

PERMANENT SEEDING NOTES

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

SEED BED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING OR DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF SOIL HAS NOT BEEN PREVIOUSLY LOOSENED, SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING METHODS:

1. PREFERRED METHOD: APPLY 1 TONS/ACRE OF DOLOMITE LIMESTONE (85 LBS/1000 SF) AND 1000 LBS/ACRE OF 10-20-20 FERTILIZER (85 LBS/1000 SF) BEFORE SEEDING. HARROW OR RAKE UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM JULY 15 THRU OCTOBER 15, SEED WITH 40 LBS PER ACRE (4 LBS/1000 SF) OF KENTUCKY 3 TALL PEGGIE AND 1 LBS PER ACRE (100 LBS/1000 SF) OF SEEDING MIXTURE. DURING THE PERIOD OF OCTOBER 15 THRU FEBRUARY 15, PROTECT THE SITE BY OPTION (1) TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OPTION (2) USE 500 LBS/ACRE (50 LBS/1000 SF) OF KENTUCKY 3 TALL PEGGIE AND MULCH WITH 1 TON PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TONS PER ACRE (150 LBS/1000 SF) OF UNROTATED SMALL GRAN STRAW IMMEDIATELY AFTER SEEDING, ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 20 GAL PER ACRE (2 GAL/1000 SF) OF GULFSTREAM APPLANT ON FLAT AREAS, ON SLOPES 6 FEET OR GREATER, USE 30 GAL PER ACRE (3 GAL/1000 SF) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, RESEEDING AND REPLANTINGS.

