

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY: 1-800-257-7777
 VERIZON: 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.A.E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.A.E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- THE SUBJECT PROPERTY IS ZONED R-SC AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS:
 AREA OF SITE: 6.74 AC. (293,746 SF)
 NET TRACT AREA: 6.70 AC.
 AREA OF PLAN SUBMISSION: 6.74 AC. (293,746 SF)
 TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS: 26 UNITS
 PRESENT ZONING: R-SC
 TOTAL NUMBER OF REQUIRED PARKING SPACES: 52 (2 SPACES PER UNIT)
 TOTAL NUMBER OF PROVIDED PARKING SPACES: 128 (4 SPACES PER UNIT + 24 GUEST PARKING SPACES)
 AREA OF REQUIRED OPEN SPACE: 25% (1.69 ACRES)
 AREA OF PROVIDED OPEN SPACE: 74% (5.02 ACRES IN BUILDABLE BULK PARCEL 'A')
 AREA OF REQUIRED RECREATIONAL OPEN SPACE: 5200 SF (200 SF PER UNIT)
 AREA OF PROVIDED RECREATIONAL OPEN SPACE: 5200 SF
 AREA OF PROPOSED BUILDING COVERAGE: 11% (0.74 ACRES)
 AREA OF BUILDABLE BULK PARCEL 'A': 6.51 ACRES
 AREA OF LINCOLN STREET RIGHT-OF-WAY DEDICATION: 0.23 ACRES UNDER F-03-41
 LIMIT OF DISTURBANCE: 3.45 AC.
 PROPOSED USE OF SITE: TOWNHOUSE CONDOMINIUM UNITS
 TOTAL UNITS ALLOWED: 4 UNITS PER NET ACRE X 6.70 AC. = 26 UNITS
 TOTAL UNITS PROPOSED: 26
- PROJECT BACKGROUND:
 LOCATION: TAX MAP: 47 PARCEL: 494 BLOCK: 12
 ZONING: R-SC
 BASFORD'S RETREAT
 DEED REFERENCE: LIBER 7295 FOLIO 134
 DPZ REFERENCE: S-01-36, P-02-21, F-03-41
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 47F5 AND 48D6.
- EXISTING TOPOGRAPHY BASED ON TOPOGRAPHICAL SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, DATED JANUARY 2002, AND FINAL ROAD CONSTRUCTION PLAN F-03-41.
- THE BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES ON OR ABOUT JANUARY 2002.
- ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 24-4055-D AND WILL BE PUBLIC. SEWER WILL BE PUBLIC AND ACCESS HAS BEEN PROVIDED UNDER CONTRACT NO. 24-4055-D.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- WETLANDS SHOWN ON-SITE WERE DELINEATED BY FREDERICK WARD ASSOCIATES, DATED AUGUST 2001.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 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 OR PROJECT BOUNDARY SETBACK.
- THE REQUIRED INTERNAL AND PARKING LOT LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$8700.00 FOR THE REQUIRED 29 SHADE TREES TO BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION WITH THIS SDP. LANDSCAPE PLANTINGS AND SURETY FOR THE PROJECT BOUNDARY PERIMETER AND THE STORMWATER MANAGEMENT PERIMETER WAS PROVIDED UNDER F-03-41.
- STREET TREES HAVE BEEN PROVIDED FOR THE PROPOSED INTERNAL PRIVATE ROAD IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$8100.00 FOR THE REQUIRED 27 SHADE TREES TO BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION.
- FOREST CONSERVATION OBLIGATIONS OF 2.41 ACRES AS REQUIRED IN SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN FULFILLED BY THE ESTABLISHMENT OF FOREST CONSERVATION EASEMENTS TOTALING 2.14 ACRES OF RETENTION AS SHOWN ON F-03-41. A FEE-IN-LIEU IN THE AMOUNT OF \$5,880.60 HAS BEEN PAID FOR THE REQUIRED 0.27 ACRES OF REFORESTATION.
- STORM WATER MANAGEMENT FOR THIS DEVELOPMENT HAS BEEN PROVIDED UNDER F-03-41. THE STORMWATER MANAGEMENT INFILTRATION BASIN LOCATED ON BULK PARCEL 'A' PROVIDES RET. NOV. AND C.P. THE FACILITY IS HAZARD CLASS 'A' AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
- A NOISE STUDY WAS PREPARED BY FREDERICK WARD ASSOCIATES, DATED APRIL 2001, AND APPROVED BY HOWARD COUNTY UNDER P-02-21, DATED APRIL 2002.
- THIS PLAN AND PROJECT ARE GRANDFATHERED TO THE FOURTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE S-01-36 RECEIVED SIGNATURE APPROVAL PRIOR TO 11/15/01.
- REFERENCE F-03-41 FOR SEDIMENT AND EROSION CONTROL.
- BUILDABLE BULK PARCEL 'A' WILL BE OWNED AND MAINTAINED BY THE BASFORD'S RETREAT CONDOMINIUM ASSOCIATION.
- GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES PER THE HOWARD COUNTY ZONING REGULATIONS, UNLESS THE 2 OFF-STREET PARKING SPACES ARE PROVIDED WITHIN THE RESIDENTIAL UNIT DRIVEWAY.
- THE ARTICLES OF INCORPORATION FOR ESTABLISHMENT OF THE BASFORD'S RETREAT CONDOMINIUM ASSOCIATION WILL BE RECORDED.
- THE PROPOSED NOISE WALL HAS BEEN APPROVED AND WILL BE BUILT UNDER F-03-41. THE NOISE WALL SHALL BE CONSTRUCTED PRIOR TO ANY BUILDING PERMITS FOR RESIDENTIAL UNITS BEING ISSUED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
- REFUSE COLLECTION FOR THIS SITE WILL BE PRIVATE. THERE WILL BE NO COMMUNITY TRASH DUMPSTERS FOR THIS PROJECT.

