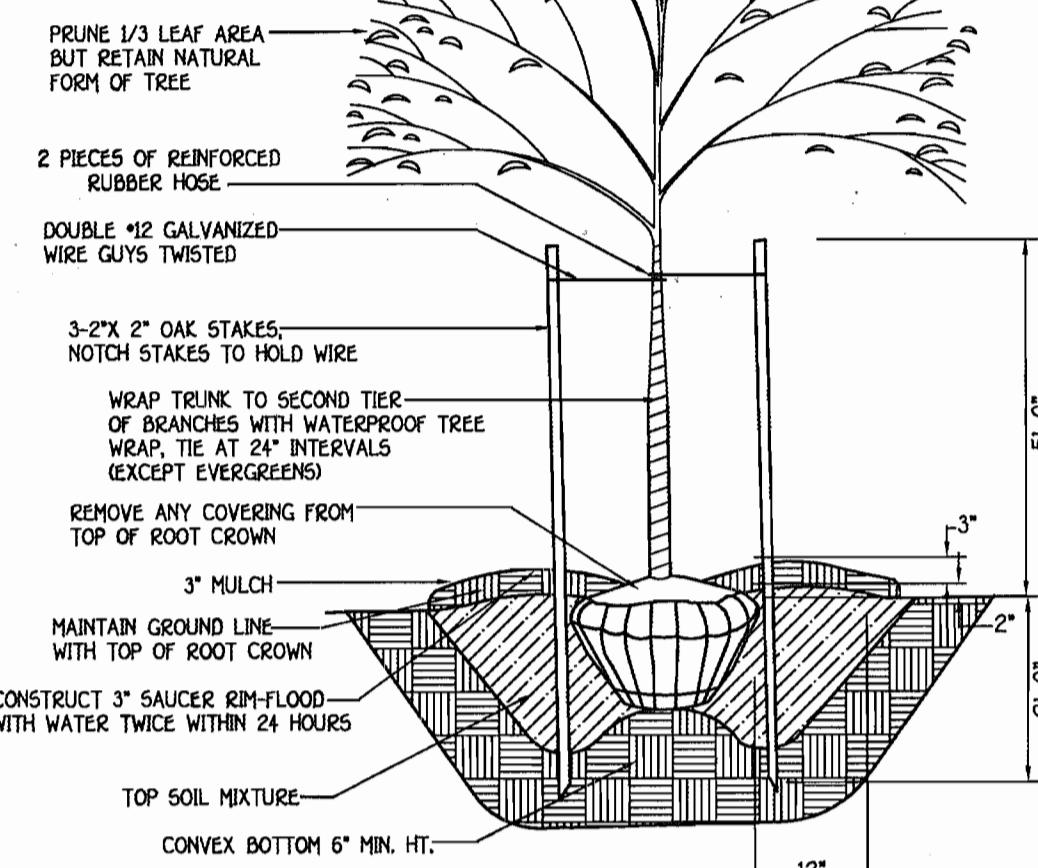


NOTE: CONTRACTOR TO REGRADE, SOO OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.

SPRAY WITH MELT-PROOF ACCORDING TO MANUFACTURERS STANDARDS



**TREE PLANTING DETAIL**  
NOT TO SCALE

SCHEDULE A PERIMETER LANDSCAPE EDGE		
PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 SIDE TO ROAD
LANDSCAPE TYPE	A	B
LINEAR FEET OF PERIMETER	266.00'	125.00'
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO	NO
CREDIT FOR WALL FENCE OR BERM (NO, YES AND #)	NO	NO
NUMBER OF TREES REQUIRED	N/A	125.00 @ 50' = 2.50
SHADE TREES		3
EVERGREENS		0
NUMBER OF TREES TO BE PROVIDED	0	3
SHADE TREES		0
EVERGREENS		0

NOTE: SURETY FOR THE REQUIRED 3 PERIMETER SHADE TREES IN THE AMOUNT OF \$900.00 SHALL BE POSTED WITH THE SUBMISSION OF THE SITE DEVELOPMENT PLAN.

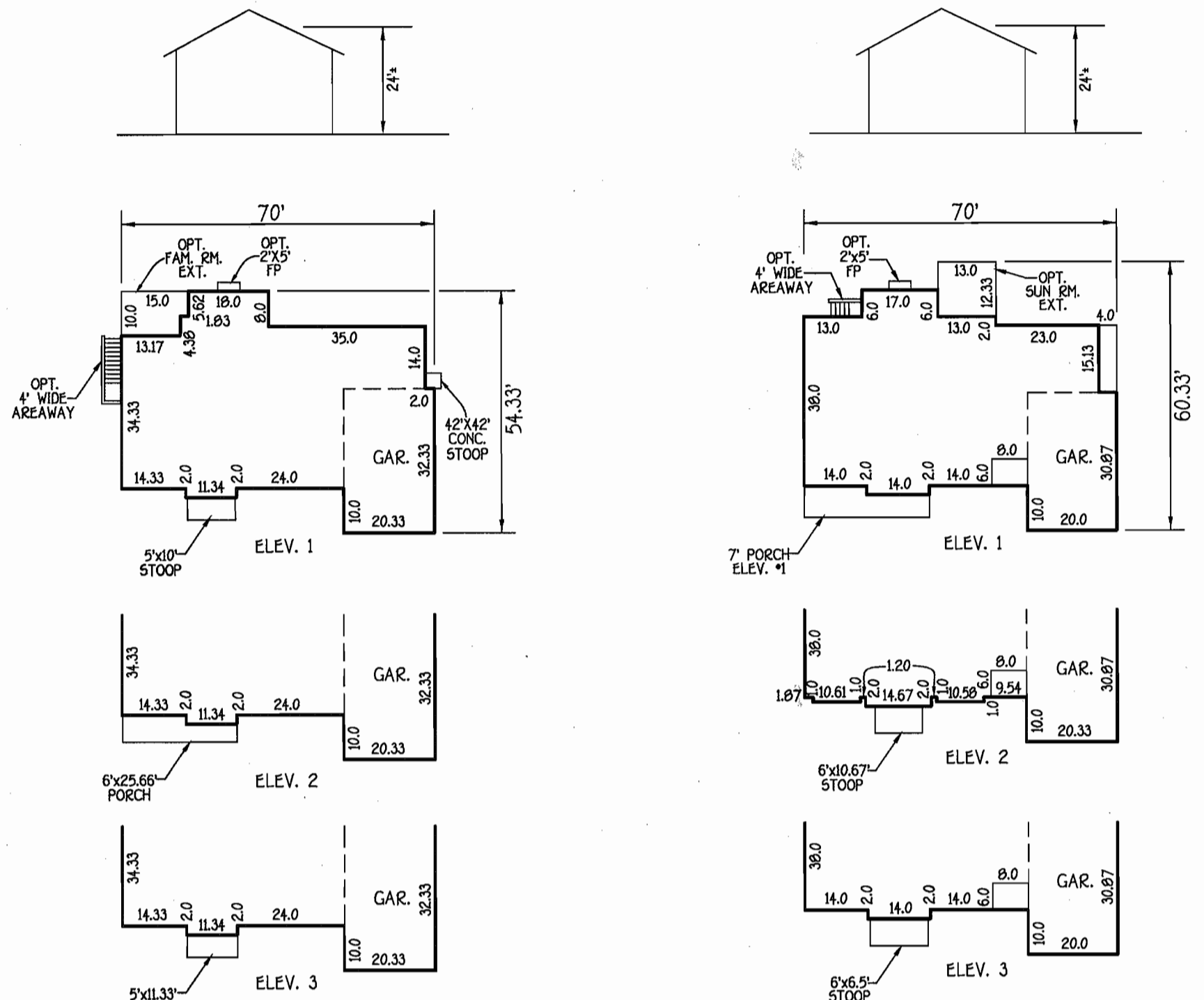
\*AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL 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 SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.\*

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
3		ACER RUBRUM (OCTOBER RED MAPLE) 'OCTOBER GLORY'	2" - 2 1/2" CALIPER FULL CROWN B/B

**DEVELOPER'S/BUILDER'S CERTIFICATE**

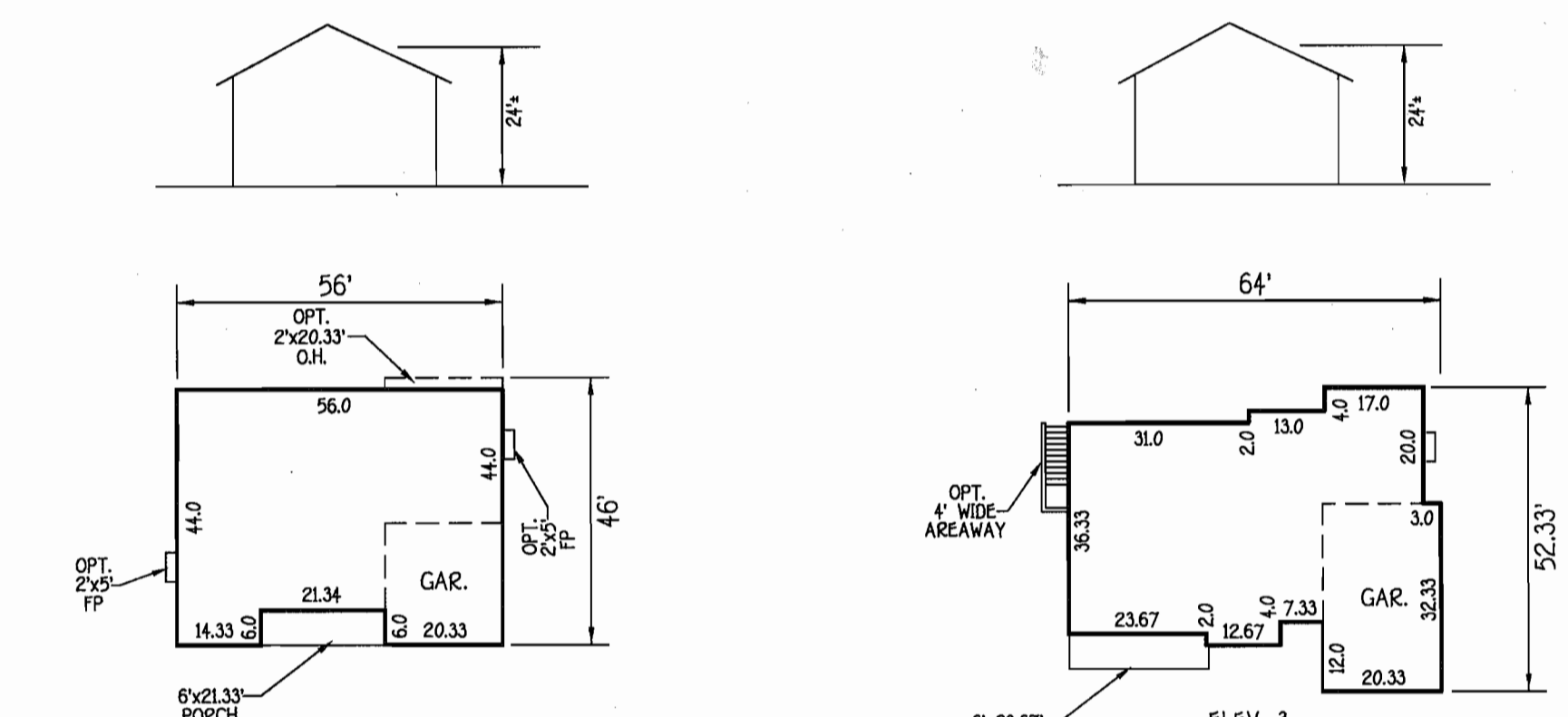
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED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

*Dana Borg* 1/18/06  
DATE



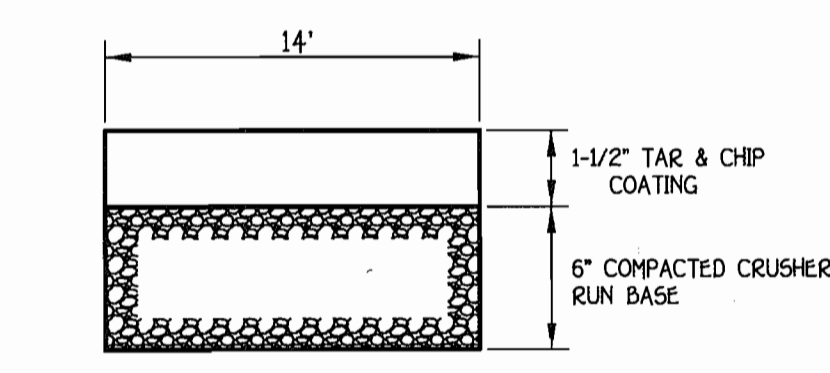
**WESTCHESTER II**

**GREENBRIAR II**

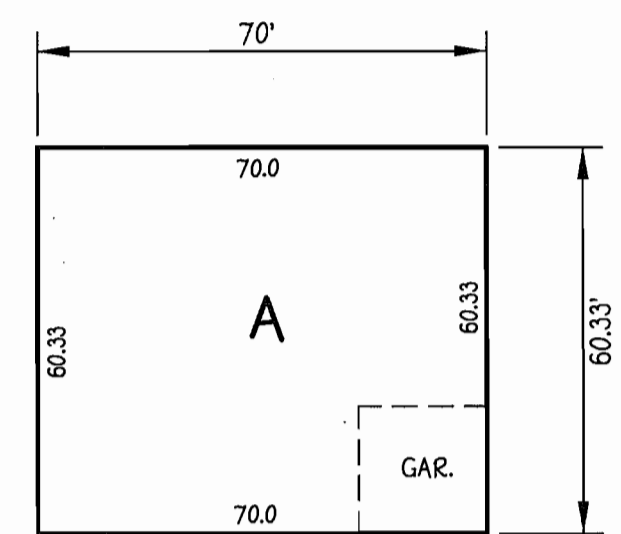


**STERLING**

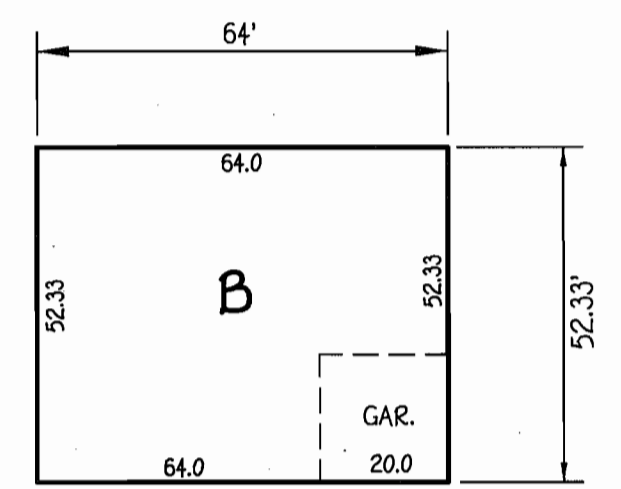
**WARWICK II**



**COMMON DRIVEWAY DETAIL**  
NOT TO SCALE



ALL HOUSE TYPES



STERLING WARWICK II

MINIMUM LOT AREA TABLE			
LOT NO.	MINIMUM AREA	PIPESTEM AREA	GROSS AREA
36	21,376 SQ.FT.	1,299 SQ.FT.	22,675 SQ.FT.
37	21,720 SQ.FT.	2,295 SQ.FT.	24,014 SQ.FT.
38	22,051 SQ.FT.	2,768 SQ.FT.	24,819 SQ.FT.
39	22,275 SQ.FT.	3,015 SQ.FT.	25,290 SQ.FT.
40	20,953 SQ.FT.	2,441 SQ.FT.	22,994 SQ.FT.
41	20,389 SQ.FT.	2,038 SQ.FT.	22,426 SQ.FT.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
36	6760 WALTER SCOTT WAY
37	6754 WALTER SCOTT WAY
38	6758 WALTER SCOTT WAY
39	6751 WALTER SCOTT WAY
40	6753 WALTER SCOTT WAY
41	6749 WALTER SCOTT WAY

