

GENERAL NOTES:

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7111 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM F-10-64 & AERIAL TOPOGRAPHY PREPARED BY 3 DI (2000).
- EXISTING UTILITIES ARE BASED ON F-10-64.
- ZONING: SITE IS BEING DEVELOPED IN ACCORDANCE WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE SUPPLEMENTAL SECTION OF THE ZONING REGULATIONS FOR RECREATION DEVELOPMENT.
- THE SUBJECT PROPERTY IS ZONED R-ED AND RA-15 PER THE 01/28/06 COMPREHENSIVE ZONING PLAN (AA-04-11).
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SHG ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6-01, R-6-05 & DET ON SH6.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: MP-04-102, 5-01-10, PD-350, F-02-03, SP-04-06, F-01-186, F-02-142, SDP-02-61, SDP-02-65, MP-04-102, MP-04-122, AA-04-11, PD-301, MP-04-102, F-10-64 & F-12-13.
- SITE ANALYSIS:**
TOTAL AREA OF SITE: 707 AC (LOTS)
DISTURBED AREA: 831 AC
PRESENT ZONING: R-ED (LOTS)
PROPOSED USE: 25 SPD 1.43 SFA
TOTAL NUMBER OF UNITS ALLOWED (PER FINAL PLAN): 68 (61 NEW + 1 EX. HISTORICAL HOUSE)
TOTAL NUMBER OF UNITS PROPOSED ON THIS SDP SUBMISSION: 61 (NEW CONSTRUCTION)
PARKING SPACES REQUIRED (2 SPACES PER UNIT PLUS OVERFLOW OF 0.3 FOR SFA AND 0.5 FOR SPD): 136 (131+5)
PARKING PROVIDED (134 2 CAR GAR SPACES + 136 DRIVEWAY TANDEM SPACES): 270
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 973 AND 975 WERE USED FOR THIS PROJECT.
- OTHER TOPICS RELATED TO THIS PROJECT (FROM PREVIOUS SUBMISSION):
WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. (JAN. 2007)
100-YEAR FLOODPLAIN STUDY BY GUTSCHICK, LITTLE & WEBER (F-01-186 & SP-04-06)
TRAFFIC STUDY BY THE TRAFFIC GROUP (SP-04-06)
PUBLIC WATER & SEWER CONTRACT No. 14-4607-D, 14-1065-D & 10-1124.
- STORMWATER MANAGEMENT, BOTH QUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS WILL BE SATISFIED AT THE FACILITY ON OPEN SPACE LOT 11. THE FACILITY WILL BE A NET EXTENDED DETENTION POND (TYPE F-3). THE FACILITY WILL BE FULLY OWNED. ROUTINE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND NON-ROUTINE MAINTENANCE ITEMS WILL BE THE RESPONSIBILITY OF HOWARD COUNTY. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON OPEN SPACE LOT 10.
- VEHICULAR INGRESS AND EGRESS TO NORTH RIDGE ROAD IS PROHIBITED (EXCEPT @ BURROWS LANE) AS INDICATED. NO VEHICULAR INGRESS AND EGRESS IS ALLOWED ALONG THE ROGERS AVENUE FRONTAGE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FOREST CONSERVATION EASEMENTS AND 100 YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ.
- ZONING MAP AMENDMENT (C.O. FILE NO. AA-04-11) WAS ADMINISTRATIVELY GRANTED ON AUGUST 24, 2004 IN ORDER TO CHANGE THE 13 ACRES OF R-20 ON PARCEL 99 TO R-ED.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 12/15/09 IN COMPLIANCE WITH SECTION 16.12(B) OF THE REGULATIONS.
- THIS SUBDIVISION PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON 11/06/09 FOR THE ON-SITE HISTORIC STRUCTURE (ROGERS HOUSE) IDENTIFIED AS HO-615. THE PLAN PROPOSAL PRESERVES THE EXISTING HOUSE ON LOT 5 DESIGNED TO PROTECT THE HOUSE IN AN APPROPRIATE SETTING ON AN ENLARGED LOT SIZE IN COMPLIANCE WITH SECTION 16.10(B) OF THE REGULATIONS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAS BEEN FILLED UNDER F-02-04 BY ON-SITE RETENTION AND SITE RESTORATION.
- 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 THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12'0" SERVING MORE THAN ONE RESIDENCE;
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
C. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (R25 LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
24. BAY WINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STAIRWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 120.1(A) OF THE ZONING REGULATIONS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT YARD OR REAR YARD SETBACK.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 52 SHADE TREES @ \$300 EA. AND 15 EVERGREEN TREES @ \$50 EA. IN THE AMOUNT OF \$17,550.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOTS 5 AS INDICATED ON THE LANDSCAPE PLAN SHEET NO. 10.
- ENVIRONMENTAL IMPACTS TO THE 25' WETLAND BUFFER AND THE 50' STREAM BANK BUFFER FOR THE CONSTRUCTION OF BURROWS LANE, THE PROPOSED STORM DRAIN AND OUTFALL LOCATED ALONG THE NORTHWEST SIDE OF LOT 25, THE STORM DRAIN EXTENSION LEADING TO THE STORMWATER MANAGEMENT FACILITY, AND THE OUTFALL FROM THE STORMWATER MANAGEMENT FACILITY HAVE BEEN DETERMINED TO BE "ESSENTIAL OR NECESSARY DISTURBANCES" IN ACCORDANCE WITH SECTION 16.16(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS DETERMINATION WAS MADE IN A LETTER FROM THE DEPARTMENT OF PLANNING AND ZONING DATED 02/04/09.
- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, AS LIBER 3092/FOLIO 091 ON FEB. 25, 2011.
- DPZ HAS DETERMINED THAT IN ACCORDANCE WITH THE PLANNING BOARD DECISIONS, THIS SITE PLAN DOES NOT REQUIRE FURTHER REVIEW AND APPROVAL BY THE PLANNING BOARD.

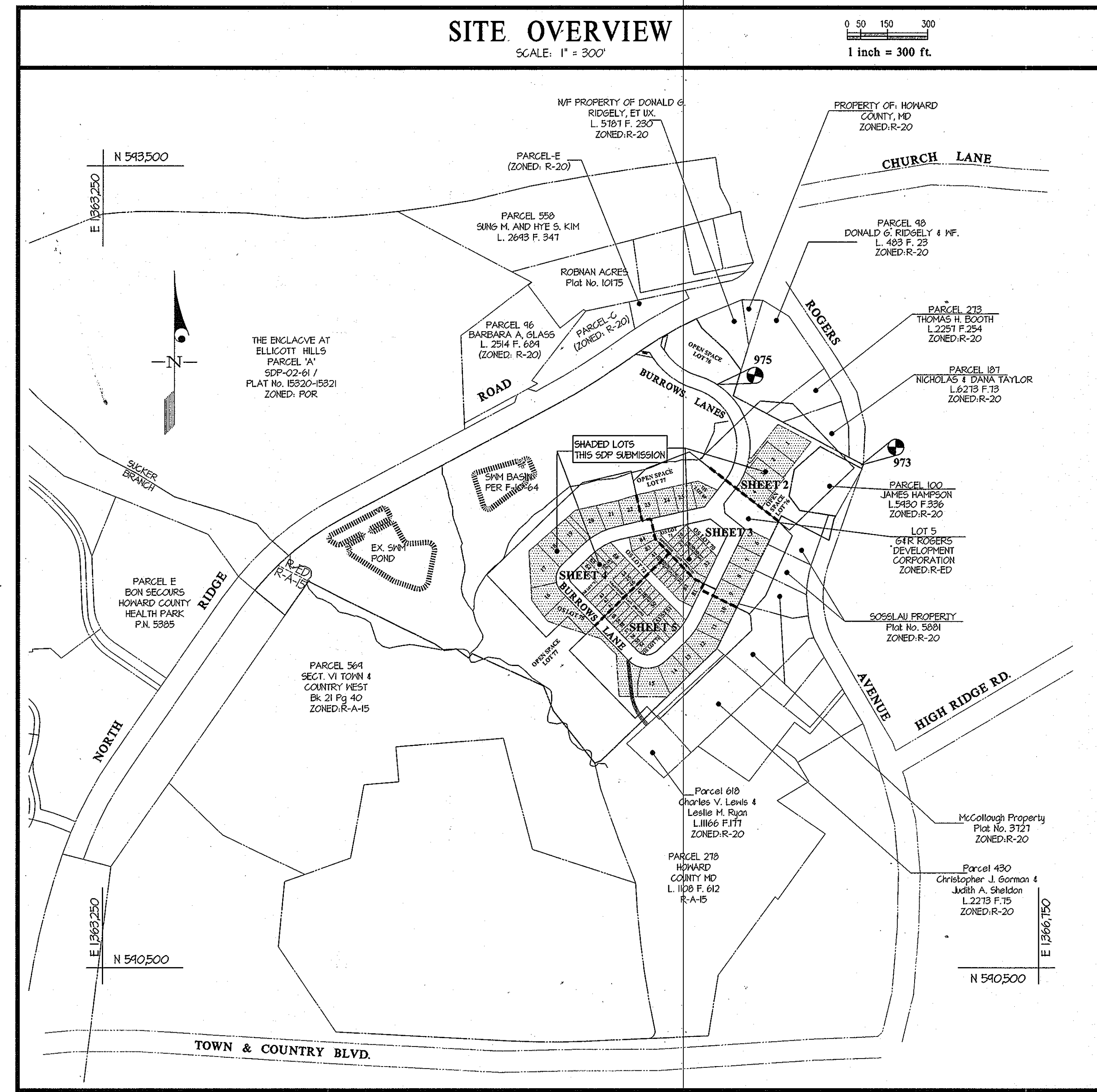
ROCKLAND AT ROGERS

SITE DEVELOPMENT PLAN

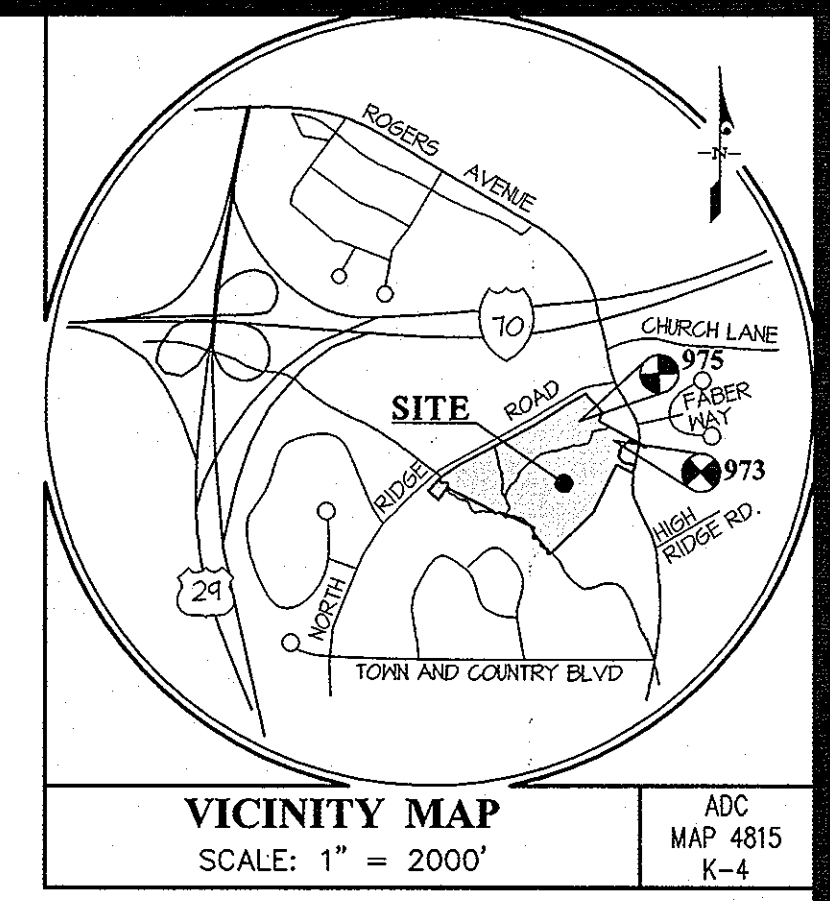
LOTS 1 thru 4, 6 THRU 32, 35 THRU 41,
44 THRU 68 AND 81 THRU 84

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



BENCHMARKS	
973 REBAR AND CAP	ELEV. 411.64 N = 542,801.62 E = 1,366,084.44
975 REBAR AND CAP	ELEV. 412.73 N = 542,802.82 E = 1,365,545.52



MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	12,911 SF	412 SF	12,065 SF
2	9,621 SF	494 SF	9,127 SF
3	9,074 SF	114 SF	8,460 SF

REC./TND OPEN SPACE CHART				
TYPE	CRITERIA	REQUIRED	PROVIDED	WHERE PROVIDED
RECREATIONAL OPEN SPACE	400 SF PER SFA LOT/500 SF PER SPD LOT	24,700 SF (0.51 AC)	0.91 AC	OS LOTS 64 THRU 74
TND OPEN SPACE*	5% OF REQUIRED OPEN SPACE	1.04 AC	1.04 AC	OS LOTS 64 THRU 74 & P/O 75

*TND OPEN SPACE REQUIREMENTS ARE PER SEC. 1206 OF THE ZONING REGULATIONS
**SEE SHEET 6 FROM F-10-64 FOR DELINEATION OF OPEN SPACE AREAS.