SITE DEVELOPMENT PLAN

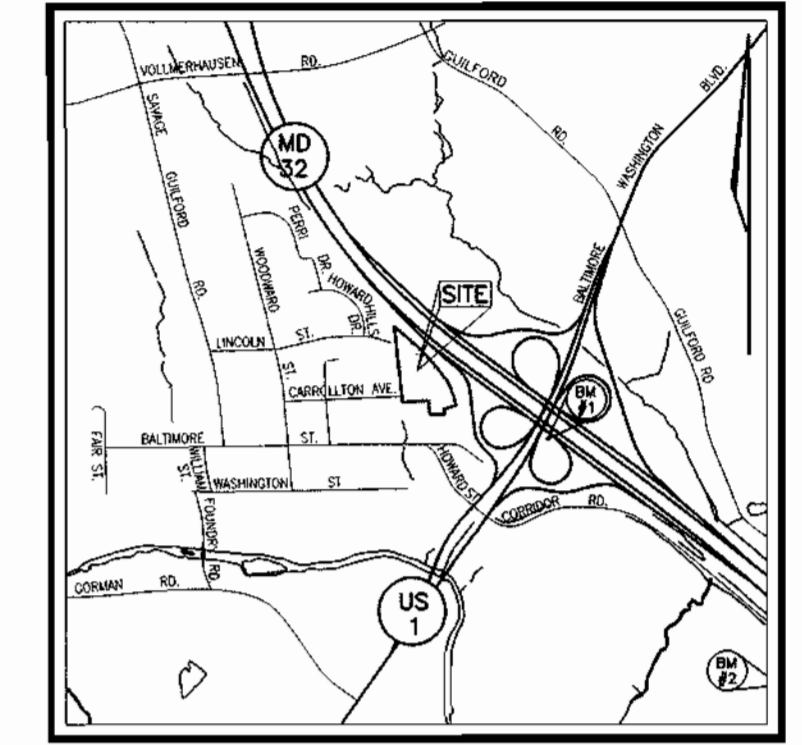
BASFORD'S RETREAT

BUILDABLE BULK PARCEL 'A'