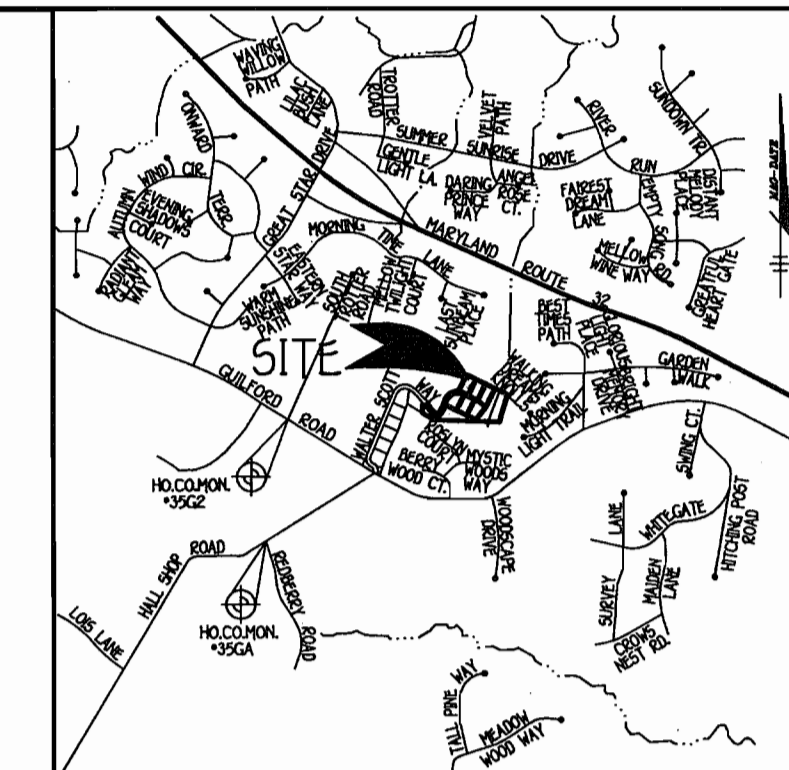
INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES, GENERAL NOTES & LEGEND
SHEET 2	SITE DEVELOPMENT & LANDSCAPE PLAN LOTS 36-41 PLAN
SHEET 3	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN LOTS 36-41
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
	STREET LIGHT PROVIDED FOR UNDER F-00-073
+362.5	SPOT ELEVATION
-55F-55F	SUPER SILT FENCE
	PROPOSED WALKOUT
	EROSION CONTROL MATTING
	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
	LANDSCAPE TREES PROVIDED WITH 50P 06-82
	PERIMETER LANDSCAPE TREES PROVIDED FOR UNDER F-00-73

**BENCH MARKS**

T.P. 35G2 ELEV. 477.63  
N. 554,965.5860  
E. 1,332,934.9496  
CONC. MON. LOC. NEAR THE INTERSECTION OF GUILFORD ROAD & TROTTER ROAD

T.P. 35GA ELEV. 482.11  
N. 553,249.6341  
E. 1,332,627.3180  
CONC. MON. LOC. NORTH SIDE OF HALL SHOP ROAD PAST REDBERRY ROAD



**VICINITY MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED R-20 PER 2/2/2004 COMPREHENSIVE ZONING REGULATIONS.
- TOTAL AREA OF SITE: 3.265 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 6 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST (5) FIVE 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.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F-05-55, F-76-104, F-84-144, F-87-162, F-04-61, S-97-22, BA-91-24E, S-95-10, WP-98-29, P-96-13, SP-94-04, F-00-73, F-01-173 & **F-05-55** W & S CONTRACT NO. 34-3793-D.
- THIS PLAN IS BASED ON ROAD CONSTRUCTION PLANS, F-00-73 PREPARED BY GREENHORNE & O'MARA, 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 35G2 N 554,965.5860 E 1,332,934.9496 HOWARD COUNTY MONUMENT 35GA N 553,249.6341 E 1,332,627.3180
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE PUBLIC RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT TO BE USED FOR CONSTRUCTION FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-00-73. AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 34-3793-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT IS PROVIDED FOR THE ENTIRE SITE BASED ON THE ULTIMATE DEVELOPED CONDITIONS. LOTS 29,30,32,33 AND THE FIRST 358 LINEAR FEET OF WALTER SCOTT WAY IS MANAGED BY THE EXISTING DOWNSIDE REGIONAL FACILITY APPROVED AND CONSTRUCTED UNDER F-96-105 (SCOTT ACRES). THE REMAINDER OF THE SITE WILL BE MANAGED BY A PRIVATELY OWNED & MAINTAINED FACILITY ON SITE. AS REVISED BY A RED LINE REVISION TO F-00-73. THE PROPOSED STORMWATER MANAGEMENT POND, FOREBAY AND RELEASE STRUCTURE SHALL BE PRIVATELY OWNED & MAINTAINED BY THE H.O.A. THE H.O.A. WILL PERFORM ROUTINE MAINTENANCE AND WILL BE RESPONSIBLE FOR YEARLY INSPECTIONS, MOWING ONCE A YEAR AND CORRECTING ANY STRUCTURAL PROBLEMS THAT MAY ARISE.
- FINANCIAL SURETY IN THE AMOUNT OF \$91,350.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR LANDSCAPING PER LANDSCAPE PLAN F-00-73. APPROVED ON SEPTEMBER 6, 2005.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL VOL. IV DETAILS R.6.03 & R.6.05.
- SITE DEVELOPMENT PLAN IS FOR SINGLE FAMILY DETACHED UNITS.
- IN ACCORDANCE WITH SECTION 129 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 SETBACKS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR NEW DWELLING AND TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH 12' (14' IF SERVING MORE THAN ONE RESIDENCE)
  - SURFACE (P-1) STANDARD PAVING
  - GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
  - STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
  - DRAINAGE ELEMENTS CAPABLE OF SAFETY 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.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SITE DEVELOPMENT PLAN. WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- OPEN SPACE LOTS 43 & 44 SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE STORMWATER MANAGEMENT POND ON OPEN SPACE LOT 43 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, PER F-00-73.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OF THE PIPE STEM LOT DRIVEWAY.
- DECLARATION OF THE RIGHT OF ACCESS AND MAINTENANCE OBLIGATION FOR THE PRIVATE ACCESS PLACE IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY CONCURRENTLY WITH THE RECORDATION OF THE RECORD PLAT F-05-55.
- FOREST CONSERVATION PROGRAM HAS BEEN MET AND APPROVED UNDER F-00-73 PLANS. 0.8 ACRE PLANTING OFF-SITE PER PLAT OF FOREST CONSERVATION EASEMENT ON TALLEY PROPERTY, PARCEL 2. FOREST CONSERVATION SURETY IN THE AMOUNT OF RETENTION AND 1.7 ACRES FEE-IN-LIEU FOR \$22,215.60 HAS BEEN PAID.

**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* Date  
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."

*Dana Borg* 1/18/06  
Signature of Developer DANA BORG Date

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date  
This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.  
Howard SCD Date

**OWNER/BUILDER/DEVELOPER**

DOUGLAS HOMES  
P.O. BOX 628  
ELLICOTT CITY, MARYLAND 21041  
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John J. A...* 2/1/06  
Chief, Division of Land Development  
*...* 1/20/06  
Chief, Development Engineering Division  
*...* 2/6/06  
Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.			
SCOTT FARM	N/A	36 THRU 41			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17931-17933	20	R-20	35	FIFTH	6056.01
WATER CODE	SEWER CODE				
I-13	665-2500				

**TITLE SHEET, LANDSCAPE NOTES & DETAILS**

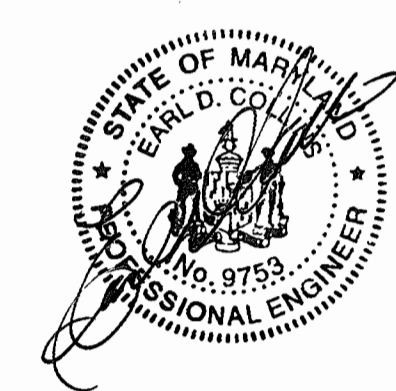
SINGLE FAMILY DETACHED  
**SCOTT FARM**  
LOTS 36 THRU 41

TAX MAP NO.: 35 PARCEL NO.: 354 GRID NO.: 20  
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2005

SHEET 1 OF 4

**SDP 06-62**

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
410-461-2955



NO.	REVISION	DATE





# 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 soil is less likely to erode and more likely to allow infiltration of rainfall, 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 in the plan 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 stockpiles, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, ditches, and other areas at final grade, former stockpile 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 help 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

- Site Preparation**
  - Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
  - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
  - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
- Soil Amendments (Fertilizer and Lime Specifications)**
  - 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.
  - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be substituted for fertilizer with prior approval from the appropriate approving 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.
  - Lime materials shall be ground limestone hydrated or burnt lime may be substituted which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #20 mesh sieve and 90-100% will pass through a #40 mesh sieve.
  - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

- Seeded Preparation**
  - Temporary Seeding**
    - 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 disking smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
    - Apply fertilizer and lime as prescribed on the plans.
    - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
  - Permanent Seeding**
    - Minimum soil conditions required for permanent vegetative establishment:
      - Soil pH shall be between 6.0 and 7.0.
      - Soluble salts shall be less than 500 parts per million (ppm).
      - The soil shall contain less than 40% clay, but enough fine grained material (D300 silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if loess or silt loess is to be planted, then a soil (C20 silt plus clay) would be acceptable.
      - Soil shall contain 1.5% minimum organic matter by weight.
      - Soil must contain sufficient pore space to permit adequate root penetration.
      - If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
    - Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
    - Apply soil amendments as per soil test or as included on the plans.
    - Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application. Where site conditions will not permit normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Slope slopes (greater than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

- Seed Specifications**
  - 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 seed material on this job.
  - Seed test shall be available to the inspector to verify type and rate of seed used.
  - Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75-80° F. can weaken bacteria and make the inoculant less effective.

- Methods of Seeding**
  - Hydroseeding** - Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cut/pickup seeder.
    - 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 (P205 (phosphorous) 200 lbs/acre; K2O (potassium) 200 lbs/acre).
    - Lime - use only ground agricultural limestone, (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
    - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
  - Dry Seeding** - This includes use of conventional drop or broadcast spreaders.
    - Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 265 or 266. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
    - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
  - Drill or Cut/pickup Seeding** - Mechanized seeders that apply and cover seed with soil.
    - Cultipacker seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
    - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

- Mulch Specifications (in order of preference)**
  - Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be rusty, moldy, caked, decayed, or excessively dry and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
  - Wood Cellulose Fiber Mulch (WCFM)**
    - WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
    - WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform spread slurry.
    - WCFM, including dye, contain no germination or growth inhibiting factors.
    - 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 blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
    - WCFM material shall contain no elements or compounds at concentration levels that will be phytotoxic.
    - WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 15% maximum and water holding capacity of 30% minimum.

Note: Only sterile straw mulch should be used in areas where one species of grass is desired.

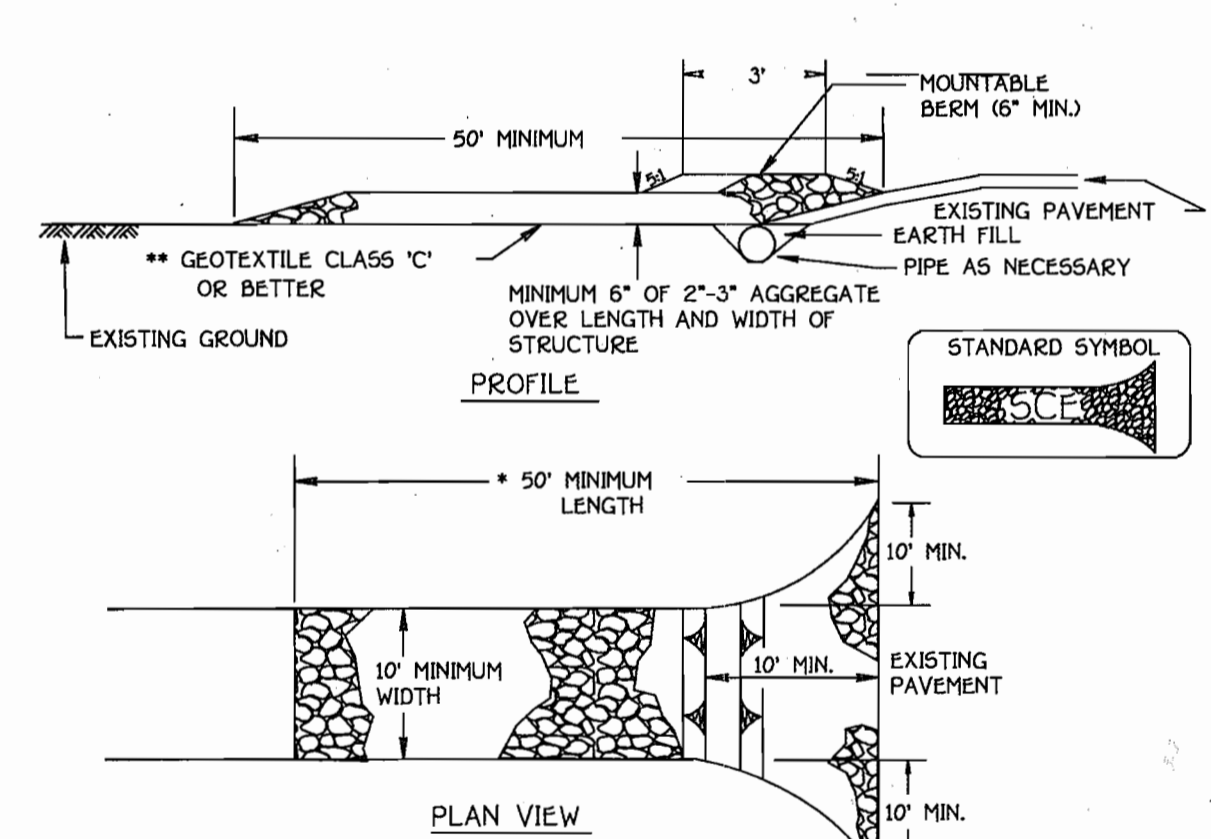
- Mulching Seeded Areas** - Mulch shall be applied to all seeded areas immediately after seeding.
  - If grading and/or seeding of the seeding season, mulch alone shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
  - When straw mulch is used it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
  - Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 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.
- Securing Straw Mulch (Mulch Anchoring)** - Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods listed by preference, depending upon size of area and erosion hazard:
  - A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to filler slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible.
  - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
  - Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and crest of banks. The remainder of area should be applied uniform after binder application. Synthetic binders - such as Acrylic, U.S. (Ugro-Tack), DC-70 Petrocel, Terra Tex II, Terra Tack AE or other approved equal may be used at rates recommended by the manufacturer to anchor mulch.
  - Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.
- Incremental Stabilization - Cut Slopes**
  - All cut slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
  - Construction sequence (Refer to Figure 3 below):
    - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
    - Perform Phase 1 excavation, dress, and stabilize.
    - Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
    - Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation of the seeding season will necessitate the application of temporary stabilization.

