INDEX OF SHEETS

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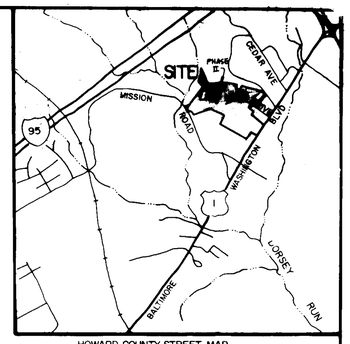
SITE DEVELOPMENT PLANS

PLEASANT CHASE

SECTION ONE
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PHASE II

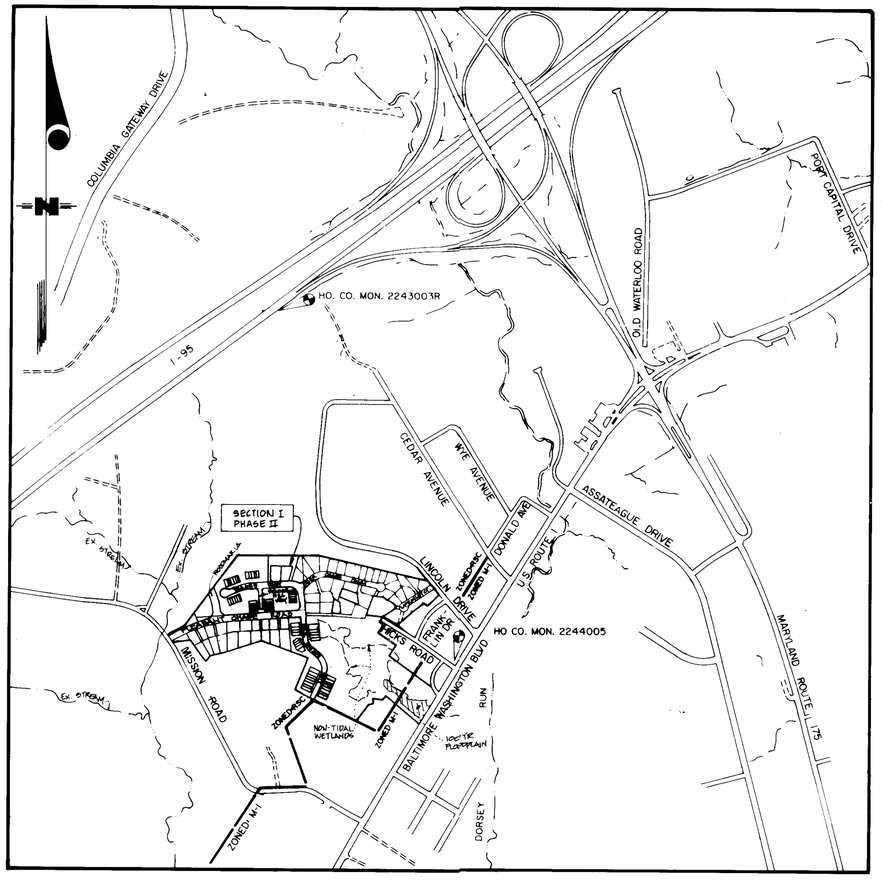


HOWARD COUNTY STREET MAP
PAGE 20 GRID F-2, G-2

VICINITY MAP

SCALE: 1" = 2000'

ADDRESS CHART				
LOT NO.	STREET ADDRESS			
69	8313	SUMMIT HILL WAY		
70	8311	"	"	"
71	8309	"	"	"
72	8307	"	"	"
73	8305	"	"	"
74	8303	"	"	"
75	8301	"	"	"
76	8300	"	"	"
77	8302	"	"	"
78	8304	"	"	"
79	8306	"	"	"
80	8308	"	"	"
81	8310	"	"	"
82	8312	SUMMIT HILL WAY		
83	8350	WADES WAY		
84	8352	"	"	
85	8354	"	"	
86	8356	"	"	
87	8358	"	"	
88	8360	"	"	
89	8357	"	"	
90	8355	"	"	
91	8353	"	"	
92	8351	"	"	
93	8349	"	"	
94	8347	"	"	
95	8345	"	"	
96	8343	"	"	
97	8341	"	"	
98	8339	"	"	
99	8337	"	"	
100	8335	"	"	
101	8333	"	"	
102	8331	"	"	
103	8329	"	"	
104	8327	"	"	
105	8325	"	"	
106	8323	"	"	
107	8321	WADES WAY		



LOCATION MAP

SCALE: 1" = 600'

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HRS PRIOR TO ANY EXCAVATION WEEK.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT (410) 313-1880 AT LEAST FIVE WORKING DAYS PRIOR TO THE START OF WORK.
3. PROJECT BACKGROUND
   LOCATION: TAX MAP #43 LOTS 69-107 PARCELS 211, 620, 623, 634
   ZONING: R-SC
   ZB/DA REF.
   ELECTION DISTRICT: 6TH
   SECTION/AREA: SECTION I, PHASE II
   SUBMISSION AREA: 4.51 AC.
   NUMBER OF PROPOSED LOTS: 39
   DATE OF FINAL PLAN APPROVED: 11/30/92
   DPZ REF. NO: F-92-146
   ALL PREVIOUS SUBMISSIONS & REF. NO: S 91-04, WP 91-55
   PB 272, WP 92-185
   WP 93-03
4. ALL DRIVEWAY ENTRANCES TO BE LATEST HOWARD COUNTY RESIDENTIAL DRIVEWAY WITH STANDARD 7" CURB AND GUTTER, SEE R-6.01 FOR DETAILS
5. THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No 2244005 AND 2043001
6. ALL ROADWAYS ARE PUBLIC AND EXISTING.
7. TOTAL AREA INCLUDED IN THIS PLAN: 4.51
8. ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE DEVELOPERS EXPENSE.
9. TOTAL NUMBER OF LOTS IN THIS PLAN: 39
   STORM WATER MANAGEMENT FOR THIS PROJECT CONSISTS OF AN EXTENDED DETENTION POND AND STONE TRENCH, SEE F-92-146
10. SEE DEPT. OF PLANNING & ZONING FILE No. S91-04, PB-272, WP-91-55 AND WP-92-185, WP-93-03.
11. STORM WATER MANAGEMENT PROVIDED IN CENTRAL FACILITY, F-92-146
12. FIELD RUN TOPOGRAPHY AT 2' INTERVALS. PREPARED APRIL 1992 BY LAND SERVICES GROUP, INC.
13. HOWARD COUNTY HORIZONTAL & VERTICAL CONTROL MONUMENTS No 2243003 AND No 2244005