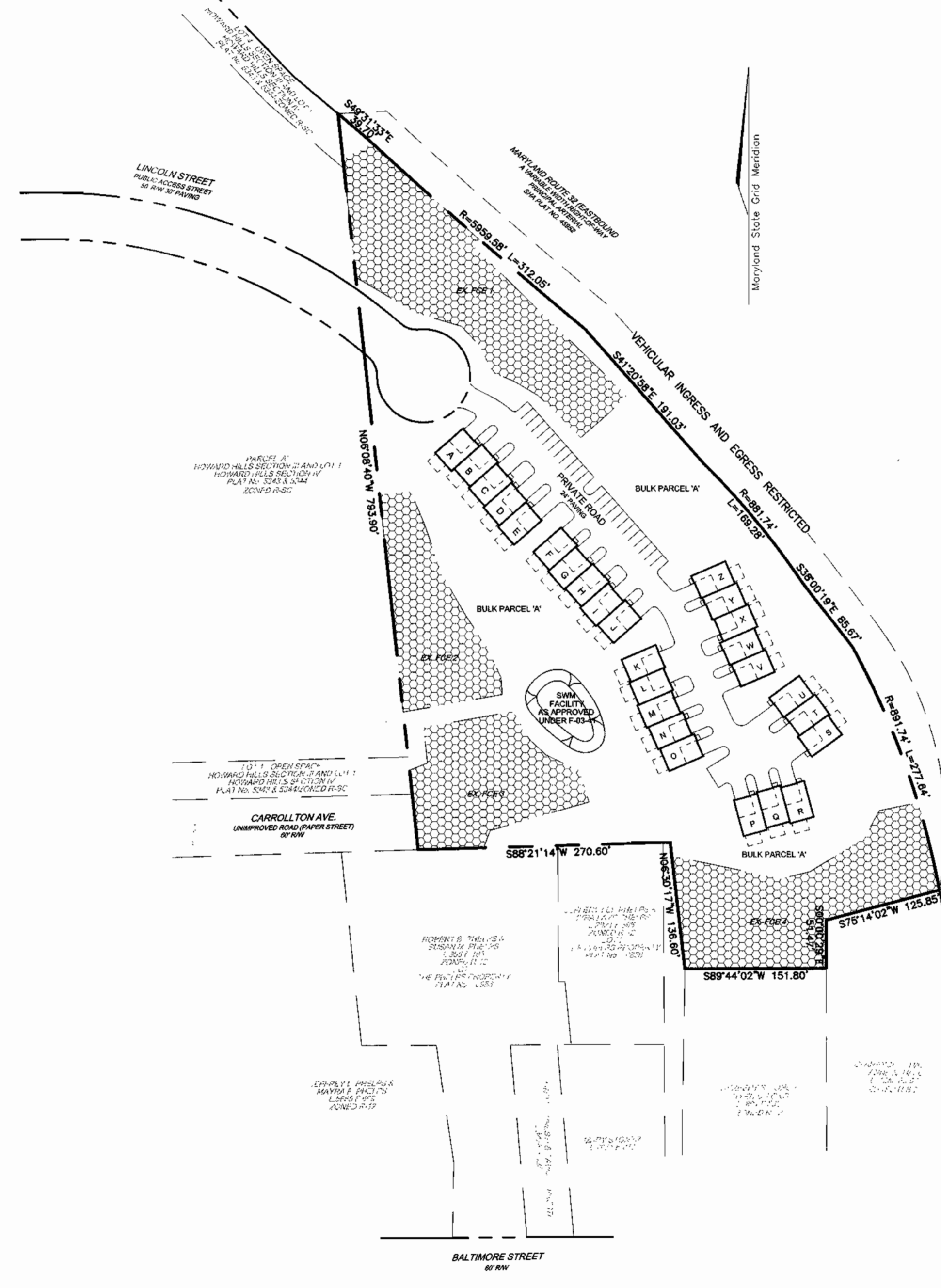
RESIDENTIAL CONDOMINIUM UNIT A THRU Z

HOWARD COUNTY, MARYLAND

BENCHMARK NO. 1: COUNTY MONUMENT #47F5
 TYPICAL HOWARD COUNTY CONCRETE MONUMENT
 N 535,985.052 E 1,365,853.509
 ELEV. = 235.699
 BENCHMARK NO. 2: COUNTY MONUMENT #48D6
 TYPICAL HOWARD COUNTY CONCRETE MONUMENT
 N 533,541.902 E 1,369,856.922
 ELEV. = 228.773



VICINITY MAP
 SCALE: 1"=2000'



PLAN VIEW
 SCALE: 1"=100'

ADDRESS CHART

UNIT	STREET ADDRESS	UNIT	STREET ADDRESS
A	8792 LINCOLN STREET	N	8762 LINCOLN STREET
B	8790 LINCOLN STREET	O	8760 LINCOLN STREET
C	8788 LINCOLN STREET	P	8754 LINCOLN STREET
D	8786 LINCOLN STREET	Q	8752 LINCOLN STREET
E	8784 LINCOLN STREET	R	8750 LINCOLN STREET
F	8780 LINCOLN STREET	S	8755 LINCOLN STREET
G	8778 LINCOLN STREET	T	8757 LINCOLN STREET
H	8776 LINCOLN STREET	U	8759 LINCOLN STREET
I	8774 LINCOLN STREET	V	8763 LINCOLN STREET
J	8772 LINCOLN STREET	W	8765 LINCOLN STREET
K	8768 LINCOLN STREET	X	8767 LINCOLN STREET
L	8766 LINCOLN STREET	Y	8769 LINCOLN STREET
M	8764 LINCOLN STREET	Z	8771 LINCOLN STREET

PERMIT INFORMATION CHART

PROJECT NAME	BASFORD'S RETREAT	SECTION/AREA	N/A	PARCEL NUMBER	494
PLAT REF.	16149-16150	BLOCK NO.	12	ELECT. DIST.	6TH
WATER CODE:	C-01	SEWER CODE:	5060000	CENSUS TR.	8069.02

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 6
SITE LAYOUT PLAN	2 OF 6
GRADING AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 6
SEDIMENT AND EROSION CONTROL DETAILS AND SEWER PROFILE	4 OF 6
GRASS SWALE DRAINAGE AREA MAP	5 OF 6
LANDSCAPE PLAN	6 OF 6

NO.	REVISION	DATE

COVER SHEET
BASFORD'S RETREAT
BUILDABLE BULK PARCEL 'A'

RESIDENTIAL CONDOMINIUM UNITS A THRU Z
 TAX MAP 47 BLOCK 12 PARCEL '494'
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-01-36, P-02-21, F-03-41

