

GENERAL NOTES:

- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least Twenty Four(24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The existing topography shown was taken from plans prepared by Land Services Group, Inc. dated April, 1992
- The coordinates shown hereon are based upon the NAD'27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations Nos. 2243003R & 2244005
- Storm water management is Extended Detention Pond per F-2-146
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- Utilities shown as existing are taken from: approved water and sewer plans Contract Nos. 24-3201-D, 24-3203-D, 24-3204-D; approved Road Construction Plan F-2-146; and actual field survey
- Department of Planning and Zoning reference file numbers are: 6-91-04, WP-91-55, WP-92-185, WP-93-03, PB-272, F-92-146, F34-03
- Howard County Driveway Apron Std. R-6.03 §6.03
- Subject property is zoned: R-SC per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 1.83 AC
- The total number of lots included in this submission are: 44
- The maximum lot coverage is: 60%
- Improvement to property: Single Family Attached
- No clearing, grading, or construction is permitted within the wetland or stream buffers, except as approved by the Dept. of Planning and Zoning.
- S.H.C.s shown are taken to Property Line
- MPDL'S SHOWN ON THIS SITE ASSIGNED BY: - MR. HOWARD VAUGHN, HC. CO. OFFICE OF HOUSING & COMMUNITY DEVELOPMENT.

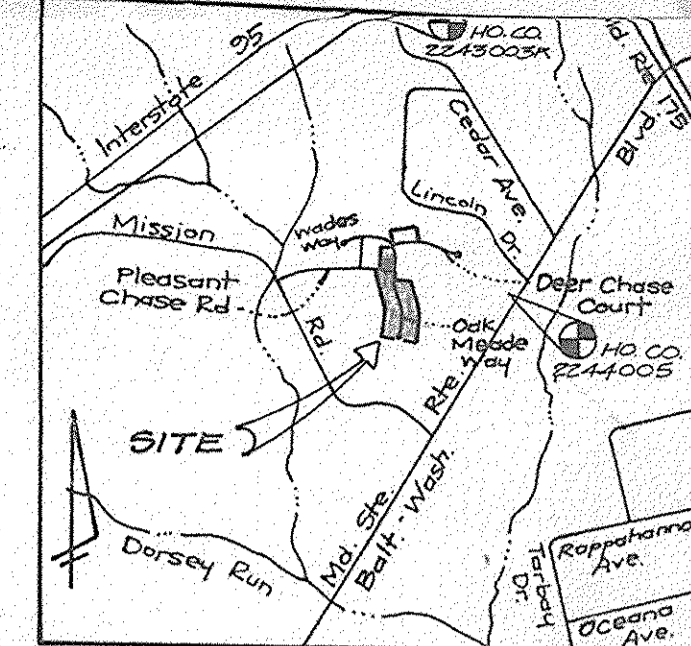
ADDRESS CHART			
LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
21	8400 Oak Meade Way	50	8421 Oak Meade Way
22	8402	51	8419
23	8404	52	8417
24	8406	53	8415
25	8408	135	8413
26	8410	134	8411
27	8412	133	8409
28	8414	136	8423
29	8434	137	8425
30	8436	138	8427
31	8438	139	8429
32	8440	140	8431
33	8442	141	8433
34	8444	61	8302 Wades Way
35	8446	62	8302
36	8448	63	8304
37	8447	64	8306
38	8445	65	8308
39	8443	66	8310
40	8441	67	8312
41	8439	68	8314
42	8437		
43	8435		

SHC ELEVATION CHART			
LOT No.	Elevation	LOT No.	Elevation
21		50	250.47
22	268.59	51	250.29
23	268.01	52	250.23
24	266.81	53	250.07
25	249.50	61	269.85
26	249.77	62	270.78
27	249.86	63	271.19
28	250.18	64	272.42
29	251.64	65	272.89
30	251.71	66	279.64
31	252.12	67	279.84
32	252.19	68	280.44
33	252.41	133	249.62
34	252.46	134	249.67
35	252.68	135	250.02
36	252.71	136	250.70
37	252.46	137	250.90
38	252.39	138	250.95
39	252.17	139	251.13
40	252.08	140	251.18
41	251.86	141	251.35
42	251.77		
43	251.68		

CELLAR ELEVATION CHART			
LOT No.	MIN. C.E.	LOT No.	MIN. C.E.
21	273.26	50	254.62
22	271.69	51	254.15
23	271.31	52	254.38
24	270.11	53	254.22
25	252.80	61	272.65
26	253.07	62	274.08
27	253.16	63	274.49
28	253.48	64	275.72
29	255.24	65	276.13
30	255.31	66	283.04
31	255.72	67	283.24
32	255.79	68	283.70
33	256.01	133	252.92
34	256.06	134	252.97
35	256.28	135	254.17
36	256.23	136	254.89
37	255.97	137	255.05
38	255.90	138	255.10
39	255.68	139	255.28
40	255.62	140	255.33
41	255.28	141	255.50
42	255.22		
43	255.14		

LEGEND

- Contour Interval 2 Ft.
- Proposed Contour
- Existing Contour
- Spot Elevation + 70'
- Direction of Drainage
- Existing Trees To Remain
- Tree Protection Fence
- Walkout Basement
- Number of Parking Spaces



Howard County Monument No. 2243003R Elev. 301.486 N-487448.365 E-852755.255 Flush 2.5' East of East Edge Macadam of North Bound Lane.
Howard County Monument No. 2244005 Elev. 217.572 N-485175.298 E-852142.539 0.2' Below Surface, 10.8' West of Nail & Cap on Edge Macadam South Bound Lane.

SITE ANALYSIS

- Subject property is zoned: R-SC per Comprehensive Zoning Plan as of 10/18/93.
- Unit type proposed: Single family attached
- Number of units allowed: 44
- Number of units provided: 44
- Number of parking spaces required: 88 (2 per unit)
- Number of parking spaces provided: 88 (Total)
 - a) Driveways and Garages: 46
 - b) Court: 42
- Area tabulation:
 - a) Total area of the parcel: N/A
 - b) Total lot area: 1.83 AC (797,257 sq ft)
 - c) Open space & private parking: N/A
 - d) Public road area: N/A
- Building coverage permitted: 60% (112,228 sq ft)
- Maximum Building Coverage Proposed: 48% (87,112 sq ft)
- Recreation Open Space Required: N/A
- Recreation Open Space Provided: N/A

REFUSE COLLECTION

- RESIDENTS WITH DRIVEWAYS MAY PLACE ITEMS AT CURBSIDE AND RESIDENTS WITH COMMON AREAS MUST GROUP ITEMS ON GRASSY ISLAND WITHIN FIVE (5) FEET OF ROADWAY FOR COLLECTION.
- SINCE OAK MEADE WAY IS A PRIVATE ROAD, COLLECTION MAY NOT BE MADE IN WINTER IF ADEQUATE SNOW & ICE REMOVAL IS NOT DONE. HOWARD COUNTY OR ITS CONTRACTORS WILL NOT BE RESPONSIBLE FOR PAVEMENT FAILURE OR OTHER PROPERTY DAMAGE IN THE NORMAL COURSE OF COLLECTION.

SHEET INDEX

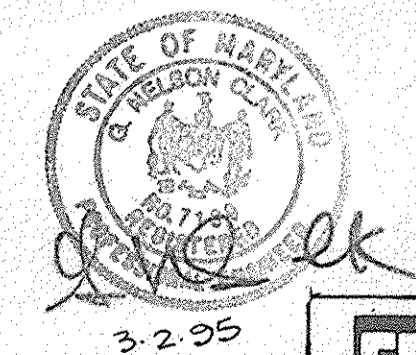
SITE DEVELOPMENT PLAN	SHEETS 1 & 2
SEDIMENT & EROSION CONTROL PLAN	SHEETS 3, 4 & 5
LANDSCAPING PLAN	SHEETS 6 & 7

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-2-146 and/or approved Water and Sewer Plans Contract Nos. 24-3201-D, 24-3203-D, 24-3204-D

OWNER
NEW PANORAMA DEVELOPMENT CORP
13229 Baltimore Avenue
Laurel, Maryland 20707

SUBMISSION NAME	PLEASANT CHASE	SECTION/PHASE	1/3	LOTS/PARCELS	21-43, 61-68
PLAT NO.	11757-11760	BLOCK NO.		TAX MAP NO.	67H
WATER CODE	B-02	SEWER CODE	3170000, 3210000	ELECTION DIST.	6TH
				CDUSIS TRACT	4019.01



CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 - BALTO • (301) 621-8100 - WASH.