SETBACK REQUIREMENTS		
SETBACK TYPE	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED
SITE BOUNDARY/ EXTERNAL PUBLIC RM	30'	30'
FRONT/SIDE ON PUBLIC RM	0'	0'
SIDE	5'	0'
REAR	10'	0'
FACE TO FACE	N/A	30'
FACE TO SIDE / REAR TO SIDE	N/A	30'
SIDE TO SIDE	N/A	15'
REAR TO REAR	N/A	30'

* PER TRADITIONAL RESIDENTIAL NEIGHBORHOOD REGULATIONS

ADDRESS CHART			
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
1	2021 BURROWS LANE	26	2107 SUNNYSIDE LANE (PRIVATE)
2	2025	27	2104
3	2024	28	2111
4	2023	29	2118
5	2031	30	2125
6	2060	31	2111
7	2046	32	2114
8	2052		
9	2048	81	2045 BURROWS LANE
10	2044		
11	2040	82	2120 SUNNYSIDE LANE (PRIVATE)
12	2036	35	2108
13	2032	36	2106
14	2028	37	2104
15	2024	38	2102
16	2006	39	2100
17	2002	40	2100
18	2018	41	2106
19	2014	83	2104
20	2010		
21	2066	84	2061 BURROWS LANE
22	2062		
23	2058	44	2060 SHADYSIDE LANE
24	2054	45	2062
25	2050	46	2064

SHEET INDEX	
1.	COVER SHEET
2.	SITE DEVELOPMENT PLAN
3.	SITE DEVELOPMENT PLAN
4.	SITE DEVELOPMENT PLAN
5.	SITE DEVELOPMENT PLAN
6.	SITE AND AMENITY DETAILS
7.	SEDIMENT CONTROL PLAN
8.	SEDIMENT CONTROL NOTES and DETAILS
9.	LANDSCAPE PLAN
10.	LANDSCAPE DETAILS

MP-04-102 ON JULY 14, 2004, MP-04-102 WAS GRANTED FOR THE FOLLOWING:
 • SIDEWALKS ARE ALLOWED ON ONLY ONE SIDE OF THE STREET FOR THE ENTRANCE ROAD TO MINIMIZE THE ENVIRONMENTAL FOOTPRINT OF THE RIGHT-OF-WAY, INSTEAD OF BOTH SIDES OF THE STREET AS REQUIRED IN SECTION 16.15(A)(1).
 • RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS AND SQUARES INSTEAD BEING LIMITED FRONTAGE ON PUBLIC RIGNS AS IN 16.1200(F)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.
 • NO SIDEWALK ALONG SOUTHEAST SIDE OF NORTH RIDGE ROAD WILL BE REQUIRED (WAIVER FROM SECTION 16.15(A)(1)).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas J. Suttler 12/24/11
Director Date

Walt Shandor 12-20-11
Chief, Division of Land Development Date

Chad Chandon 12-16-11
Chief, Development Engineering Division Date

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12415, EXPIRATION DATE, MAY 26, 2012.

11-29-11 *Chad Chandon*

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR (OWNER):
 c/o Greenbaum & Rose Associates, Inc.
 SUITE 300 WOODHAME CENTER
 1829 RESTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

BUILDER (CONTRACT PURCHASER):
 RICHMOND AMERICAN
 6200 OLD DEBEN LANE
 SUITE 190
 COLUMBIA, MARYLAND 21045
 ATTN: BILL BRIEGEL
 410-872-0257

COVER SHEET

ROCKLAND AT ROGERS

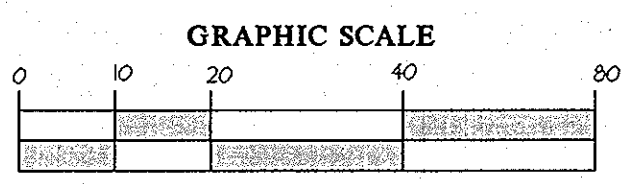
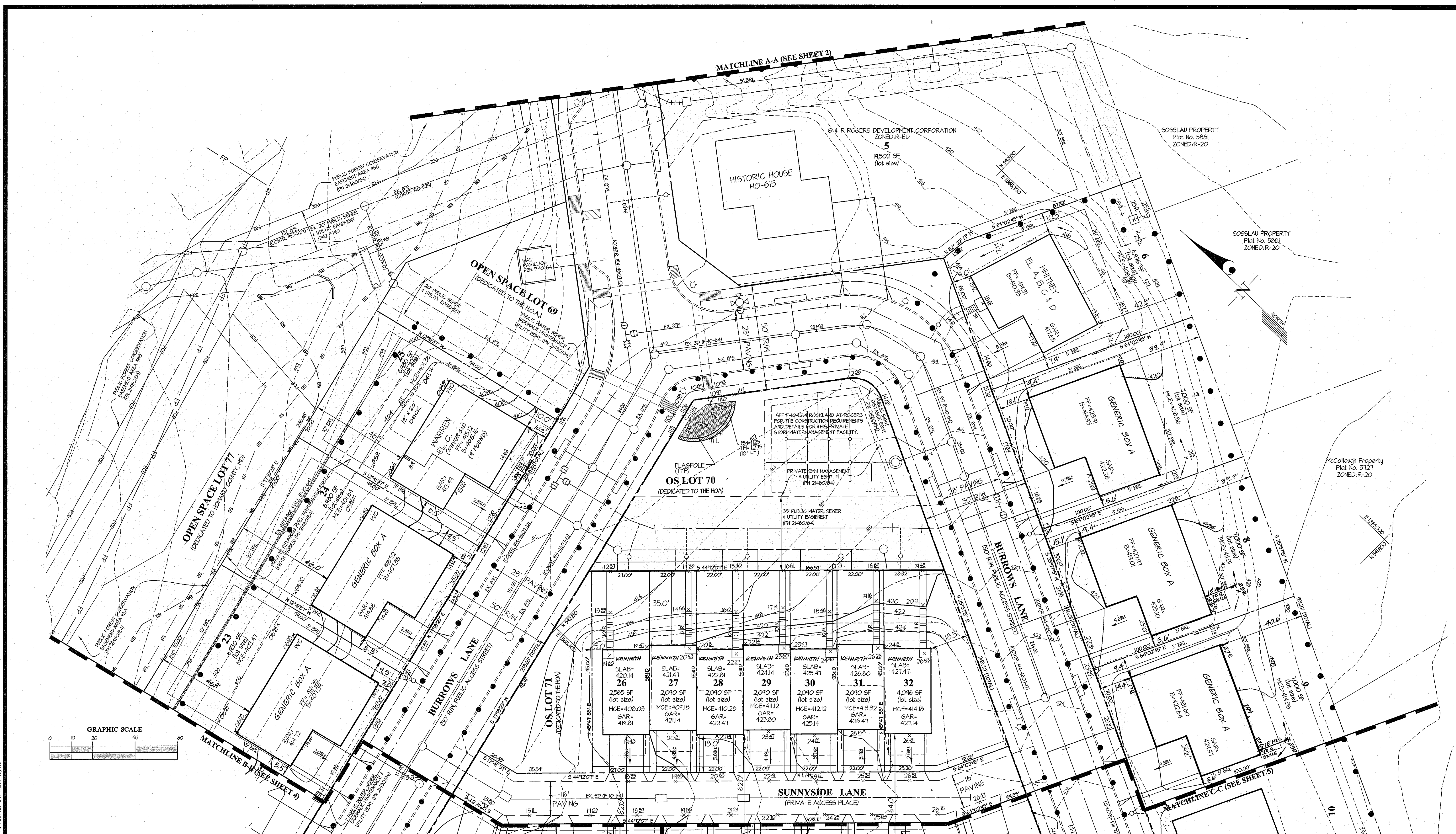
LOTS 1 thru 4, 6 thru 32, 35 thru 41, 44 thru 68 and 81 thru 84

PLAT Nos. 21479 thru 21485 and 21697

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED/ RA-15	11033
DATE	TAX MAP - GRID	SHEET
JULY, 2011	17- 18 & 24	1 OF 10



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas & Buttle 12/16/11
 Director Date
Kat Seelbach 12-20-11
 Chief, Division of Land Development Date
Paul Anderson 12-16-11
 Chief, Development Engineering Division Date

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE, MAY 26, 2012.
 11-29-11

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
2012-05-17	REVISE LOT 25 HOUSETYPE TO WARREN BL. C	HKJ	TIBT
2012-05-17	REVISE LOTS 7-9, 23 & 24 TO GENERIC BOXES & LOT 25 REVISE BASEMENT AND REAR ELEVATIONS	HKJ	WLSJ

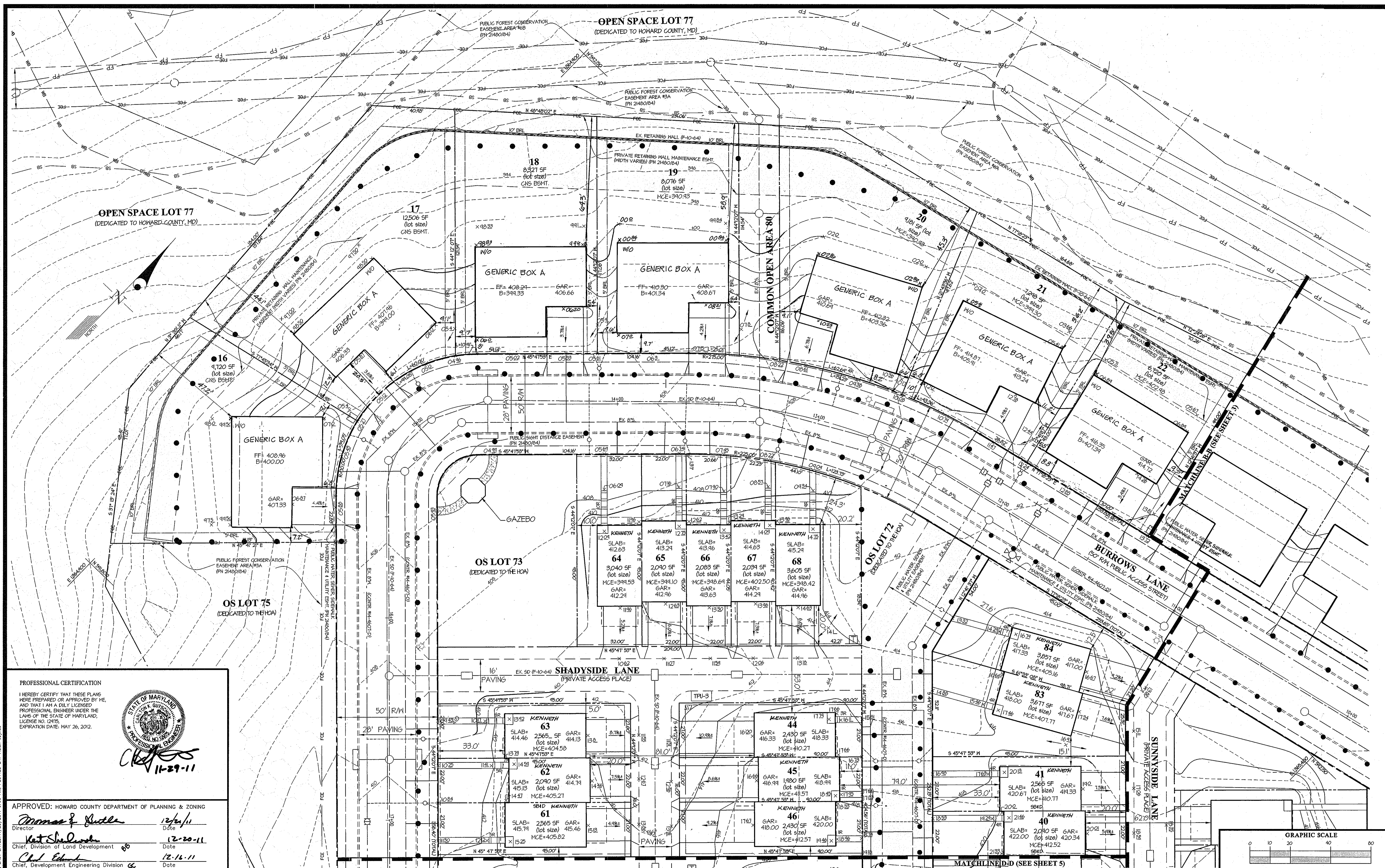
PREPARED FOR (OWNER):
 c/o Greenbaum & Rose Associates, Inc.
 SUITE 300 WOODBINE CENTER
 1829 REGISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

BUILDER (CONTRACT PURCHASER):
 RICHMOND AMERICAN
 4200 OLD DOBBIN LANE
 SUITE 150
 COLUMBIA, MARYLAND 21045
 ATTN: BILL BRIGEL
 410-872-0287

SITE DEVELOPMENT PLAN
ROCKLAND AT ROGERS
 LOTS 1 thru 4, 6 thru 32, 35 thru 41, 44 thru 68 and 81 thru 84
 PLAT Nos. 21479 thru 21485 and 21697
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	R-ED/ RA-15	11033
DATE	TAX MAP - GRID	SHEET
JULY, 2011	17- 18 & 24	3 OF 10

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PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10475, EXPIRATION DATE: MAY 26, 2012.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas J. Guttler 12/20/11
 Director Date

Kat Sheehy 12-20-11
 Chief, Division of Land Development Date

Chad Edwards 12-16-11
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4188

2012-05-18	REVISE LOTS 16-22 TO GENERIC BOXES	HJS	MBT
DATE	REVISION	BY	APP'R.