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHV
 DRAWN BY: CMH
 CHECKED BY: RHV
 DATE: SEPT. 2003
 SCALE: AS SHOWN
 W.O. NO.: 2014020.0

1 SHEET OF 6

OWNER/DEVELOPER
 BASFORD'S RETREAT, LLC
 9691 NORFOLK AVE.
 LAUREL, MARYLAND 20723
 (410) 792-2588

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

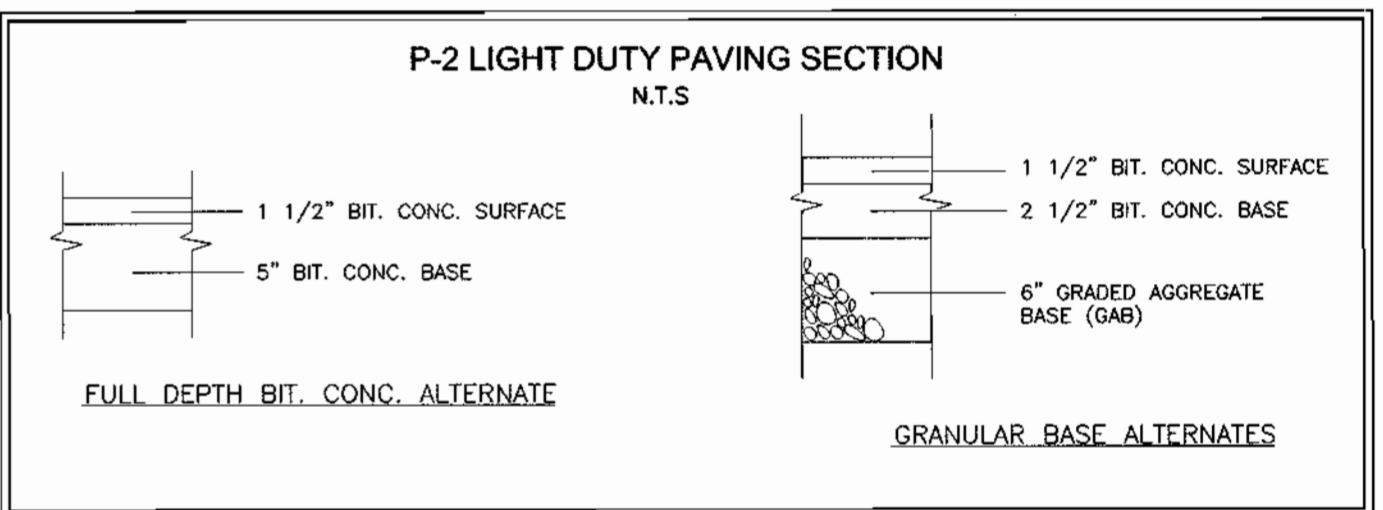
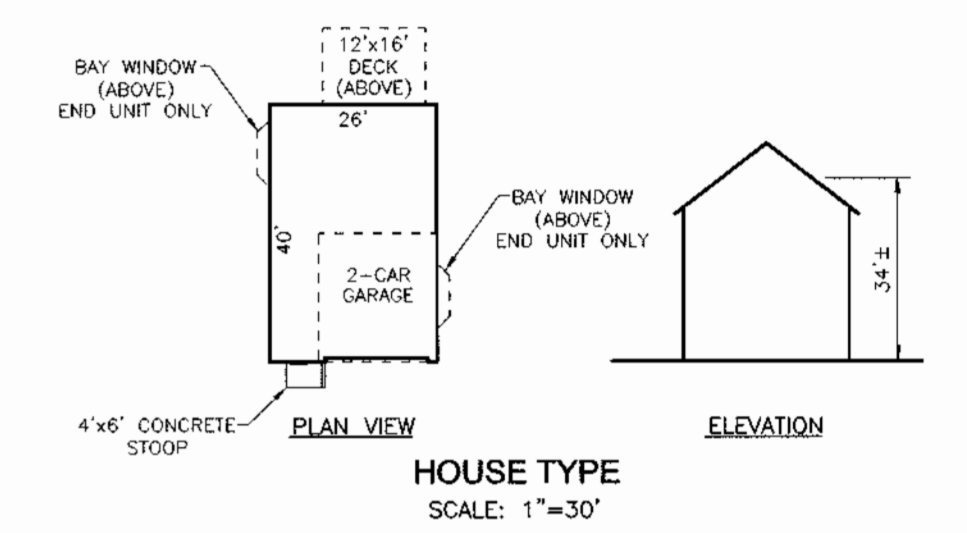
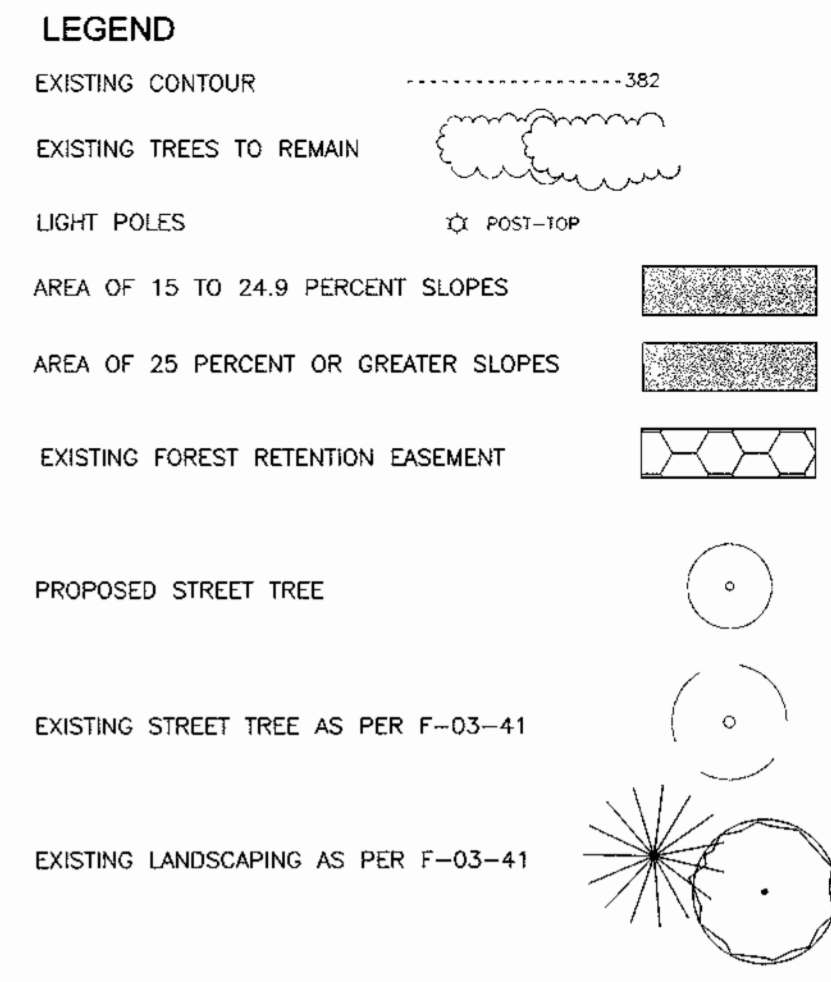
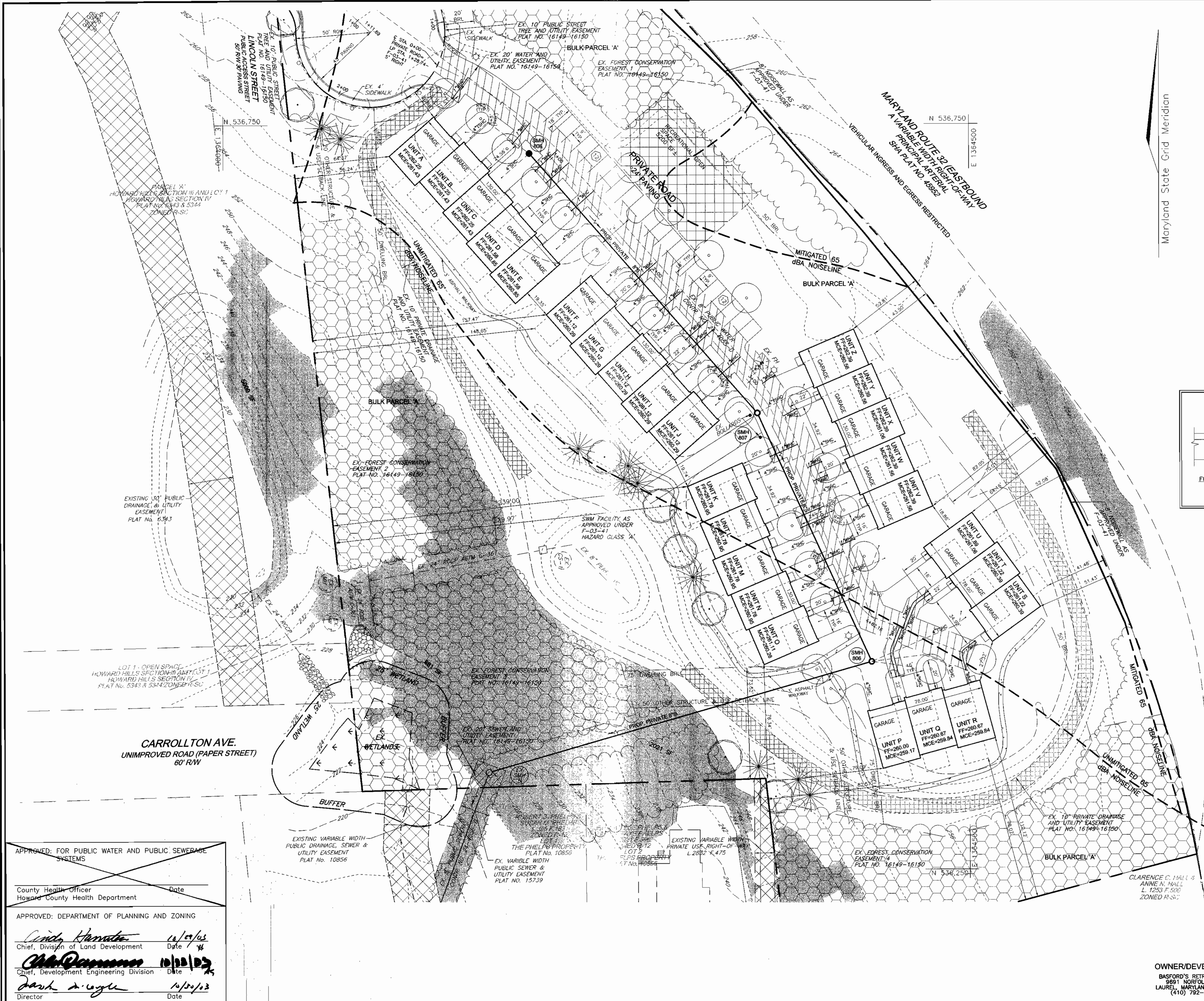
County Health Officer _____ Date _____
 Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hernandez 10/29/03
 Chief, Division of Land Development Date