SPECIAL NOTES

1. APPROVED ROAD CONSTRUCTION PLANS SHALL BE USED FOR ALL PUBLIC UTILITIES.
2. PUBLIC WATER & SEWER SHOWN FOR REFERENCE ONLY. FOR MORE DETAILED INFORMATION, SEE WATER & SEWER PLANS CONTRACT No. 24-3202-D
3. THE WATER & SEWER HOUSE CONNECTIONS NOT INCLUDED IN A 'DEVELOPER'S AGREEMENT' SHALL CONFORM HOWARD COUNTY PLUMBING CODE. THE ON-SITE W.H.C. SHALL BE 3/4" COPPER AND THE S.H.C. SHALL BE 4" IRON.
4. STREET TREES TO BE PROVIDED AS REQUIRED BY SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
5. **This plan is subject to: WP-91-55, Section 16.120, to waive Preliminary Plan Submission, Sec.16.112[C][10], to waive length of cul-de-sac restrictions, Sec.16.119[F][2], to waive access restrictions on arterial roadways (approved July, 1991), Sec. 16.115[D][3], to allow a private road to exceed 200' (approved February, 1992), WP-92-185, Sec.16.115[D][5], to allow the private roads; Wades Way, Oak Meade Way and Summit Hill Way to exceed 200' and Sec.16.113[C][3] to allow a dead end street, subject to all private roads being dedicated in the near future (approved May, 1992), WP-93-03, Sec.16.116[C][6], to allow grading within the wetlands buffer for lots 55 thru 60 and Sec.16.116[F][1], to allow grading for a S.W.M. facility within the 20' landscape buffer (approved July, 1992).**
6. THE 20-FOOT WIDE LANDSCAPED BUFFER SHOWN ON THIS PLAN IS REQUIRED BY SECTION 16.116(f)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. NO CLEARING OF EXISTING VEGETATION IS PERMITTED. HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
7. GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY IN ACCORDANCE WITH SECTION 127.D.2.D(18) OF THE ZONING REGULATIONS.
8. TRASH AND RECYCLABLES MUST BE PLACED AT THE END OF THE DRIVEWAY WITHIN (5) FEET OF THE ROADWAY FOR CURBSIDE COLLECTION.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 16 Sept. 93

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 3-8-94

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DIRECTOR — DATE 4/15/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND SUBDIVISION — DATE 4/15/94

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 3/2/94
CHIEF, BUREAU OF ENGINEERING — DATE 3/1/94

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD CO. SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
U.S. SOIL CONSERVATION DISTRICT — DATE 3/2/94

FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD CONSERVATION DISTRICT
Approved: Howard S.C.D. — 3/2/94

PERMIT INFORMATION CHART						
Subdivision Name: PLEASANT CHASE			Section/Area: I/PHASE II			Lot/Parcel #: LOTS 69-107
Plat # or L/F: PLAT # 10686	Block #:	Zone: RSC	Tax/Zone Map: #43	Elect Dist: 6TH		Census Tract: 6069.01
Water Code: 502			Sewer Code: 3170000			

BY	NO.	REVISION	DATE

LAND SERVICES GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL, ENVIRONMENTAL AND MATERIALS CONSULTANTS
67 Kettering Drive
Upper Marlboro, Maryland 20772
(301) 336-5034
(Fax) (301) 336-1907

