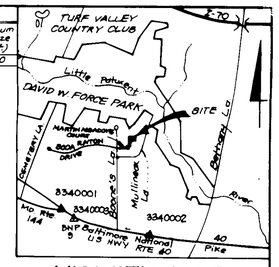
KEY	PLANT NAME	SIZE	RMB95
AR	ACER RUBRUM RED MAPLE	2½"-3" CAL.	B&B

MINIMUM LOT SIZE CHART

Lot No	Gross Area (Sq Ft)	Floodplain Area (Sq Ft)	Remaining Area (Sq Ft)	100 Yr. Floodplain (Sq Ft)	25% Slopes	Minimum Lot Size (Sq Ft)
24	19,290	1,150	18,140	0	0	18,140



VICINITY MAP
Scale: 1" = 2000'

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/100 sqft.) and 600 lbs per acre 10–10–10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the 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 dolomatic 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 periods March 1 thru April 30, and August 1 thru October 15, seed with 60lbs 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 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possibln in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 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 slopes 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, repalcements and reseedings.

TEMPORARY SEEDING NOTES

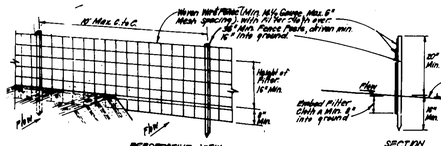
SEEDBED PREPARARTION: Loosen upper three inches of soil by raking, discing,or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs per acre 10–10–10 fertilizer (14lbs/1000 sq ft).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 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 (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by: applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately afte: 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 slopes 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.



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) feet minimum, but not less than the full width of points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter cloth 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 roads-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 roads-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public roads-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.

STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE

PERSPECTIVE VIEW — SECTION

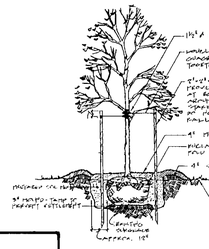
CONSTRUCTION SPECIFICATIONS:
1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter Cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When 2 sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in Silt Fence.

POSTS: Steel either T or U Type or Hardwood.
FENCE: Woven Wire, 14½ Gauge, 6" Max. Mesh Opening.
FILTER CLOTH: Filter X, Mirafi 140 or equivalent.
Stakes & Ties: T-Post or Approved equal.
PREFABRICATED UNIT: Geofab, Enviofence, or Approved equal.

SILT FENCE DETAIL (9)
NO SCALE

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-90-95 and/or approved Water and Sewer Plans Contract #C-24-3060-D.



SHADE TREE PLANTING DETAIL
NO SCALE

SCHEDULE A
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type		A
Linear Feet of Roadway Frontage/Perimeter		155'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)		0
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)		0
Number of Plants Required Shade Trees Evergreen Trees Shrubs		3 SH.
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)		3 SH.

