R. CROCKEN PE REG. NO. 78099 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 ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROCESS WILL HAVE A CERTIFICATE OF ATTENDANCE AS A PART OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERSONS ON-SITE INSPECTION BY THE HOWARD COUNTY CONSERVATION DISTRICT.

Jim Meyer 01-18-06
DATE

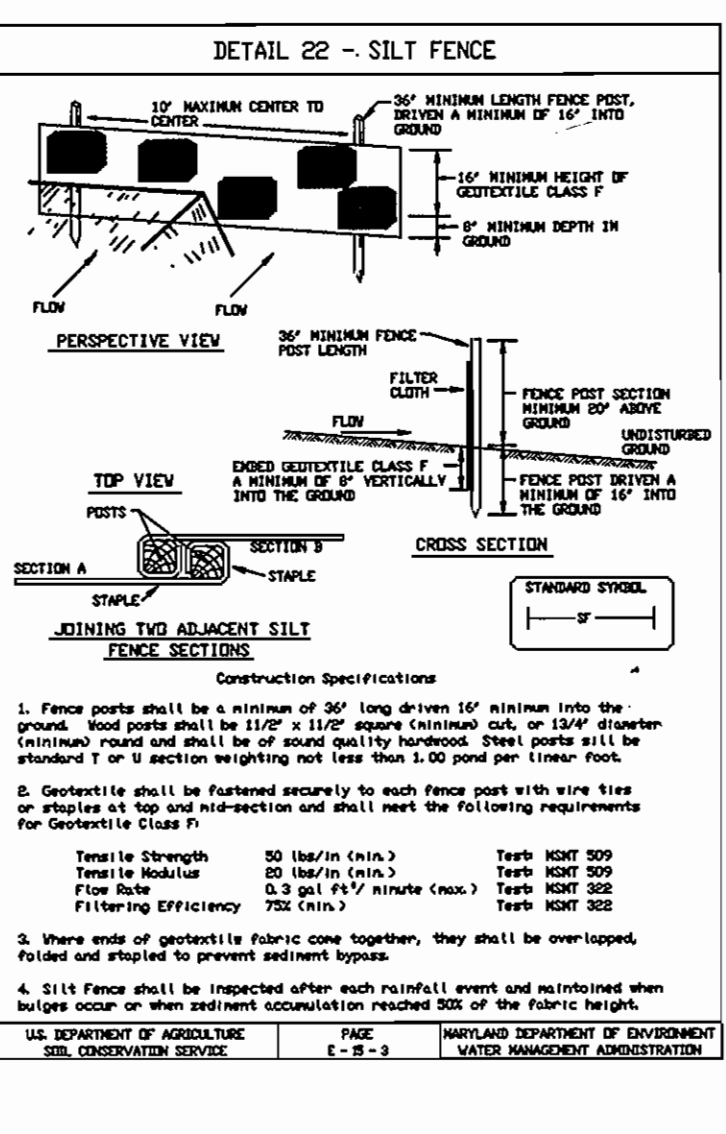
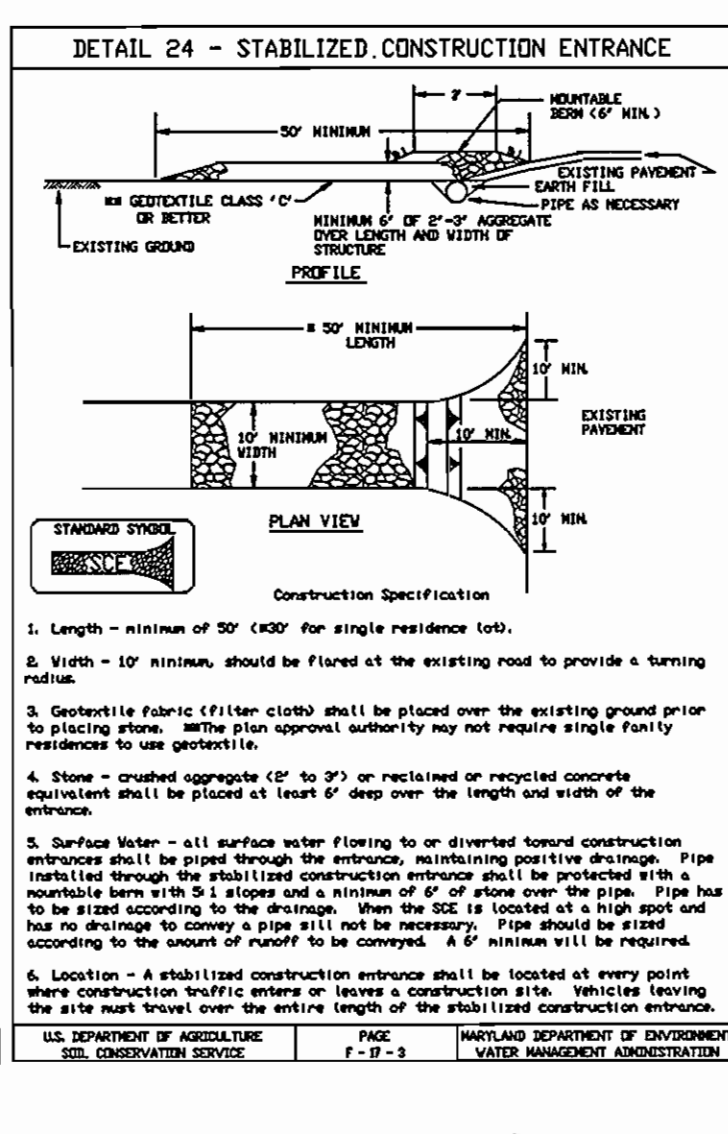
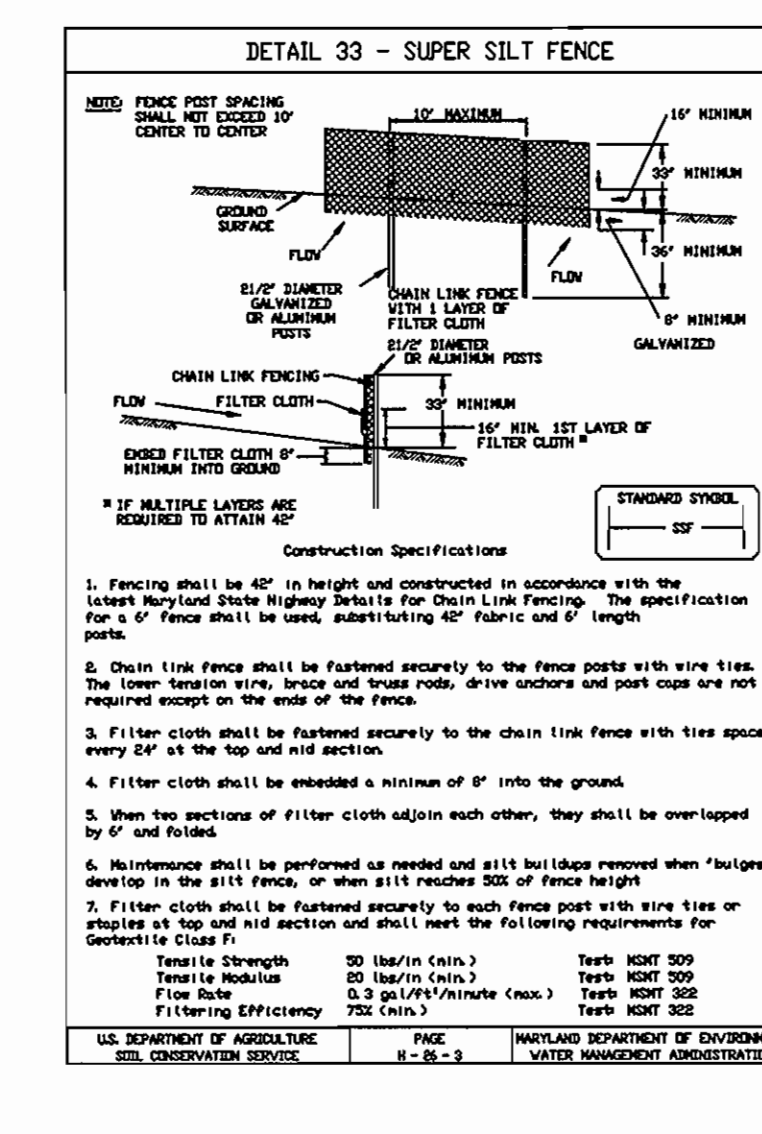
REVISIONS FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS:

Jim Meyer 2/2/06
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cathy Korman 2/9/06
DATE