TITLE SHEET

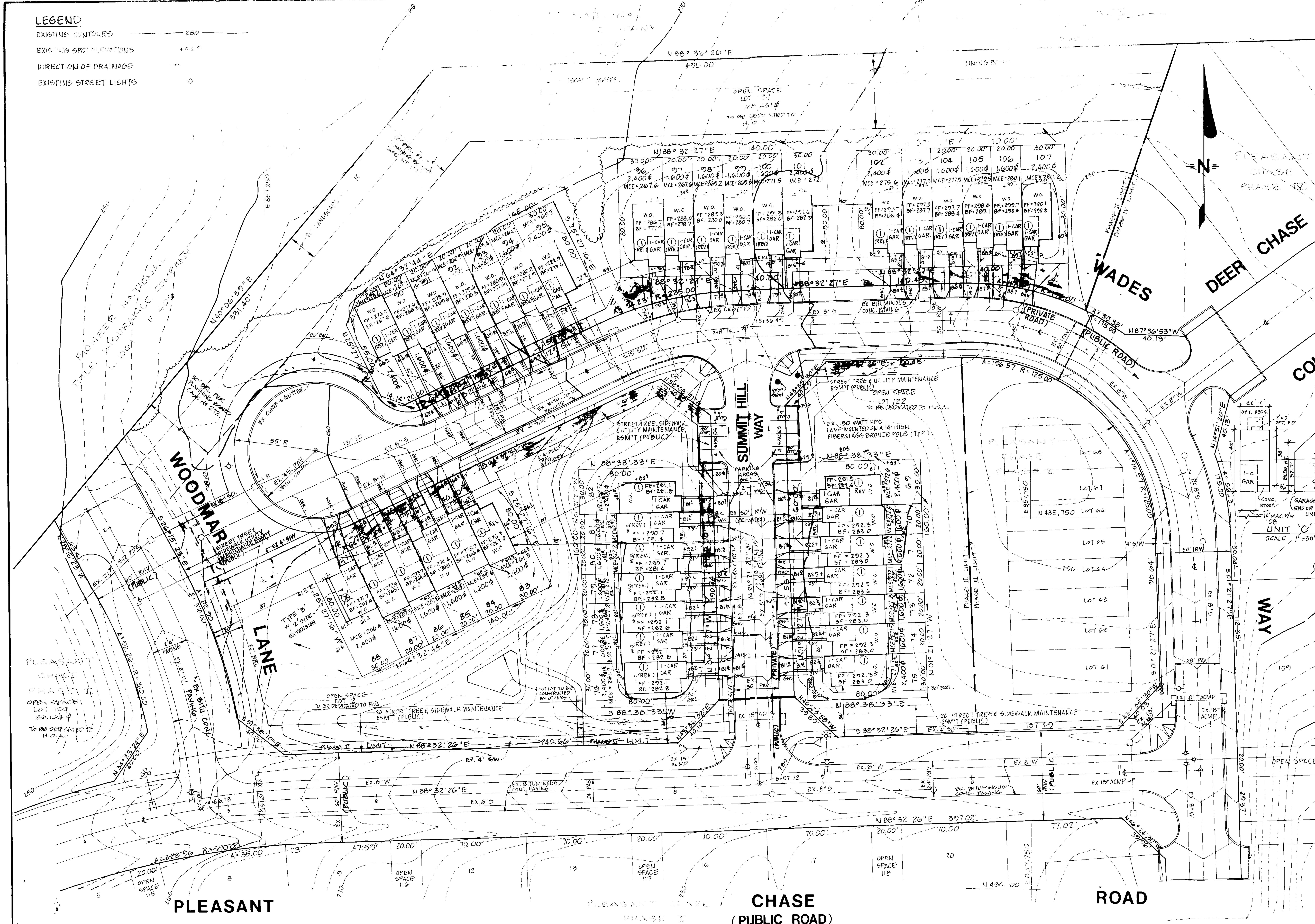
2/10/94

CONTRACT PURCHASER
LOVELL REGENCY HOMES
49 Old Solomons Island Road
Suite 301
Annapolis, Maryland 21401
Tel: (301) 261-8625
Fax: (410) 266-7513

HOWARD COUNTY CONTROL MONUMENTS
HOWARD COUNTY MONUMENT NO. 2243003R ELEV. 301.486
FLUSH 2.5': EAST OF EAST EDGE MACADAM OF NORTH BOUND LANE
N 487448.385 E 856755.255
HOWARD COUNTY MONUMENT NO. 2244005 ELEV. 217.972
.2': BELOW SURFACE, 10.8': WEST OF NAIL & CAP ON EDGE MACADAM SOUTH BOUND LANE
N 485173.968 E 859842.539

SURVEY: L.S.G.	DATE: 4/93
DESIGN: C.V.C.	
DRAWN: J.G.A.	1 OF 5
CHECKED: C.V.C.	
SCALE: AS SHOWN	FILE NO.

SDP-93-103



1⁄4 ⊕ 93

APPROVED: FOR PUBLIC/PRIVATE WATER AND PUBLIC/PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — 3-8-94 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR — 4/15/94 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — 4/15/94 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD CO. SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

U.S. SOIL CONSERVATION DISTRICT — 2/22/94 DATE

PERMIT INFORMATION CHART

Subdivision Name PLEASANT CHASE			Section/Area I / PHASE II		Lot/Parcel # LOTS 69-107
Plat # or L/F PLAT # 10686	Block #	Zone RSC	Tax/Zone Map # 43	Elect Distr 6TH	Census Tract 6060 01
Water Code B 02			Sewer Code 3170000		

DESIGNED	C.V.C	4/93
DRAWN	JGA	4/93
CHECKED	CVC	4/93
APPROVED		

REVISIONS

DATE	BY	DESCRIPTION
5/94	V.C.	ADD UNIT 'C' TO Generic Block, REV. LOT 88 TO UNIT 'B' W/2' SIDE EXT.

LAND SERVICES GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS CONSULTANTS