DESIGNED	RMT	SCALE	1"=30'
DRAWN	BAL	DRAWING	10F7
CHECKED	JFW	JOB NO.	94-126
DATE	3-2-95	FILE NO.	94-126X

SITE DEVELOPMENT PLAN
LOTS 21-43, 50-53, 61-68 & 133-141
PLEASANT CHASE
SECTION ONE-PHASE THREE
6TH ELECTION DISTRICT
HOWARD COUNTY MARYLAND

For: **LOVELL REGENCY HOMES**
43 Old Solomons Island Rd. No. 301
Annapolis, Maryland 21401

SDP 95.50

1	LOTS 126-141 DELETED, GIBBONS SITE ANALYSIS ADDRESS, SHC, CELLAR PERMIT CHARTS REVISED	3-27-95
Nº	REVISION	DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

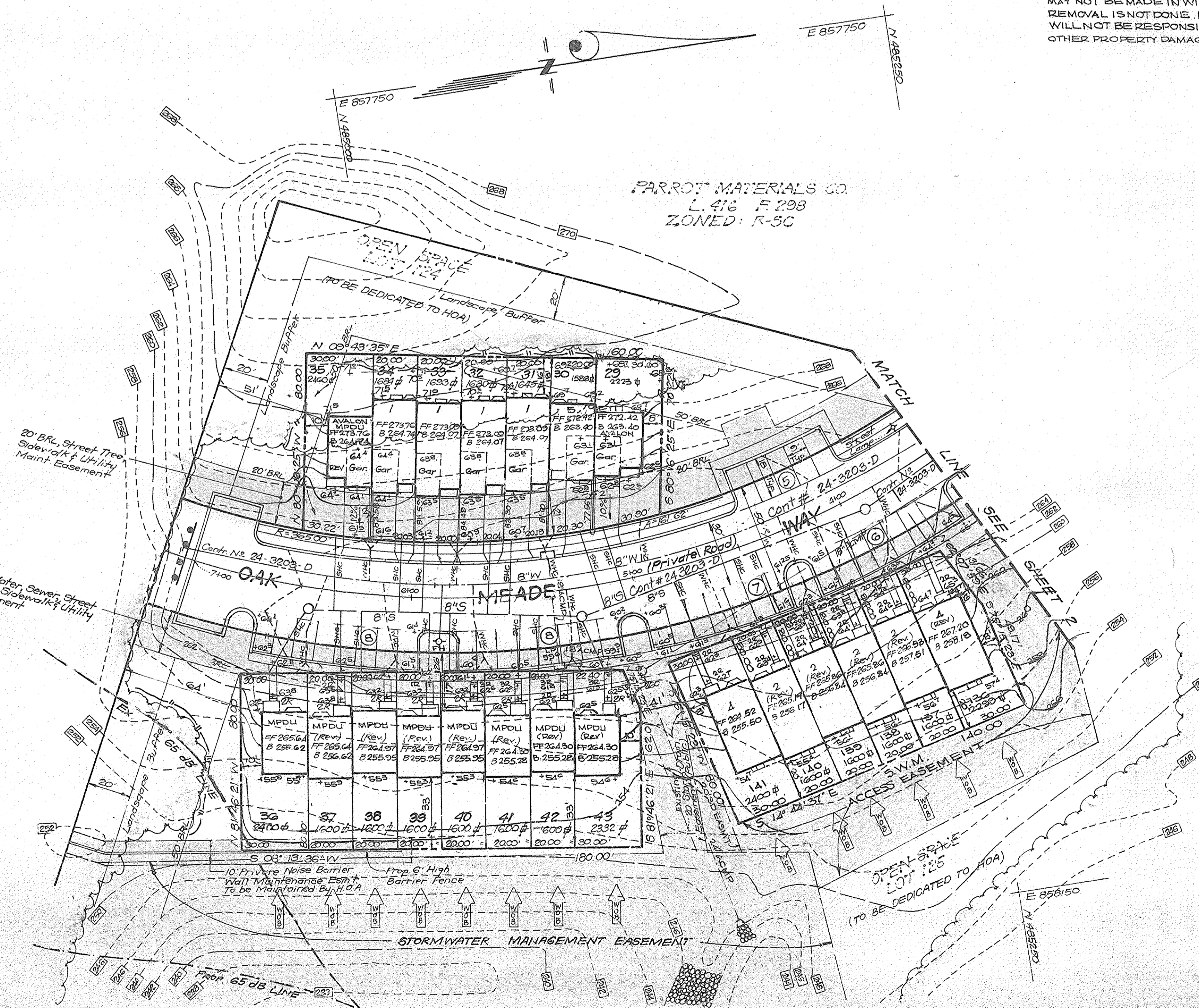
Howard V. Vaughn 6/11/95
DIRECTOR DATE

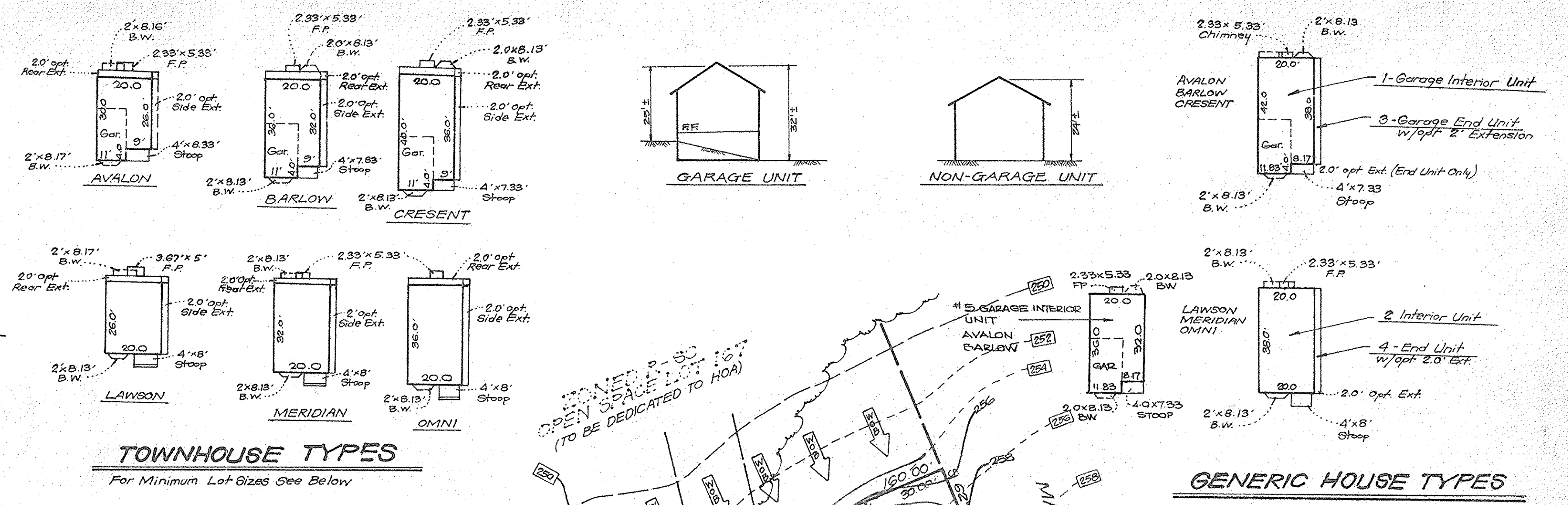
David Stannard 6/11/95
CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