PREPARED FOR (OWNER):
 c/o Greenbaum & Rose Associates, Inc.
 SUITE 300 WOODHOLME CENTER
 1620 RESTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-684-8400

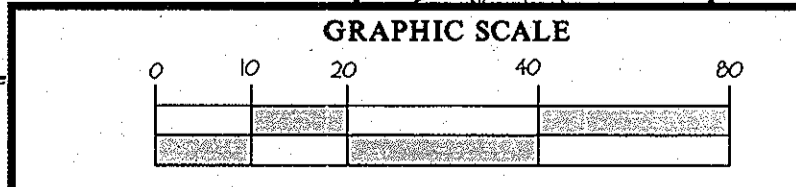
BUILDER (CONTRACT PURCHASER):
 RICHMOND AMERICAN
 6200 OLD DOBBIN LANE
 SUITE 100
 COLUMBIA, MARYLAND 21045
 ATTN: BILL BRIEGL
 410-872-0267

SITE DEVELOPMENT PLAN
ROCKLAND AT ROGERS
 LOTS 1 thru 4, 6 thru 32, 35 thru 41, 44 thru 68 and 81 thru 84

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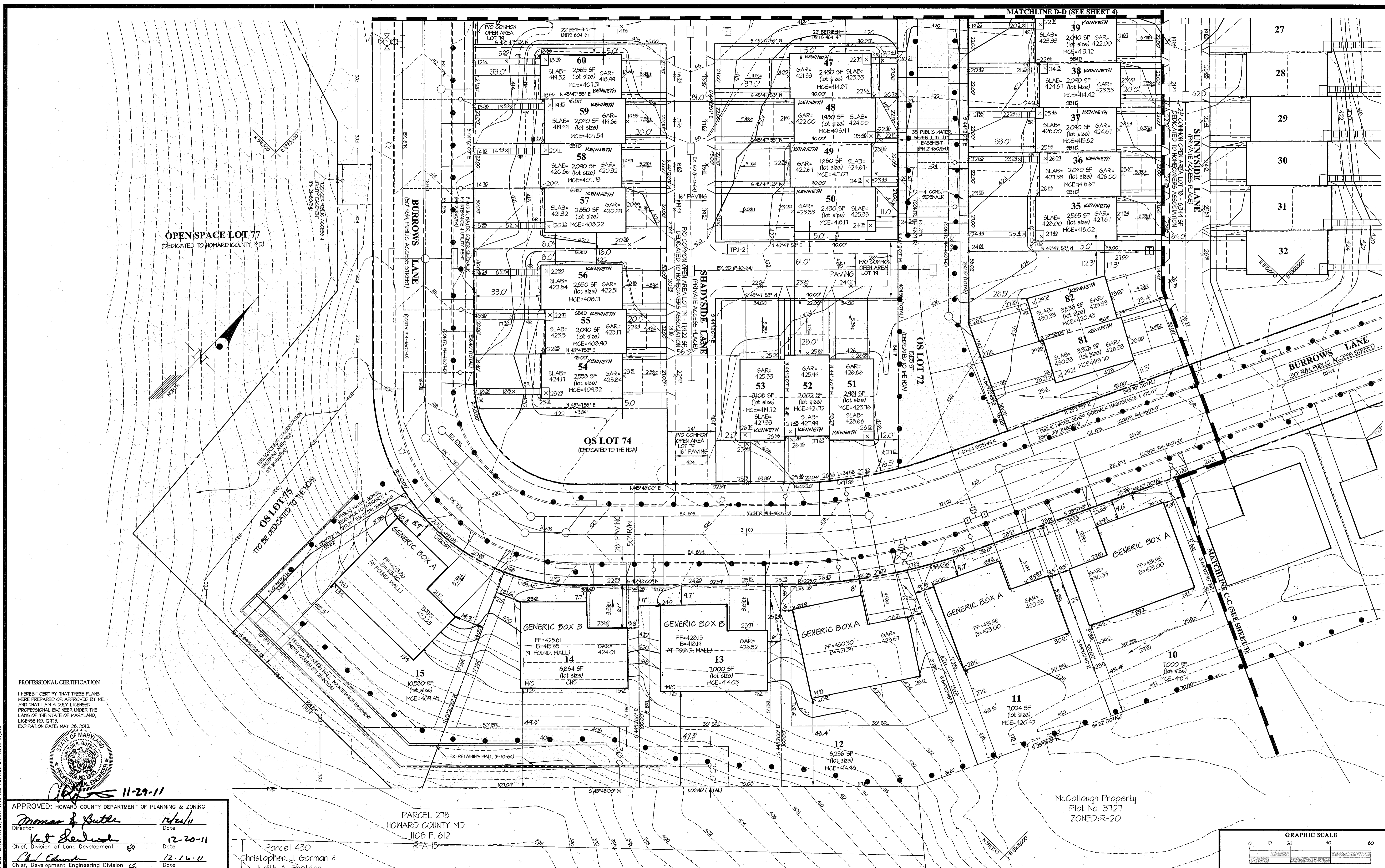
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HOWARD COUNTY, MARYLAND



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OPEN SPACE LOT 77
(DEDICATED TO HOWARD COUNTY, MD)

OS LOT 74
(DEDICATED TO THE HOA)

OS LOT 75
TO BE DEDICATED TO THE HOA

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas J. Butcher Director
Christopher J. Gorman Chief, Development Engineering Division
 Date: 12-20-11
 Date: 12-16-11

Parcel 430
Christopher J. Gorman & Judith A. Shaldon

PARCEL 218
HOWARD COUNTY MD
L 1108 F. 612
R-A-15

McCullough Property
Plat No. 3121
ZONED: R-20

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
2012-05-18	REVISE LOTS 10-15 TO GENERIC BOXES	HKJ	MBT

PREPARED FOR (OWNER):
 c/o Greenbaum & Rose Associates, Inc.
 SUITE 300 WOODHOLME CENTER
 1829 REGISTER TOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
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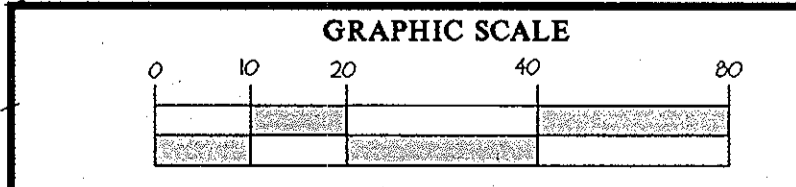
BUILDER (CONTRACT PURCHASER):
 RICHMOND AMERICAN
 6200 OLD DOBBIN LANE
 SUITE 100
 COLUMBIA, MARYLAND 21045
 ATTN: BILL BREGEL
 410-872-0267

SITE DEVELOPMENT PLAN
ROCKLAND AT ROGERS
 LOTS 1 thru 4, 6 thru 32, 35 thru 41, 44 thru 68 and 81 thru 84

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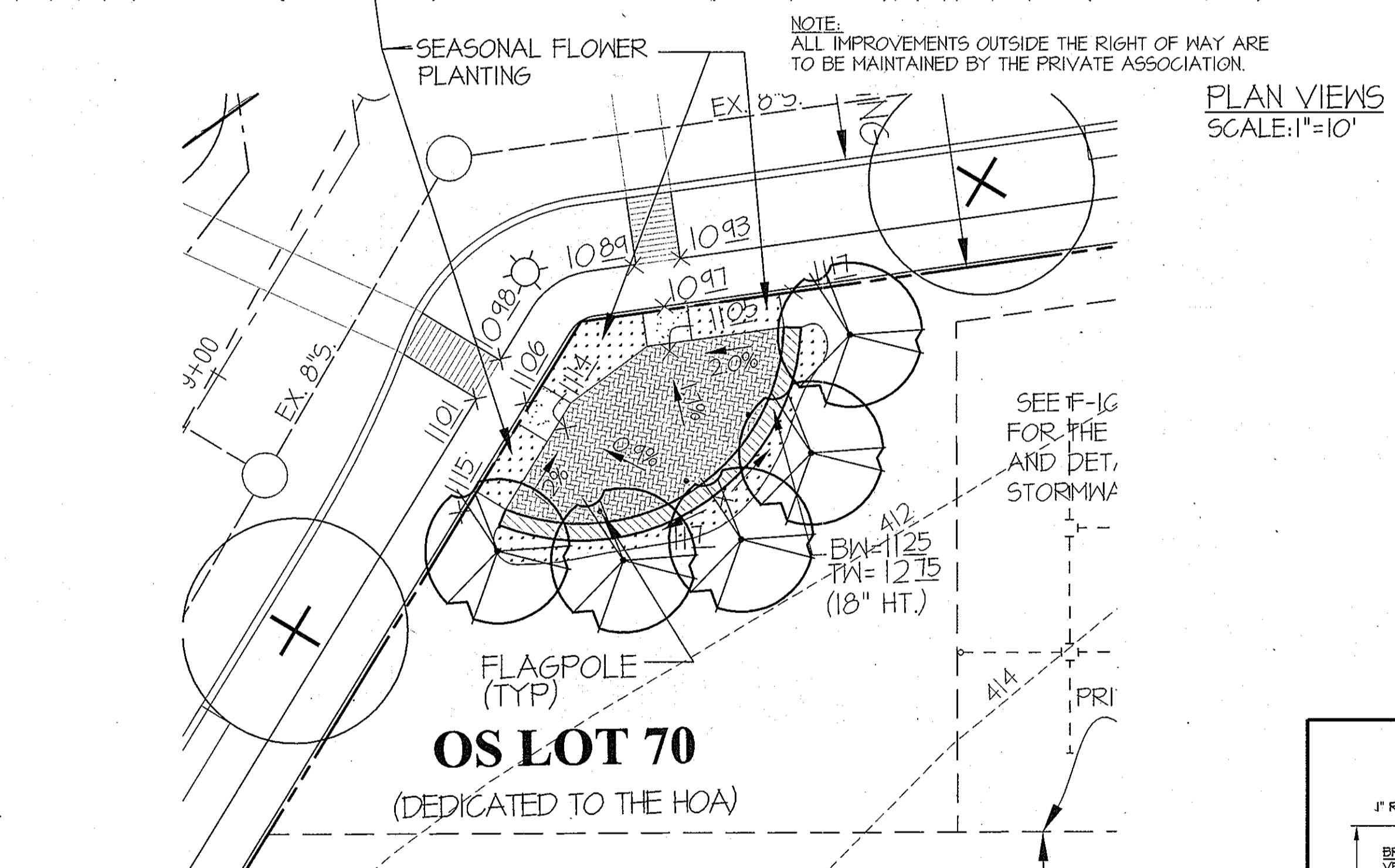
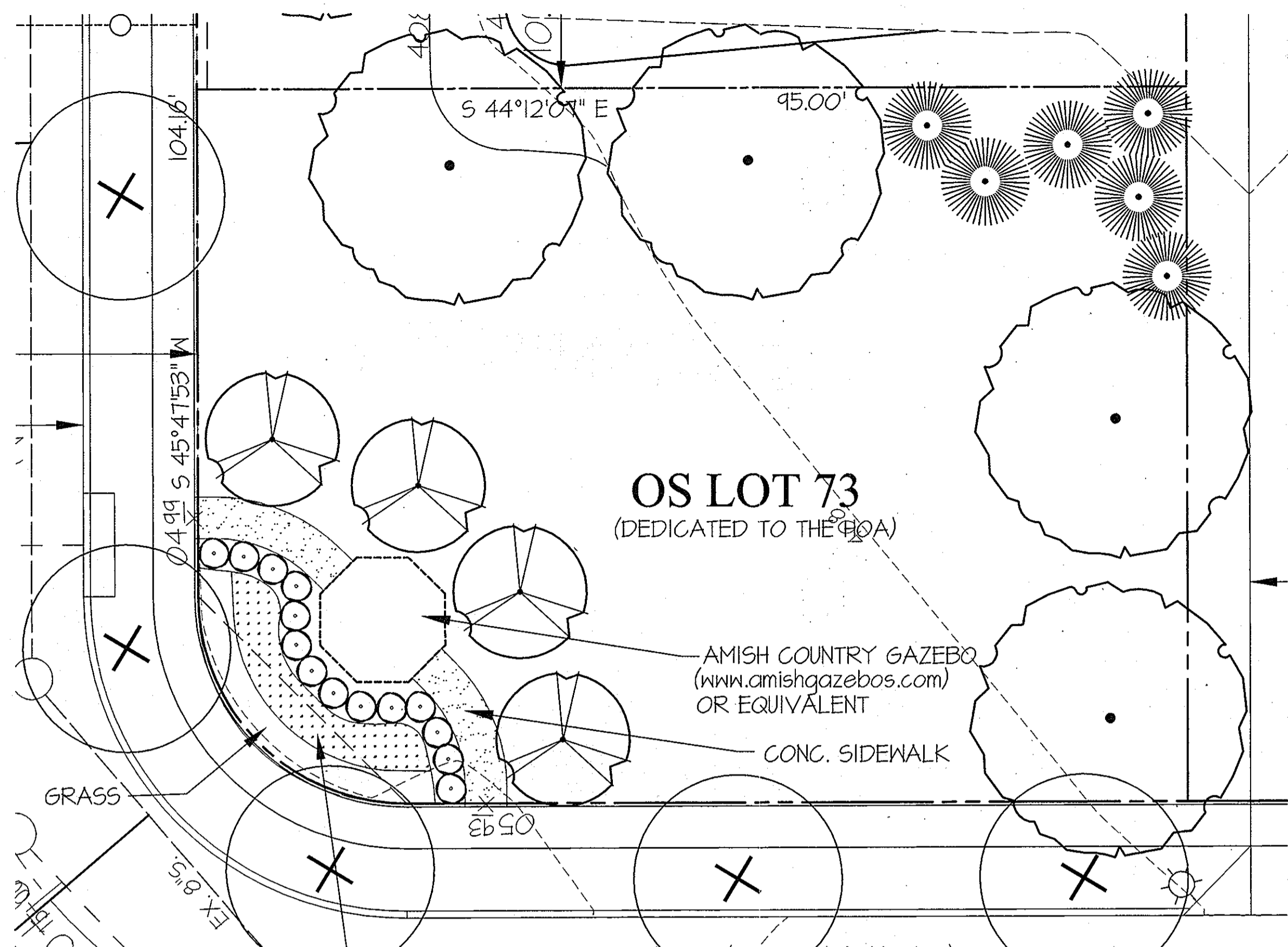
ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND



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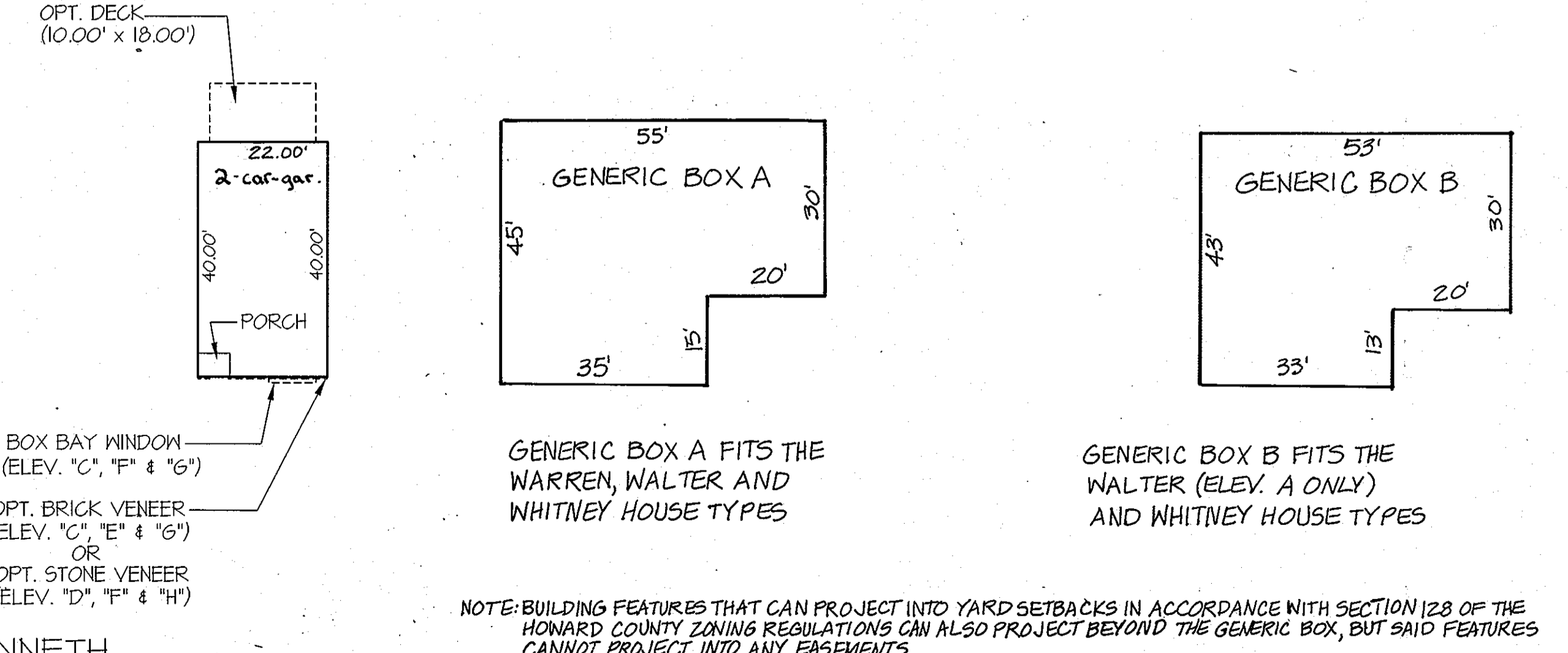
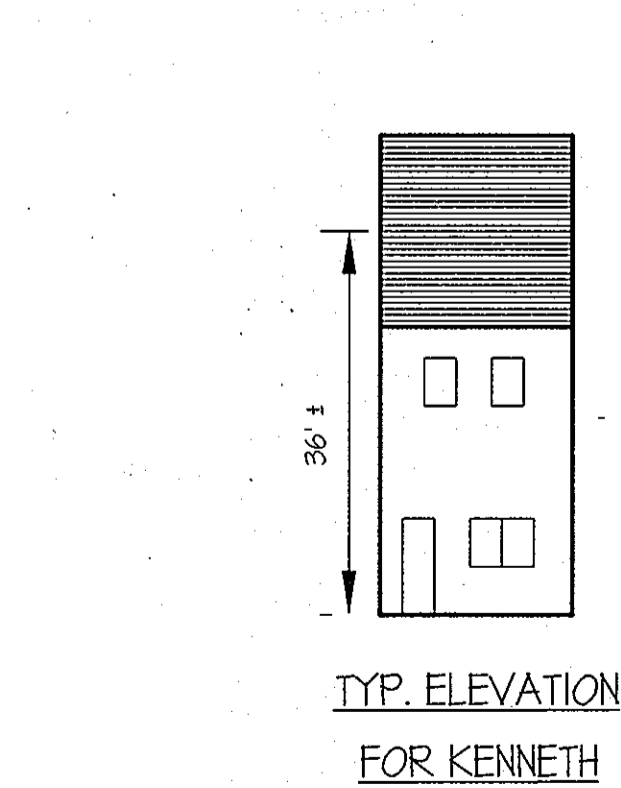
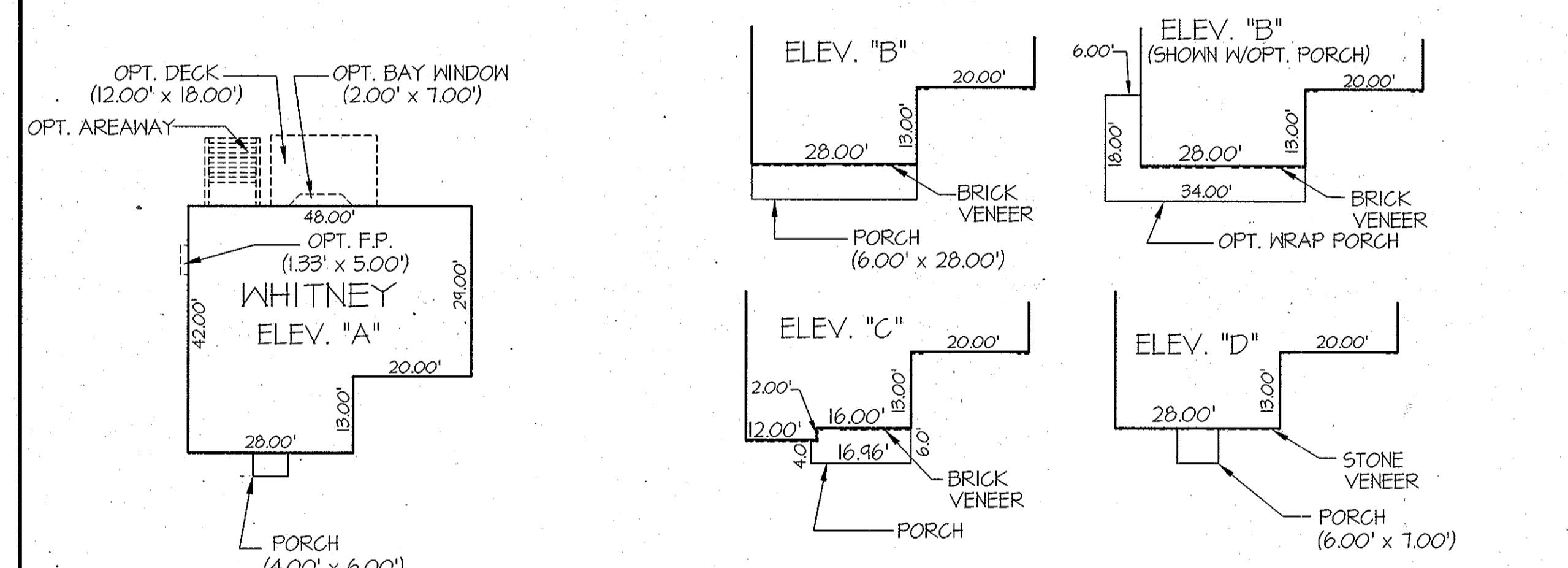