67 Kettering Drive
Upper Marlboro, Maryland 20772
(301) 336-5034
(Fax) (301) 336-1907

2/10/94

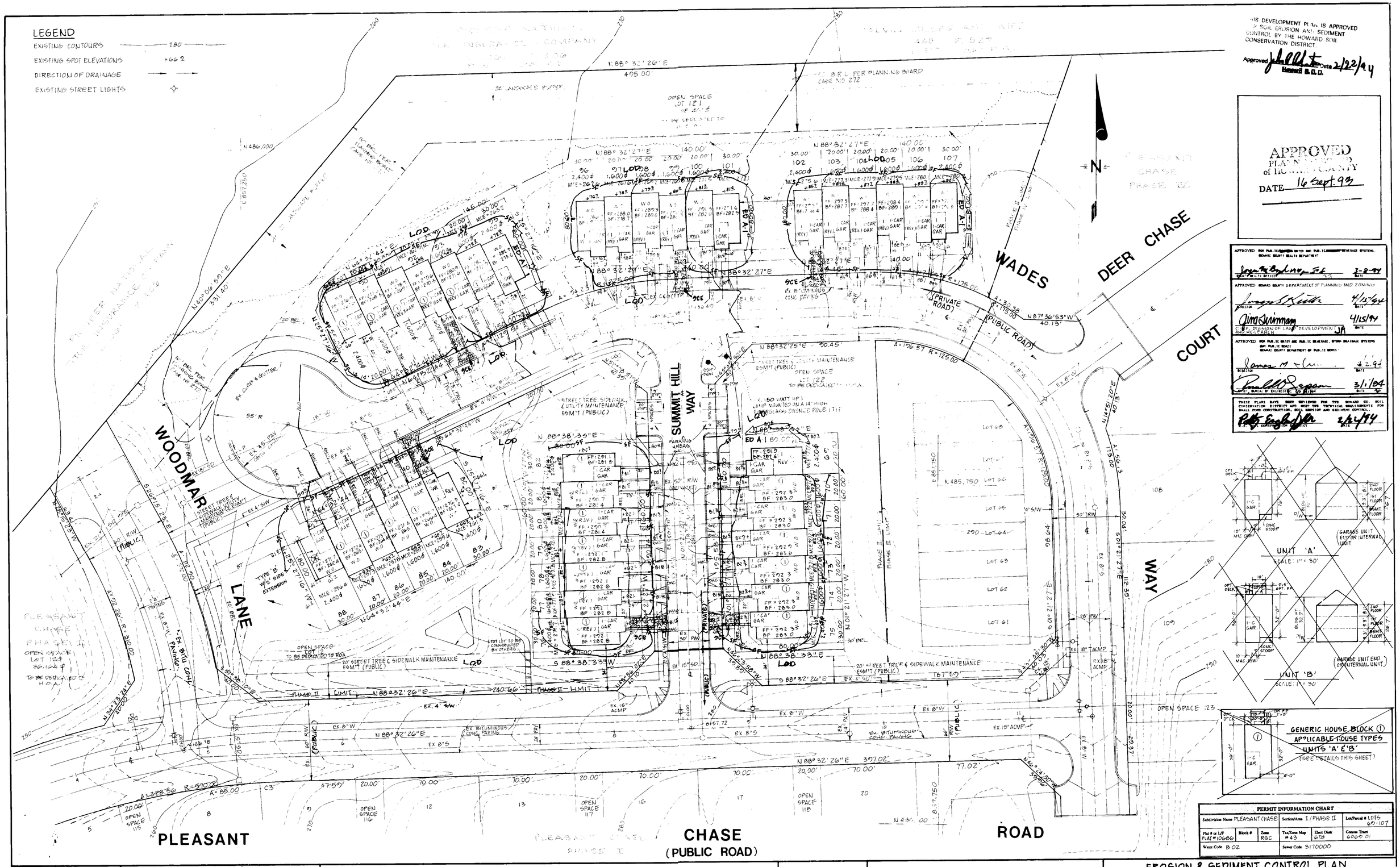
CONTRACT PURCHASER

LOVELL REGENCY HOMES
49 Old Solomons Island Road
Suite 301
Annapolis, Maryland 21401
Tel: (301) 261-8625
Fax: (410) 266-7513

SITE DEVELOPMENT PLAN
LOTS 69 THRU 107
PLEASANT CHASE
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE 1" = 30' | CONTRACT NO. | FILE NO. 92-072 | SHEET 2 OF 5

SDP-93-103



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

Approved [signature] Date 2/22/94
Chairman S.C.D.

APPROVED
PLAN NUMBERED
of HOWARD COUNTY
DATE 16 Sept. 93

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[signature] 3-8-94
DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[signature] 4/15/94
DIRECTOR DATE
[signature] 4/15/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[signature] 3.2.94
DIRECTOR DATE
[signature] 3.1.94
CHIEF, BUREAU OF ENGINEERING DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD CO. SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
[signature] 2/24/94
CHIEF, ENGINEERING DIVISION DATE

PERMIT INFORMATION CHART				
Subdivision Name PLEASANT CHASE		Section/Area I / PHASE II		Lot/Parcel # LOTS 69-107
File # or L/F PLAT # 10686	Block #	Zone RSC	Tax/Zone Map # 43	Elect Dist 6TH	Census Tract 6060.01
Water Code B02		Sewer Code 3170000		

DESIGNED	C.V.C	4/93
DRAWN	JGA	4/93
CHECKED	CVC	4/93
APPROVED		

REVISIONS

DATE	BY	DESCRIPTION
MAY, 94	V.C.	REV. HOUSE.

LAND SERVICES GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS CONSULTANTS

67 Kettering Drive
Upper Marlboro, Maryland 20772
(301) 336-5034
(Fax) (301) 336-1907

STATE OF MARYLAND
[signature]
2/10/94

CONTRACT PURCHASER
LOVELL REGENCY HOMES
49 Old Solomons Island Road
Suite 301
Annapolis, Maryland 21401
Tel: (301) 261-8625
Fax: (410) 266-7513

EROSION & SEDIMENT CONTROL PLAN
LOTS 69 THRU 107
PLEASANT CHASE
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE 1" = 30' | CONTRACT NO. | FILE NO. 92-072 | SHEET 3 OF 5

SDP-93-103

SEDIMENT CONTROL NOTES

1) 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. (992-2437)

2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.

4) All sediment traps / basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. I Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (sec. 51) and (sec. 54), temporary seedings (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.

6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment control Inspector.

7) Site Analysis

Total Area of Site	4.51	Acres
Area Disturbed	1.87	Acres
Area to be Roofed or Paved	0.73	Acres
Area to be Vegetatively Stabilizated	1.16	Acres
Total Cut	0	Cu. Yds
Total Fill	0	Cu. Yds
Offsite Waste/Borrow Area Location	0	

8) Any sediment controls practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9) Additional sediment control must be provided if deemed necessary by the Howard County DPW sediment control inspector.

10) On all sites with disturbed areas in excess of 2 acres approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approval may not be authorized until this initial approval by the inspection agency is made.

11) *The standard sediment control plan for single lots may not be used for any lot on this plan.*

12) All pipes to be blocked at the end of each day.

13) The total amount of straw bale dike / silt fence equals 1,933 L.F.

14) *Only one stabilized construction entrance is required for a group of adjoining houses being constructed concurrently.*

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq. ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft) before seeding. Harrow or disc into upper 3 inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq. ft)

2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq. ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq. ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the period March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq. ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, Seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lb/1000 sq.ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option(1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option(2) Use sod. Option(3) Seed with 60 lbs per acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1½ to 2 tons per acre (70 to 90 lbs/1000 sq. ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq. ft) of emulsified asphalt on flat areas. On slope 8 feet or higher, use 348 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, discing or other acceptable means before seeding, if not previously loosened.

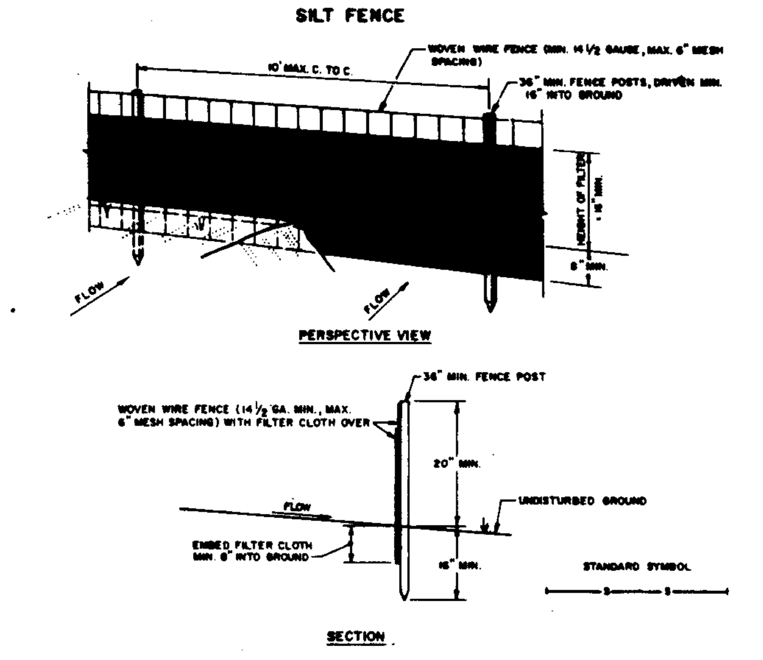
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2½ bushel per acre of annual rye (3.2 lbs/1000 sq. ft). For the period May 1 thru August 14, Seed with 3 lbs per acre of weeping lovegrass (0.07 lb/1000 sq. ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1½ to 2 tons per acre (70 to 90 lbs/1000 sq. ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq. ft) of emulsified asphalt on flat areas. On slope 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING

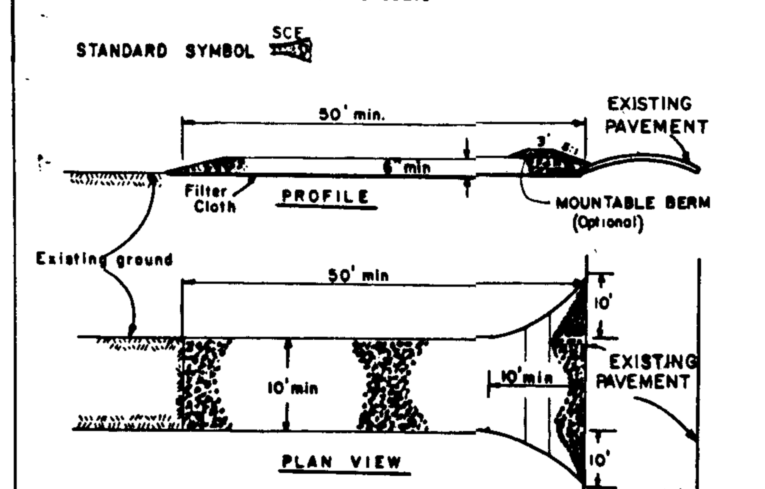
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	SILT FENCE	STANDARD DRAWING SF-1

STABILIZED CONSTRUCTION ENTRANCE

not to scale

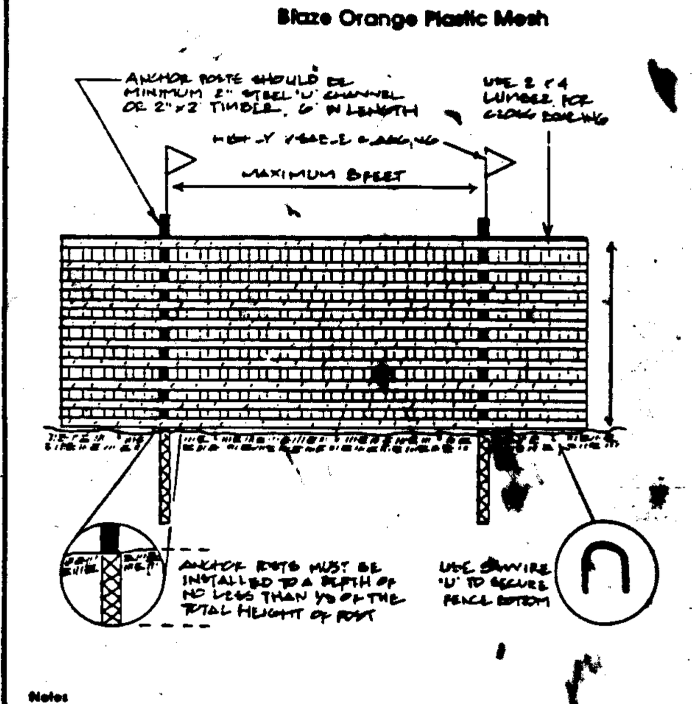


CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing SCE-1

Blaze Orange Plastic Mesh

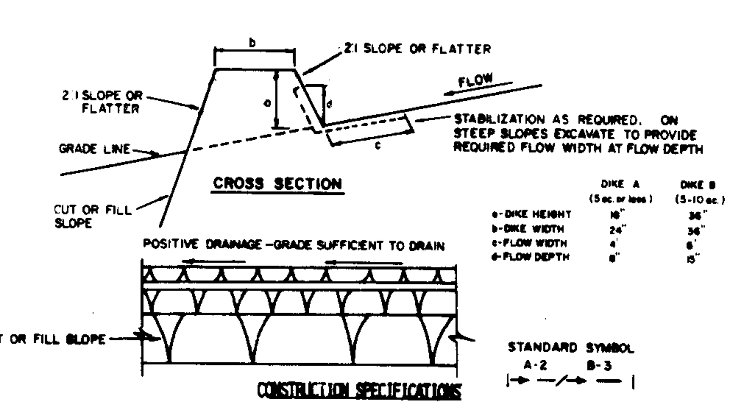


Notes
1. Forest protection device only.
2. Retention Area will be set as part of the review process
3. Boundaries of Retention Area should be staked and flagged prior to installing device
4. Root damage should be avoided
5. Protective signage may also be used.
6. Device should be maintained throughout construction.

Source: Prince Georges County, Maryland Woodland Conservation Manual

EARTH DIKE

not to scale



CONSTRUCTION SPECIFICATIONS

1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.