- Incremental Stabilization of Embankments - Fill Slopes**
  - Embankments shall be constructed in lifts as prescribed on the plans.
  - Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15', or when the grading operation ceases as prescribed in the plans.
  - At the end of each day, temporary berms and pipe slope devices should be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erosive manner to a sediment trapping device.

- Construction Sequence** (Refer to Figure 4 below):
  - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope silt fence on low side of fill as shown in Figure 5, unless other methods shown on the plans address this area.
  - Place Phase 1 embankment, dress and stabilize.
  - Place Phase 2 embankment, dress and stabilize.
  - Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

Note: 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 interruptions in the operation or completing the operation of the seeding season will necessitate the application of temporary stabilization.



- Construction Specification**
- Length - minimum of 50' (150' for single residence lot).
  - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
  - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*\*The plan approval authority may not require single family residences to use geotextile.
  - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
  - 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.
- 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.

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

## SEDIMENT CONTROL NOTES

- 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 (311-16955).
- 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 THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
  - 7 CALENDAR DAYS FOR ALL PERMITS SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, 10 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
  - ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, 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 FOR PERMANENT SEEDING (SEC. 50), 500 (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS**

TOTAL AREA OF SITE	3,265 ACRES
AREA TO BE ROOFED OR PAVED	2,812 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0,565 ACRES
TOTAL CUT	2,247 ACRES
TOTAL FILL	4,066 CU.YDS.
OFFSITE WASTE/BORROW AREA LOCATION	N/A
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS LIMITED APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

## PERMANENT SEEDING NOTES

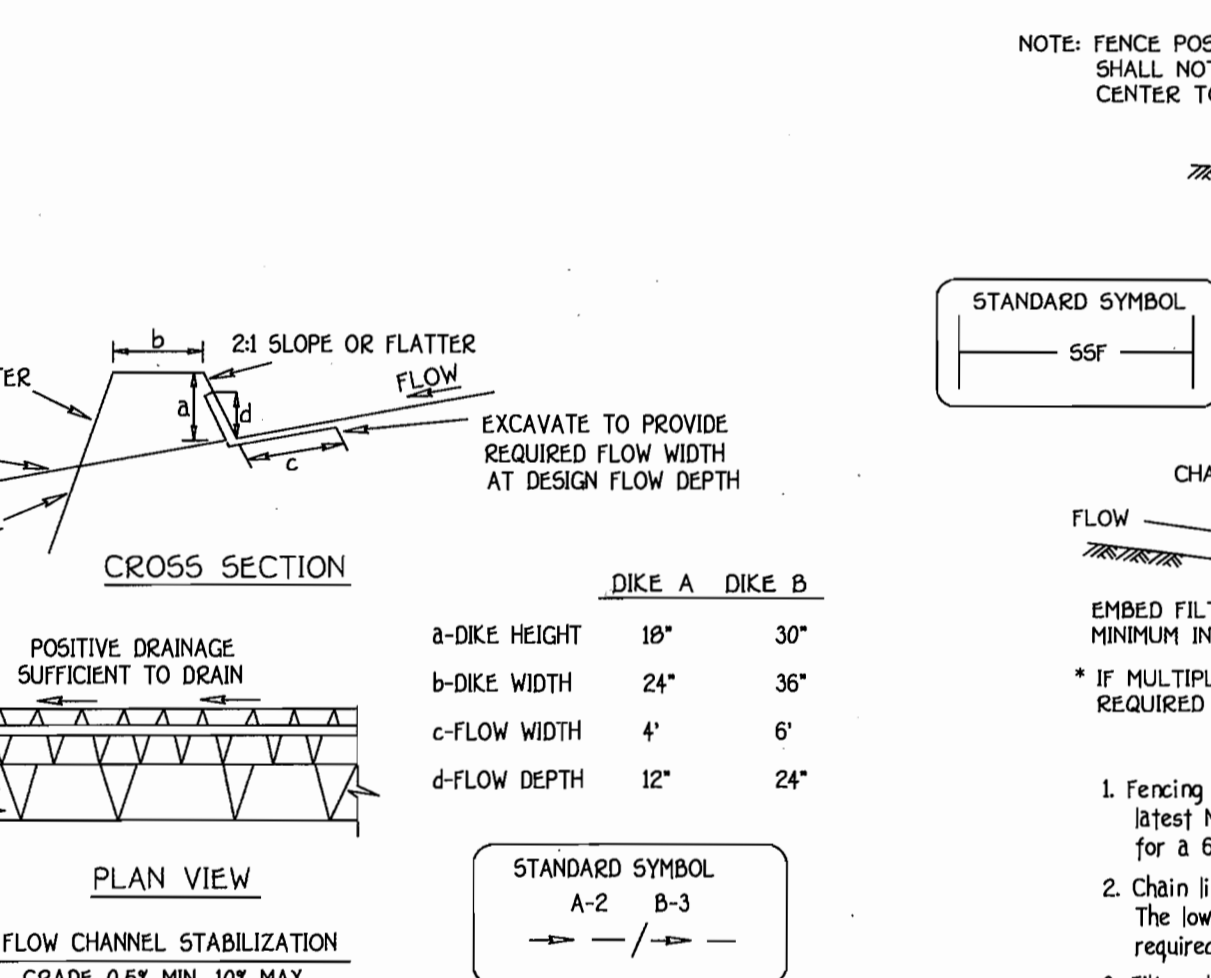
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (4 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.).
  - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.
- Seeding:** For the period March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq.ft.). For the period November 15 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 0 ft. or higher, use 347 gal. per acre (0.9 gal. per 1000 sq.ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

## TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
- Seeded Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** Apply 600 lbs. per acre 10-10-10 fertilizer (4 lbs. per 1000 sq.ft.).
- Seeding:** For the period March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq.ft.). For the period November 15 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.
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- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

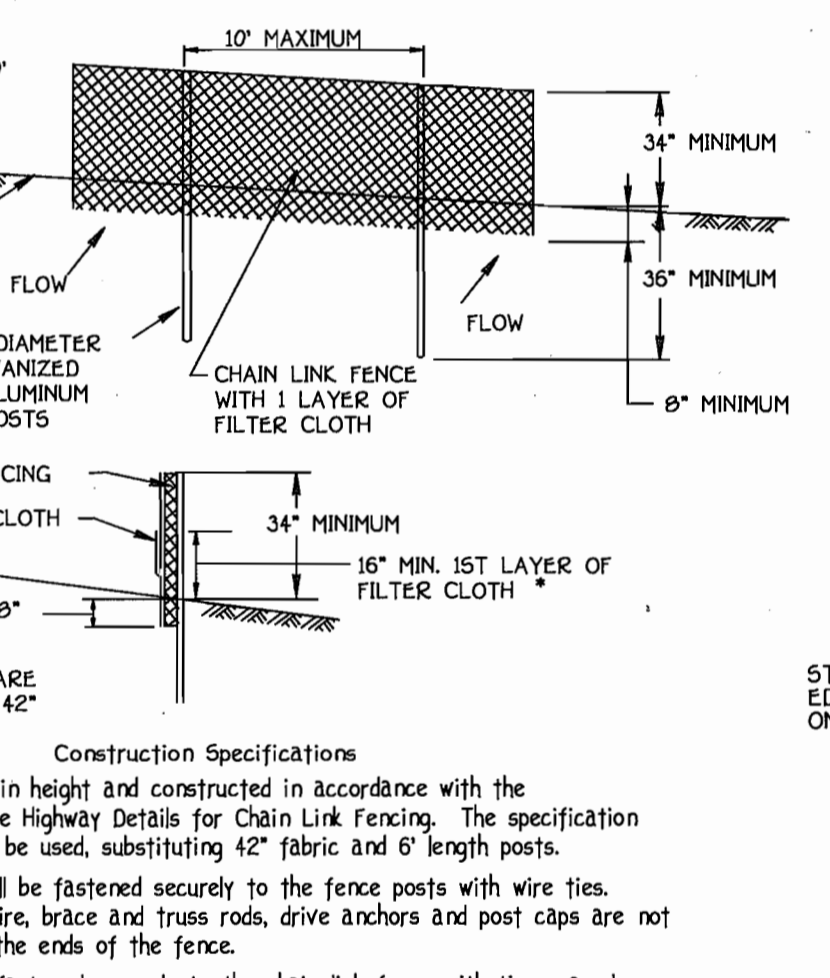
## SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT	7 DAYS
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN	7 DAYS
3. CLEAR AND GRUB TO LIMITS OF DISTURBANCE	4 DAYS
4. INSTALL TEMPORARY SEEDING	2 DAYS
5. CONSTRUCT BUILDINGS	60 DAYS
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE	14 DAYS
7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY S/C CONTROL INSPECTOR.	7 DAYS



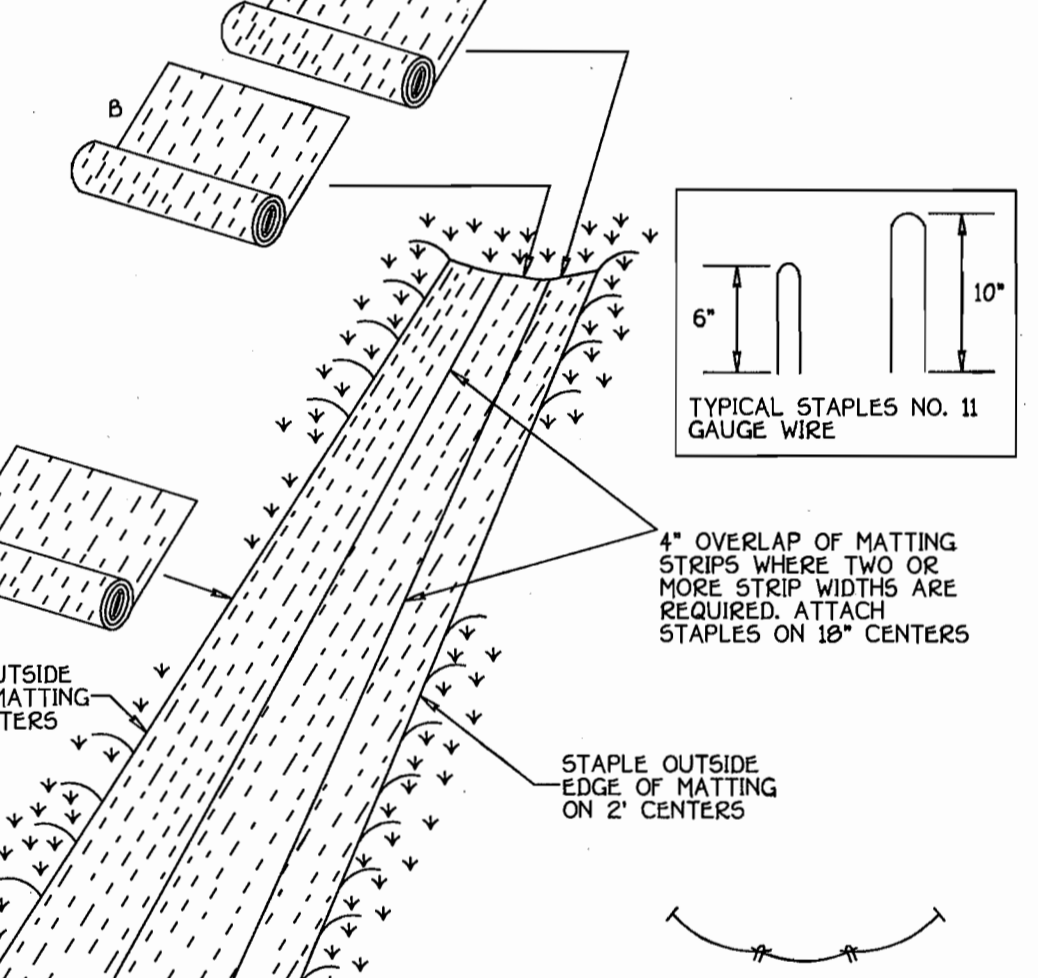
- Seed and cover with straw mulch.
  - Seed and cover with Erosion Control Matting or line with sod.
  - 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.
- Construction Specifications**
- All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1:1.
  - Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
  - Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
  - All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
  - The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
  - Fill shall be compacted by earth moving equipment.
  - All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
  - Inspection and maintenance must be provided periodically and after each rain event.