TEMPORARY SEDIMENT CONTROL MEASURES

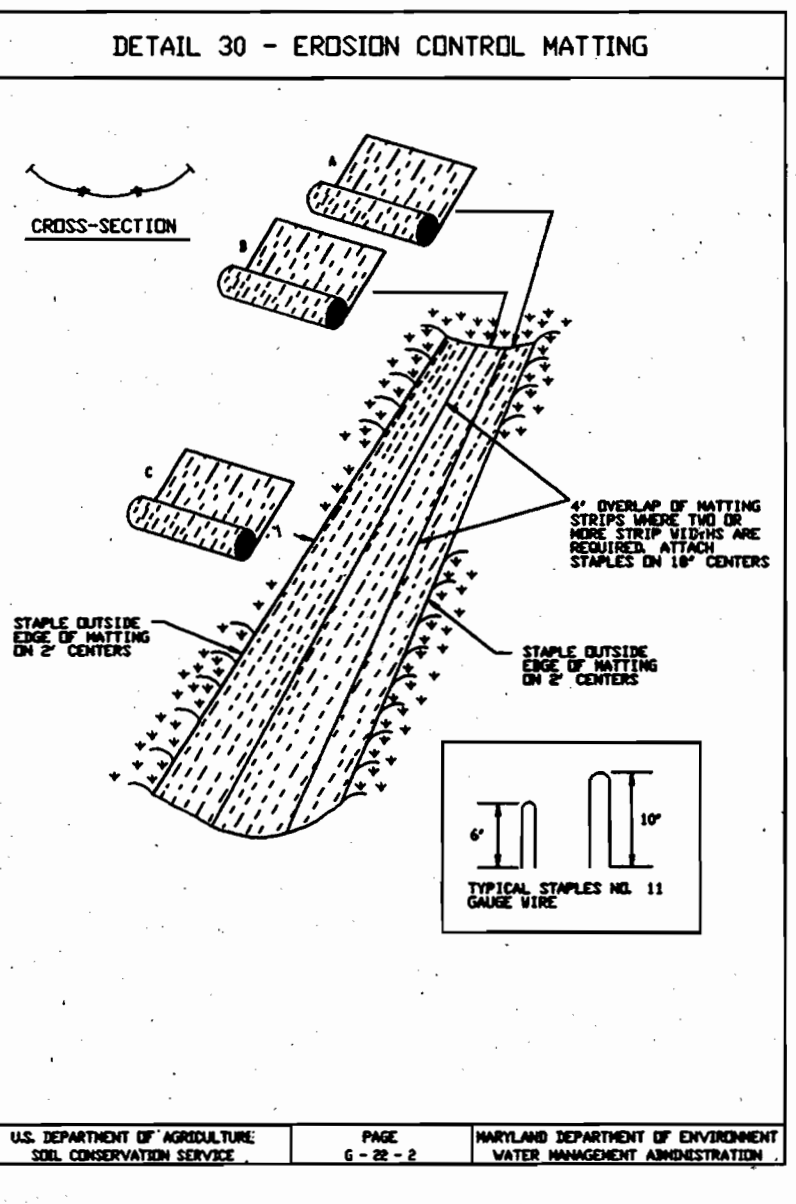
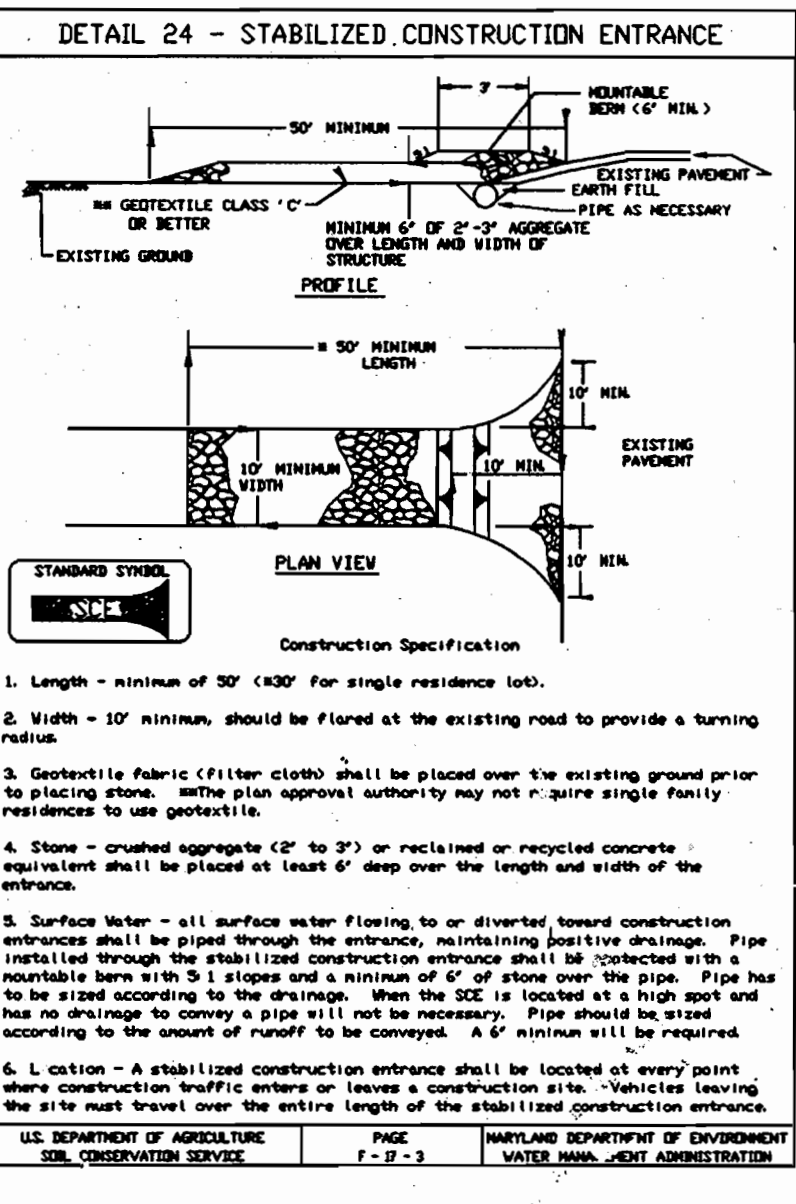
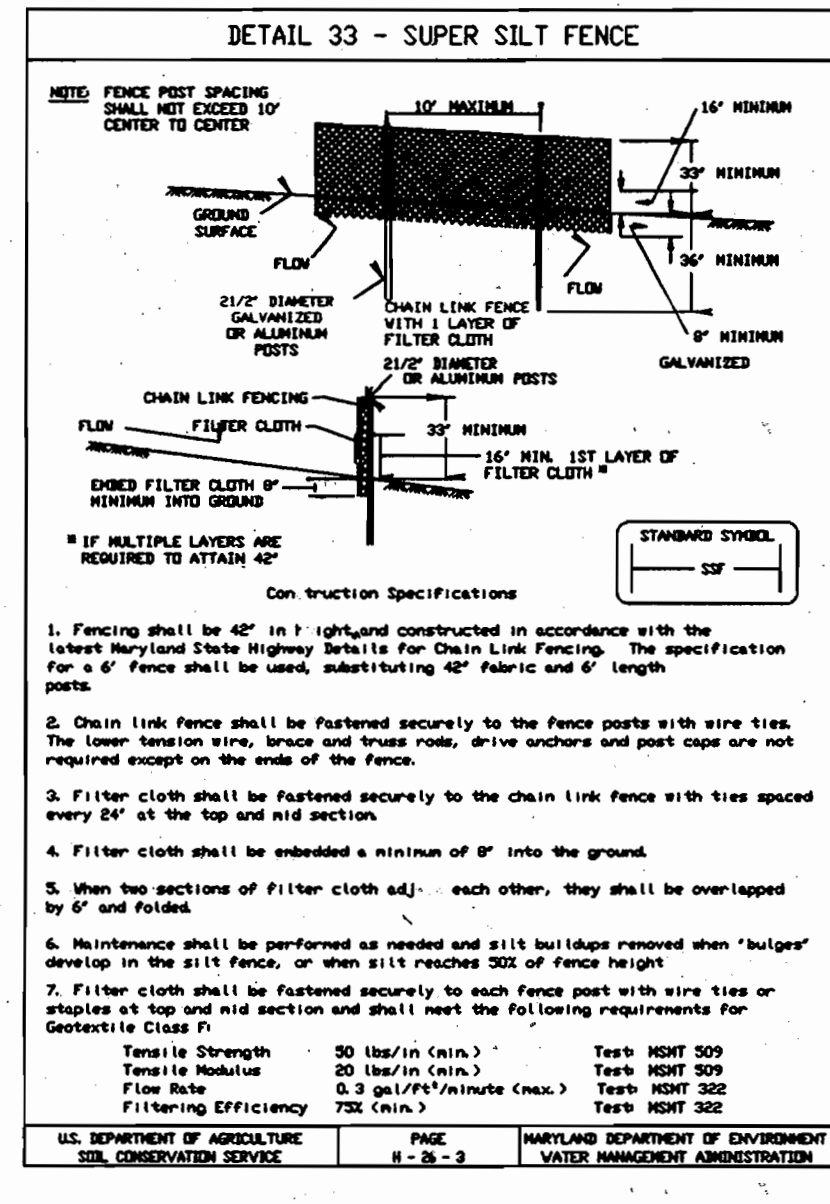
APPLY TEMPORARY SEEDING TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEED BED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING OR DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF SOIL HAS NOT BEEN PREVIOUSLY LOOSENED, SOIL AMENDMENTS: APPLY 400 LBS/ACRE (40 LBS/1000 SF) FERTILIZER EQUIVALENT TO (4 LBS/1000 SF).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM JULY 15 THRU NOVEMBER 15, SEED WITH 1 1/2 BURELL/ACRE OF ANNUAL RYE (15 LBS/1000 SF) FOR THE PERIOD MAY 1 THRU AUG 15 SEED WITH 5 LBS/ACRE OF SEEDING MIXTURE (50 LBS/1000 SF) FOR THE PERIOD NOVEMBER 15 THRU FEBRUARY 15, PROTECT SITE BY APPLYING 2 TONS OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE 500.