James P. Lane 5/13/95
DIRECTOR DATE

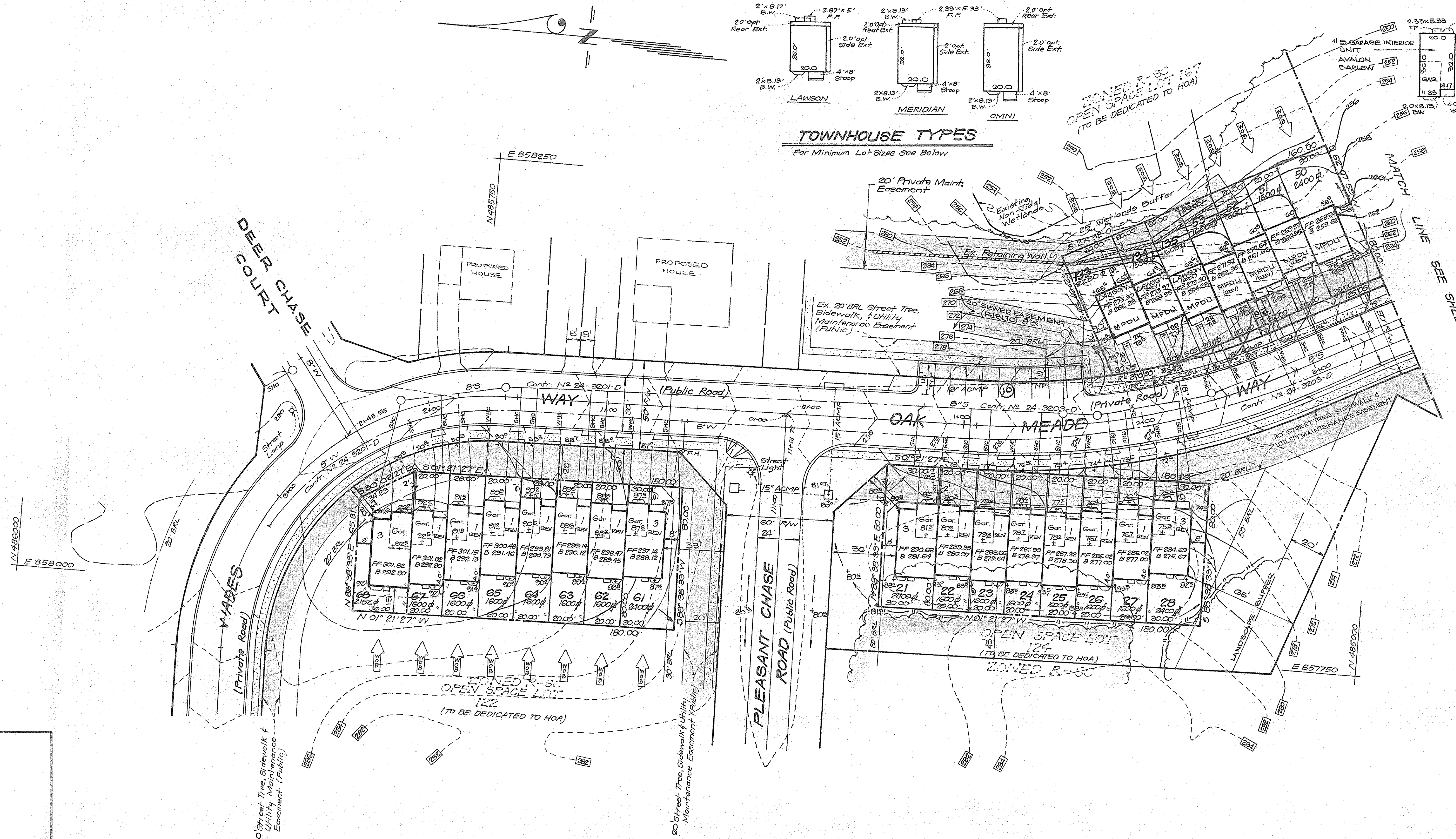
Robert Egan 5/22/95
CHIEF BUREAU OF ENGINEERING DATE





TOWNHOUSE TYPES
For Minimum Lot Sizes See Below

GENERIC HOUSE TYPES



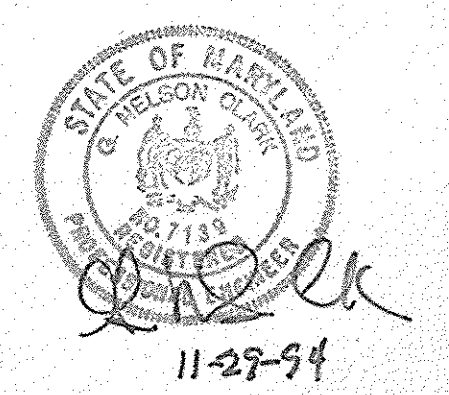
MINIMUM LOT SIZES

AVALON	CRESCENT	MERIDIAN
796 -6 = 1227 SF Min. Lot Size (Interior Units w/All options)	936 -6 = 1560 SF Min. Lot Size (Interior Units w/All options)	724 -6 = 1207 SF Min. Lot Size (Interior Units w/All options)
782 -6 = 1320 SF Min. Lot Size (End Units w/All options)	1012 -6 = 1686 SF Min. Lot Size (Exterior Units w/All options)	722 -6 = 1320 SF Min. Lot Size (Exterior Units w/All options)
BARLOW	LAWSON	OMNI
826 -6 = 1427 SF Min. Lot Size (Interior Units w/All options)	612 -6 = 1070 SF Min. Lot Size (Interior Units w/All options)	820 -6 = 1327 SF Min. Lot Size (Interior Units w/All options)
824 -6 = 1540 SF Min. Lot Size (End Units w/All options)	628 -6 = 1163 SF Min. Lot Size (Exterior Units w/All options)	826 -6 = 1494 SF Min. Lot Size (Exterior Units w/All options)

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: *Clara Sammons* DATE: 6/16/95
 CHIEF DIVISION OF DEVELOPMENT AND RESEARCH

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *John J. Shum* DATE: 5/13/95
 CHIEF BUREAU OF ENGINEERING

OWNER
 NEW PANORAMA DEVELOPMENT CORP.
 13229 Baltimore Avenue
 Laurel, Maryland 20707

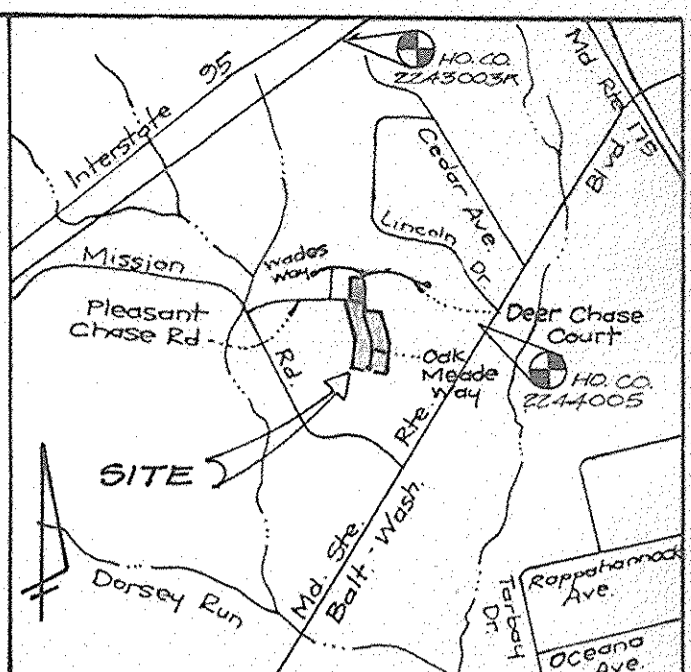


CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 • BALTO. • (301) 621-8100 • WASH.

DESIGNED RMT	SITE DEVELOPMENT PLAN LOTS 21-23, 50-53, 61-62 & 153-141 PLEASANT CHASE SECTION ONE PHASE THREE 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND FOR: LOVELL REGENCY HOMES 45 Old Solomons Island Rd. No. 301 Annapolis, Maryland 21401 SDP 25-50	SCALE 1" = 30'
DRAWN BAL		DRAWING 2 OF 7
CHECKED jme		JOB NO. 94-126
DATE 11-23-94		FILE NO. 94-126-X

LEGEND

- Contour Interval 2 Ft.
- Proposed Contour
- Existing Contour
- Spot Elevation + 70'
- Direction of Drainage
- Existing Trees To Remain
- Tree Protection Fence
- Walkout Basement
- Number of Parking Spaces
- Silt Fence
- Existing Silt Fence
- Existing Earth Dike
- Stabilized Construction Entrance w/ Mountable Berm



DEVELOPER'S/BUILDERS CERTIFICATE

"We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance of a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."