Chris Damann 10/28/03
 Chief, Development Engineering Division Date

David L. Wright 10/29/03
 Director Date



STREET TREE CALCULATIONS

STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED
PRIVATE ROAD	1100/40	27	27

STREET TREE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
○	27	ACER RUBRUM 'OCTOBER GLORY'	2 1/2"-3" CAL.	B & B
○		OCTOBER GLORY RED MAPLE		

NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

NO.	REVISION	DATE

SITE LAYOUT PLAN
BASFORD'S RETREAT
BUILDABLE BULK PARCEL 'A'
RESIDENTIAL CONDOMINIUM UNITS A THRU Z
TAX MAP 47 BLOCK 12 PARCEL '494'
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DRAWN BY: CMH
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SCALE: 1"=30'
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2 SHEET OF 6

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

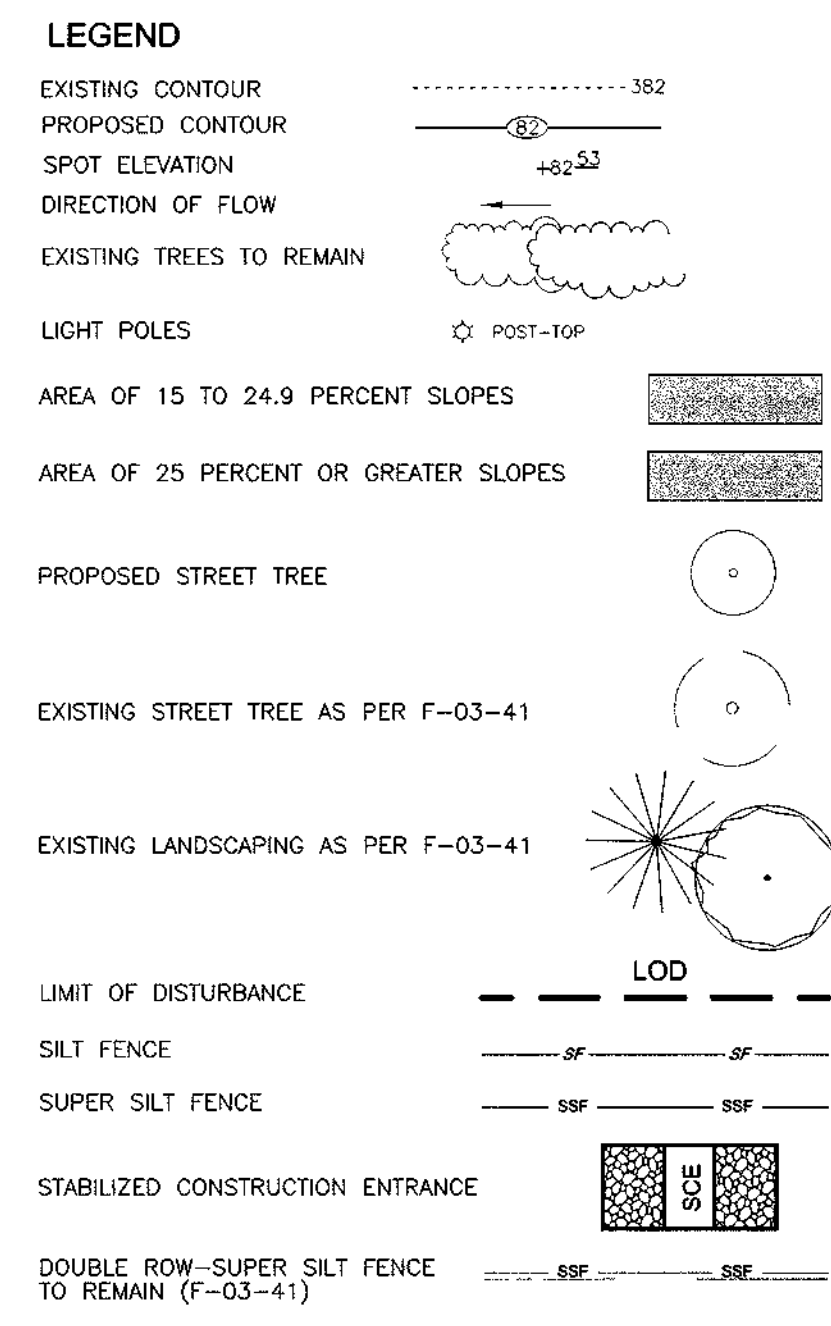
County Health Officer _____ Date _____
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cinda Hamaker 10/09/03
Chief, Division of Land Development Date