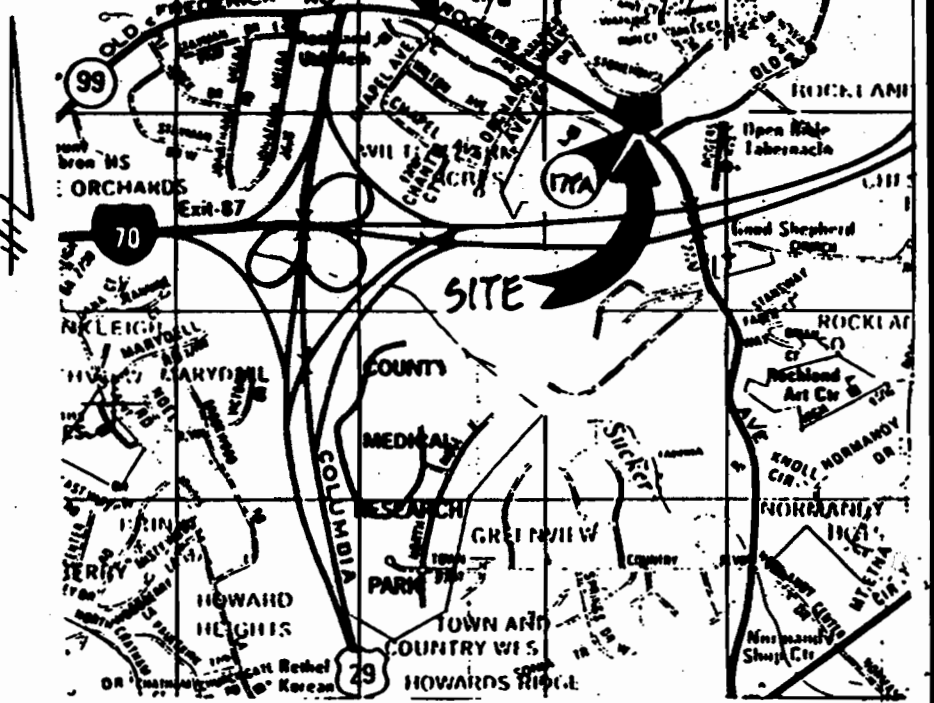
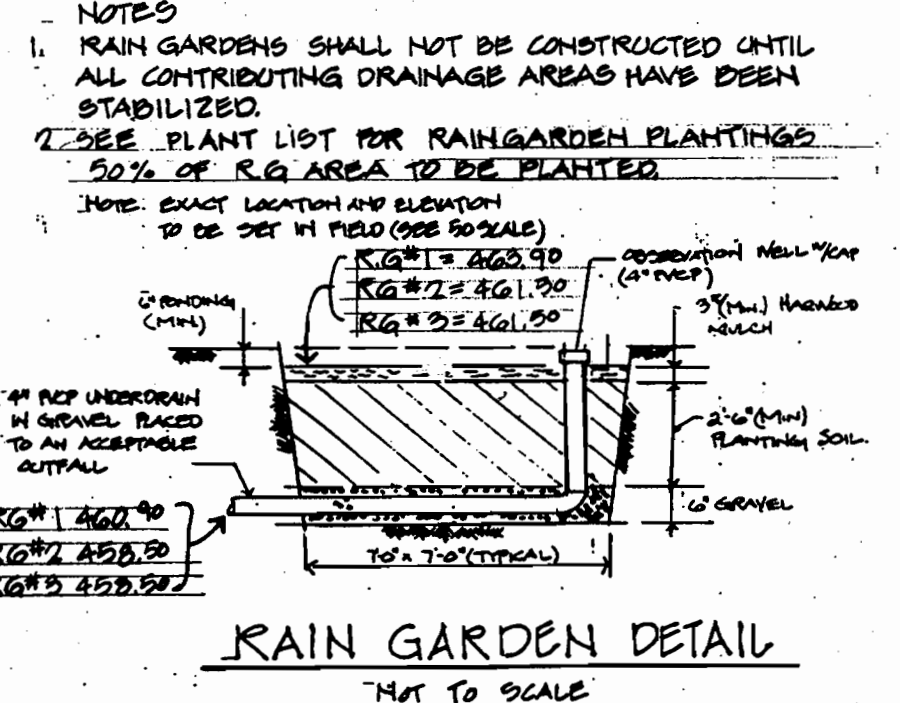
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REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATES AND METHODS NOT COVERED HEREIN.