Signature
DAVE PRIDDY - VICE PRESIDENT
11/30/94
Date

ENGINEER'S 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
G. NELSON CLARK
3-2-95
DATE



Reviewed for HOWARD SCD
and meets Technical Requirements
Signature
5/1/95
DATE

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

Signature
APPROVED
5/1/95
DATE

OWNER
NEW PANORAMA DEVELOPMENT CORP.
15299 Baltimore Avenue
Laurel, Maryland 20707

No	REVISION	DATE
1	LOTS 136-141 DELETED	3-27-95

SEDIMENT BASIN
(WITH LOW FLOW 4" PIPE BLOCKED)
PER F 92-146

MAX. DRAINAGE AREA	4.95 AC
STORAGE REQUIRED	0.20 AC-FT
STORAGE PROVIDED	1216 AC-FT
RISER	4x4 W/36" DIAM. OPENING @ TOP
TOP OF RISER	2.14.0
STORAGE ELEVATION	2.14.0
BOTTOM OF TRAP	2.37.0
DEPTH OF STORAGE	7.0'
CLEANOUT ELEVATION	2.40.50
10YR. W.S.E.L.	2.14.66

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Signature 6/16/95
DIRECTOR

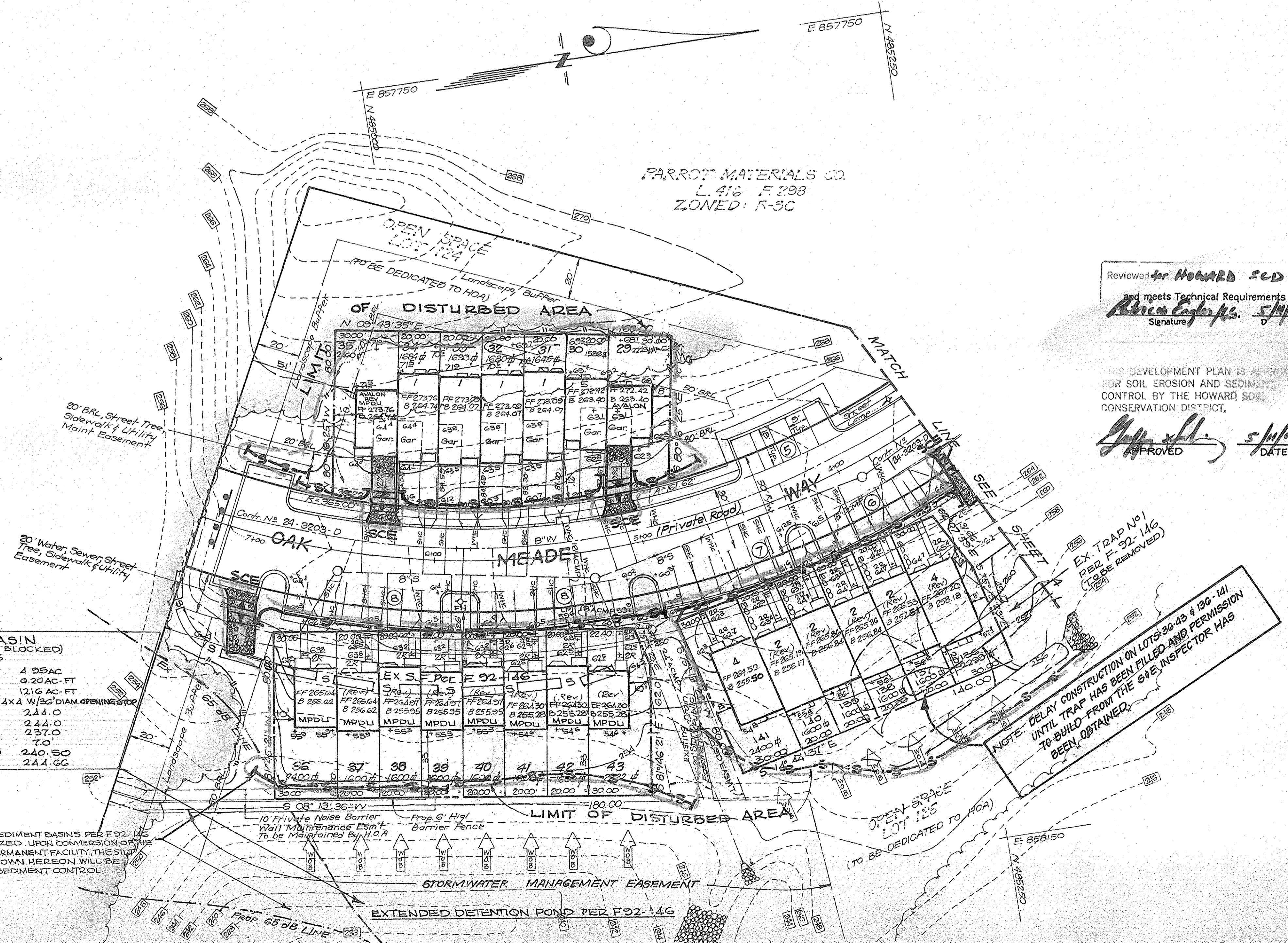
Signature 6/16/95
DATE

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

Signature 5/23/95
DIRECTOR

Signature 5/22/95
DATE

EXISTING SEDIMENT BASINS PER F 92-146 TO BE UTILIZED. UPON CONVERSION OF THE BASIN TO PERMANENT FACILITY, THE SILT FENCE SHOWN HEREON WILL BE USED AS SEDIMENT CONTROL.

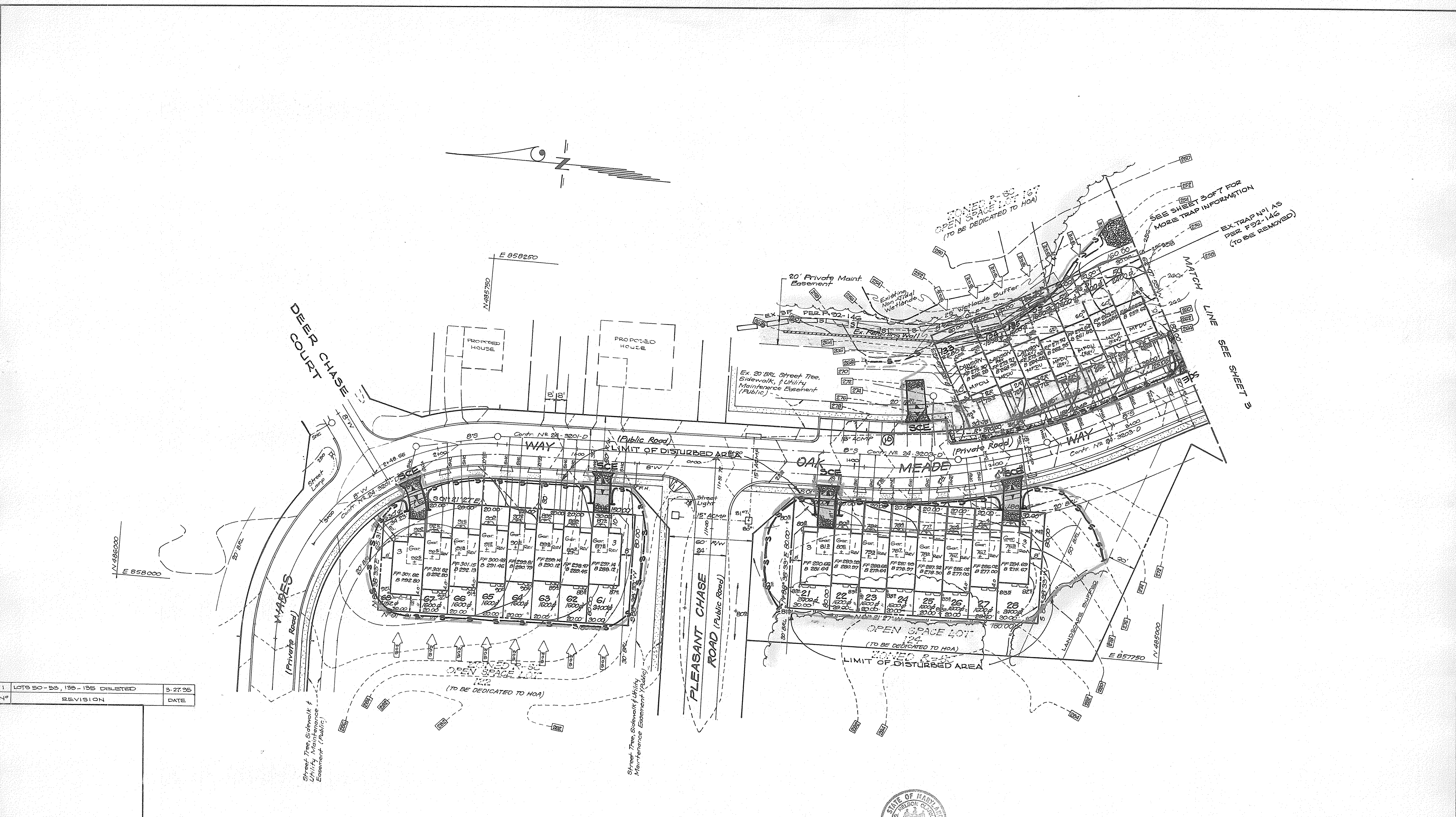


NOTE: DELAY CONSTRUCTION ON LOTS 136-141 & 139-141 UNTIL TRAP HAS BEEN FILLED AND PERMITS BEEN OBTAINED.