**EARTH DIKE**  
NOT TO SCALE



- 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.
  - 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.
  - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
  - Filter cloth shall be embedded a minimum of 8" into the ground.
  - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
  - Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
  - Filter cloth shall be fastened securely to each fence post with wire ties or staples at 10' mid section and shall meet the following requirements for Geotextile Class F:
- | Design Criteria |                 |                        |                             |
|-----------------|-----------------|------------------------|-----------------------------|
| Slope           | Slope Steepness | Slope Length (maximum) | Silt Fence Length (maximum) |
| 0 - 10%         | 0 - 10%         | Unlimited              | Unlimited                   |
| 10 - 20%        | 10% - 5%        | 200 feet               | 1,500 feet                  |
| 20 - 33%        | 5% - 3%         | 100 feet               | 1,000 feet                  |
| 33 - 50%        | 3% - 2%         | 100 feet               | 500 feet                    |
| 50% +           | 2% +            | 50 feet                | 250 feet                    |

**SUPER SILT FENCE**  
NOT TO SCALE



- Construction Specifications**
- Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
  - Staple the 4" overlap in the channel center using an 18" spacing between staples.
  - Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
  - Staples shall be placed 2' apart with 1 row for each strip, 2 outer rows, and 2 alternating rows down the center.
  - Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
  - The discharge end of the matting liner should be similarly secured with 2 double rows of staples.
- Note: If flow enters from the edge of the matting then the area effected by the flow must be kept-in.

**EROSION CONTROL MATTING**  
NOT TO SCALE

NO.	REVISION	DATE



**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.

Signature of Engineer: *Earl D. Collins* Date: *1/26/06*  
Earl D. COLLINS

**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.

Signature of Developer: *Dana Borg* Date: *1/26/06*  
DANA BORG

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: *Jim M. Ryan* Date: *1/26/06*  
Jim M. Ryan  
U.S.D. Natural Resources Conservation Service

Signature: *John R. Robinson* Date: *1/26/06*  
John R. Robinson  
Howard SCD

**OWNER/BUILDER/DEVELOPER**  
DOUGLAS HOMES  
P.O. BOX 628  
ELLCOTT CITY, MARYLAND 21041  
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *John A. ...* Date: *2/1/06*  
John A. ...  
Chief, Division of Land Development

Signature: *John A. ...* Date: *1/26/06*  
John A. ...  
Chief, Development Engineering Division

Signature: *John A. ...* Date: *2/6/06*  
John A. ...  
Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
SCOTT FARM	N/A	36 THRU 41

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17981-17999	20	R-20	35	FIFTH	6056.01

WATER CODE	SEWER CODE
E-15	7640000

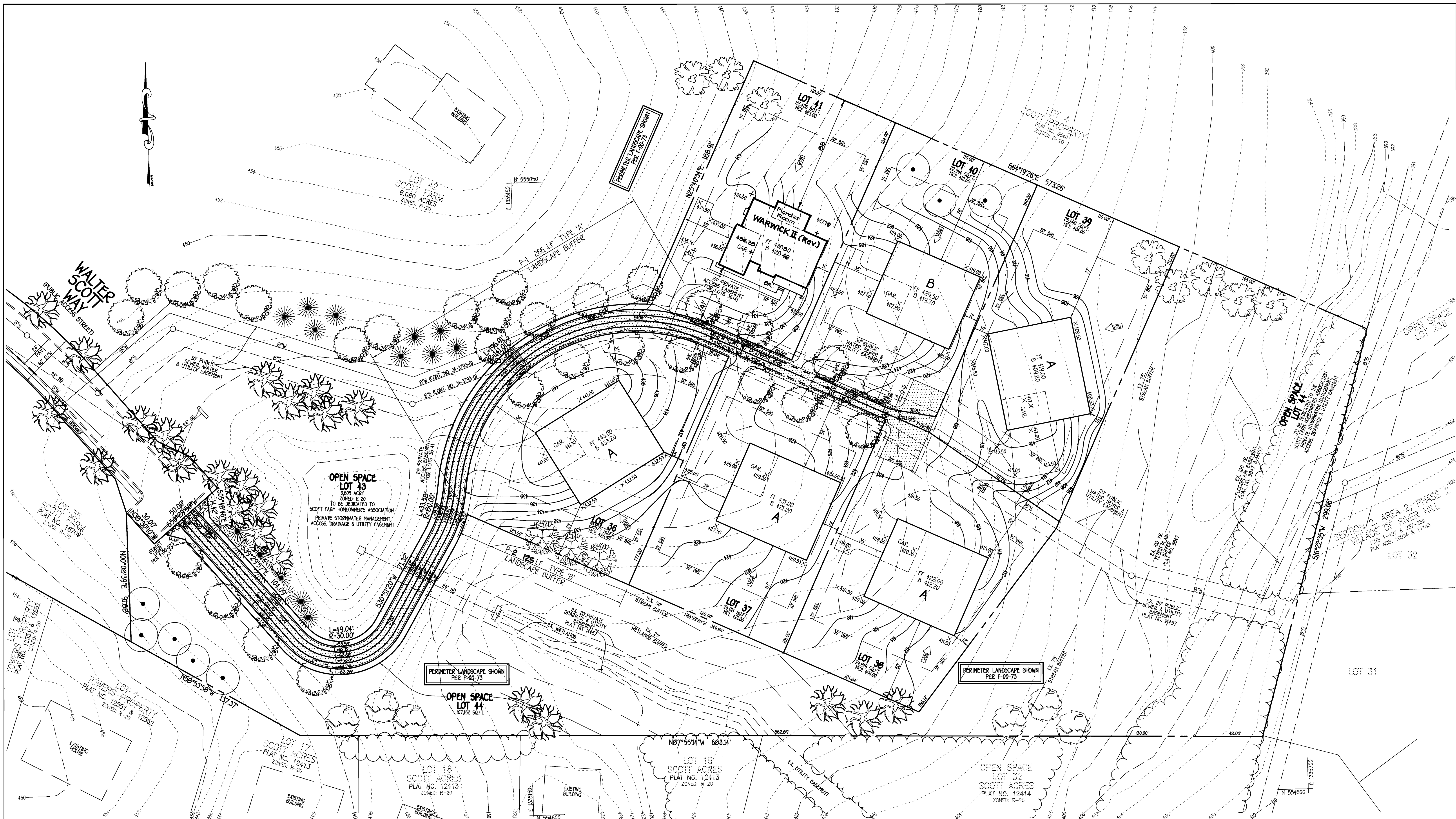
**SEDIMENT/EROSION CONTROL NOTES & DETAILS**

SINGLE FAMILY DETACHED  
**SCOTT FARM**  
LOTS 36 THRU 41

TAX MAP NO.: 35 PARCEL NO.: 354 GRID NO.: 20  
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2005

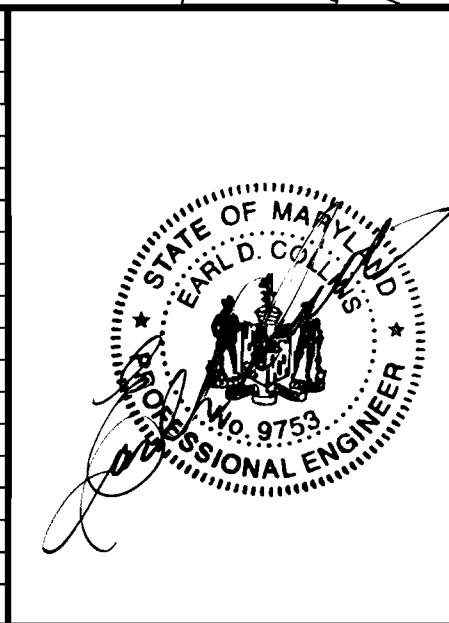
SHEET 4 OF 4

**SDP 06-62**



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21117  
 (410) 481-1299

NO.	REVISION	DATE
1	Rev. landscape & road, Lot 41	7-24-06



**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."  
 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."  
 Signature of Developer: *Dana Borg* Date: *7/26/06*

Reviewed for HOWARD SCD and meets Technical Requirements.  
 U.S.D.A.-Natural Resources Conservation Service  
 This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: *[Signature]* Date: \_\_\_\_\_  
 HOWARD SCD  
**OWNER/BUILDER/DEVELOPER**  
 DOUGLAS HOMES  
 P.O. BOX 628  
 ELLICOTT CITY, MARYLAND 21041  
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: *2/1/06*  
 Chief, Development Engineering Division: *[Signature]* Date: *30.00*  
 Director - Department of Planning and Zoning: *[Signature]* Date: *2/6/06*

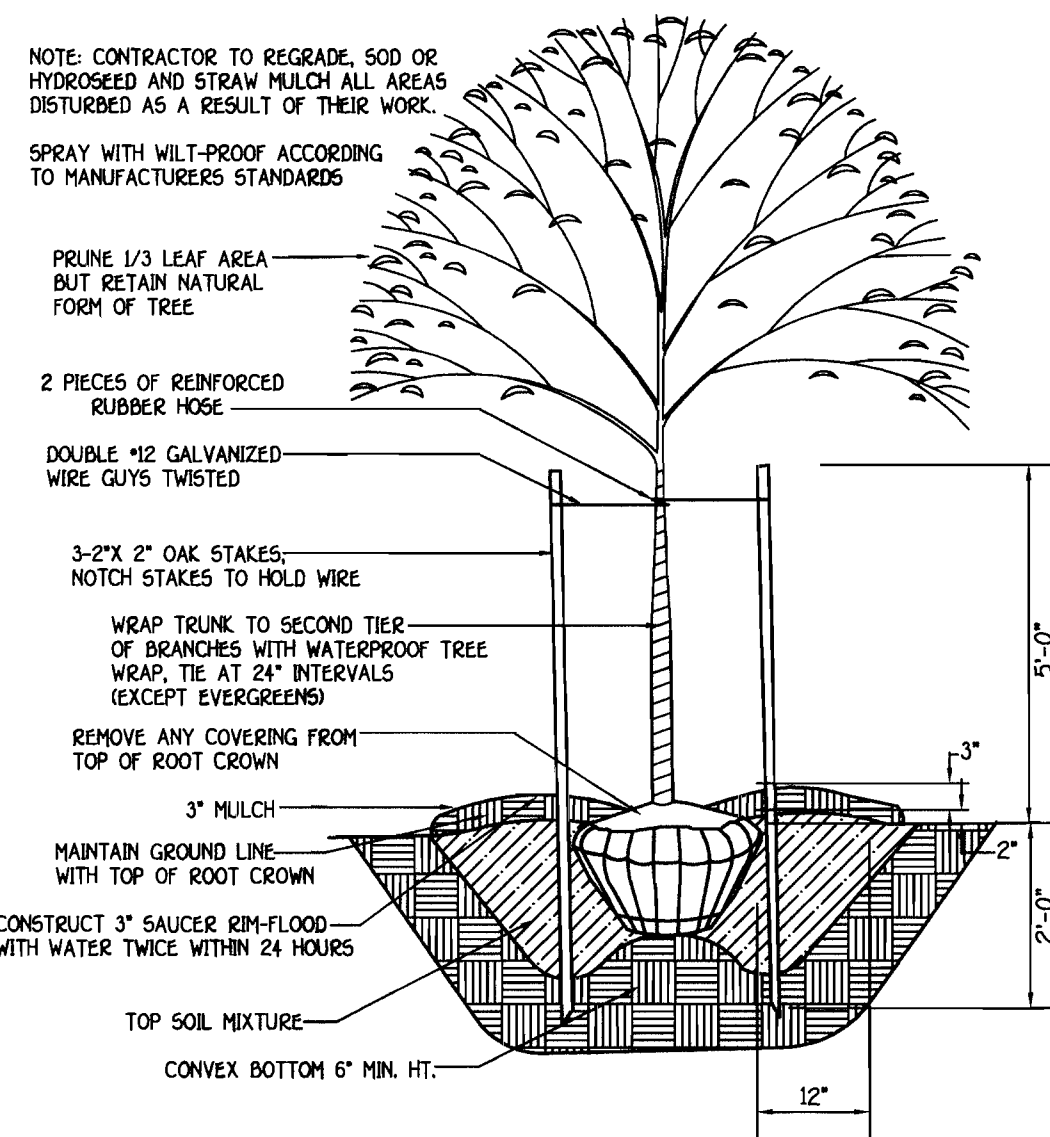
PROJECT	SECTION	LOTS NO.
SCOTT FARM	N/A	36 THRU 41

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17931-17933	20	R-20	35	FIFTH	6056.01

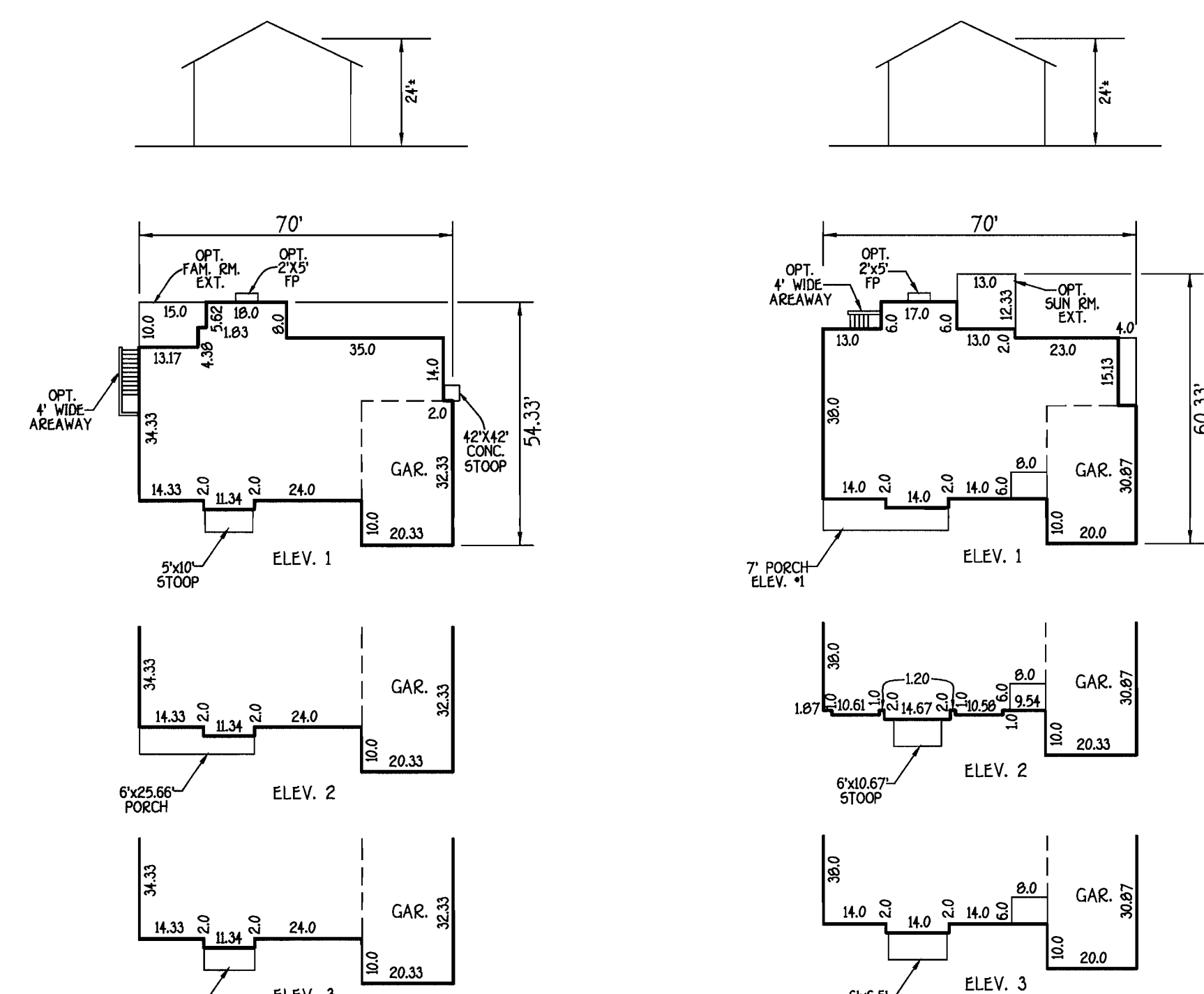
WATER CODE	SEWER CODE
1-13	665-2500

**SITE DEVELOPMENT PLAN**  
**SINGLE FAMILY DETACHED**  
**SCOTT FARM**  
 LOTS 36 THRU 41  
 TAX MAP NO: 35 PARCEL NO: 354 GRID NO: 20  
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: SEPTEMBER, 2005  
 SHEET 2 OF 4