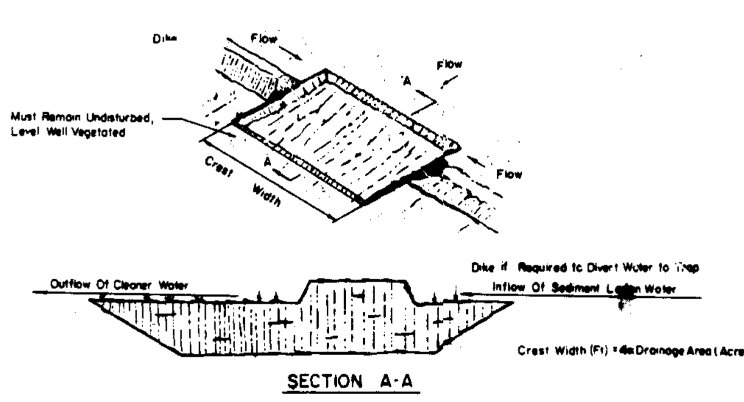
FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE, OR EXCELSIOR; SOD; 2" STONE
3	5.1-8.0%	SEED WITH JUTE, OR SOD; 2" STONE	LINED RIP-RAP 4-8"
4	8.1-20%	LINED RIP-RAP 4-8"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.
C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	EARTH DIKE	STANDARD DRAWING ED-1

GRASS OUTLET SEDIMENT TRAP ST-II



EXCAVATED GRASS OUTLET SEDIMENT TRAP

CONSTRUCTION SPECIFICATION FOR ST-II

1. Volume of sediment storage shall be 1800 cubic feet per acre of contributory drainage area.
2. Minimum crest width shall be 4 X Drainage Area.
3. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to ½ the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
4. The structure shall be inspected after each rain and repairs made as needed.
5. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
6. The sediment trap shall be removed and area stabilized when the remaining drainage area has been properly stabilized.
7. All cut slopes shall be 1:1 or flatter.

Maximum Drainage Area: 5 Acres

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	GRASS OUTLET SEDIMENT TRAP	STANDARD DRAWING ST-II

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

Approved [signature] Date 2/22/94
Howard S.C.D.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 16 Sept, 93

SEQUENCE OF CONSTRUCTION

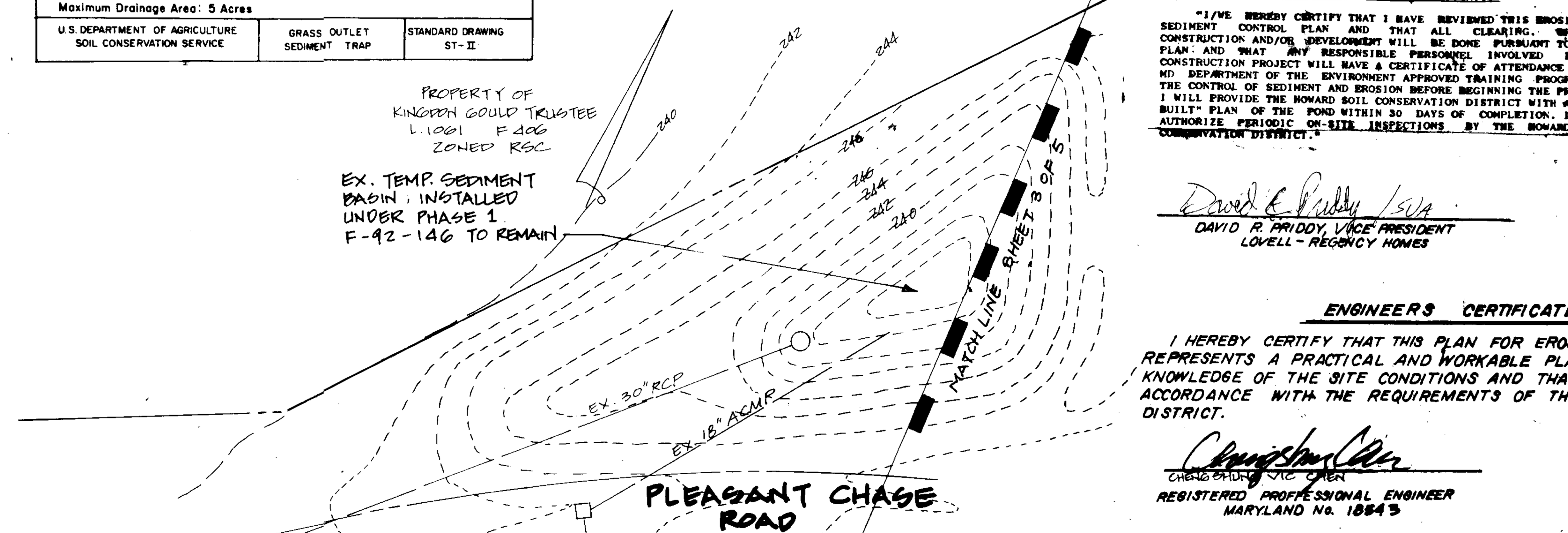
Work Description	Time
1. OBTAIN GRADING PERMIT	N/A
2. MAINTAIN EXISTING BLAZE ORANGE PLASTIC MESH TREE PROTECTION DEVICE AS SHOWN ON SHEET 3 OF 4	1 Day
3. REPAIR AS NECESSARY THE SEDIMENT TRAP NO. 1, AND INSTALL ADDITIONAL CONTROLS AS SHOWN ON SHEET 3 OF 4.	4 Days
4. EXCAVATE FOR FOUNDATIONS.	30 Days
5. CONSTRUCT TOWNHOUSES AND DRIVEWAYS.	200 Days
6. FINAL GRADE AND STABILIZE THE DISTURBED AREA WITH PERMANENT VEGETATIVE COVER IN ACCORDANCE WITH HOWARD COUNTY STANDARDS AND SPECIFICATIONS.	5 Days
7. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES.	2 Days
Total	242 Days

APPROVED: FOR PUBLIC/PRIVATE WATER AND PUBLIC/PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[signature] COUNTY HEALTH OFFICER — 3-8-94 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[signature] DIRECTOR — 4/15/94 DATE
[signature] CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — 4/15/94 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Irvin DIRECTOR — 3/2/94 DATE
[signature] CHIEF, BUREAU OF ENGINEERING — 3/1/94 DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD CO. SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
[signature] U.S. SOIL CONSERVATION SERVICE — 2/22/94



OWNER'S/DEVELOPER'S CERTIFICATION

"I/WE HEREBY CERTIFY THAT I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN AND THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MD DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

[signature] /SVA — 2/15/94
DAVID R. PRIDDY, VICE PRESIDENT, LOVELL - REGENCY HOMES — DATE

ENGINEERS CERTIFICATE

I HEREBY 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] CHENG SHUNG VIC CHEN — 4/27/93 DATE
REGISTERED PROFFESSIONAL ENGINEER MARYLAND No. 18543