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 - BALTO • (301) 621-8100 - WASH.

DESIGNED ZAL	SEDIMENT & EROSION CONTROL PLAN LOTS 21-23, 20-23, 21-23 & 123-141 PLEASANT CHASE SECTION ONE - PHASE THREE 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND For: LOVELL REGENCY HOMES 49 Old Solomons Island Rd, No 301 Annapolis, Maryland 21401	SCALE 1" = 30'
DRAWN B.A.L R.M.T.		DRAWING 30F7
CHECKED JLS		JOB NO. 94-126
DATE 3-2-95		FILE NO. 94-126SE
		SDP 95-50



1	LOTS 50-53, 133-135 DELETED	5-27-95
Nº	REVISION	DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: *John J. McGee* 6/16/95
 Chief of Development and Research: *Anna Surinomy* 6/16/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *James J. Brown* 5/23/95
 Chief of Bureau of Engineering: *Richard S. Brown* 5/22/95

Reviewed for HOWARD S.C.D. Name: *Robert E. Priddy*
 and meets Technical Requirements
 Signature: *Robert E. Priddy* 5/11/95
 U.S. Soil Conservation Service

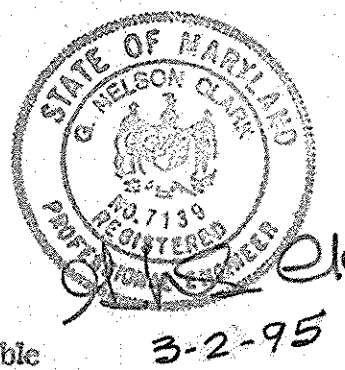
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 Signature: *Robert E. Priddy* 5/11/95
 APPROVED DATE

DEVELOPER'S/BUILDERS CERTIFICATE

"We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary."
 Signature: *Robert E. Priddy* 11/30/94
 DAVE PRIDDY, VICE PRESIDENT

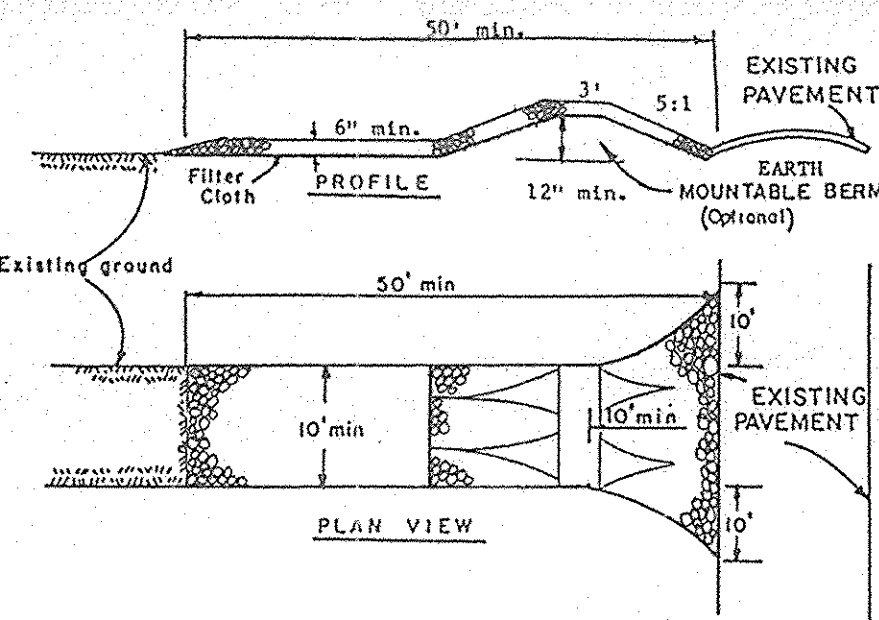
ENGINEER'S CERTIFICATE

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: *G. Nelson Clark* 3-2-95
 G. NELSON CLARK DATE



OWNER
 NEW PANORAMA DEVELOPMENT CORP.
 13229 Baltimore Avenue
 Laurel, Maryland 21047

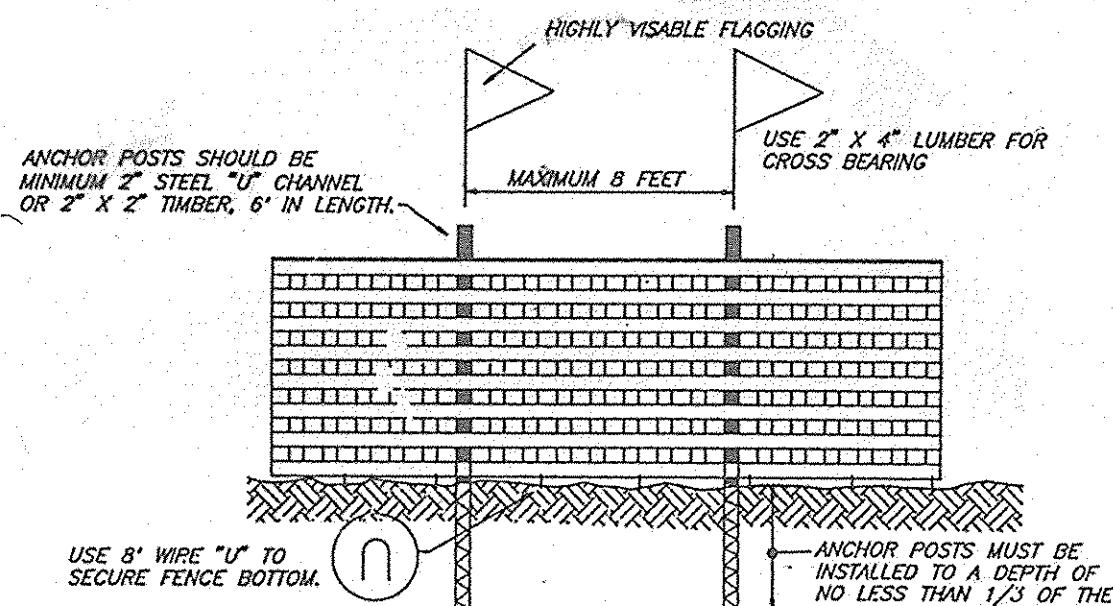
CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED Z.A.L.	SEDIMENT & EROSION CONTROL PLAN LOTS 21-23, 50-53, 61-68 & 133-141 PLEASANT CHASE SECTION ONE PHASE THREE 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND	SCALE 1"=30'
DRAWN R.M.T. BAL		DRAWING 4 OF 7
CHECKED JLS		JOB NO. 94-126
DATE 3-2-95	For: LOVELL REGENCY HOMES 49 Old Salomons Island Rd., No. 301 Annapolis, Maryland 21401	FILE NO. 94-126SE



- CONSTRUCTION SPECIFICATIONS**
- Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
 - Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
 - Thickness - Not less than six (6) inches.
 - Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occur.
 - Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a simple family residence lot.
 - Surface Water - All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If piping is impractical, a mountable beam with 5:1 slopes will be permitted.
 - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-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 right-of-way must be removed immediately.
 - Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right-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.
 - Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)

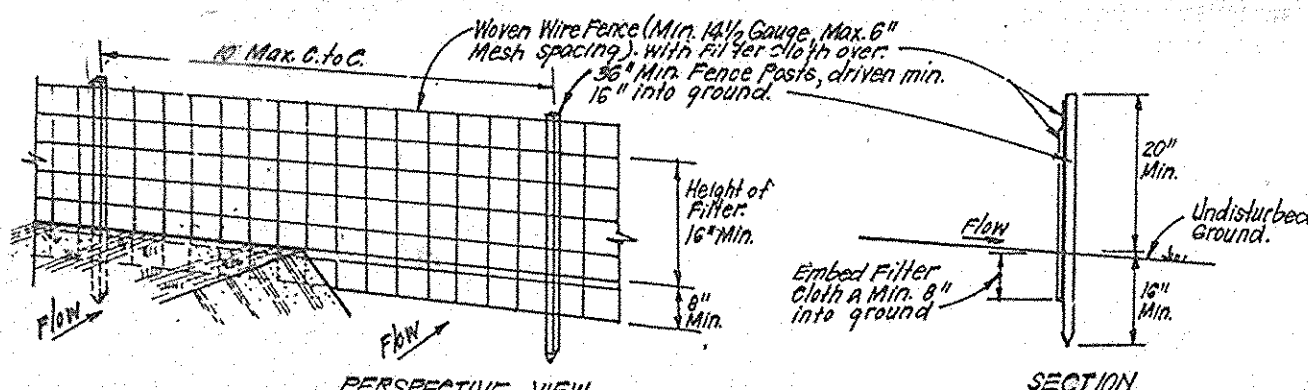
No Scale



BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL

NO SCALE

- NOTES:**
- Forest protection device only.
 - Retention area will be set as part of the review process.
 - Boundaries of retention area should be signed and flagged prior to installing device.
 - Root damage should be avoided.
 - Protection signage may also be used.
 - Device should be maintained throughout construction.