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	A	B
Perimeter/Frontage Designation	A	B
Linear Feet of Roadway	100	200
Number of Plants Required		
Shade Trees (50')	3	6
Evergreen Trees (10')	1	2
Credit for Existing Vegetation		
Shade Trees	1	5
Evergreen Trees	1	N/A
LF of 20' LANDSCAPE EDGE	N/A	N/A
Number of Plants Provided		
Shade Trees	2	0
Evergreen Trees	3	0
Other Trees (2' Substitution) Shrubs (2' Substitution)	-	-
Describe Plant Substitution Credits Below if Needed		



DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 12.04 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Case C... 8/15/2008
 CARY C... DATE

LANDSCAPE NOTE:

THE OWNER, TOWN, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, PERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS 2.16 ACRES PER 10/18/99 COMPREHENSIVE ZONING PLAN.
2. IN ACCORDANCE WITH SECTION 12.04 OF THE HOWARD COUNTY REGULATIONS, ALL WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 6 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
3. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
4. 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 - 10 FEET SERVING MORE THAN ONE RES.
 - B) SURFACE - 4 INCHES OF COMPACTED CRUSHER RUN BASE, WATER AND CHIP COATING (1/2\"/>
5. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 386-8800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
6. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AT LEAST 24 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
7. THE EXISTING TOPOGRAPHY IS FIELD PLAN PREPARED BY CHARLES R. CROCKEN ASSOCIATES, INC. CONDUCTED 7-10-02.
8. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS N07A AND N07B.
9. SHM AS PER HOWARD COUNTY DESIGN MANUAL VOLUME 1, STORM DRAINAGE CHAPTER 5 AND THE MARYLAND 3-1 WATER DESIGN MANUAL, CHAPTER 5, OPEN VEGETATED CHANNELS.
10. EXISTING UTILITIES ARE PLOTTED FROM HOWARD COUNTY UTILITY DRAWINGS AND FIELD LOCATED WHERE POSSIBLE.
11. ANY DAMAGE DUE TO THE CONTRACTOR'S ACTIVITIES DUE TO COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
12. 5% ELEVATION SHOWN ARE LOCATED AT THE PROPERTY LINE EL. 451.15 AT EX. MANHOLE.
13. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME 1, STANDARD DETAIL R-407.
14. THERE ARE NO STREAMS, WETLANDS, OR 100 YEAR FLOOD PLANS ON THE SUBJECT.
15. THIS PROJECT COMPLES WITH THE REQUIREMENTS OF SECTION 12.04 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY SITE FOREST MITIGATION & RESTORATION PLAN, WAS POSTED AS PART OF THE OPN DEVELOPER AGREEMENT DATED 3/1/07, TOTAL FOREST CONSERVATION AGREEMENT 25000 ACRES, RETENTION & SUBLOGS REPLANTING, PROVIDED UNDER P-31-023.
16. STORM WATER MANAGEMENT PROVIDED BY DISCONNECTED RUNOFF BY MEANS OF RAIN GARDENS SHOWN HEREON AND PER MDC DESIGN MANUAL VOL. 1, SEC. 5.2 & SEC. 5.6 ENVIRONMENTALLY SENSITIVE DEVELOPMENT.
17. WATER RIGHTS CONTRACT NO. 19580-0.
18. THE EXISTING PULLING ON LOT 309 MUST BE REMOVED PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMIT FOR THE PROPOSED NEW DWELLING AT 500 STONEHOUSE DRIVE. A DEMOLITION PERMIT ISSUED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS IS REQUIRED FOR THE EXISTING DWELLING REMOVAL.
19. THE REQUEST TO CONSTRUCT NEW DWELLINGS IS A LOT PRIOR TO THE REMOVAL OF THE EXISTING DWELLING ON THE LOT. THE PULLING MUST BE COMPLETED BY THE PROPERTY OWNER PRIOR TO THIS DRAWING ACCEPTANCE OF THE SFP FOR SIGNATURE APPROVAL IN ORDER TO OCCUPY THE EXISTING BUILDING DURING CONSTRUCTION AT THE EXISTING DWELLING IS NOT TO BE OCCUPIED DURING CONSTRUCTION.
20. FINANCIAL SURETY FOR THE PROPOSED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPER AGREEMENT AT THE AMOUNT OF \$2,250.00 PER 1000 SF OF LANDSCAPING.
21. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS SECTION 12.04 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL, FINANCIAL SURETY FOR THE REQUIRED (2) SHADES & (1) EVERGREEN TREES IN THE AMOUNT OF \$2,250.00 IS PART OF THE BUILDER'S GRADING APPLICATION FOR LOT 309.
22. THIS PLAN IS SUBJECT TO THE 8TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL 86-2003.
23. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS N07A AND N07B.