DESIGNED.	C.V.C.	
DRAWN	J.G.A.	
CHECKED	C.V.C	
APPROVED		

REVISIONS

DATE	BY	DESCRIPTION

LAND SERVICES GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS CONSULTANTS

67 Kettering Drive
Upper Marlboro, Maryland 20772
(301) 336-5034
(Fax) (301) 336-1907

STATE OF MARYLAND — CHENGSHUNG VIC CHEN — REGISTERED PROFESSIONAL ENGINEER 18543 — 2/10/94

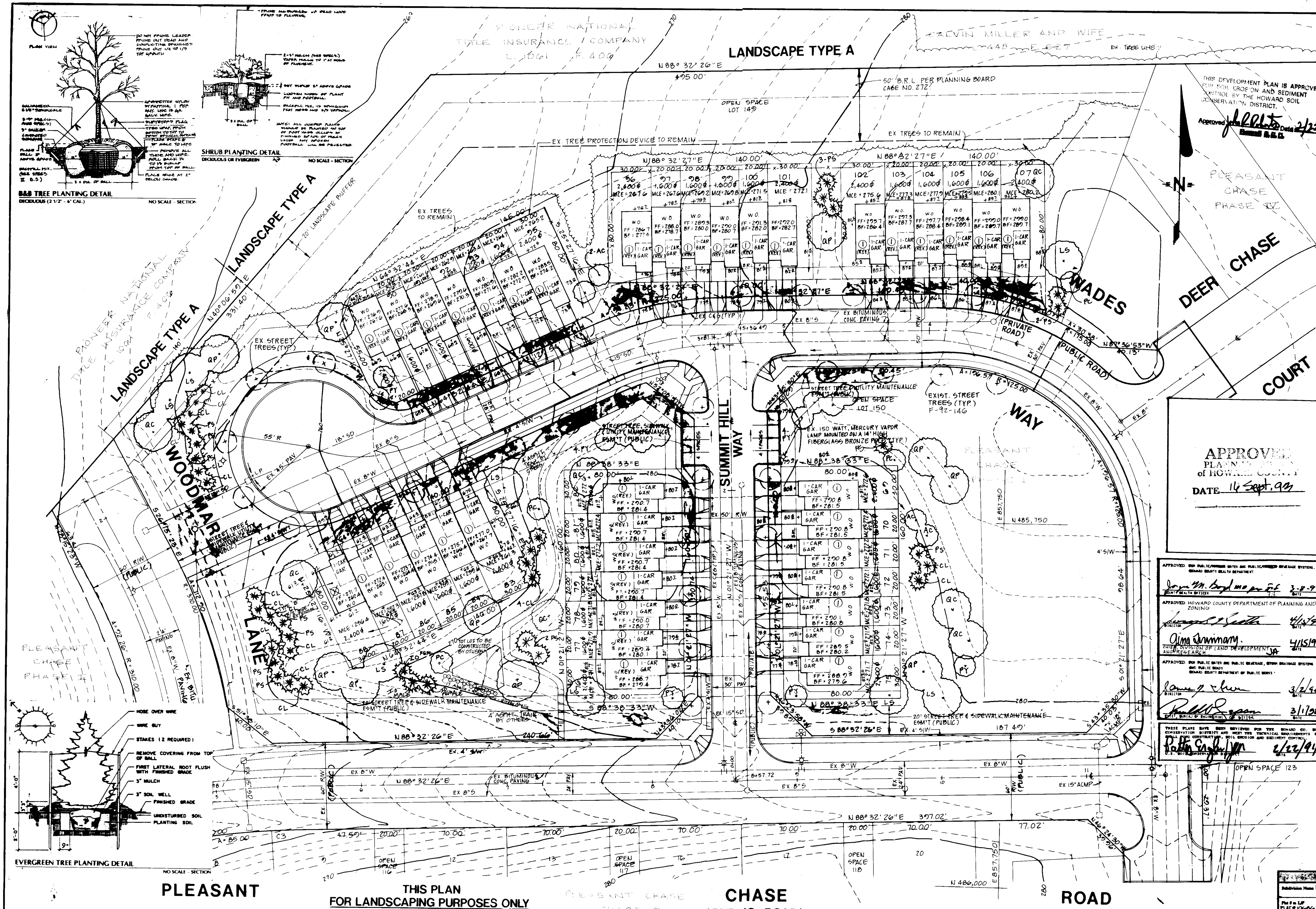
CONTRACT PURCHASER
LOWELL REGENCY HOMES
49 Old Solomons Island Road
Suite 301
Annapolis, Maryland 21401
Tel: (301) 261-8625
Fax: (410) 266-7513

DETAIL SHEET
PLEASANT CHASE
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE AS SHOWN	CONTRACT No.	FILE No. 92-072	SHEET 4 OF 5

B-01-C...X

SDP-93-103



APPROVED: FOR PUBLIC/PRIVATE WATER AND PUBLIC/PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — 3-8-94 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR — 4/15/94 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH — 4/15/94 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — 3/2/94 DATE

CHIEF, BUREAU OF ENGINEERING — 3/1/94 DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD CO. SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

U.S. SOIL CONSERVATION DISTRICT — 2/22/94 DATE

PLANTING PLAN NOTES

I. **General Notes**

A. **Scope**: The Landscape Contractor shall verify all quantities of plant material shown on the plan in the plant list, and shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.

B. **Utilities**: The Landscape Contractor shall notify Miss Utility (1-800-0257-7777) to verify the location of all main utilities and shall ask the General Contractor to locate lighting and other on-site utilities in the field before proceeding with the installation of any planting. If conditions arise in the field which necessitate the shifting of a plant location more than 15', the Landscape Architect shall be notified prior to installation.

C. **Substitutions**: Any change in the type, size and quantity of plant material by the Landscape Contractor must be approved by the Landscape Architect prior to installation.

D. **Standards**: All plant material must be nursery grown and meet all of the qualitative criteria established by the current issue of the American Standard for Nursery Stock specifications published by the American Association of Nurserymen.

E. **Dug Material**: All dug plant material shall have been dug before bud break of after leaf maturation. Any plant material exhibiting drooping new growth within two (2) weeks of being planted will be rejected and must be removed from the job.