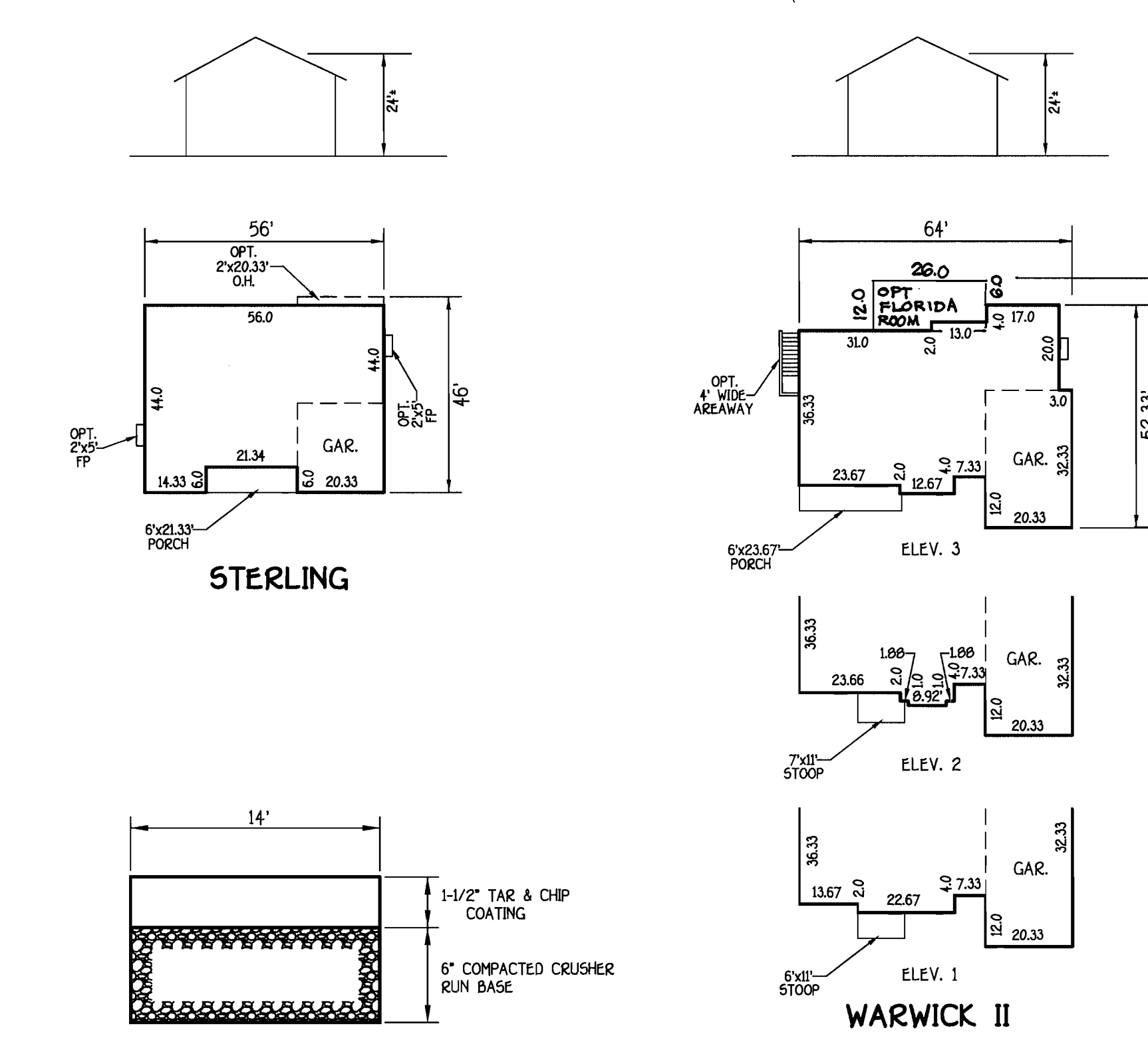
**SDP 06-62**



**TREE PLANTING DETAIL**  
NOT TO SCALE

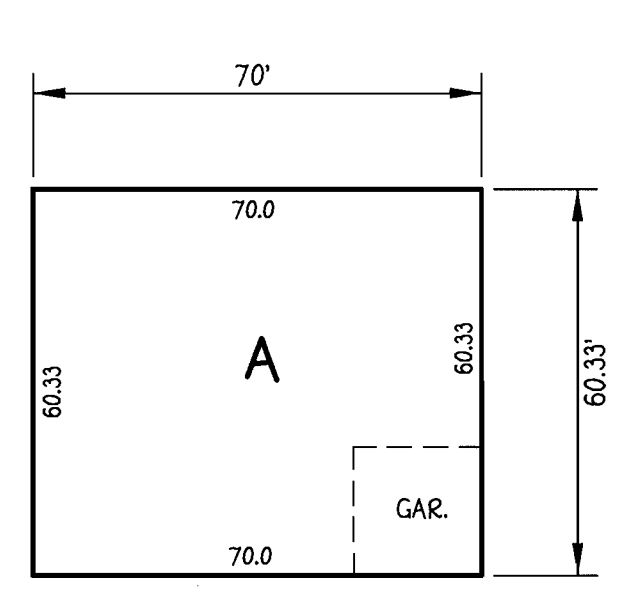


**WESTCHESTER II**      **GREENBRIAR II**

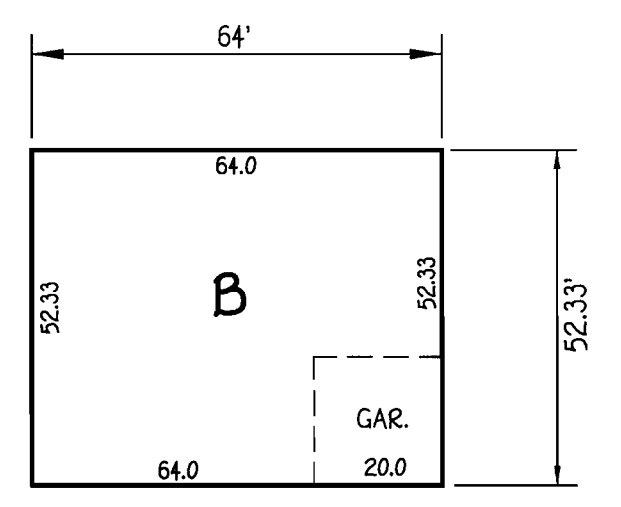


**STERLING**      **WARWICK II**

**COMMON DRIVEWAY DETAIL**  
NOT TO SCALE

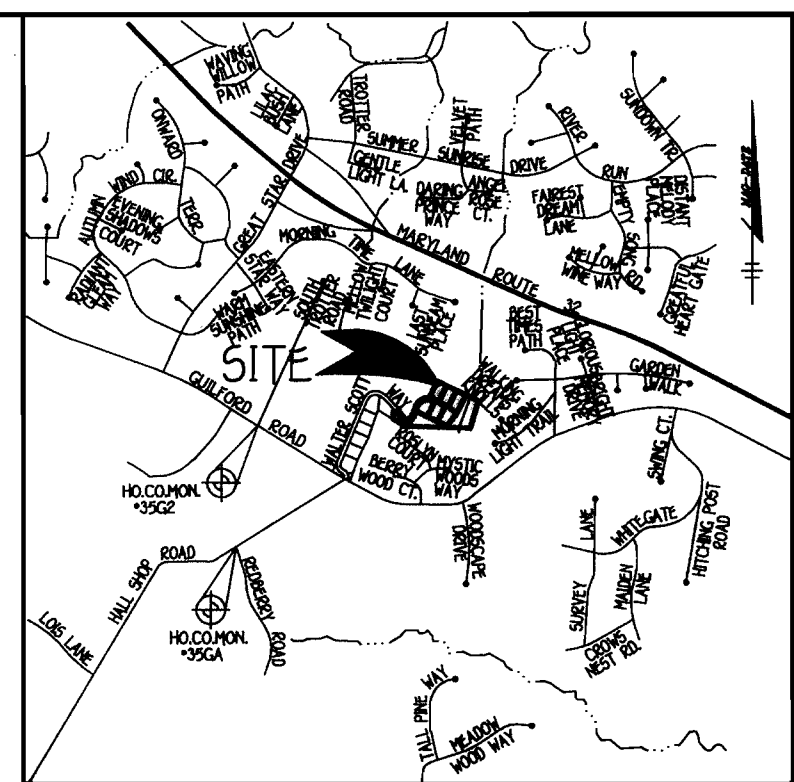


ALL HOUSE TYPES  
Warwick II w/ Fla. Rm.



STERLING  
WARWICK II w/ Fla. Rm.

**BENCH MARKS**  
T.P. 35G2 ELEV 477.63  
N. 554,965.5860  
E. 1,332,934.9496  
CONC. MON. LOC. NEAR THE INTERSECTION  
OF GUILFORD ROAD & TROTTER ROAD



**VICINITY MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED R-20 PER 2/2/2004 COMPREHENSIVE ZONING REGULATIONS.
- TOTAL AREA OF SITE: 3,265 SQUARE FEET.
- TOTAL NUMBER OF LOTS SUBMITTED: 6 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1000 AT LEAST (5) FIVE 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.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 05-55, F 76-104, F 04-144, F 07-162, F 04-61, S 97-23, BA-91-24E, S 95-10, WP 98-29, P 96-13, SP 94-04, F 00-73, F 01-173 & F-05-55 W & S CONTRACT NO. 34-3793-D.
- THIS PLAN IS BASED ON ROAD CONSTRUCTION PLANS, F-00-73 PREPARED BY GREENHORNE & OMARA, 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 35G2 N 554,965.5860 E 1,332,934.9496 HOWARD COUNTY MONUMENT 35GA N 553,249.6341 E 1,332,627.3102
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE PUBLIC RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-00-73, AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 34-3793-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT IS PROVIDED FOR THE ENTIRE SITE, BASED ON THE ULTIMATE DEVELOPED CONDITIONS. LOTS 29,30,32,33 AND THE FIRST 350 LINEAR FEET OF WALTER SCOTT WAY IS MANAGED BY THE EXISTING DOWNSTREAM REGIONAL FACILITY APPROVED AND CONSTRUCTED UNDER F-96-105 (SCOTT ACRES). THE REMAINDER OF THE SITE WILL BE MANAGED BY A PRIVATELY OWNED & MAINTAINED FACILITY ON SITE, AS REVISED BY A RED LINE REVISION TO F-00-73. THE PROPOSED STORMWATER MANAGEMENT POND, FOREBAY AND RELEASE STRUCTURE SHALL BE PRIVATELY OWNED & MAINTAINED BY THE H.O.A. THE H.O.A. WILL PERFORM ROUTINE MAINTENANCE AND WILL BE RESPONSIBLE FOR YEARLY INSPECTIONS, MOWING ONCE A YEAR AND CORRECTING ANY STRUCTURAL PROBLEMS THAT MAY ARISE.
- FINANCIAL SURETY IN THE AMOUNT OF \$51,350.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR LANDSCAPING PER LANDSCAPE PLAN F-00-73, APPROVED ON SEPTEMBER 6, 2005.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL VOL. IV DETAILS R5.03 & R5.05.
- SITE DEVELOPMENT PLAN IS FOR SINGLE FAMILY DETACHED UNITS.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR NEW DWELLING AND TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH 12' (14' IF SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE (P-1) STANDARD PAVING  
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.  
D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)  
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY 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.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- OPEN SPACE LOTS 43 & 44 SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE STORMWATER MANAGEMENT POND ON OPEN SPACE LOT 43 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, PER F-00-73.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OF THE PIPE STEM LOT DRIVEWAY.
- DECLARATION OF THE RIGHT OF ACCESS AND MAINTENANCE OBLIGATION FOR THE PRIVATE ACCESS PLACED IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY CONCURRENTLY WITH THE RECORDED OF THE RECORD PLAT F-05-55.
- FOREST CONSERVATION PROGRAM HAS BEEN MET AND APPROVED UNDER F-00-73 PLANS. 0.8 ACRE PLANTING OFF-SITE PER PLAT OF FOREST CONSERVATION EASEMENT ON TALLEY PROPERTY, PARCEL 2. FOREST CONSERVATION SURETY IN THE AMOUNT OF RETENTION AND 1.7 ACRES FEE-IN-LIEU FOR \$22,215.60 HAS BEEN PAID.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 SIDE TO ROAD
LANDSCAPE TYPE	A	B
LINEAR FEET OF PERIMETER	266.00'	125.00'
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO
CREDIT FOR WALL FENCE OR BERM (NO, YES AND %)	NO	NO
NUMBER OF TREES REQUIRED	N/A	125.00 @ 50' = 125.00
SHADE TREES EVERGREENS	0	3 0
NUMBER OF TREES TO BE PROVIDED	0	3 0