REQUIRED SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. CLEAR AND GRAD FOR INSTALLATION OF TEMPORARY SEDIMENT CONTROL MEASURES, SILT FENCE AND STONE CONSTRUCTION ENTRANCE.
3. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES AND TREE PROTECTION FENCING.
4. UPON APPROVAL OF SEDIMENT CONTROL INSPECTOR CLEAR AND GRAD SITE FOR CONSTRUCTION OF DWELLINGS, DRIVEWAY AND SIDEWALKS.
5. GRADE SITE AND CONSTRUCT DWELLINGS, DRIVEWAY AND SIDEWALKS PER THE PLAN.
6. STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH PER SCS STANDARD NOTES.
7. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR REMOVE ALL TEMPORARY SEDIMENT CONTROL MEASURES AND STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	SOIL GROUP
D1C2	BRANDYWINE LOAM BX TO BX SLOPE	"D"
D1D2	BRANDYWINE LOAM BX TO BX SLOPE	"D"
C2D2	CHESTER SILT LOAM XE TO XE SLOPE	"C"
G2S2	GLENDELLO LOAM XE TO XE SLOPE	"C"

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL/Common NAME	SIZE	REMARKS
●	12	FRAXINUS PENNSYLVANICA MARSHALL'S SEEDLESS/GREEN ASH	25-3\"/>	

RAIN GARDEN PLANT LIST

SYMBOL	QUANTITY	BOTANICAL/Common NAME	SIZE
Rg	3/1 ea.	ILEX VERTICILLATA - WINTERBERRY	1-GAL. CONTAINER
Rg	9/3 ea.	VERNONIA noveboracensis - NEW YORK IRONWEED	1-GAL. CONTAINER

GENERAL NOTES FOR SEDIMENT CONTROL

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION TELEPHONE: (410) 386-2407.
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN. IT IS TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (7) CALENDAR DAYS. ALL PERIMETER SEDIMENT CONTROL STRUCTURES INCLUDING DRAIN PIPING SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3% TO 10% WITHIN 5 DAYS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT PANS/DRENCHES SHOWN MUST BE TENDED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAP. 11 OF THE HOWARD COUNTY DESIGN MANUAL.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. SECTION 5 - VEGETATIVE PRACTICES FOR METHODS AND MATERIALS SPECIFIED IN TEMPORARY SEEDING SECTION. PERMANENT SEEDING SECTION 12.04 SECTION N. TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE USED WHEN THE REQUIRED 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. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY CONSTRUCTION UTILITIES MUST BE REPAIRED ON THE SAME DAY.
8. ADDITIONAL SEDIMENT CONTROL MEASURES MUST BE PROVIDED, IF DEEMED NECESSARY BY HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
9. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 10 ACRES APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS AND 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.
10. SITE ANALYSIS:
 - TOTAL AREA OF SITE: 2.16 ACRES = 93,810 SF
 - AREA (DISTURBED): 0.14 ACRES = 6,120 SF
 - AREA TO BE RESTORED OR PAVED: 0.09 ACRES = 3,915 SF
 - AREA TO BE RESTORED & STABILIZED: 0.07 ACRES = 3,045 SF
 - TOTAL VOLUME OF SOIL: 140,000 CF
 - TOTAL VOLUME OF GRASS: 475 CF
 - OFFSITE WASTE/DIRTY AREA LOCATION: LOT 1

UNDER DRAIN NOTE:

UNDER DRAIN FROM Rg 1 & Rg 2 SHALL BE INSTALLED ALONG 2\"/>

EROSION CONTROL MATTING NOTE:

CONTRACTOR SHALL INSTALL 12\"/>

ENGINEER'S CERTIFICATE

I/WE CERTIFY THAT THIS PLAN OF SEDIMENT AND EROSION CONTROL REPRESENTS A PROFESSIONAL ENGINEER'S DESIGN AND THAT I/WE HAVE THE NECESSARY KNOWLEDGE OF THE CONDITIONS AND THAT I/WE HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE PROVISIONS OF THE HOWARD COUNTY CONSERVATION OF SOIL ACT.

Charles R. Crocken, P.E. 8-14-07
 CHARLES R. CROCKEN, P.E. FFB No. 7809 DATE

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL REQUIRED PERMITS AND APPROVALS WILL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Case C... 8/15/2008
 CARY C... DATE

REVIEWED FOR HOWARD COUNTY MEETS TECHNICAL REQUIREMENTS

UDM NATURAL RESOURCES / INTERMEDIARY SERVICE DATE: 9/14/07

THIS DEVELOPMENT IS IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT:

Jim L. Johnson 9/14/07 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Case C... 9/10/07 DATE: 9/10/07

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LEGEND

- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Light Poles
- Swale Trees
- Evergreen Trees
- Perimeter Landscape Edge
- TREE PROTECTION FENCE TPF