PERSPECTIVE VIEW

- CONSTRUCTION SPECIFICATIONS:**
- Woven wire fence to be fastened securely to fence posts with wire ties at 4' spacing.
 - Filter cloth to be fastened securely to woven wire fence with 1/2" spaced every 24" at top and mid section.
 - When 2 sections of filter cloth join each other they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and material removed when debris collects in silt fence.

SECTION

- POSTS:** Steel, either T or U Type or 2" Hardwood.
- FENCE:** Woven Wire, 1/4" Gauge, 6" Max. Mesh Opening.
- FILTER CLOTH:** Filter Cloth, Miraflex 100X, Sublinka, T142N or Approved Equivalent.
- PREFABRICATED UNIT:** GeoFacts, Entrenchment, or Approved Equal.

SILT FENCE DETAIL (S)

NO SCALE

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:

- 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 three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq ft.)
- 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 periods 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 (.65 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 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 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, replacements and reseedings.

TEMPORARY SEEDING NOTES

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 2 1/2 bushel per acre of annual ryegrass (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 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.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT AND EROSION CONTROL NOTES

- A minimum of 24 hrs. notice must be given to the Howard County Office of Inspection and Permit prior to the start of any construction. (913-1852).
- 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.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, ditches, 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 perimeters in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 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 1" 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 permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- SITE ANALYSIS:**

Total Area of Site:	183 ac
Area Disturbed:	2.66 ac
Area to be roofed or paved:	1.08 ac
Area to be vegetatively stabilized:	1.27 ac
Total Cut:	2847 cu
Total Fill:	1566 cu

- 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 DPW 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.
- All pipes to be blocked at the end of each day (see detail this sheet).
- The total amount of silt fence = **2065 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.	7
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	60
5. Construct structures, sidewalks and driveways.	30
6. Final grade and stabilize in accordance with Stds. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

1	LOTS 20-53, 63-141 DELETED PERMITS, EROSION CONTROL NOTES REVISED	3-27-95
Nº	REVISION	DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Thomas J. DeAngelis 6/16/95
DIRECTOR DATE

Anna J. Mummery 6/16/95
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

James P. Lee 5/23/95
DIRECTOR DATE

Paul J. Sisson 5/22/95
CHIEF BUREAU OF ENGINEERING DATE

Reviewed for HOWARD S.C.D. Name

Michael J. Sills 5/16/95
Signature Date

US Soil Conservation Service

DEVELOPER'S/BUILDER'S CERTIFICATE

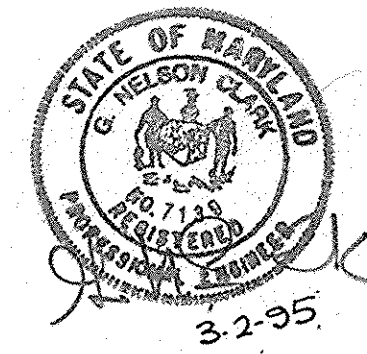
"I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training 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."

David Priddy 11/30/94
DAVE PRIDDY, VICE PRESIDENT 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.

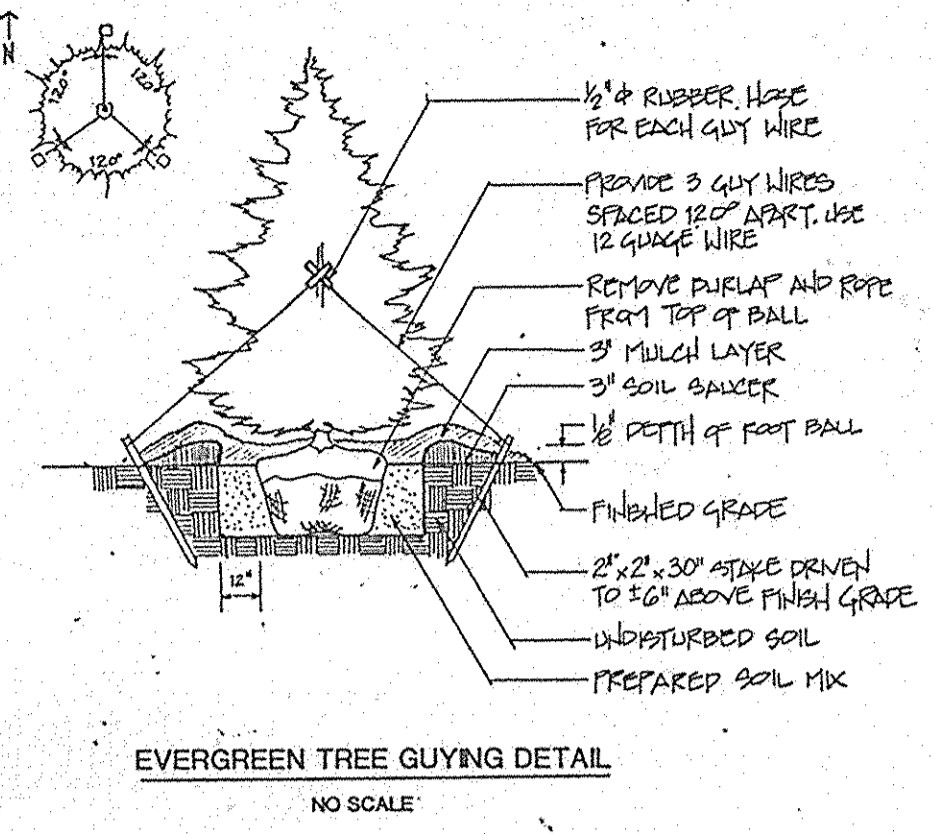
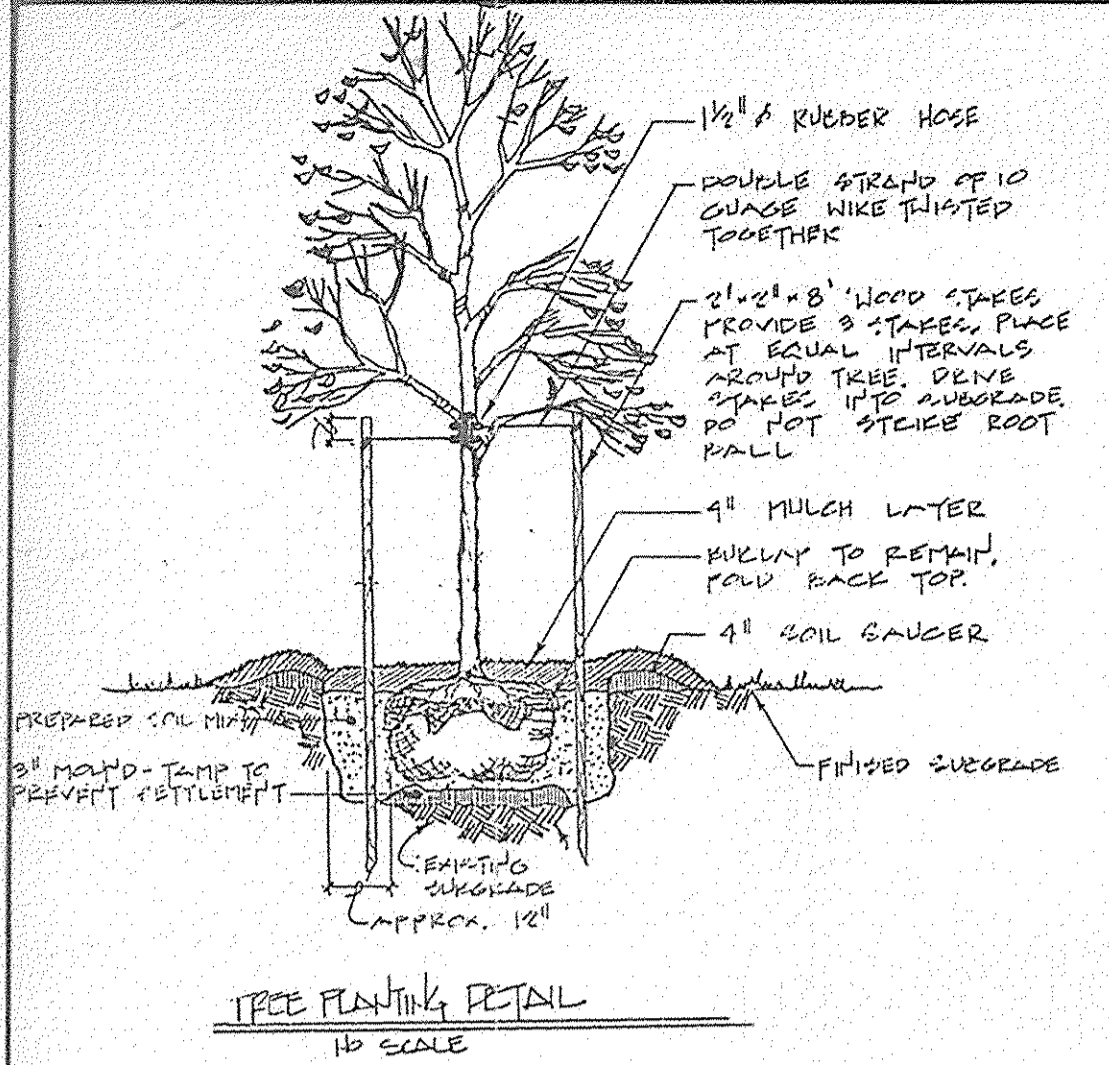
G. Nelson Clark 3-2-95
G. Nelson Clark Date



CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

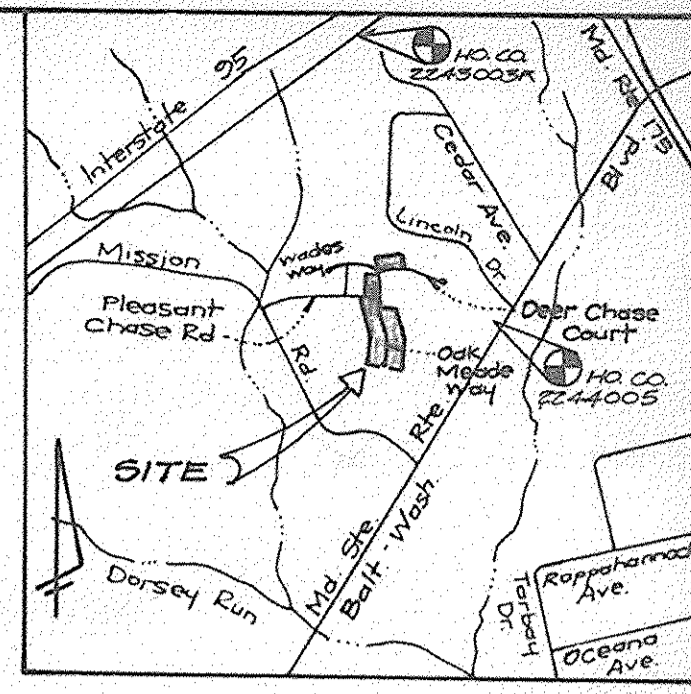
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 - BALTO • (301) 621-8300 - WASH

DESIGNED ZAL	SEDIMENT & EROSION CONTROL DETAILS LOTS 21-42, 60-52, 61-62 & 123-141 PLEASANT CHASE SECTION ONE PHASE THREE 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND For: LOVELL REGENCY HOMES 49 Old Solomons Island Rd. No. 301 Annapolis, Maryland 21401	SCALE AS NOTED
DRAWN BAL		DRAWING 5 OF 7
CHECKED JLS		JOB NO. 94-126
DATE 3-2-95		FILE NO. 94-126SE



LEGEND

Contour Interval 2 Ft.
 Proposed Contour 20
 Existing Contour 20
 Spot Elevation + 702
 Direction of Drainage
 Existing Trees To Remain
 Tree Protection Fence
 Walkout Basement
 Number of Parking Spaces



PLANT SCHEDULE

KEY	QTY	PLANT SPECIES	SIZE	REMARKS
AR	15	ACER RUBRUM 'RED SUNSET' Red Sunset Maple	2 1/2" C 12'-14' HT	B & B Heavy Head
CK	11	CORNUS KOUSA Kousa Dogwood	8'-10' HT	B & B Heavy Head
CF	8	CORNUS FLORIDA 'RUBRA' Pink Dogwood	8'-10' HT	B & B Heavy Head
PK	8	PRUNUS SERR. 'KWANZAN' Kwanzan Cherry	8'-10' HT	B & B Heavy Head
PS	3	PINUS STROBUS White Pine	6'-8' HT	B & B Heavy Head
PT	6	PINUS THUNBERGII Japanese Black Pine	6'-8' HT	B & B Heavy Head
QP	8	QUERCUS PALUSTRIS Pin Oak	2 1/2 C 12'-14' HT	B & B Heavy Head

Street Trees by Developer per P-92-146

NOTES

- All planting shall be done in accordance with the Balt./Wash. Landscape specifications of L.C.A.M.W.
- Contractor shall verify location of all underground utilities prior to digging.
- Final location of plant materials may vary per final field conditions.

PLANTING REQUIREMENTS

No. of Single Family Attached Units	44
No. of Plants Required (1 tree/unit)	44
No. of Plants Provided (2:1 Substitution for Flowering/Evergreen trees)	44 (23 Shade, 42 Flowering/Evergreens)

OWNER
 NEW PANORAMA DEVELOPMENT CORP
 13255 Baltimore Avenue
 Laurel, Maryland 20707

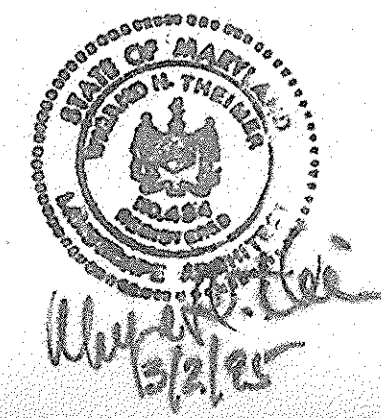
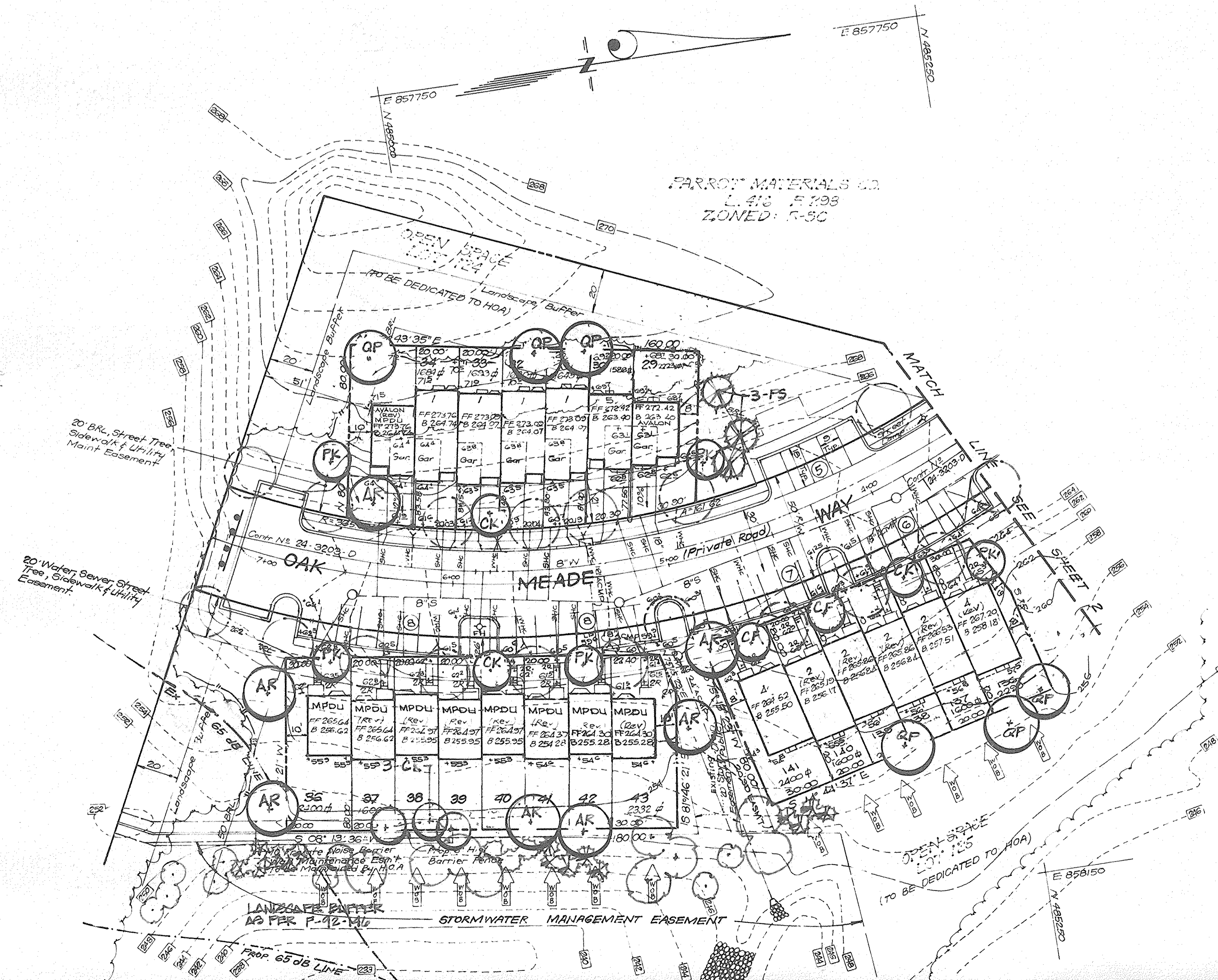
NOTE