Mark DeLuca 2/13/06
DATE



PLANT LIST

SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	REMARKS
(Symbol)	10	ACER RUBRUM 'OCTOBER GLORY'	1.5-2' CAL. DB	10-14 HT.
(Symbol)	7	PRUNUS STUBOS / WHITE PINE	6-8' HT. DB	10-15 OC
(Symbol)	7	CUPRESSUS/PAISUS LEYLANDI / LEYLAND CYPRESS	5-6' HT. DB	10-15 OC

NOTE: PLANTS SHALL BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

LANDSCAPE NOTES:

- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, TREES, 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. OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION WITH APPLICABLE REGULATIONS.
- AT THE TIME OF INSTALLMENT, ALL OPENING AND OTHER PLANTINGS HEREIN LISTED AND APPROVED FOR THIS SITE SHALL BE OF PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTION OR RELIEF OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURVEY DRAFT. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE (1) LEYLAND CYPRESS ARE TO BE INSTALLED AS SHOWN HEREON ALONG LANDSCAPE PERIMETER P-4 TO PROVIDE ADDITIONAL SCREENING BETWEEN LOTS 7 & 8.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 1604 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE ACCOMPANIED BY AN EXECUTED ONE YEAR SURVIVANCE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

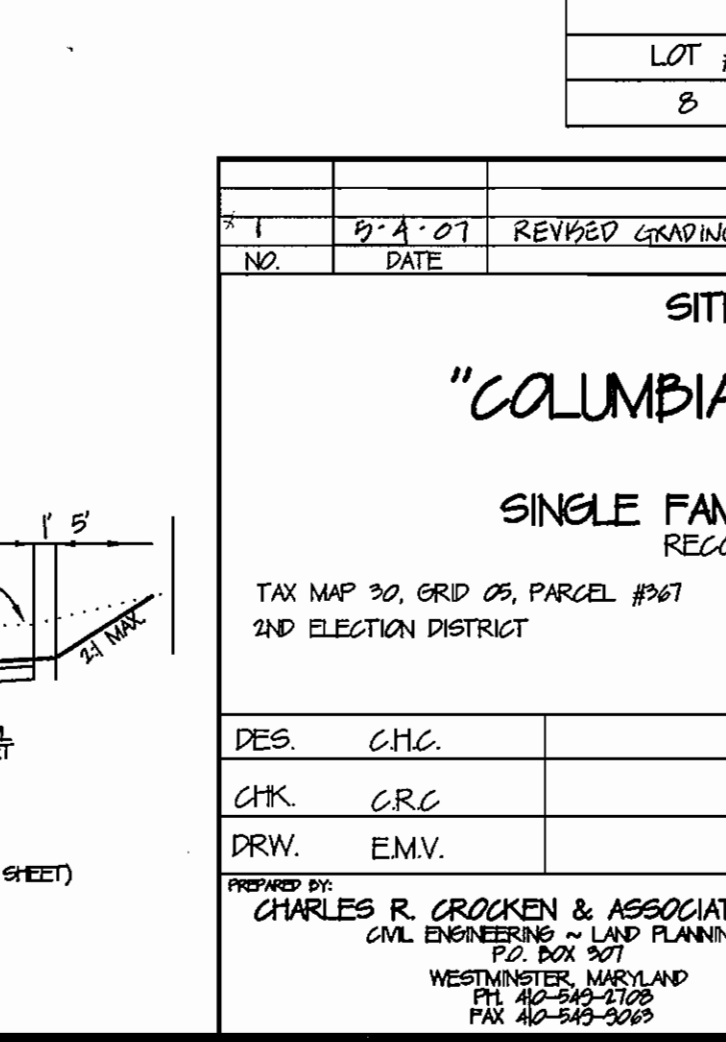
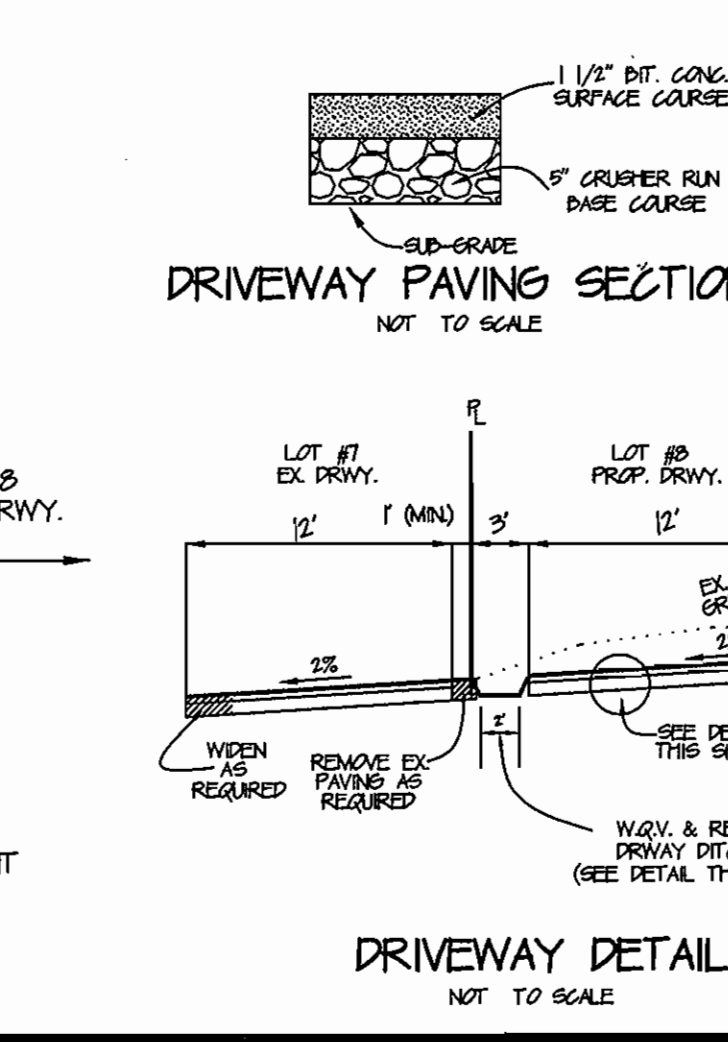
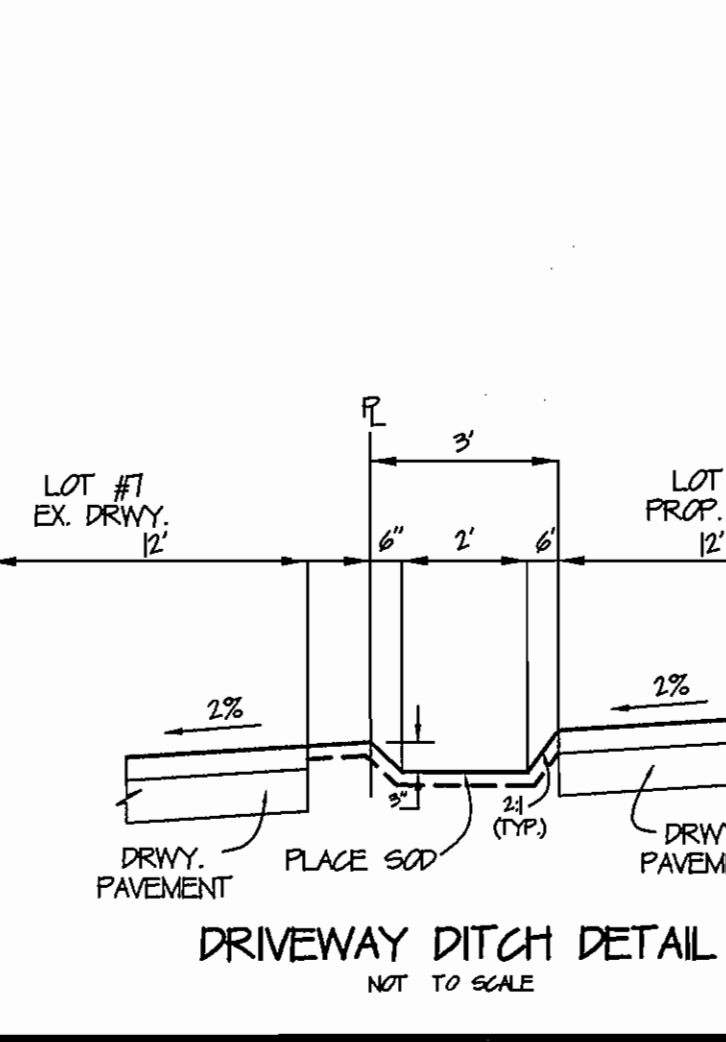
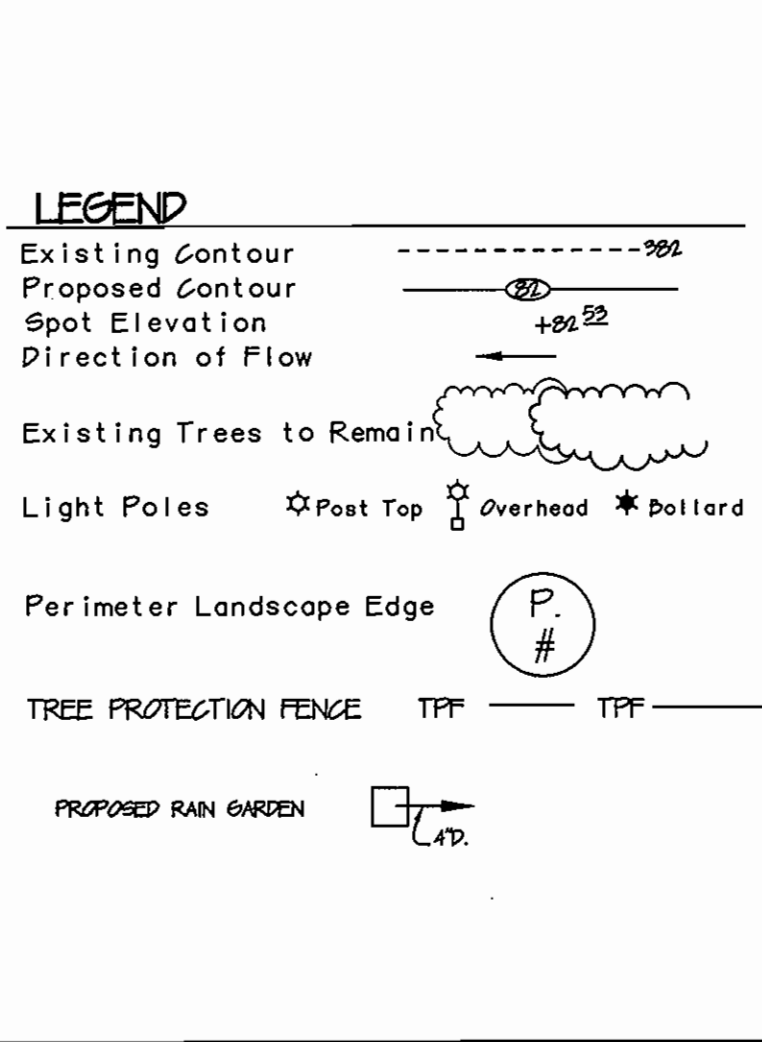
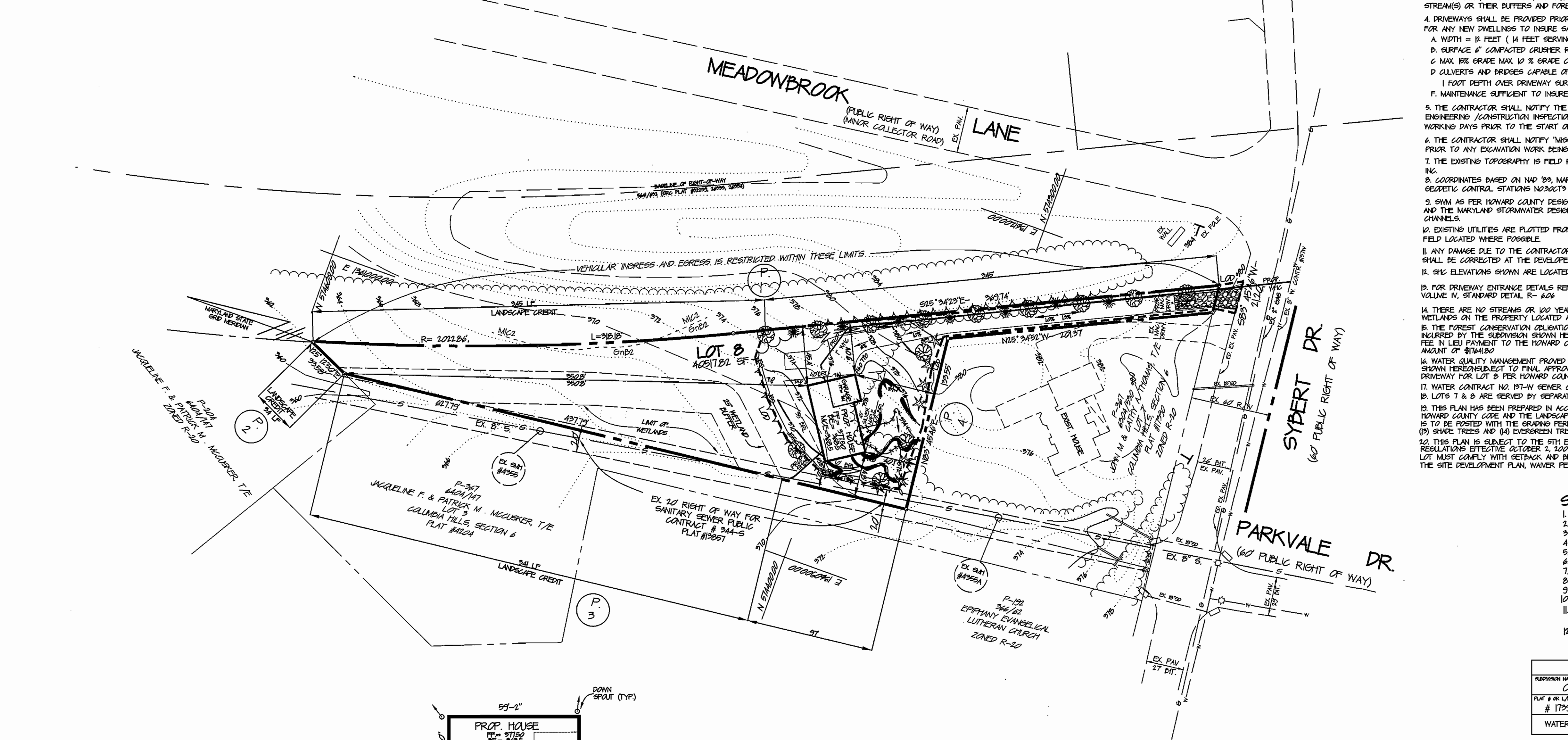
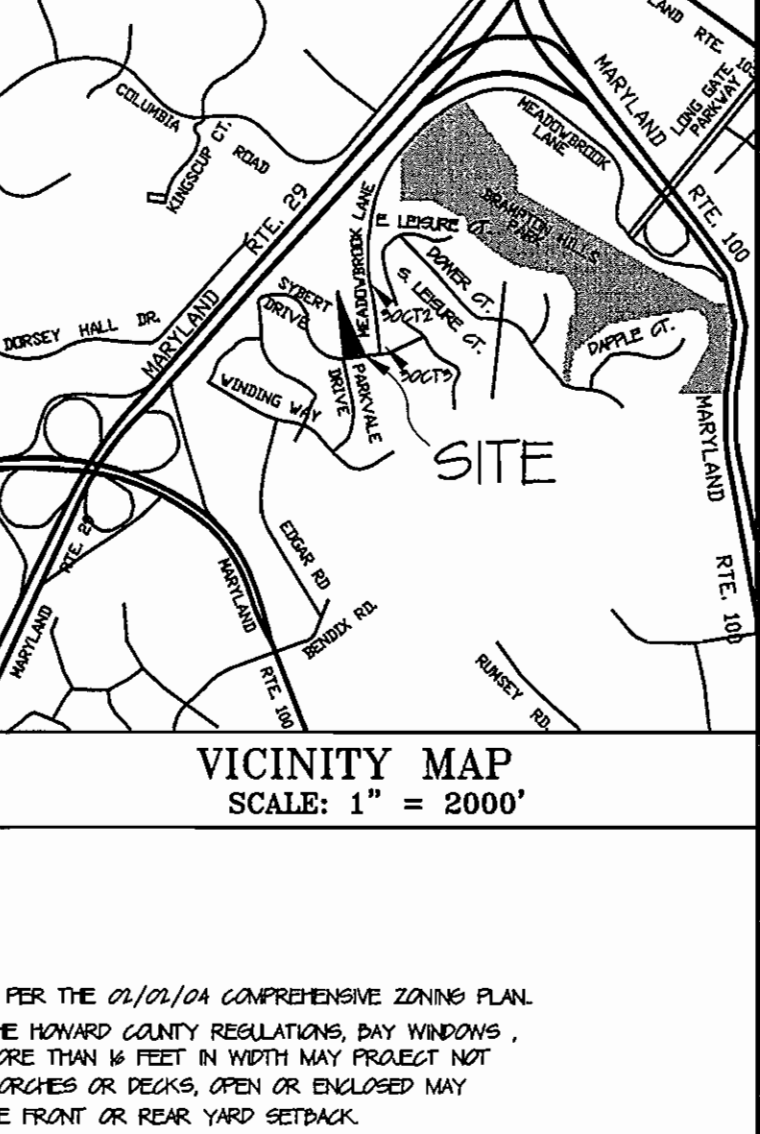
Charles R. Crocken 01-18-06
DATE