NOTE: SURETY FOR THE REQUIRED 3 PERIMETER SHADE TREES IN THE AMOUNT OF \$900.00 SHALL BE POSTED WITH THE SUBMISSION OF THE SITE DEVELOPMENT PLAN.  
AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION 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 SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
3		ACER RUBRUM (OCTOBER RED MAPLE) OCTOBER GLORY	2" - 2 1/2" CALIPER FULL CROWN B/B

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.2(A) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
*Dana Borg*      1/18/06  
DANA BORG      DATE

MINIMUM LOT AREA TABLE			
LOT NO.	MINIMUM AREA	PIPESTEM AREA	GROSS AREA
36	21,376 SQ.FT.	1,299 SQ.FT.	22,675 SQ.FT.
37	21,720 SQ.FT.	2,295 SQ.FT.	24,014 SQ.FT.
38	22,051 SQ.FT.	2,768 SQ.FT.	24,819 SQ.FT.
39	22,275 SQ.FT.	3,015 SQ.FT.	25,290 SQ.FT.
40	20,553 SQ.FT.	2,441 SQ.FT.	22,994 SQ.FT.
41	20,389 SQ.FT.	2,036 SQ.FT.	22,426 SQ.FT.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
36	6750 WALTER SCOTT WAY
37	6754 WALTER SCOTT WAY
38	6758 WALTER SCOTT WAY
39	6757 WALTER SCOTT WAY
40	6753 WALTER SCOTT WAY
41	6749 WALTER SCOTT WAY

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES, GENERAL NOTES & LEGEND
SHEET 2	SITE DEVELOPMENT & LANDSCAPE PLAN LOTS 36-41 PLAN
SHEET 3	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN LOTS 36-41
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
	STREET LIGHT PROVIDED FOR UNDER F-00-073
+362.5	SPOT ELEVATION
-SSP-SSP-	SUPER SILT FENCE
	PROPOSED WALKOUT
	EROSION CONTROL MATTING
	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
	LANDSCAPE TREES PROVIDED WITH SDP 06-62
	PERIMETER LANDSCAPE TREES PROVIDED FOR UNDER F-00-73

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 19722 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
410.481.2855

NO.	REVISION	DATE
1	Add opt. Florida Rm. to Warwick II	1-24-06

STATE OF MARYLAND  
DEPARTMENT OF PLANNING AND ZONING  
Professional Engineer  
Earl D. Collins  
1/18/06

**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*      Date  
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.  
*Dana Borg*      1/18/06  
Signature of Developer      DANA BORG      Date

Reviewed for HOWARD SCD and meets Technical Requirements.  
U.S.D.A.-Natural Resources Conservation Service      Date  
This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Howard SCD      Date

**OWNER/BUILDER/DEVELOPER**  
DOUGLAS HOMES  
P.O. BOX 628  
ELLICOTT CITY, MARYLAND 21041  
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Catherine*      1/18/06  
Chief, Division of Land Development      Date

*Dana Borg*      1/20/06  
Chief, Development Engineering Division      Date

*Dana Borg*      2/6/06  
Director - Department of Planning and Zoning      Date

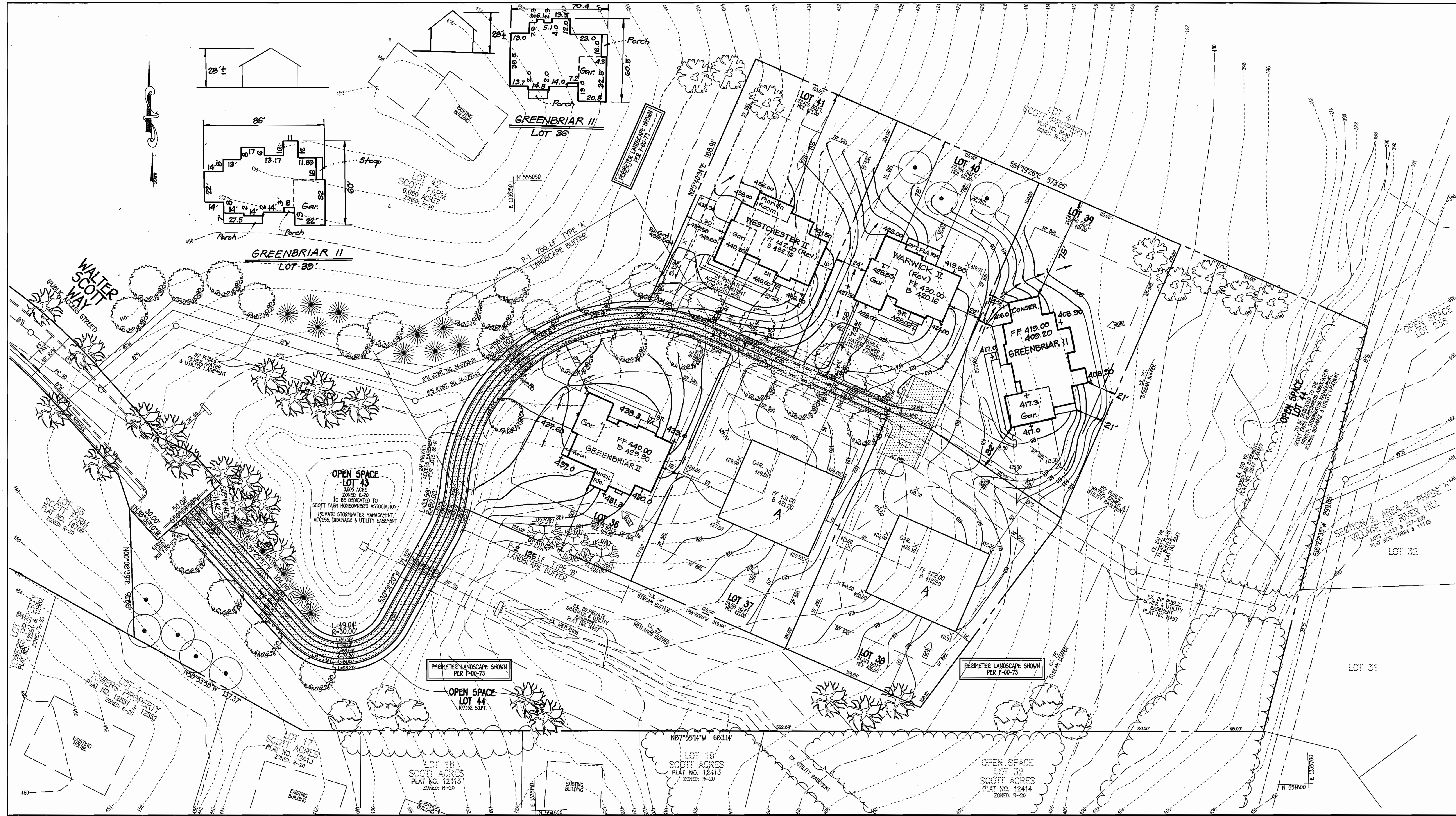
PROJECT	SECTION	LOTS NO.
SCOTT FARM	N/A	36 THRU 41
PLAT	BLOCK NO.	ZONE
17431-17433	20	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
35	FIFTH	6056.01
WATER CODE	SEWER CODE	
I-13	665-2500	

TITLE SHEET,  
LANDSCAPE NOTES & DETAILS

**SINGLE FAMILY DETACHED  
SCOTT FARM  
LOTS 36 THRU 41**

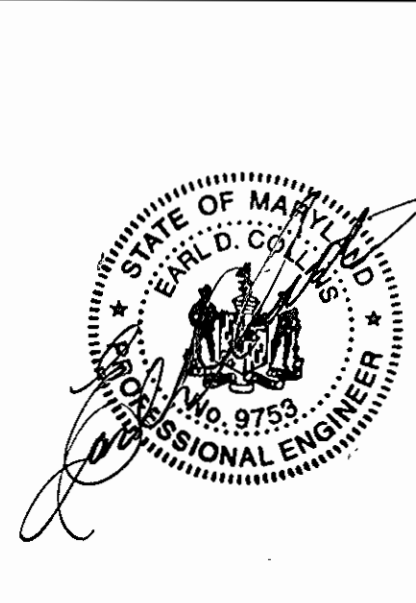
TAX MAP NO.: 35      PARCEL NO.: 354      GRID NO.: 20  
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN      DATE: SEPTEMBER, 2005  
SHEET 1 OF 4

**SDP 06-62**



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELKOTT CITY, MARYLAND 21041  
 410-44-2999

NO.	REVISION	DATE
6	Raise hse. Lot 41 to meet ex. grad. on Lot 42 & Rev. hse. type & grad. Lot 40	7-24-07
5	Rev. hse. & grad. Lot 36 to show ex. cond.	6-5-07
4	Rev. hse. type & grad. Lot 41	4-29-07
3	Rev. hse. grad. Lot 39, Add hse. type	3-16-07
2	Rev. hse. type & grad. Lot 36	1-2-07
1	Rev. hse. type & grad. Lot 41	7-24-06



**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."  
 Signature of Engineer: *Earl D. Collins* Date: *7/24/07*  
**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."  
 Signature of Developer: *Dana Borg* Date: *7/24/07*

Reviewed for HOWARD SCD and meets Technical Requirements.  
 U.S.D.A.-Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: *[Signature]* Date: *[Date]*  
**OWNER/BUILDER/DEVELOPER**  
 DOUGLAS HOWES  
 P.O. BOX 628  
 ELLICOTT CITY, MARYLAND 21041  
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: *2/1/06*  
 Chief, Development Engineering Division: *[Signature]* Date: *1-30-06*  
 Director - Department of Planning and Zoning: *[Signature]* Date: *2/6/06*

PROJECT	SECTION	LOTS NO.
SCOTT FARM	N/A	36 THRU 41

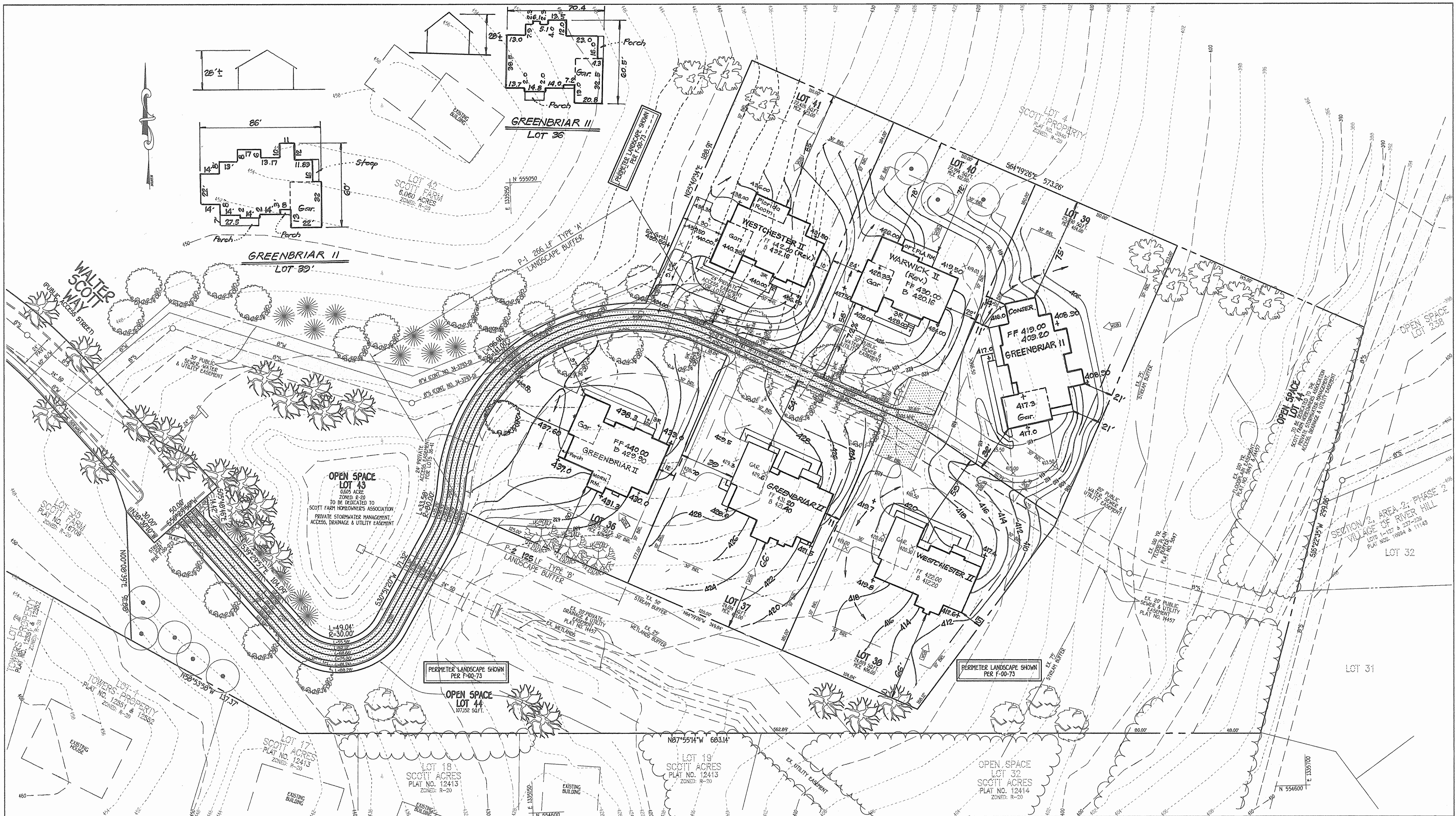
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
17931-17933	20	R-20	35	FIFTH	6056.01

WATER CODE: 1-13  
SEWER CODE: 665-2500

**SITE DEVELOPMENT PLAN**  
**SINGLE FAMILY DETACHED**  
**SCOTT FARM**  
 LOTS 36 THRU 41  
 TAX MAP NO: 35 PARCEL NO: 354 GRID NO: 20  
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: SEPTEMBER, 2005  
 SHEET 2 OF 4

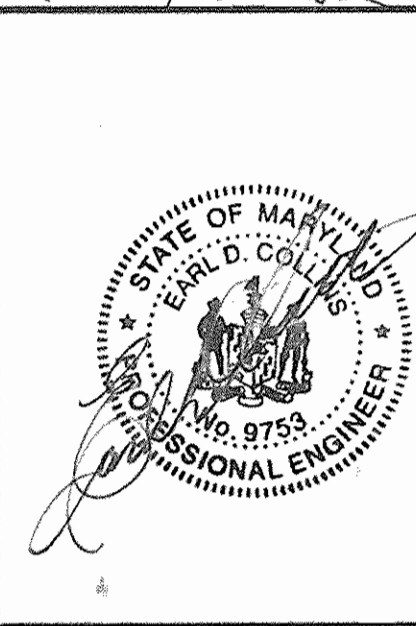
**SDP 06-62**

1:04:05 AM 1/12/2006 9:57:22 AM 1:30



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10072 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 481-2255