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 44 Landscape trees in the amount of \$ 4400.00 must be posted as part of the Grading Permit.

1	LOTS 136, 141 DELETED, PLANTING SCHEDULE & PLANTING REQUIREMENTS REVISED	5-27-95
N ^o	REVISION	DATE

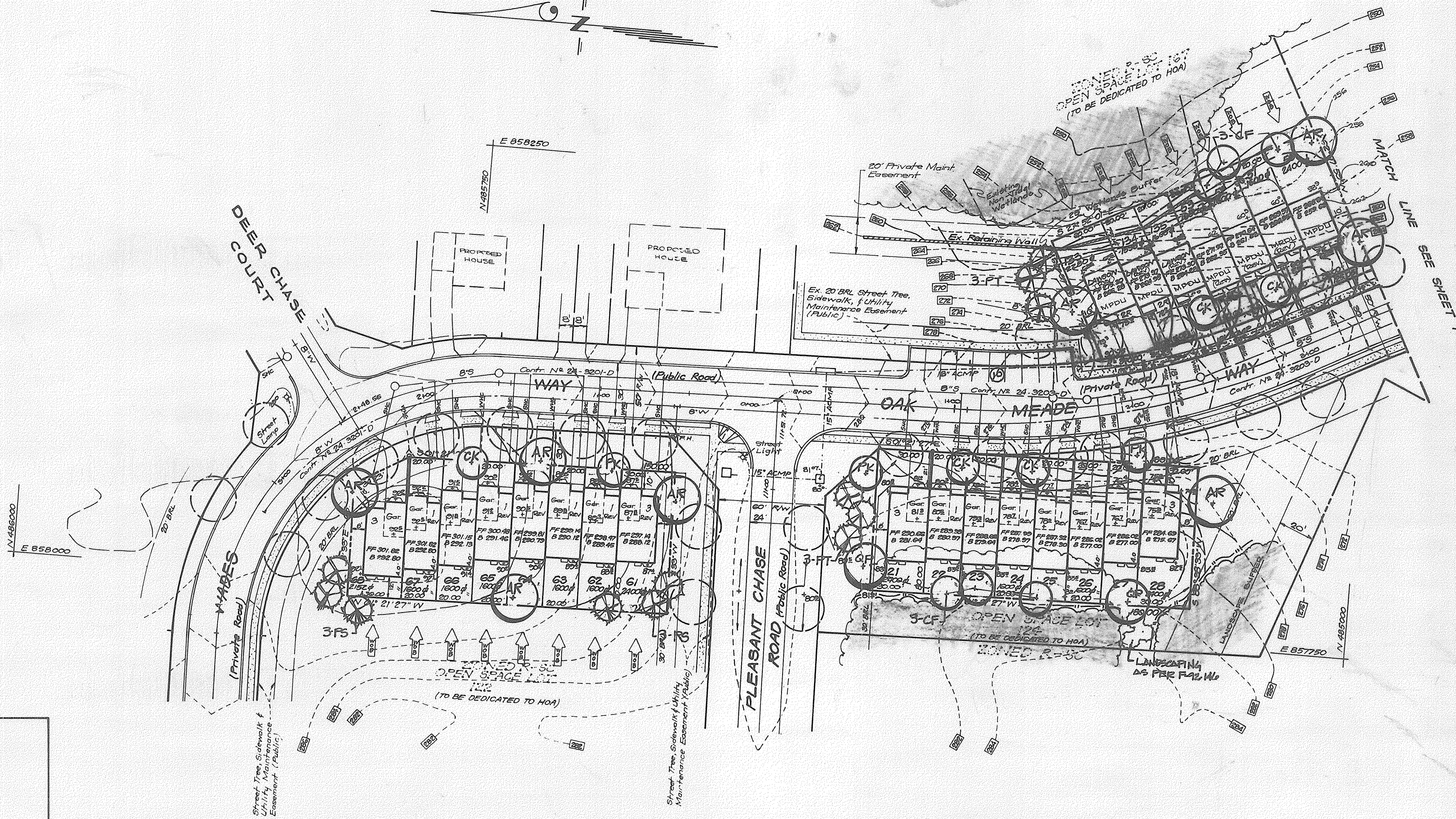
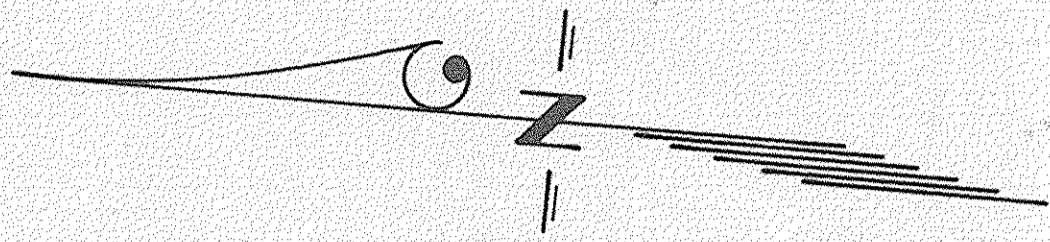
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: *David W. ...* DATE: 5/16/95
 Chief Division of Land Development and Research: *John ...* DATE: 5/16/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *James G. ...* DATE: 5/23/95
 Chief Bureau of Engineering: *Paul ...* DATE: 5/22/95



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 ENGINEERS • PLANNERS • SURVEYORS
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DESIGNED MJP	LANDSCAPE PLAN LOTS 21-43, 50-59, G1, G2 & 133-141 PLEASANT CHASE SECTION ONE - PHASE THREE 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND For: LOVELL REGENCY HOMES 49 Old Solomons Island Rd, No 301 Annapolis, Maryland 21401	SCALE 1" = 30'
DRAWN MJP		DRAWING G OF 7
CHECKED WHT		JOB NO. 94-126
DATE 3-2-95		FILE NO. 94-126-15
		SDP 35-EO



APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: *Martha V. K. Wright* DATE: 6/16/95
 Chief Division of Development and Research: *JA*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 Director: *James P. Shaw* DATE: 5/23/95
 Chief Bureau of Engineering: *Robert S. Brown* DATE: 5/22/95

NO	REVISION	DATE
1	LOTS 54-59, 133-135 DELETED, PLANTING SCHEDULE & PLANTING REQUIREMENTS REVISED	3-27-95

OWNER
 NEW PANORAMA DEVELOPMENT CORP.
 13259 Baltimore Avenue
 Laurel, Maryland 20707

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 - BALTO. • (301) 821-8100 - WASH.		
DESIGNED MUP	LANDSCAPE PLAN LOTS 21-43, 50-53, 61-63 & 133-141 PLEASANT CHASE SECTION ONE PHASE THREE 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND For: LOVELL REGENCY HOMES 49 Old Solomons Island Rd., No. 301 Annapolis, Maryland 21401	SCALE 1" = 30'
DRAWN MUP		DRAWING 7 OF 7
CHECKED LHT		JOB NO. 94-126
DATE 3-2-95		FILE NO. 94-126 LS
SDP 35-50		