F. **Poor Drainage**: No plants shall be planted in situations that show obvious poor drainage, with the exception of those plants specified as wet culture. Such situations shall immediately be brought to the attention of the Landscape Architect and Owner, and if they deem necessary, the plants shall be relocated or the contract shall be adjusted to allow for drainage correction at a negotiated cost.

G. **Site Preparation**: It shall be the General Contractor's responsibility to present "clean" soil conditions to the Landscape Contractor prior to any landscape installation. "Clean" soil may include on-site soil but must be free of pavement materials, muck, root systems, petroleum or other chemical substances, blue stone, construction debris and other materials larger than 4" in diameter. The "clean" soil shall extend to the following minimum depths: 18" where trees are proposed, 12" where shrubs are proposed and 4" where lawn is proposed. If the Landscape Contractor encounters any areas to be deficient regarding these "clean" soil specifications, he shall report this condition to the Landscape Architect and Owner prior to planting in those areas.

H. **Workmanship**: During planting, all areas shall be kept neat and clean, and all reasonable precautions shall be taken to avoid damage to existing plants, turf and structures. Upon completion, all debris and waster material resulting from planting operations shall be removed from the project and the area cleaned up. Any damaged areas shall be restored to their original condition.

I. **Water**: If available on-site, the Owner shall supply water at no cost. it will be the Landscape Contractor's responsibility to supply water if there is none on the site.

II. **Planting Procedures**

A. **Planting Beds**: With the exception of those trees shown on the plan as individuals, all plants are to be planted into prepared planting beds. The outline of each bed shall be spade dug to be a smooth, continuous sharp-cut edge. The entire area within the outline of the bed shall be thoroughly loosened to a depth of 6-8" by picking or other means and all materials unsuitable for plant growth and all rocks and debris greater than 4" diameter area are to be removed. Topsoil (that meets the qualitative description of the Maryland State Highway Administration's Materials Specification 920.01.02 Natural Topsoil) shall be applied over the entire bed area in sufficient quantity so that the elevation of the planting bed, after light tamping, is 6" above the finished grade of the area adjacent to the bed. (See Prepared Planting Bed Detail on plan for an illustration).

B. **Tree Planting**:

1. **Preparing tree pit**: The walls of the tree pit shall be dug so that they are vertical and scarified. The diameter of the pit shall be a total of 24" wider than the ball diameter. Care should be taken to to excavate the tree pit below a depth that allows 1/8 of the ball to be above the finished grade. If the pit is dug too deep, then the bottom of the pit must be firmly tamped (to prevent settlement).

2. **Placing Tree in Pit**: Place the tree in the pit either by lifting and carrying the tree by its ball (never lift by branches or trunk) and then lowering it into the pit.

   Set the trees straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (sidewalk, building, street, etc.)

3. **Backfilling Tree Pit**: Backfill the tree pit with a mixture of 2/3 original excavated material amended with 1/3 topsoil (as specified in II-A above). (This step will have been partially completed if the tree is planted into a prepared bed as described above).

   Backfill sides of tree pit halfway with soil mixture and tamp before adding more backfill. Cut rope or wire on ball of tree and pull burlap back to the edge of the tree ball. Remove all plastic wraps and twinning.

   Finish backfilling sides of tree pit and tamp firmly. Never cover top of root ball with soil.

   Form a saucer above existing grade and around the outer rim of the tree pit. Mulch top of root ball and saucer within 48 hours to a depth of 2" to 3".

   Water thoroughly on the interior of the tree saucer until it is filled even if it is raining. A second watering may be necessary to insure saturation of the root ball. Prune out any dead or broken branches.

4. **Tree bracing**: Unless otherwise noted on the plan, all trees 6'-8' (1 1/2" cal.) or larger are to be braced with three (3) guy wires and ground stakes spaced as evenly apart (120 apart) in a circle as possible. Guying shall be completed within 48 hours of planting the tree.

III. **Seeding and Sodding**:

All disturbed areas not covered by buildings, pavements and planting beds are to be established in a lawn of Kentucky-31 Tall Fescue either by seed or sod, or combination, depending on the time of year, availability of materials and Owner's preference.

PLANT LIST

Qty.	Sym.	Scientific/Common Name	Size	Root
8	LS	Liquidambar styraciflua / Sweet-gum	2 1/2-3" cal.	b & b
7	QC	Quercus coccinea / Scarlett Oak	2 1/2-3" cal.	b & b
10	QP	Quercus phellos / Willow Oak	2 1/2-3" cal.	b & b
4	AC	Amelanchier canadensis / Serviceberry	8 - 10' ht.	b & b
4	PC	Prunus cerasifera atropurpurea "Thunder Cloud" / "Thunder Cloud" Purpleleaf Plum	1 1/2-2" cal.	b & b
12	PY	Prunus yedoensis / Yoshino Cherry	1 1/2-2" cal.	b & b
19	CL	Cupressocyparis leylandi / Leyland Cypress	6 - 6' ht.	b & b
1	IO	Ilex opaca / American Holly Male	6 - 6' ht.	b & b
2	IO	Ilex opaca / American Holly Female	6 - 6' ht.	b & b
17		Abelia x grandiflora - Glossy Abelia 30" O.C. 18"-24" Container		
16	PS	Pinus strobus / White Pine	6 - 6' ht.	b & b

PERMIT INFORMATION CHART					
Subdivision Name PLEASANT CHASE		Section/Area I / PHASE II		Lot/Parcel # LOTS 69-107	
Plat # or L/F PLAT # 10686	Block #	Zone RSC	Tax/Zone Map #43	Elect Distr 6TH	Census Tract 6060.01
Water Code B 02			Sewer Code 3170000		

DESIGNED	C.V.C	4/93
DRAWN	JGA	4/93
CHECKED	CVC	4/93
APPROVED		

REVISIONS

DATE	BY	DESCRIPTION
29 June 1993	KAD	Added evergreen screening on west side of cul-de-sac bulb " " on corner of Woodmar Lane & Pleasant Chase Rd.
MAY, 94	V.C.	REV. HOUSE.

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LANDSCAPE PLAN
LOTS 69 THRU 107
PLEASANT CHASE
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE 1" = 30' | CONTRACT NO. | FILE NO. 92-072 | SHEET 5 OF 5

SDP-93-103