NO.	REVISION	DATE
7	Rev. hse. & grad. lots 37 & 38 to show As-Built Conditions	2-28-07
6	Raise hse. Lot 41 to meet ex. grad. on Lot 42 & Rev. hse. type grad. Lot 40	7-24-07
5	Rev. hse. & grad. lot 36 to show ex. cond.	6-5-07
4	Rev. hse. type & grad. lot 41	4-20-07
3	Rev. hse. & grad. lot 39. Add hse. type	3-16-07
2	Rev. hse. type & grad. Lot 36	1-24-07
1	Rev. hse. type & grad. Lot 41	7-24-06



**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.

Signature of Engineer: *Earl D. Collins* Date: \_\_\_\_\_  
 EARL D. COLLINS

**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.

Signature of Developer: *Dana Borg* Date: *4/26/06*  
 DANA BORG

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service Date: \_\_\_\_\_  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT. *[Signature]*  
 Date: \_\_\_\_\_

Howards SCD Date: \_\_\_\_\_

**OWNER/BUILDER/DEVELOPER**  
 DOUGLAS HOMES  
 P.O. BOX 628  
 ELLICOTT CITY, MARYLAND 21104  
 410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development Date: *2/1/06*  
 Chief, Development Engineering Division Date: *30/00*  
 Director - Department of Planning and Zoning Date: *2/6/06*

PROJECT: SCOTT FARM SECTION: N/A LOTS NO.: 36 THRU 41

PLAT: 17931-17933 BLOCK NO.: 20 ZONE: R-20 TAX/ZONE: 35 ELEC. DIST.: FIFTH CENSUS TR.: 6056.01  
 WATER CODE: I-13 SEWER CODE: 665-2500

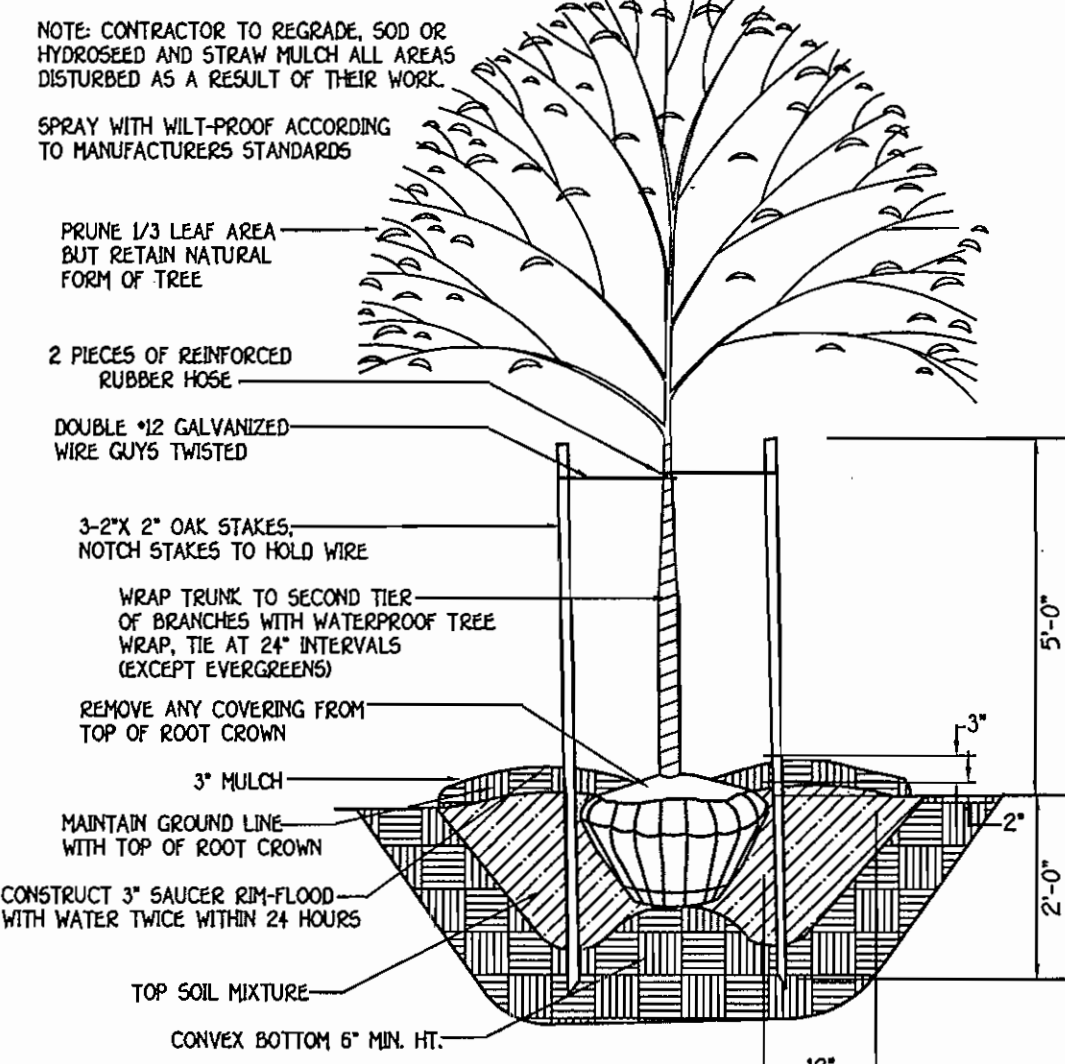
**SITE DEVELOPMENT PLAN**

**SINGLE FAMILY DETACHED**  
**SCOTT FARM**  
 LOTS 36 THRU 41

TAX MAP NO.: 35 PARCEL NO.: 354 GRID NO.: 20  
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: SEPTEMBER, 2005  
 SHEET 2 OF 4

**SDP 06-62**





**TREE PLANTING DETAIL**  
NOT TO SCALE

SCHEDULE A PERIMETER LANDSCAPE EDGE		
PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 SIDE TO ROAD
LANDSCAPE TYPE	A	B
LINEAR FEET OF PERIMETER	256.00'	125.00'
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO
CREDIT FOR WALL FENCE OR BERM (NO, YES AND %)	NO	NO
NUMBER OF TREES REQUIRED	N/A	125.00 @ 50' = 2.50
NUMBER OF TREES TO BE PROVIDED	0	3
NUMBER OF TREES TO BE PROVIDED	0	3

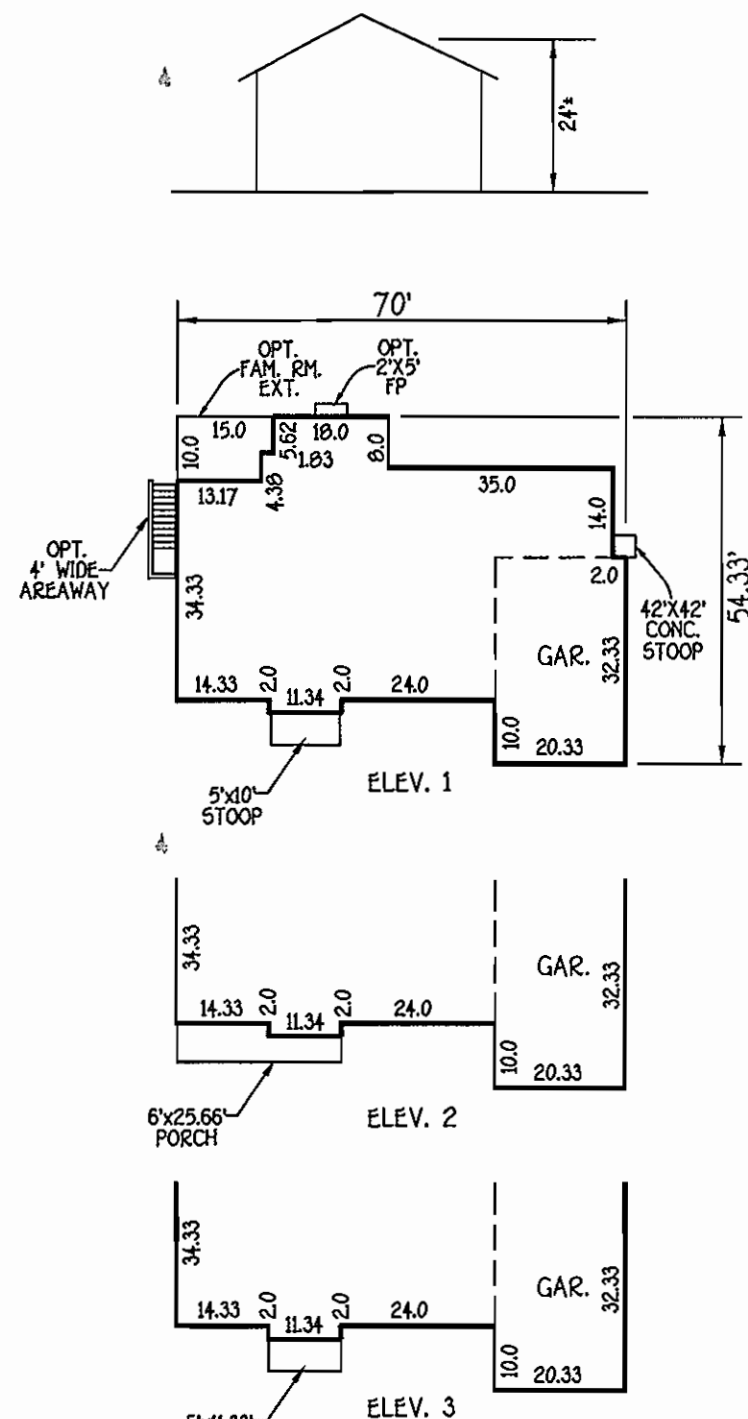
NOTE: SURETY FOR THE REQUIRED 3 PERIMETER SHADE TREES IN THE AMOUNT OF \$900.00 SHALL BE POSTED WITH THE SUBMISSION OF THE SITE DEVELOPMENT PLAN.  
\*AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION 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 SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.\*

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
3		ACER RUBRUM (OCTOBER RED MAPLE) "OCTOBER GLORY"	2" - 2 1/2" CALIPER FULL CROWN B/B