SCHEDULE 'A' / PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROPERTIES			
	A	B	C	D	A	B	C	D
Perimeter/Frontage Planting	1	1	1	1	1	1	1	1
Linear Feet of Roadway Planting/Perimeter	400	50	40	40	40	40	40	40
Linear Feet of Existing Vegetation	400	50	40	40	40	40	40	40
Yes, No, Linear Feet	400	50	40	40	40	40	40	40
Number of Plants Required	100	10	8	8	100	10	8	8
Number of Plants Provided	100	10	8	8	100	10	8	8
Number of Plants Short	0	0	0	0	0	0	0	0

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	SOIL GROUP
(Symbol)	ELLENBILT SALT LOAM, 8% TO 26% SLATES	C
(Symbol)	MANOR LOAM, 8% TO 16% SLATES	D



GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 01/01/04 COMPREHENSIVE ZONING PLAN.
- IN ACCORDANCE WITH SECTION 1604 OF THE HOWARD COUNTY REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 10 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, STREAMS OR OTHER BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER A WIDTH = 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
- SURFACE OF COMPACTED CRUSHER RUN DASH 1/4\"/>

SITE DATA:

- TOTAL AREA PROJECT: 0.2602 ACRES (= 408182 SQ FT)
- AREA OF SUBMISSION: 0.210 ACRES (= 290818 SQ FT)
- LIMIT OF DISTURBED AREA: 0.210 ACRES (= 290818 SQ FT)
- EXISTING ZONING: R-20
- PROPOSED USE: SINGLE FAMILY RESIDENCE
- NUMBER OF UNITS ALLOWED = 0.2602 ACRES x 20/AC. = 1
- NUMBER OF UNITS PROPOSED = 1
- PARKING SPACES REQUIRED = 2 SP/ DWLG. = 1
- PARKING SPACES PROPOSED = 2
- OPEN SPACE ON SITE: N/A
- AREA OF RECREATION OPEN SPACE: AREA REQUIRED = N/A PERCENT OF GROSS AREA N/A
- D.P.Z. FILE REFERENCES: P-04-034

PERMIT INFORMATION

APPROVAL AGENCY	COLUMBIA HILLS	SECTION	6	LOT/PHASE #	8/3/07
PLAN # OR LOT #	# 17920	ZONE	R-20	REVISION #	2ND
WATER CODE	DA1	SEWER CODE	280542		

ADDRESS CHART

LOT #	STREET ADDRESS
8	912 SYBERT AVENUE

REVISIONS

NO.	DATE	REVISION	CHK.
1	01-18-06	REVISED GRADING AT FRONT OF DWELLING	CRC
2			

SITE DEVELOPMENT PLAN FOR "COLUMBIA HILLS, SECTION 6" LOT 8 SINGLE FAMILY DETACHED DWELLING

RECORDED AS PLAT # 17920

TAX MAP 30, GRID 03, PARCEL #967 ZONED = R-20 HOWARD COUNTY, MARYLAND

DATE: 08/11/05

DES.	CHC	DEVELOPER/OWNER:	HARMONY BUILDERS
CHK.	CRC		C/O CHRIS BROWN
DRW.	EMV		41223 COLUMBIA RD
			ELLICOTT CITY, MD, 21043

PREPARED BY: CHARLES R. CROCKEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNING
2201 BOYD ST.
WESTMINSTER, MARYLAND
PH: 410-593-2128
FAX: 410-593-3300

SCALE: 1" = 50'

SHEET 1 OF 1

SDP-06-016