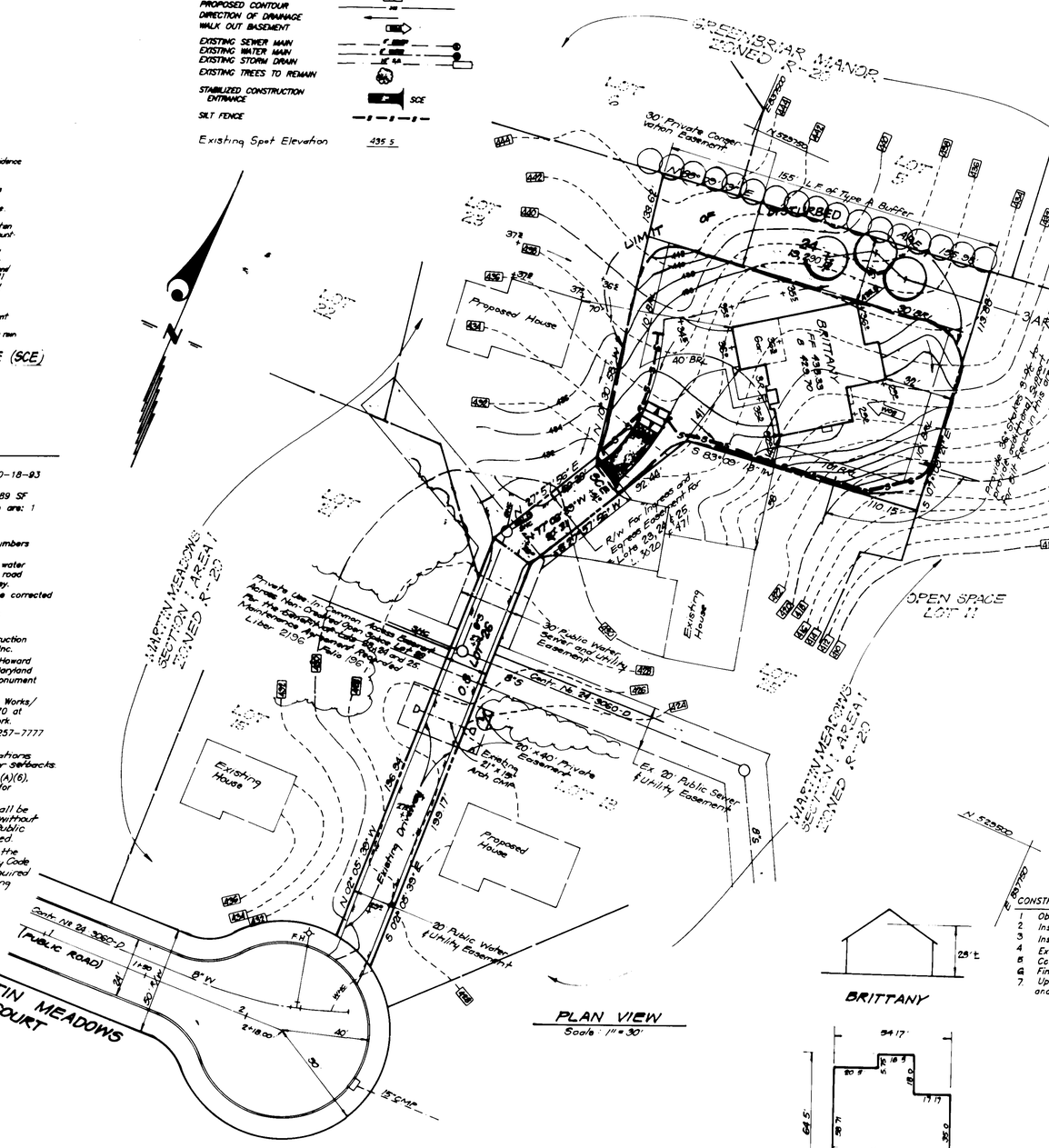
Comments _____

GENERAL NOTES:

1. Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is : 19,289 SF
3. The total number of lots included in this submission are: 1
4. Improvement to property : Single family detached
5. Reference Plat Number 10764
6. Department of Planning and Zoning reference file numbers are: F-90-95, WP-92-173, F-93-85, F-93-100
7. Utilities shown as existing are taken from approved water and sewer plan Contract # 24-3060-D , approved road construction plans F-90-95 , and actual field survey.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. Storm water management is provided under F-90-95
10. All roadways are public and existing.
11. The existing topography was taken from road construction plans F-90-95 prepared by American Engineering, Inc.
12. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System – Howard County Monument Nos.: 3340001, BNP 9 3340003 and 3340002.
13. The contractor shall notify the Department of Public Works/ Bureau of Construction Inspection at (410) 313-1870 at least five (5) working days prior to the start of work.
14. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
15. Pursuant to Section 128.1.c. of the Zoning Regulations, decks & porches may only extend 10' into Front & rear setbacks.
16. WP-92-173, 4/9/92 grants relief to Sec. 16-121 (A)(6), reactivation and extension of Final Plat submission for final signature.
17. No grading or removal of vegetative cover shall be permitted within the conservation easement, without the written approval of the Ho. Co. Dept. of Public Works. Landscape maintenance is authorized.
18. This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code & Landscape Manual. Financial Surety for the required Landscaping must be posted as part of the grading permit in the amount of $300.00

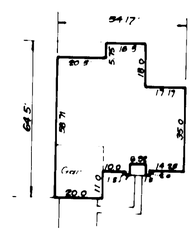
LEGEND

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	380
PROPOSED CONTOUR	380
DIRECTION OF DRAINAGE	
WALK OUT BASEMENT	
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W 8"
EXISTING STORM DRAIN	8" RCP
EXISTING TREES TO REMAIN	
STABILIZED CONSTRUCTION ENTRANCE	SCE
SILT FENCE	SF
Existing Spot Elevation	435.5



PLAN VIEW
Scale: 1" = 30'

BRITTANY



SEDIMENT AND EROSION 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. (313-1855).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECS. 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 stuctures, 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 perimeters in accordance with Vol.1, 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) sod (Sec.54), temporary seeding (Sec.50) and mulching (Sec 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
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:	0.442 Ac.
Area Disturbed:	0.376 Ac.
Area to be roofed or paved:	0.100 Ac.
Area to be vegetatively stabilized:	0.276 Ac.
Total Cut:	440 cy
Total Fill:	431 cy
Offsite Waste/Borrow Area Location:	

8. Any sediment control practice which is disturbed by grading actinity 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 approvals may not be authorized until this initial approval by the inspection agency is made.
11. All pipes to be blocked at the end of each day (see detail this sheet).
12. The total amount of silt fence= 150 LF

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

		NO. OF DAYS
1	Obtain grading permit	7
2	Install tree protection fence.	0
3	Install sediment and erosion control devices and stabilize.	1
4	Excavate for foundations, rough grade and temporarily stabilize.	90
5	Construct structures, sidewalks and driveways.	60
6	Final grade and stabilize in accordance with Stds. and Specs.	30
7	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	30

LOT No	STREET ADDRESS
24	3009 Martin Meadows Court

SUBDIVISION NAME			SECTION/AREA	LOTS/PARCELS
MARTIN MEADOWS			1/1	24
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
10764	10	R-20	17	2ND	6022
WATER CODE			SEWER CODE	
H08			5980000	

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

DIRECTOR	DATE 5/6/94
CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH	DATE 5/6/94

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

DIRECTOR	DATE 4/28/94
CHIEF BUREAU OF ENGINEERING	DATE 4/27/94

Reviewed for HOWARD S.C.D. Name
and meets Technical Requirements
Signature 4/28/94 Date
US Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
4/28/94
Approved

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary".

Michael Pfau 3.7.94
Michael Pfau Date

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

G. Nelson Clark 4-12-94
G. Nelson Clark Date

STATE OF MARYLAND
G. NELSON CLARK
No. 7133
REGISTERED PROFESSIONAL ENGINEER

OWNER
ALLAN BECKER
3123 Pine Orchard Ln
Ellicott City, Md 21042

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC
10805 Hickory Ridge Rd
Columbia, Md 21044

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 BALTO • (301) 621-8100 WASH

DESIGNED JME	SITE DEVELOPMENT PLAN SEDIMENT & EROSION CONTROL PLAN LOT 24 MARTIN MEADOWS SECTION 1 AREA 1 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE As Shown
DRAWN BAL		DRAWING 1 OF 1
CHECKED JME		JOB NO 92-150
DATE 3-8-94	Builder: TRINITY BUILDERS, INC. 8812 Devon Drive Columbia, Md. 21044	FILE NO 92-150 X

SDP 94-93