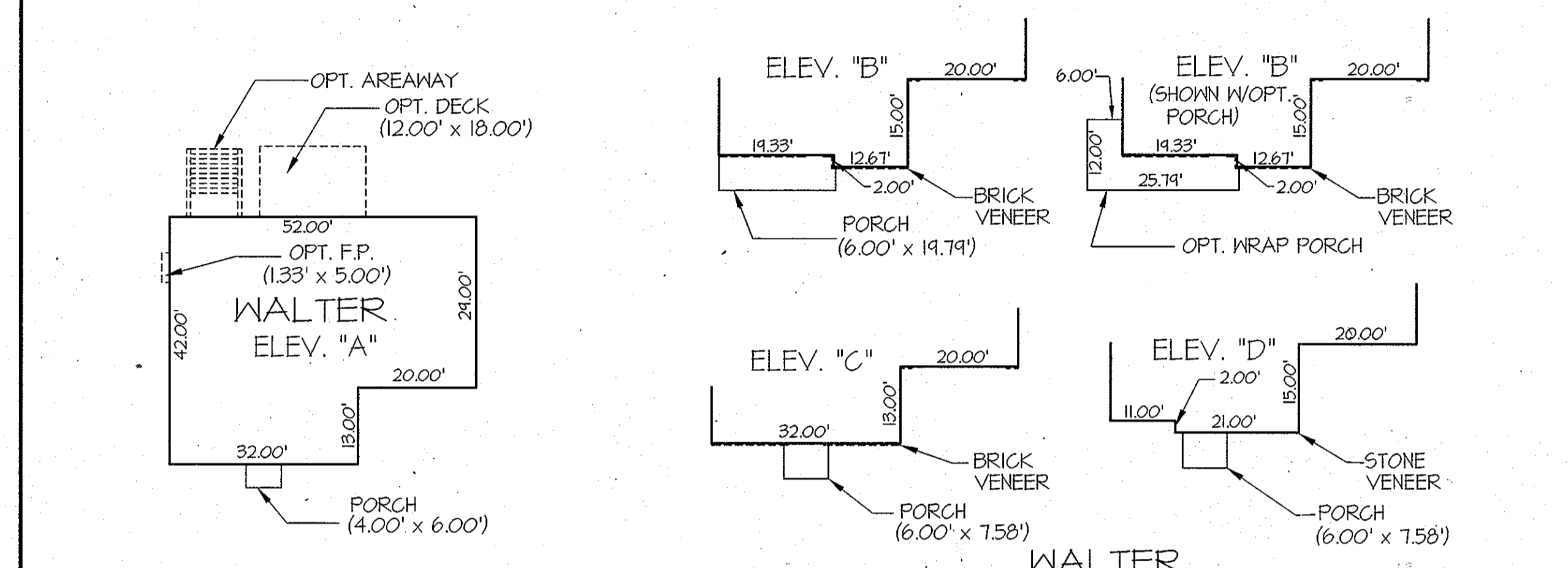
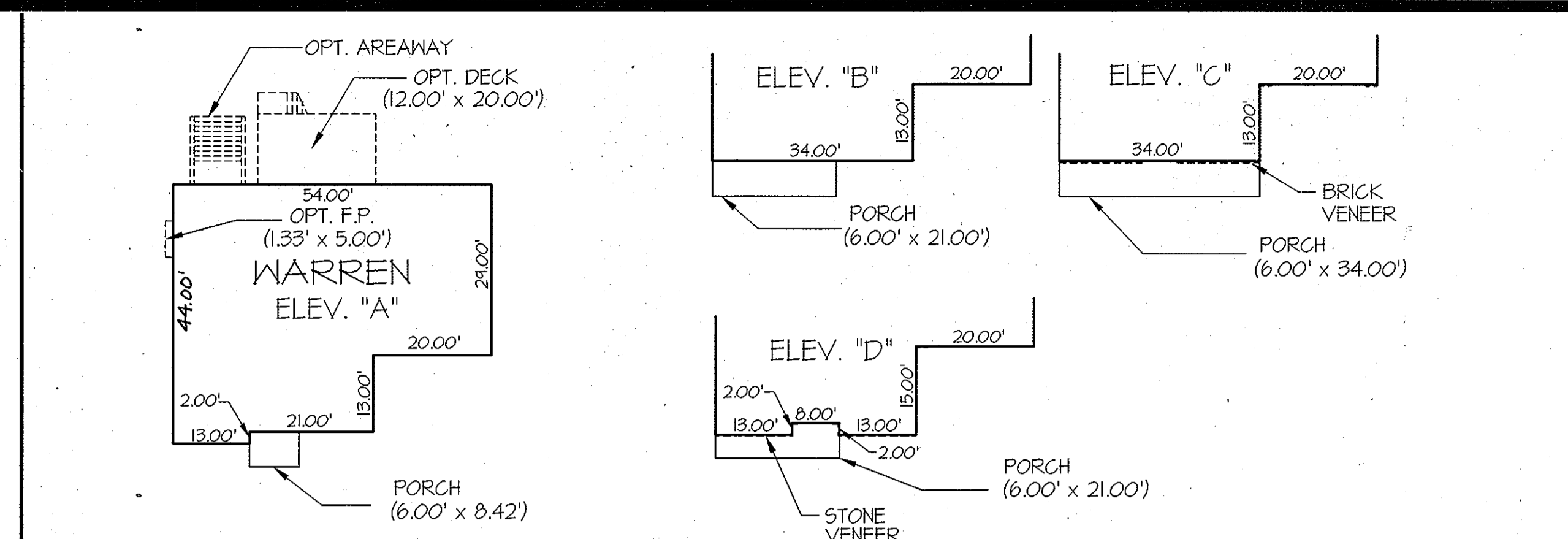
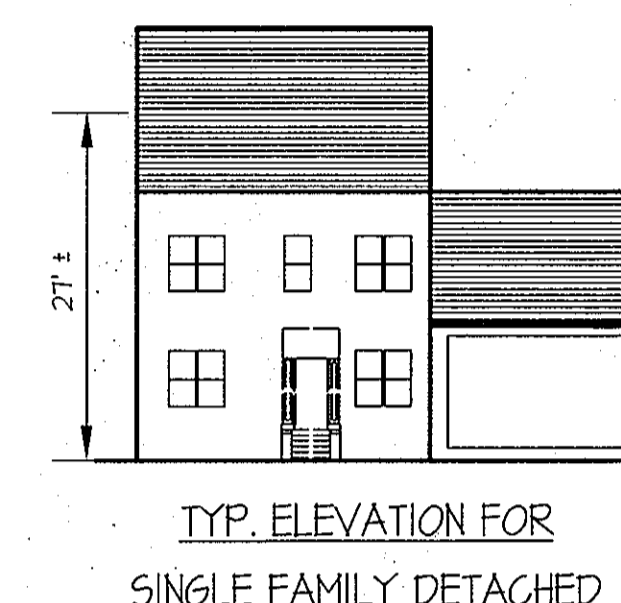
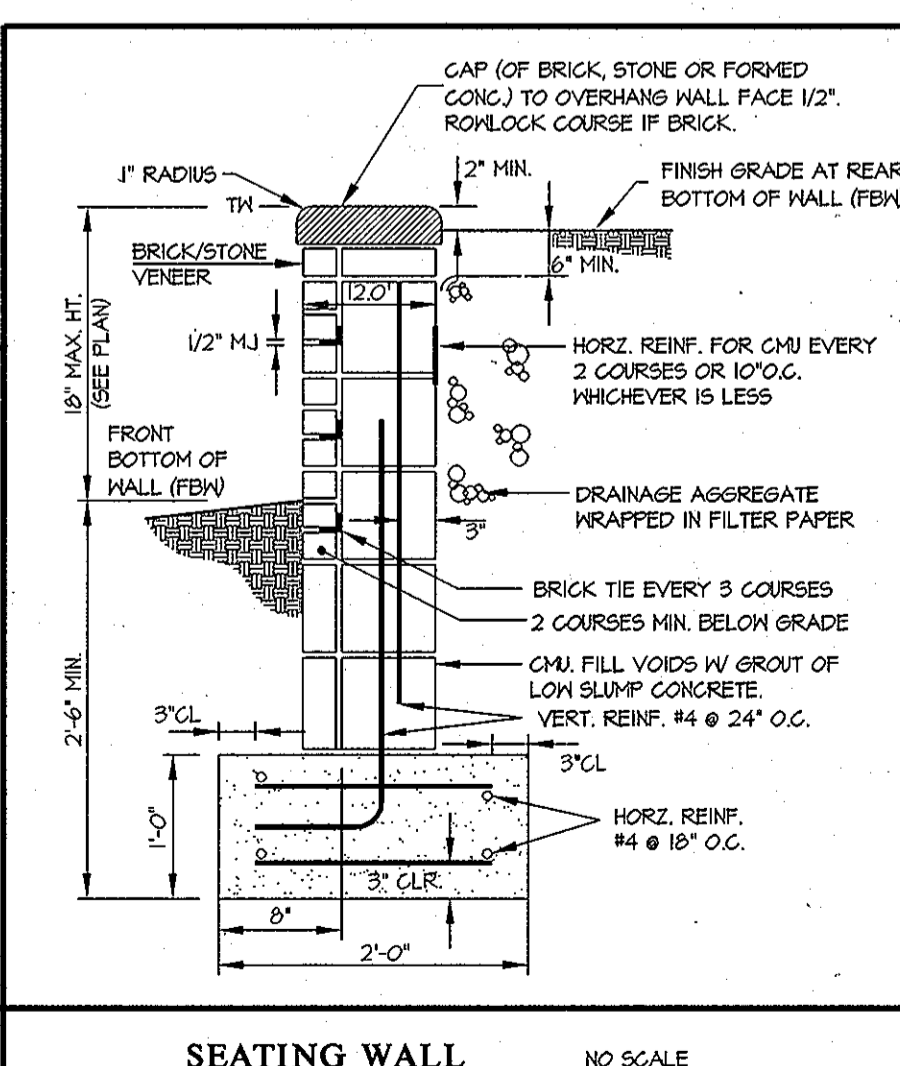
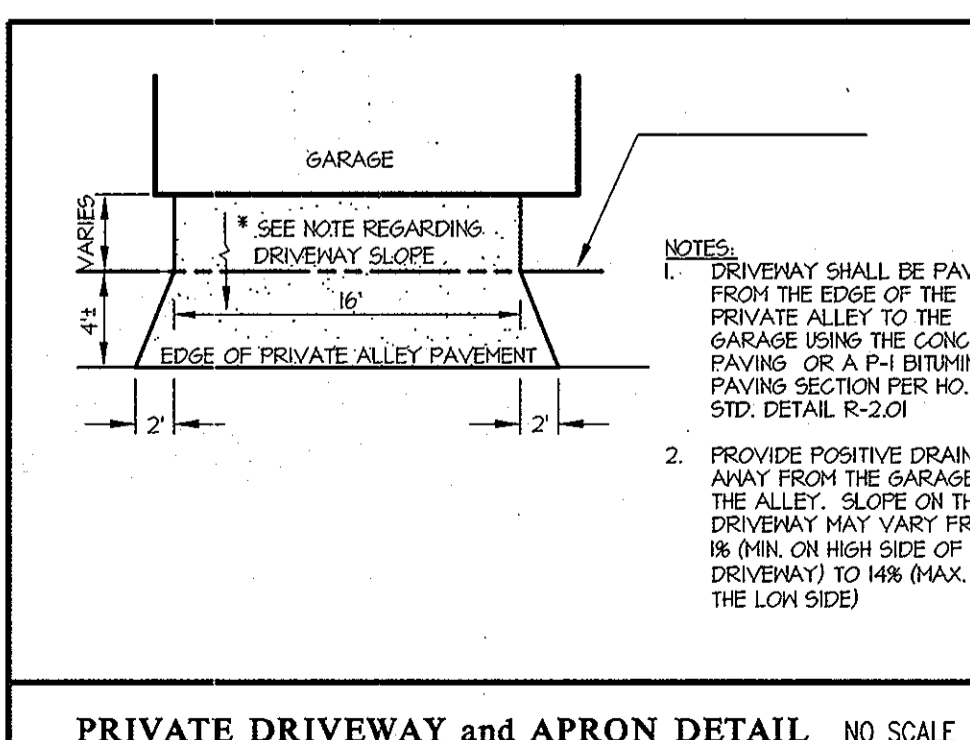