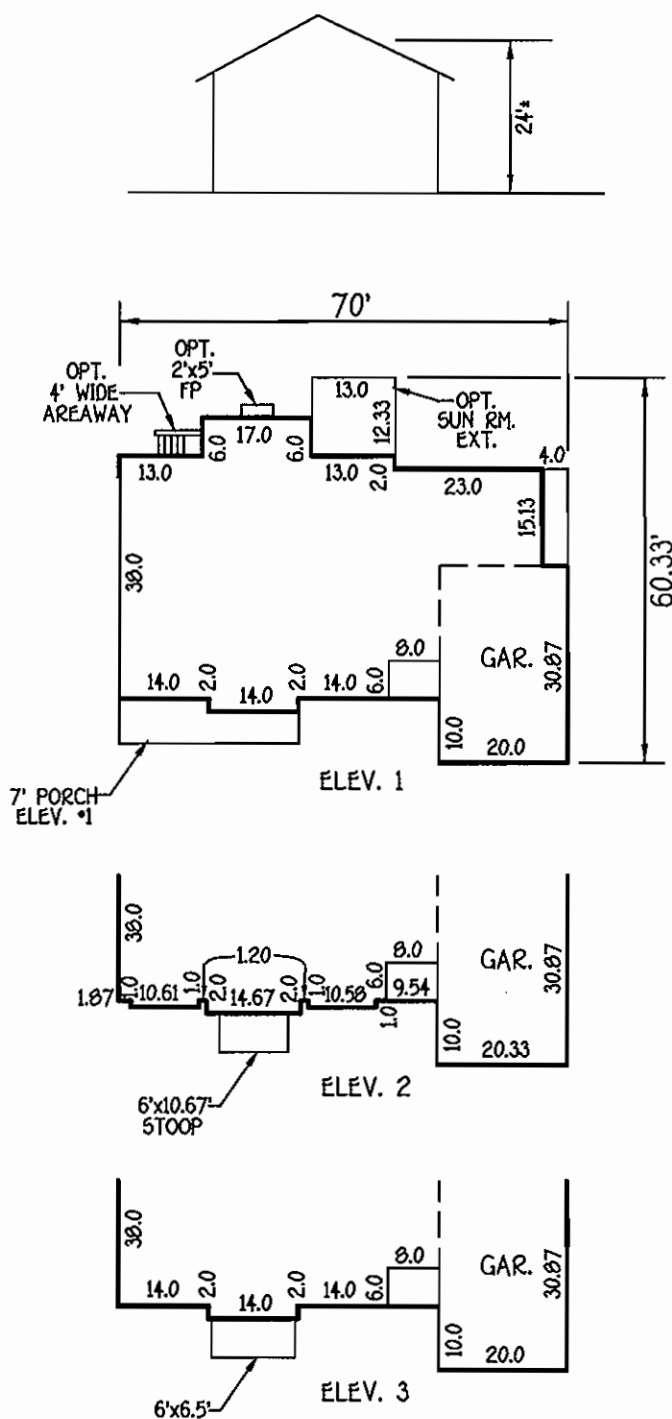
**DEVELOPER'S/BUILDER'S CERTIFICATE**

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

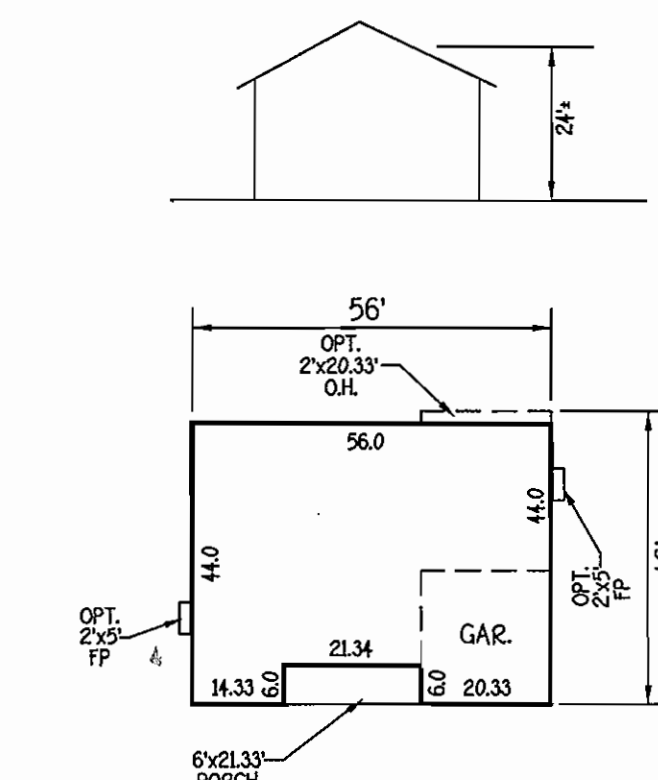
*Dana Borg* 1/18/06  
DANA BORG DATE



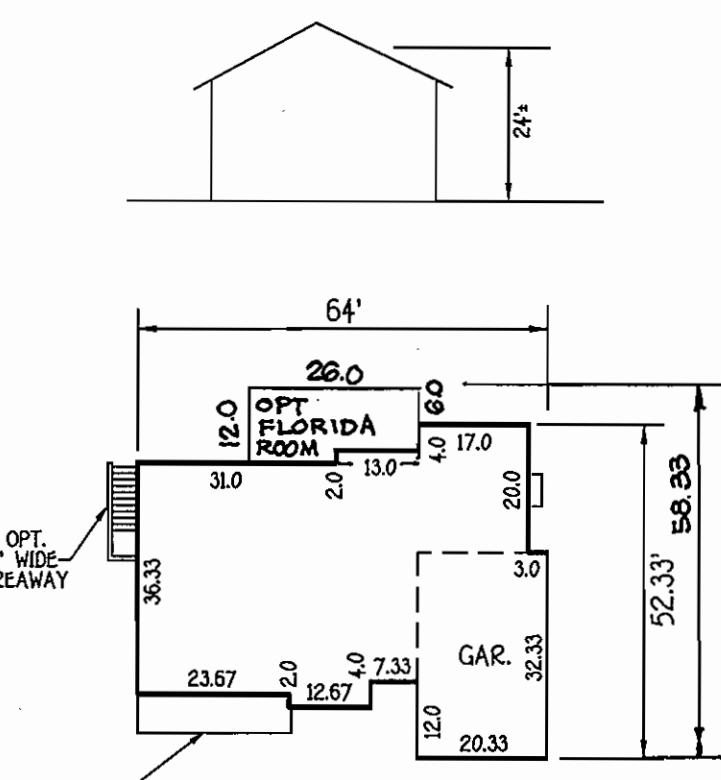
WESTCHESTER II



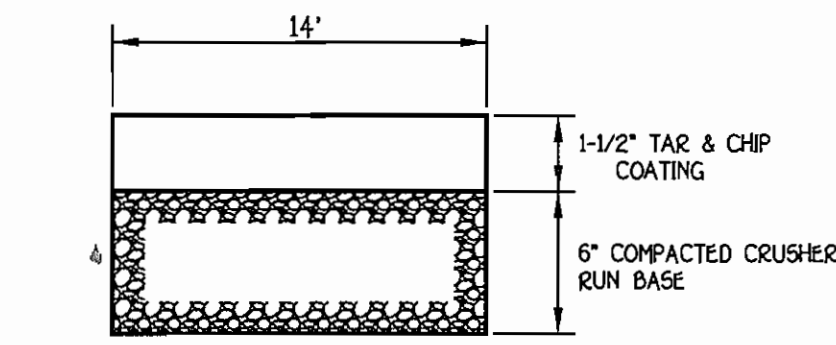
GREENBRIAR II



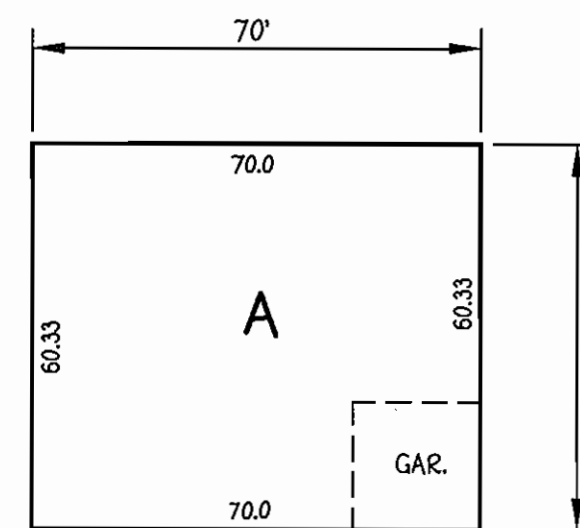
STERLING



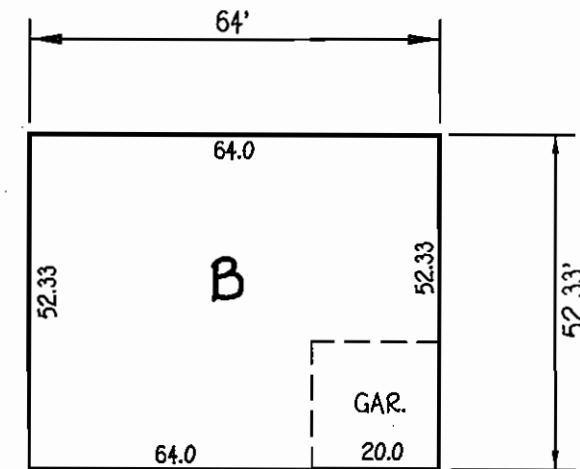
WARWICK II



COMMON DRIVEWAY DETAIL  
NOT TO SCALE



ALL HOUSE TYPES  
Warwick II 1/2 Fla. Rm.



STERLING  
WARWICK II 1/2 Fla. Rm.

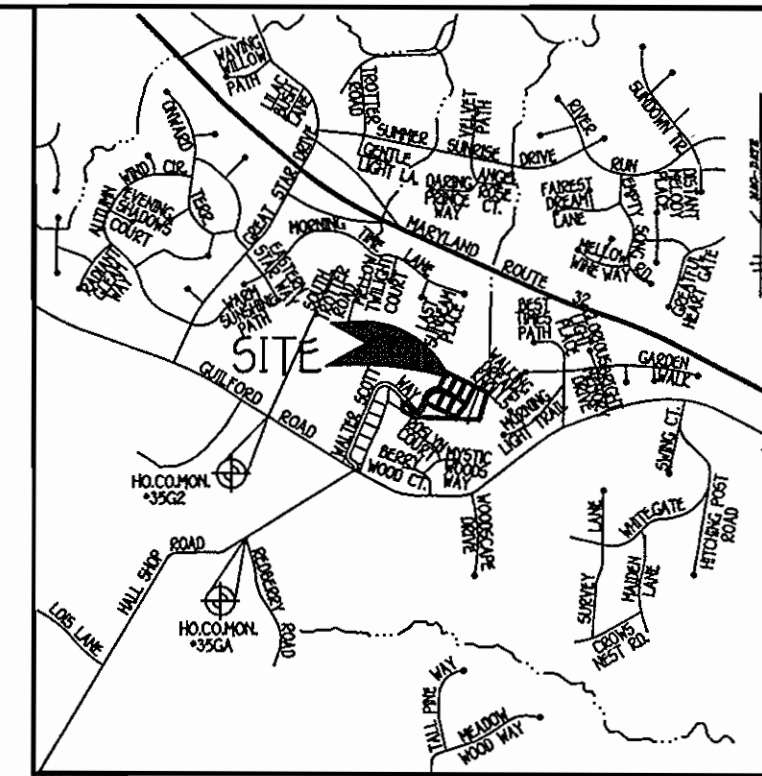
MINIMUM LOT AREA TABLE			
LOT NO.	MINIMUM AREA	PIPESTEM AREA	GROSS AREA
36	21,376 SQ.FT.	1,299 SQ.FT.	22,675 SQ.FT.
37	21,720 SQ.FT.	2,295 SQ.FT.	24,014 SQ.FT.
38	22,051 SQ.FT.	2,768 SQ.FT.	24,819 SQ.FT.
39	22,275 SQ.FT.	3,015 SQ.FT.	25,290 SQ.FT.
40	20,593 SQ.FT.	2,441 SQ.FT.	22,994 SQ.FT.
41	20,389 SQ.FT.	2,038 SQ.FT.	22,426 SQ.FT.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
36	6750 WALTER SCOTT WAY
37	6754 WALTER SCOTT WAY
38	6758 WALTER SCOTT WAY
39	6757 WALTER SCOTT WAY
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SHEET 3	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN LOTS 36-41
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
X	STREET LIGHT PROVIDED FOR UNDER F-00-073
+362.5	SPOT ELEVATION
-SSF-SSP	SUPER SILT FENCE
---	PROPOSED WALKOUT
---	EROSION CONTROL MATTING
---	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
---	LANDSCAPE TREES PROVIDED WITH SOP 06-62
---	PERIMETER LANDSCAPE TREES PROVIDED FOR UNDER F-00-73

**BENCH MARKS**  
T.P. 35G2 ELEV 477.63  
N. 554,965.5860  
E. 1,332,934.9496  
CONC. MON. LOC. NEAR THE INTERSECTION OF GUILFORD ROAD & TROTTER ROAD  
  
T.P. 35GA ELEV. 482.11  
N. 553,249.6341  
E. 1,332,627.3180  
CONC. MON. LOC. NORTH SIDE OF HALL SHOP ROAD PAST REDBERRY ROAD



VICINITY MAP  
SCALE: 1" = 2000'

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED R-20 PER 2/2/2004 COMPREHENSIVE ZONING REGULATIONS.
- TOTAL AREA OF SITE: 3.265 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 6 SFD
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1000 AT LEAST (5) FIVE 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.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: F 05-55, F 76-104, F 84-144, F 87-162, F 04-61, S 97-23, BA-91-24E, S 95-10, WF 98-29, P 96-13, SP 94-04, F 00-73, F 01-173 & F-05-55 W & S CONTRACT NO. 34-3793-D.
- THIS PLAN IS BASED ON ROAD CONSTRUCTION PLANS, F-00-73 PREPARED BY GREENHORNE & OMAHA, 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 35GA N 553,249.6341 E 1,332,627.3182
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE PUBLIC RIGHTS-OF-WAY OF THIS S.D.P. ARE NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-00-73. AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 34-3793-D.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT IS PROVIDED FOR THE ENTIRE SITE BASED ON THE ULTIMATE DEVELOPED CONDITIONS. LOTS 29,30,32,33 AND THE FIRST 350 LINEAR FEET OF WALTER SCOTT WAY IS MANAGED BY THE EXISTING DOWNSIDE REGIONAL FACILITY APPROVED AND CONSTRUCTED UNDER F-96-105 (SCOTT ACRES). THE REMAINDER OF THE SITE WILL BE MANAGED BY A PRIVATELY OWNED & MAINTAINED FACILITY ON SITE AS REVISED BY A RED LINE REVISION TO F-00-73. THE PROPOSED STORMWATER MANAGEMENT POND, FOREBAY AND RELEASE STRUCTURE SHALL BE PRIVATELY OWNED & MAINTAINED BY THE H.O.A. THE H.O.A. WILL PERFORM ROUTINE MAINTENANCE AND WILL BE RESPONSIBLE FOR YEARLY INSPECTIONS, MOWING ONCE A YEAR AND CORRECTING ANY STRUCTURAL PROBLEMS THAT MAY ARISE.
- FINANCIAL SURETY IN THE AMOUNT OF \$51,350.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR LANDSCAPING PER LANDSCAPE PLAN F-00-73, APPROVED ON SEPTEMBER 6, 2005. FOR DRIVEWAY ENTRANCE-DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL VOL. IV DETAILS E.6.03 & E.6.05.
- SITE DEVELOPMENT PLAN IS FOR SINGLE FAMILY DETACHED UNITS.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR NEW DWELLING AND TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH 12' (14' IF SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE (P-1) STANDARD PAVING  
C) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.  
D) STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (125-LOADING)  
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY 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.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- OPEN SPACE LOTS 43 & 44 SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THE STORMWATER MANAGEMENT POND ON OPEN SPACE LOT 43 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER F-00-73.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OF THE PIPE STEM LOT DRIVEWAY.
- DECLARATION OF THE RIGHT OF ACCESS AND MAINTENANCE OBLIGATION FOR THE PRIVATE ACCESS PLACE IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY CONCURRENTLY WITH THE RECORDED OF THE RECORD PLAT F-05-55.
- FOREST CONSERVATION PROGRAM HAS BEEN MET AND APPROVED UNDER F-00-73 PLANS. 0.8 ACRE PLANTING OFF-SITE PER PLAT OF FOREST CONSERVATION EASEMENT ON TALLEY PROPERTY, PARCEL 2, FOREST CONSERVATION SURETY IN THE AMOUNT OF RETENTION AND 1.7 ACRES FEE-IN-LIEU FOR \$22,215.60 HAS BEEN PAID.

**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*  
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."

*Dana Borg*  
Signature of Developer DANA BORG Date 1/18/06

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service  
This development plan is approved for sediment and erosion control by the HOWARD SOIL CONSERVATION DISTRICT.  
Howard SCD Date

**OWNER/BUILDER/DEVELOPER**

DOUGLAS HOMES  
P.O. BOX 628  
ELLCOTT CITY, MARYLAND 21041  
410-750-0522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John J. Hester*  
Chief, Division of Land Development Date 2/1/06  
*John J. Hester*  
Chief, Development Engineering Division Date 1/20/06  
*Mark M. Cleary*  
Director - Department of Planning and Zoning Date 2/6/06

PROJECT	SECTION	LOTS NO.
SCOTT FARM	N/A	36 THRU 41
PLAT	BLOCK NO.	ZONE
17931-17933	20	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
35	FIFTH	6056.01
WATER CODE	SEWER CODE	
I-13	665-2500	

TITLE SHEET,  
LANDSCAPE NOTES & DETAILS

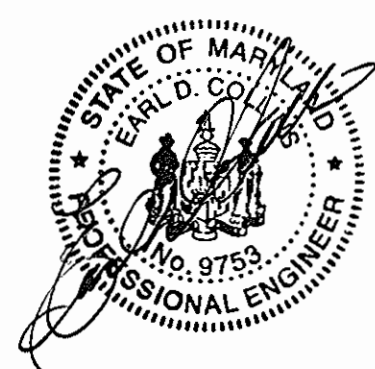
SINGLE FAMILY DETACHED  
**SCOTT FARM**  
LOTS 36 THRU 41

TAX MAP NO: 35 PARCEL NO: 354 GRID NO: 20  
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2005

SHEET 1 OF 4

SDP 06-62

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21041  
410 461 - 2555



NO.	REVISION	DATE
2	Rev. Elevations on Warwick II Footprint	7-24-07
1	Add Opt. Florida Rm. to Warwick II	7-24-06