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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Thomas & Buttle* 12/24/11
 Chief, Division of Land Development: *Ken Sheppard* 12/20/11
 Chief, Development Engineering Division: *Chad Edwards* 12/16/11

NOTE: ALL IMPROVEMENTS OUTSIDE THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PRIVATE ASSOCIATION.

PLAN VIEWS SCALE: 1"=10'



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
2012-05-18	ADDED GENERIC BOXES AND REVISED DISTANCE ON WARREN HOUSE TYPE	HKJ	MBT

PREPARED FOR (OWNER):
 c/o Greenbaum & Rose Associates, Inc.
 SUITE 300 WOODHAME CENTER
 1629 RISTERTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

BUILDER (CONTRACT PURCHASER):
 RICHMOND AMERICAN
 6200 OLD DOBBIN LANE
 SUITE 150
 COLUMBIA, MARYLAND 21045
 ATTN: BILL BRIGEL
 410-872-0267

SITE AND AMENITY DETAILS
ROCKLAND AT ROGERS
 LOTS 1 thru 4, 6 thru 32, 35 thru 41, 44 thru 68 and 81 thru 84

PLAT Nos. 21479 thru 21485 and 21697
 ELECTION DISTRICT No. 2
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED/ RA-15	11033
DATE	TAX MAP - GRID	SHEET
JULY, 2011	17- 18 & 24	6 OF 10

SEDIMENT CONTROL LEGEND

- 600--- EXISTING CONTOUR
- 600--- PROPOSED CONTOUR
- LIMIT OF GRADING DISTURBANCE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- SSSF IRRIGATED SUPER SILT FENCE
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE

- NOTES:**
- TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN ON PARCEL B PER F-10-064 (SEE SHEET #1).
 - IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-10-064.
 - NO STOCKPILE WILL BE PERMITTED ON SITE.
 - SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE IS MASS GRADED FOR HOUSE CONSTRUCTION AND THE SOILS ARE CONSIDERED "MAN-MADE".
 - A DOUBLE ROW OF SUPER SILT FENCE IS TO BE INSTALLED AT THE REAR OF LOTS 16-25 AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

SEQUENCE OF CONSTRUCTION

- APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE INSPECTOR. OBTAIN GRADING PERMIT FROM THE INSPECTOR AT THE MEETING. DURATION: 1/2 day.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT FENCES (SSF) AND ANY ADDITIONAL SEDIMENT CONTROL MEASURES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. DURATION: 1-day.
- GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. DURATION: 2 days.
- CONSTRUCT HOUSES, DRIVEWAYS AND SIDEWALKS. INSTALL FENCES AND PLANT MATERIAL. DURATION: 3-4 months/SE.
- AS EACH BUILDING IS COMPLETED, STABILIZE ANY REMAINING BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOG. DURATION: 1-day.
- ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED, OBTAIN PERMISSION FROM THE INSPECTOR TO REMOVE THE SEDIMENT CONTROL ITEMS. DURATION: 1/2 day.
- OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING). DURATION: 1/2 day.
- OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

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

John R. Kolbert 12/16/11
 H.S.C.D. DATE

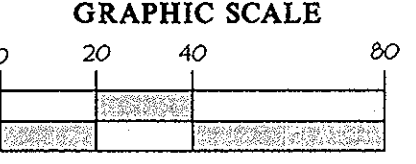
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas J. Butler 12/16/11
 Director Date

Jeff S. DeLeon 12-20-11
 Chief, Division of Land Development Date

Chad Edwards 12-16-11
 Chief, Development Engineering Division Date

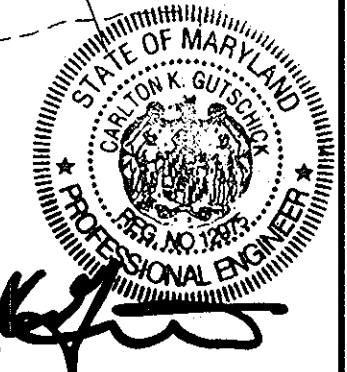
THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2012.

11-29-11 *Chad Edwards*



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."

Chad Edwards 11-29-11
 DATE

BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 MARYLAND 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 HSCD."

Chad Edwards 11/29/11
 SIGNATURE OF DEVELOPER/BUILDER DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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PREPARED FOR (OWNER):
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BUILDER (CONTRACT PURCHASER):
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 6200 OLD DOBBIN LANE
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SEDIMENT CONTROL PLAN
ROCKLAND AT ROGERS
 LOTS 1 thru 4, 6 thru 32, 35 thru 41, 44 thru 68 and 81 thru 84

PLAT Nos. 21479 thru 21485 and 21697

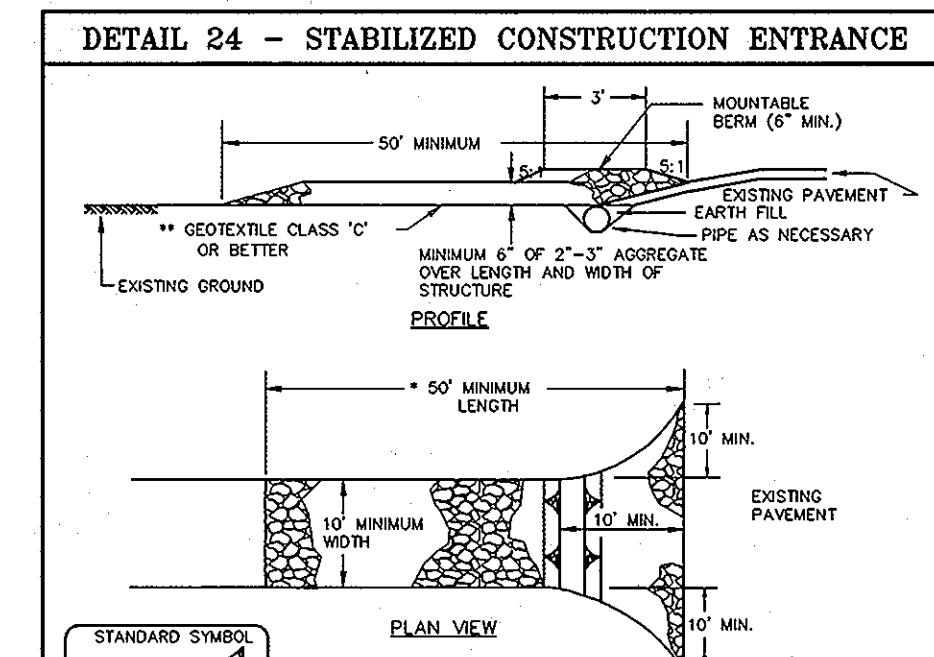
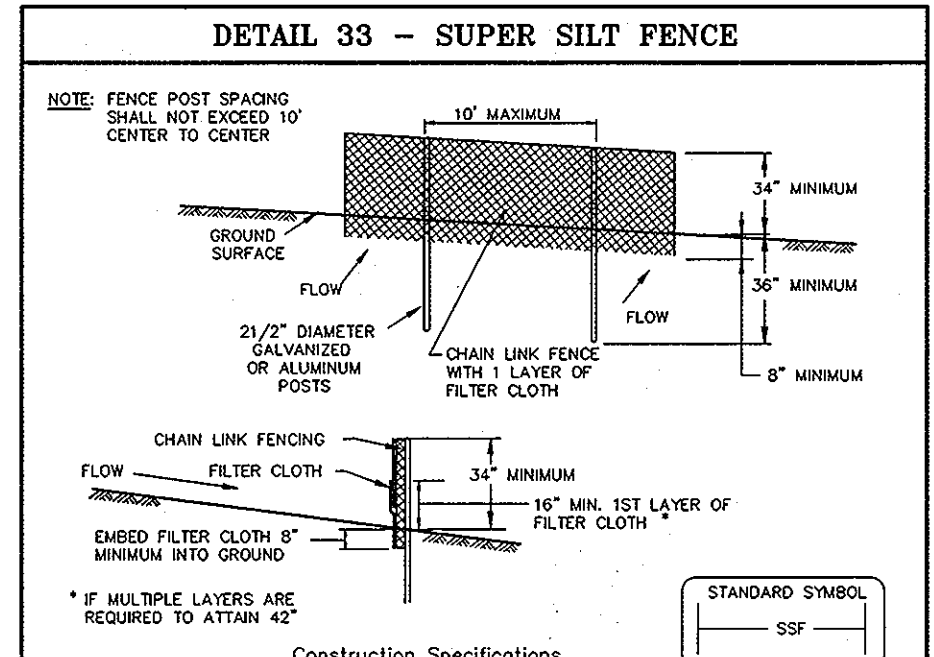
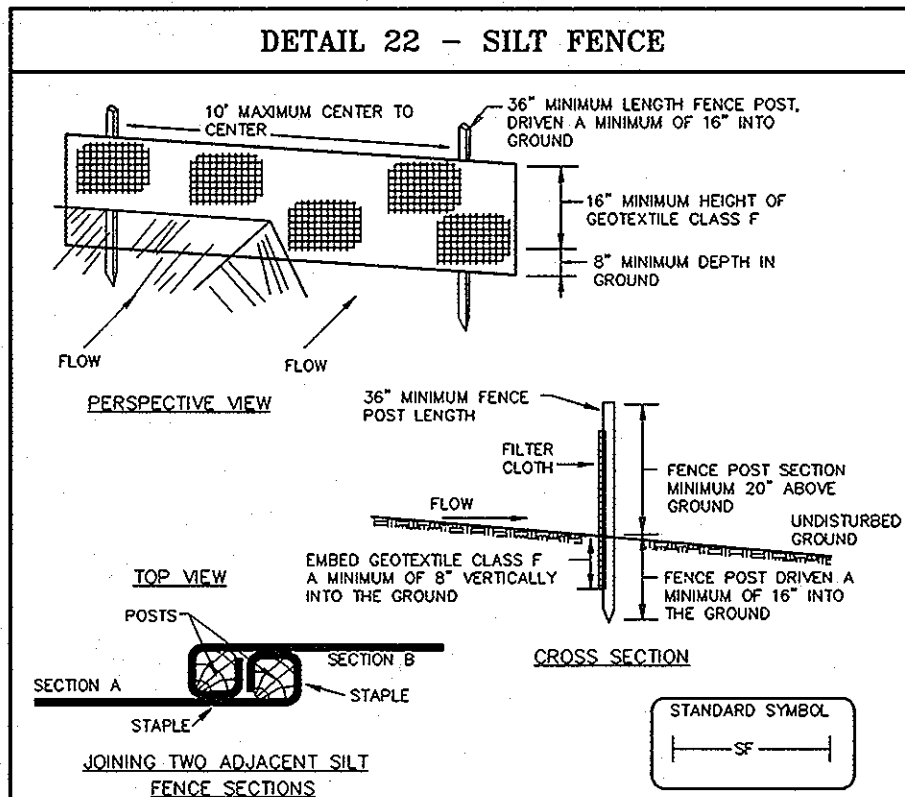
SCALE	ZONING	G. L. W. FILE No.
1"=40'	R-ED/ RA-15	11033
DATE	TAX MAP - GRID	SHEET
JULY, 2011	17- 18 & 24	7 OF 10

L:\CADD\DRAWINGS\06079\11033\SDP\11033-SC.dwg PLOTTED: 11/29/2011 9:02 AM, LAST SAVED: 10/28/2011 9:45 AM, PLOTTED BY: Helen Joynes

12/16/11	ADD ADDITIONAL SEDIMENT CONTROL MEASURES (SCE, SF, SSF) TO FACILITATE INDIVIDUAL HOUSE CONSTRUCTION	HK-J	MBT
DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND



DUST CONTROL

DEFINITION:
CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE:
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES:
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS:

TEMPORARY METHODS:

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE GRADED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR VEGETATIVE COVER.
- TILAGE - TO ROUGHEN SURFACE AND BRING CLOSDS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE. MULCH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SILE. CHISEL-TYPE PLOWS SPACED ABOUT 12' APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST REPEAT AS NEEDED AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- BARBERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL DUST CURRENTS AND SOIL BLOWING. BARBERS PLACED AT RIGHT ANGLE TO PREVAILING CURRENTS AT INTERVALS AT ABOUT TEN TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED TREATMENT.

PERMANENT METHODS:

- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOIL. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - COVERING WITH CRUSHED SOIL MATERIAL. SEE STANDARDS FOR TOP SOIL.
- STONE - COVER SURFACE WITH LEAST 6" OF STONE OR GRAVEL.

REFERENCES:

- AGRICULTURE HANDBOOK 346. WIND EROSION FORCES IN THE UNITED STATES AND THEIR USE IN PREDICTING SOIL LOSS.
- AGRICULTURE INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION. USDA, ARS.

Construction Specifications:

- 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, braces 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 all bulges removed when "bulges" develop in the silt fence, or when all reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

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

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation exceeds 50% of the fabric height.

Construction Specifications:

- Length - minimum of 50' (*30' for single turning 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 flared entrances.
- 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 8" of stone over the pipe. Pipe has to be sized according to the drainage. When the SDE 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. Vehicle turning site must travel over the entire length of the stabilized construction entrance.

Construction Specifications:

- Fence posts shall be a minimum of 36" long driven 18" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

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

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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 8 - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 8 - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE 7 - 12 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION:
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE:
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES:
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:

- THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- THE SOIL MATERIAL IS SO FURNISH THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR SHRUBS CONTINUING SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
- THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS:

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

- TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF SANDS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
- TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERBERIS GRASS, QUACKGRASS, JOHNSONGRASS, NITSEDE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

- ON SOIL MEETINGS TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON TOPSOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (4 DAYS MIN) TO PERMIT DEGRADATION OF PHOTO-TOXIC MATERIALS.
- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).

TOPSOIL APPLICATION:

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
- GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER.
- TOPSOIL SHALL NOT BE PLACED WHILE THE SUBSOIL OR SUBSOIL IS FROZEN OR MUDDY CONDITION WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. 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:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN 15 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.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VI PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1/79.

SEDIMENT CONTROL NOTES

- 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. (410) 313-1855
- 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 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS 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.
- 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.

	LOTS 1-4		LOTS 5-15		LOTS 16-25		LOTS 26-32, 35-41		TOTAL	
	1-4	5-15	16-25	26-32, 35-41	1-4	5-15	16-25	26-32, 35-41	44-60	
TOTAL AREA OF SITE (LOTS)	0.721 AC.	1.781 AC.	1.401 AC.	1.041 AC.	1.402 AC.	2.241 AC.	0.281 AC.	2.861 AC.	6.871 AC.	8.311 AC.
AREA TO BE ROOFED OR PAVED	0.281 AC.	1.781 AC.	1.721 AC.	1.71 AC.	0.541 AC.	0.281 AC.	2.861 AC.	2.861 AC.	5.181 AC.	5.081 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.638 AC.	0.281 AC.	1.81 AC.	1.071 AC.	0.871 AC.	1.961 AC.	0.581 AC.	0.581 AC.	1.691 AC.	3.231 AC.
TOTAL CUT	1041 CY	2424 CY	1918 CY	2891 CY	491 CY	5081 CY	2891 CY	2891 CY	5081 CY	5081 CY
TOTAL FILL	1041 CY	2424 CY	1918 CY	2891 CY	491 CY	5081 CY	2891 CY	2891 CY	5081 CY	5081 CY
OFF-SITE WASTE/BORROW AREA LOCATION	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE

- 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 CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DEPT. 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 INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LEVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (2 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (2 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (2 LBS/1000 SQ FT) BEFORE SEEDING. HARRON OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (14 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS PER ACRE 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KEEPINGS LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (I) 2 TONS PER ACRE OF WELLS ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELLS ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (70 TO 40 LBS/1000 SQ FT) OF UNROTTED, NEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 3 FEET OR HIGHER, USE 340 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 1 THRU OCTOBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPINGS LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELLS ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (70 TO 40 LBS/1000 SQ FT) OF UNROTTED, NEED-FREE, SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 3 FT OR HIGHER, USE 340 GAL PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

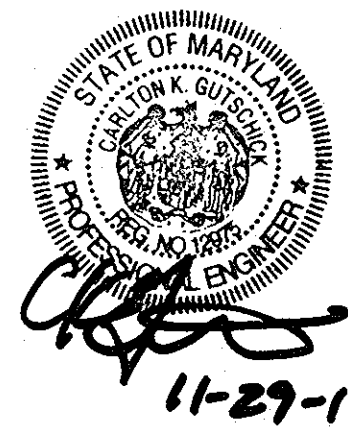
ENGINEER'S CERTIFICATE

"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."

Chet Jones 11-21-11
DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2012.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas J. Rutledge 12/21/11
Director Date

Vicki Shuler 12-20-11
Chief, Division of Land Development Date

Paul Chubb 12-16-11
Chief, Development Engineering Division Date

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\06079\11033\SDP\11033-SC.dwg DES. MBT DRN. KLP CHK.

PREPARED FOR (OWNER):
c/o Greenbaum & Rose Associates, Inc.
SUITE 300 WOODHOLME CENTER
1829 REGISTERED ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8000

BUILDER (CONTRACT PURCHASER):
RICHMOND AMERICAN
6200 OLD DOBBIN LANE
SUITE 150
COLUMBIA, MARYLAND 21045
ATTN: BILL BRIGEL
410-872-0267

SEDIMENT CONTROL NOTES & DETAIL SHEET
ROCKLAND AT ROGERS
LOTS 1 thru 4, 6 thru 32, 35 thru 41, 44 thru 68 and 81 thru 84

PLAT Nos. 21479 thru 21485 and 21697

ELECTION DISTRICT No. 2

BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR 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 MARYLAND 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 HCD."

John K. Blanton 11/29/11
SIGNATURE OF DEVELOPER/BUILDER DATE

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

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	R-ED/ RA-15	11033
DATE	TAX MAP - GRID	SHEET
JULY, 2011	17- 18 & 24	8 OF 10

HOWARD COUNTY, MARYLAND

L:\CADD\DRAWINGS\06079\11033\SDP\11033-SC.dwg PLOTTED 11/29/2011 9:03 AM, LAST SAVED: 10/28/2011 9:46 AM, PLOTTED BY: Helen_Joyner

LEGEND

- TREES PER F-10-064 (TO BE RELOCATED)
- RELOCATED TREES FROM F-10-064
- PROPOSED SHADE TREE
- ORNAMENTAL FLOWERING TREE
- SHRUBS
- SEASONAL FLOWER PLANTING

NOTE: ANY STREET TREE TO BE RELOCATED SHALL BE AT THE DIRECTION OF HO CO DPW TRAFFIC DIVISION



STATE OF MARYLAND

Michael E. Tran

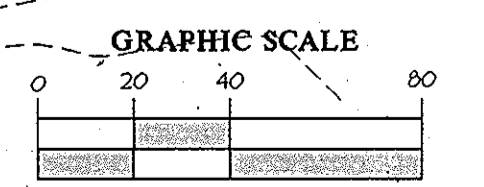
Michael E. Tran
 ARCHITECT
 LANDSCAPE ARCHITECT
 11/29/11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Thomas S. Rutter 12/21/11
 Director Date
Kat Sheehan 12-20-11
 Chief, Division of Land Development Date
Chad Chubb 12-14-11
 Chief, Development Engineering Division Date

Parcel 430
 HOWARD COUNTY, MD
 L 1100 F 402
 R-A-15
 Christy J. Gorman &
 Judith A. Sfikaki
 L 2219 F 75
 ZONED R-20

THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY



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 CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME *[Signature]* DATE 11/29/11

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR (OWNER):
 c/o Greenbaum & Rose Associates, Inc.
 SUITE 300 WOODHOLME CENTER
 1830 REDBURN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

BUILDER (CONTRACT PURCHASER):
 RICHMOND AMERICAN
 6200 OLD DOBBIN LANE
 SUITE 100
 COLUMBIA, MARYLAND 21045
 ATTN: BILL BRIEDEL
 410-872-0267

**LANDSCAPE PLAN
 ROCKLAND AT ROGERS
 LOTS 1 thru 4, 6 thru 32, 35 thru 41, 44 thru 68 and 81 thru 84**

PLAT Nos. 21479 thru 21485 and 21697

SCALE 1"=40'	ZONING R-ED/ RA-15	G. L. W. FILE No. 11033
DATE JULY, 2011	TAX MAP - GRID 17- 18 & 24	SHEET 9 OF 10

L:\CADD\DRAWINGS\06079\11033\SDP\11033-LS.dwg DES. MBT DRN. KLP CHK.

DATE	REVISION	BY	APP'R.

ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

LANDSCAPE SURETY PER LOT				
LOT NO.	PLANT QUANTITY			SURETY AMOUNT SHADE - \$300.00 ORN - \$150.00 EVER - \$150.00
	SHADE TREES	ORNAMENTAL	EVERGREEN	
26	1	0	0	\$ 300.00
27	1	0	0	\$ 300.00
28	1	0	0	\$ 300.00
29	1	0	0	\$ 300.00
30	1	0	0	\$ 300.00
31	1	0	0	\$ 300.00
32	2	4	5	\$ 1,950.00
81	2	4	5	\$ 1,950.00
82	0	2	0	\$ 300.00
35	0	2	0	\$ 300.00
36	0	2	0	\$ 300.00
37	0	2	0	\$ 300.00
38	0	2	0	\$ 300.00
39	0	2	0	\$ 300.00
40	0	2	0	\$ 300.00
41	0	2	0	\$ 300.00
42	0	2	0	\$ 300.00
43	0	2	0	\$ 300.00
44	2	4	5	\$ 1,950.00
44	0	2	0	\$ 300.00
45	0	2	0	\$ 300.00
46	0	2	0	\$ 300.00
47	0	2	0	\$ 300.00
48	0	2	0	\$ 300.00
49	0	2	0	\$ 300.00
50	0	2	0	\$ 300.00
51	1	0	0	\$ 300.00
52	1	0	0	\$ 300.00
53	1	0	0	\$ 300.00
54	1	0	0	\$ 300.00
55	1	0	0	\$ 300.00
56	1	0	0	\$ 300.00
57	1	0	0	\$ 300.00
58	1	0	0	\$ 300.00
59	1	0	0	\$ 300.00
60	1	0	0	\$ 300.00
61	1	0	0	\$ 300.00
62	1	0	0	\$ 300.00
63	1	0	0	\$ 300.00
64	1	0	0	\$ 300.00
65	1	0	0	\$ 300.00
66	1	0	0	\$ 300.00
67	1	0	0	\$ 300.00
68	1	0	0	\$ 300.00
TOTAL	30	44	15	\$ 17,250.00

NOTES:
1. NO SURETY FOR LOTS 1 THRU 25.
2. LANDSCAPING ON HOA AND/OR COMMON OPEN AREAS AS SHOWN ON THIS SITE PLAN ARE GRATIS PLANTINGS AND ARE NOT INCLUDED IN SURETY COMPUTATIONS.

SCHEDULE A	LOT 32	LOT 81	LOT 84	
PERIMETER LANDSCAPE CATEGORY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	BUFFER SIDE BUILDING FROM PUBLIC ROADWAY	
BUFFER TYPE	C (1-40 SHADE TREES, 1.20 EVER. TREES)	C (1-40 SHADE TREES, 1.20 EVER. TREES)	(1-40 SHADE TREES, 1.20 EVER. TREES)	
SIDE/REAR LOT LENGTH	88.3'	45'	45'	
CREDIT FOR EXISTING VEGETATION (YES/NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	
CREDIT FOR HALL FENCE, OR BERM (YES/NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	
PLANTINGS REQUIRED	SHADE TREES: 3 EVERGREEN TREES: 5 SHRUBS: 0	SHADE TREES: 3 EVERGREEN TREES: 5 SHRUBS: 0	SHADE TREES: 3 EVERGREEN TREES: 5 SHRUBS: 0	TOTAL REQ'D: 4 15 0
PLANTINGS PROVIDED	SHADE TREES: 1 EVERGREEN TREES: 5 OTHER TREES: 4 SHRUBS: 0	SHADE TREES: 2 EVERGREEN TREES: 5 OTHER TREES: 2 SHRUBS: 0	SHADE TREES: 2 EVERGREEN TREES: 5 OTHER TREES: 2 SHRUBS: 0	

* NOTE: DUE TO LOT CONSTRAINTS AND BUILDING CONFIGURATION, SHRUB COUNTS INCLUDE SIDE, REAR, AND FRONT OF BUILDING AND SUBSTITUTIONS ARE AS FOLLOWS:
• 2 ORNAMENTAL or EVERGREEN TREES FOR 1 SHADE TREE
• 10 SHRUBS FOR 1 SHADE TREE OR EVERGREEN TREE

SCHEDULE - C: RESIDENTIAL INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	43 SFA
NUMBER OF TREES REQUIRED (1 PER SFA DU, 1 PER 3 APTS DU)	43
NUMBER OF TREES PROVIDED	25 SHADE TREES 36 ORNAMENTALS FOR SHADE TREES EVERGREENS FOR SHADE TREES
SHRUBS (10:1 SUBSTITUTION)	SHRUBS FOR SHADE TREES

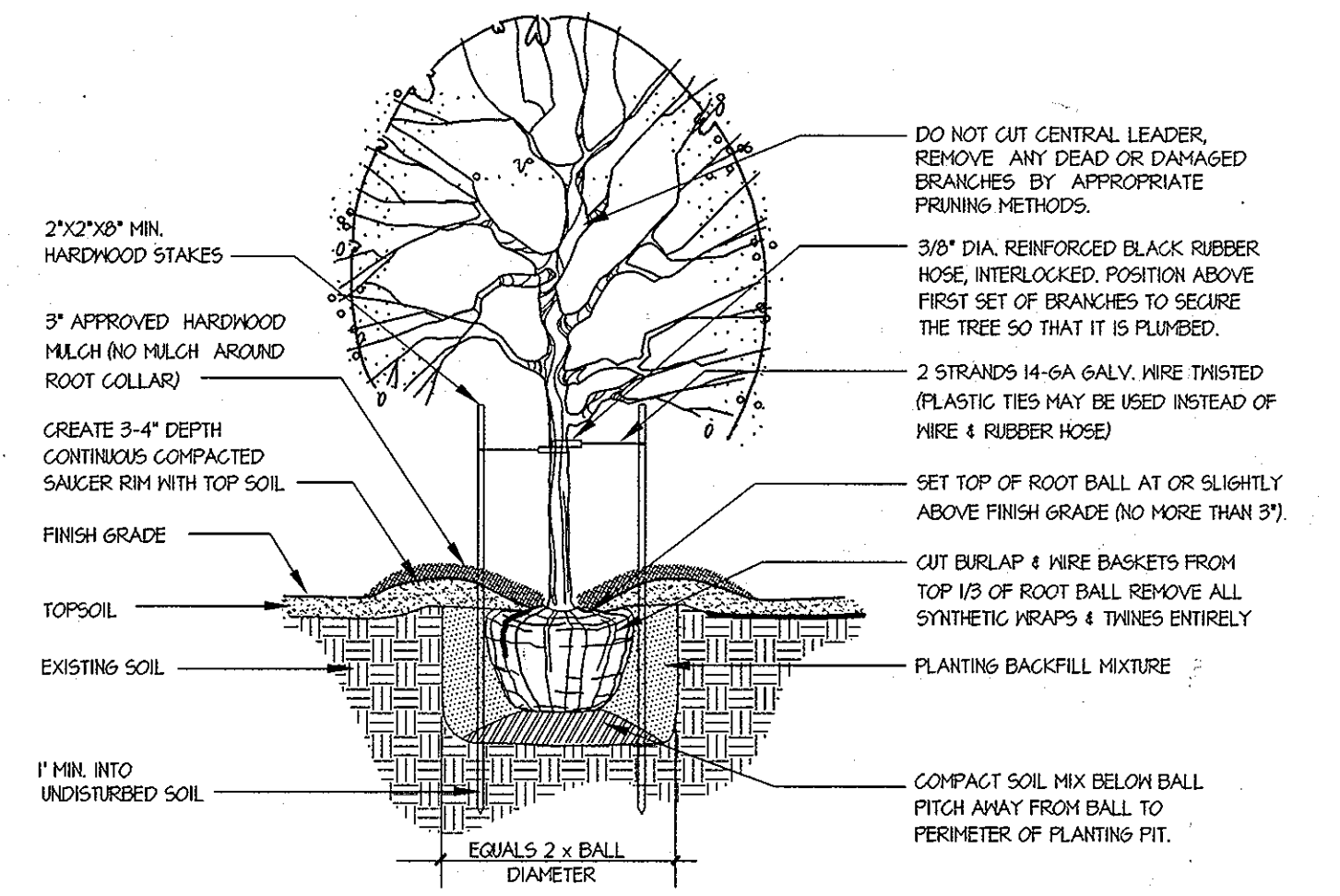
PLANT LIST				
SYMBOL	QUANT.	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	SIZE	COMMENTS
SHADE	34	ACER RIBERUM 'RED SUNSET' / RED SUNSET RED MAPLE OR BETULA NIGRA 'HERITAGE' / HERITAGE CLUMP BIRCH	2 1/2" - 3" CAL. MIN. 10' - 12' HT. MIN.	
ORNAMENTAL	53	LASERSTROEMIA INDICA / GRAPE MYRTLE 'PINK VELOUR'	2" CAL. MIN. 6' - 8' HT. MIN.	ALL B & B
EVERGREEN	21	FICIA OMORICA / SERBIAN SPRUCE OR CUPRESSOCYPRIS LEYLANDII / LEYLAND CYPRESS	6-8' HT.	ALL B4B
SHRUBS	14	AZALEA VAR. 'GUMPO PINK', 'GUMPO WHITE', 'KABUPO' OR COTONEASTER DAMNARI 'CORAL BEAUTY', 'CORAL BEAUTY COTONEASTER' OR COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER OR JUNIFERUS HORIZONTALIS VAR. / JUNIPER VAR. 'BAR HARBOR', 'ANDORRA', 'MILTON BLUE RUG' OR JUNIFERUS PROCUMBENS 'NAVA' / DWARF JAPANESE GARDEN JUNIPER	ALL 10" - 24" SPREAD	ALL CONTAINERIZED

LANDSCAPE NOTES

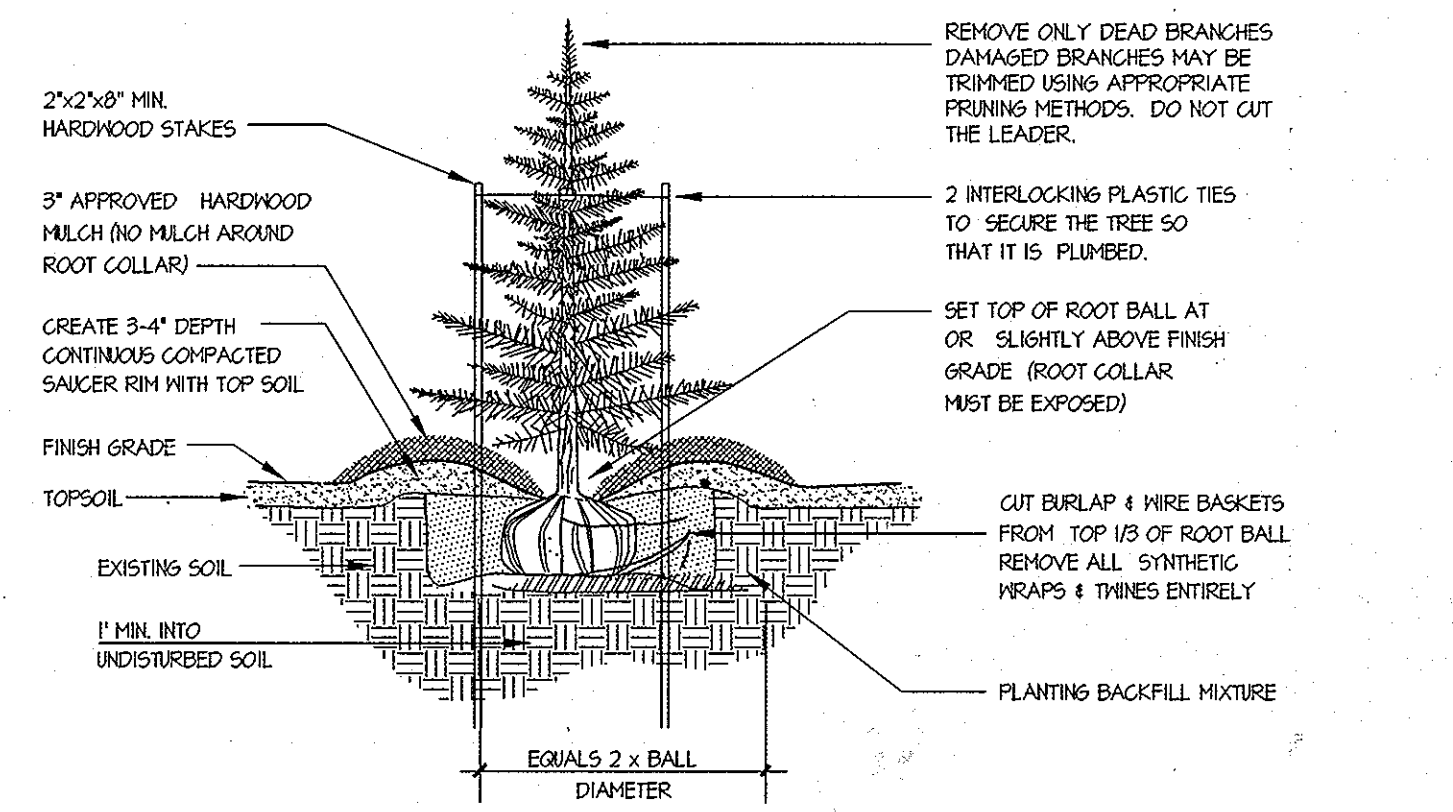
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 6).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- "SCHEDULE - A AND SCHEDULE C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING PERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 17,250.00 FOR THE LOTS PER THIS SDP AS FOLLOWS:
52 SHADE TREES @ \$300 EACH = \$15,600.00
15 EVERGREEN TREES @ 150 EACH = \$2,250.00
TOTAL = \$ 17,250.00
- FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350. SEE THE CHART ON THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

NOTES

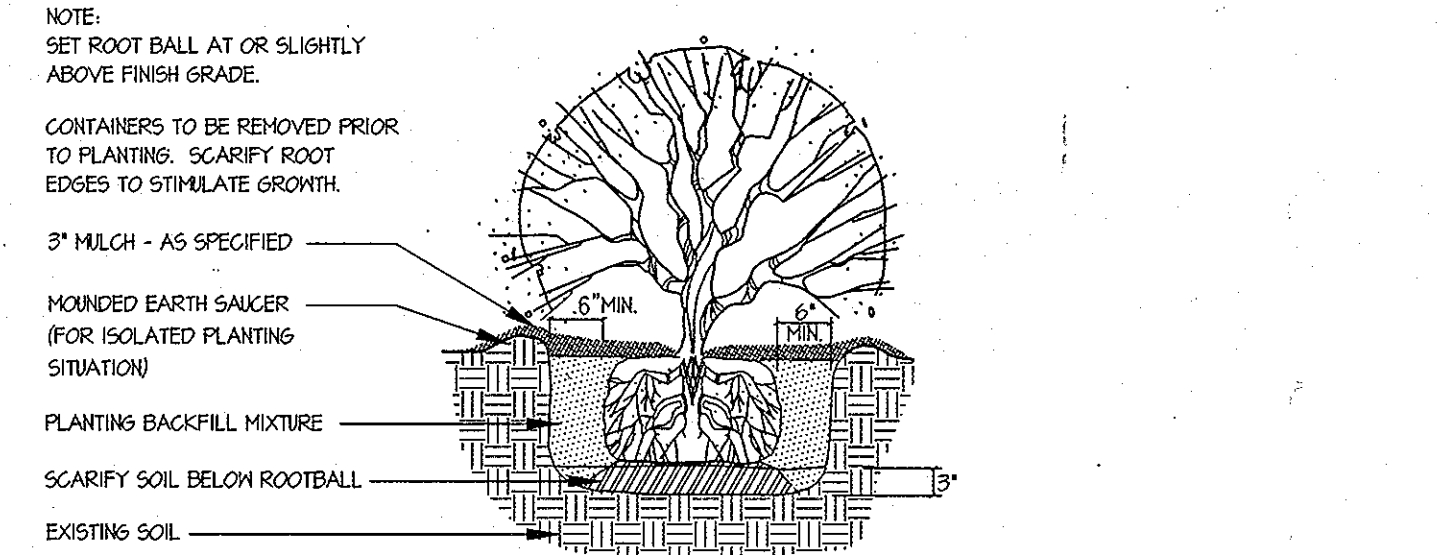
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERRIS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.



DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIFER
NTS



EVERGREEN TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

DEVELOPER'S/BULDER'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 CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE MFL LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
NAME: [Signature] DATE: 11/29/11

STATE OF MARYLAND
Michael B. Tran
[Signature]
11/29/11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Thomas E. Butler, Director, 12/20/11
Walt Shuler, Chief, Division of Land Development, 12-20-11
Chad Edwards, Chief, Development Engineering Division, 12-16-11

THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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PREPARED FOR (OWNER):
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SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
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ATTN: MARK BENNETT
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RICHMOND AMERICAN
6200 OLD DOBBIN LANE
SUITE 100
COLUMBIA, MARYLAND 21045
ATTN: BILL BRIESEL
410-872-0267

LANDSCAPE DETAILS			SCALE	ZONING	G. L. W. FILE NO.
ROCKLAND AT ROGERS			AS SHOWN	R-ED/ RA-15	11033
LOTS 1 thru 4, 6 thru 32, 35 thru 41, 44 thru 68 and 81 thru 84			DATE	TAX MAP - GRID	SHEET
PLAT Nos. 21479 thru 21485 and 21697			JULY, 2011	17- 18 & 24	10 OF 10
ELECTION DISTRICT No. 2			HOWARD COUNTY, MARYLAND		

L:\CADD\DRAWINGS\06079\11033\SDP\11033-LS.dwg DES. MBT DRN. KLP CHK. PLOTTED: 11/29/2011 9:08 AM. LAST SAVED: 10/28/2011 8:40 AM. PLOTTED BY: Helen Gyms