Mark D. Rogers 10/09/03
Chief, Development Engineering Division Date

Derek A. Ogden 10/30/03
Director Date



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
BeB2	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
BeC3	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
Fa	FALLSINGTON LOAM	D
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C
RuD2	RUMFORD LOAMY SAND, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SIB2	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SIC2	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SsE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES	B

PAGE 34 OF THE HOWARD COUNTY SOIL SURVEY

NO.	REVISION	DATE

GRADING AND SEDIMENT & EROSION CONTROL PLAN
BASFORD'S RETREAT
 BUILDABLE BULK PARCEL 'A'
 RESIDENTIAL CONDOMINIUM UNITS A THRU Z
 TAX MAP 47 BLOCK 12 PARCEL '494'
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-01-36, P-02-21, F-03-41

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3 SHEET OF 6

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 County Health Officer Date
 Howard County Health Department

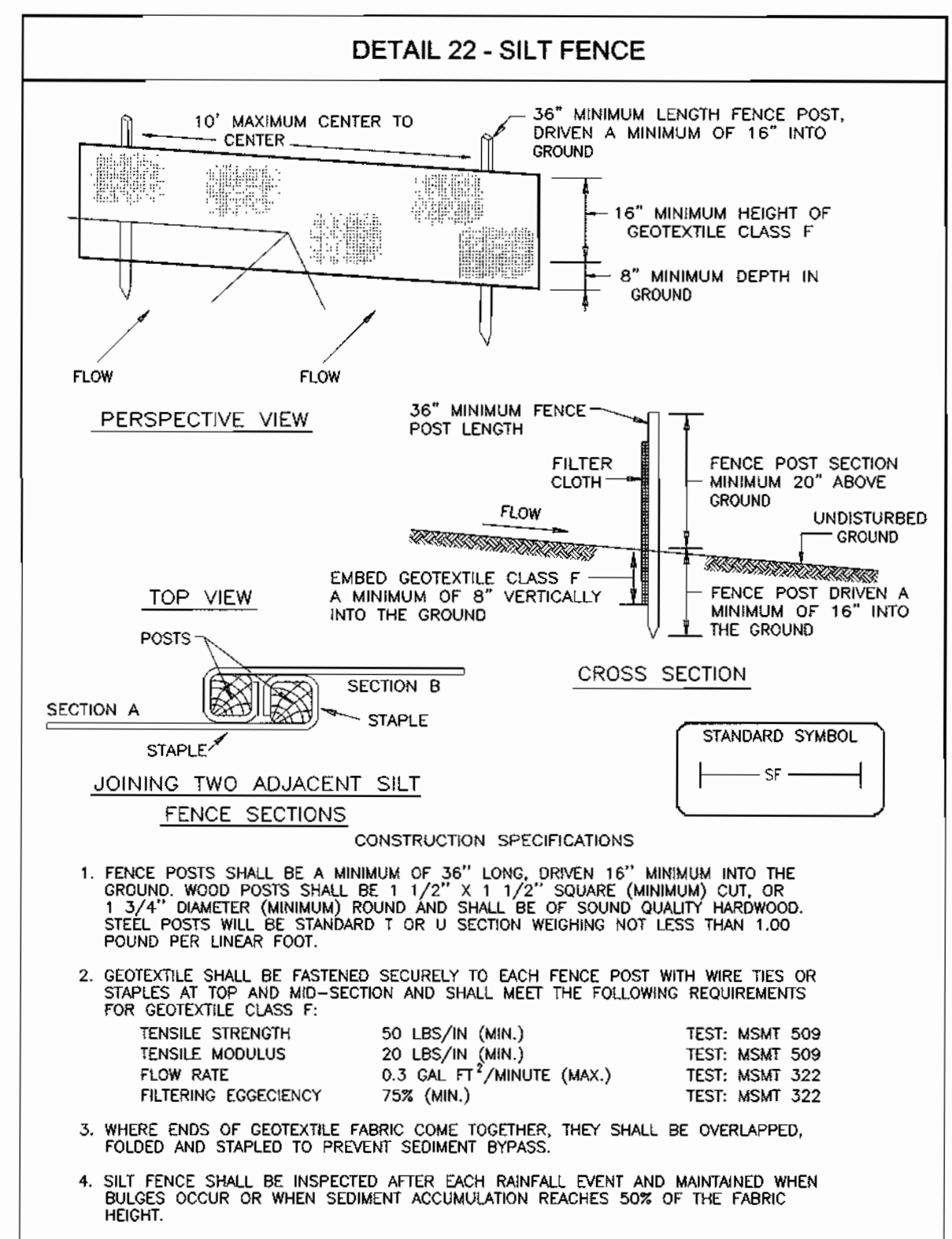
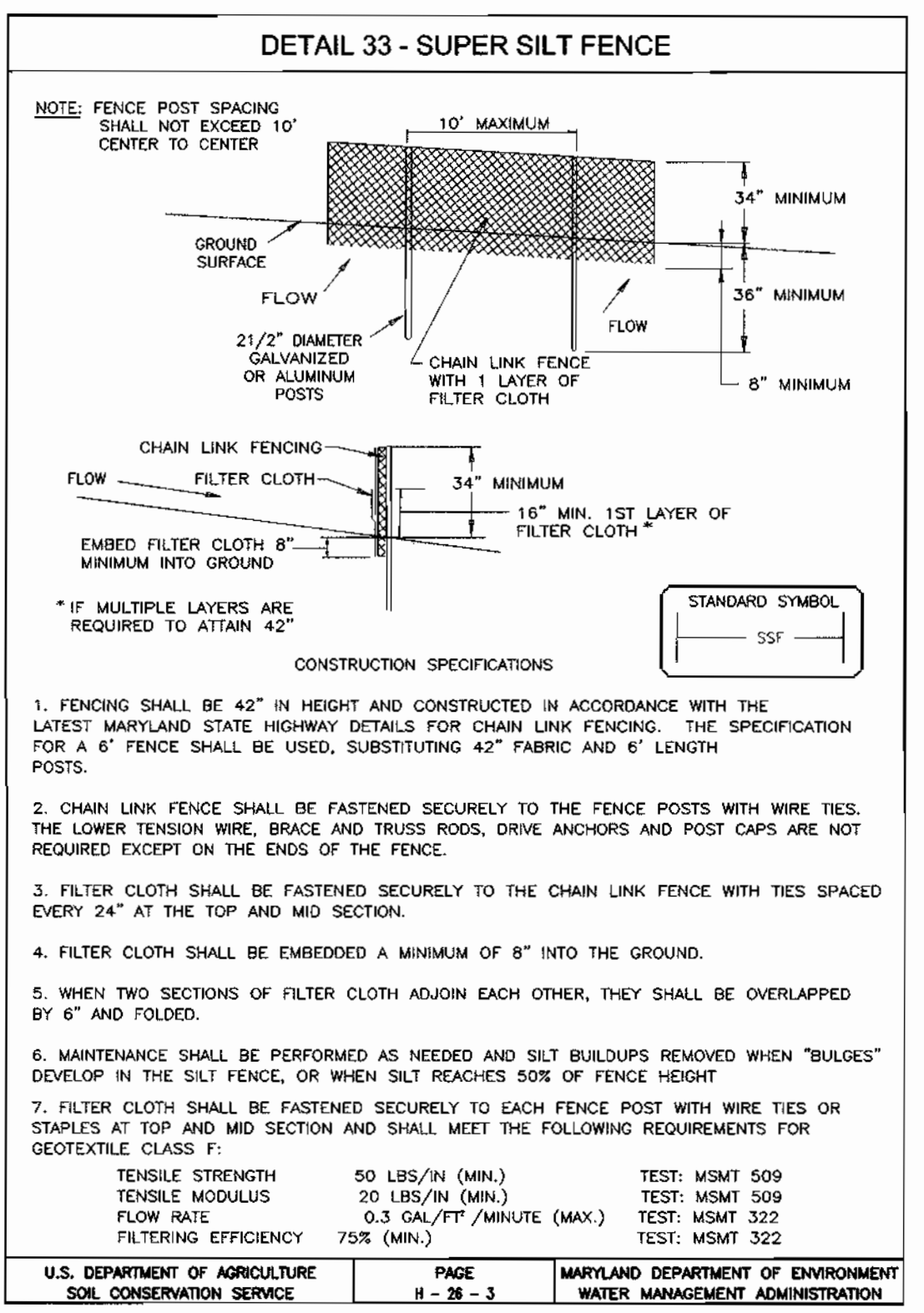
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development Date
 Chief, Development Engineering Division Date
 Director Date

ENGINEER'S CERTIFICATE
 I 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.
 Signature of Engineer Date
 Robert H. Vogel 10/16/03

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 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.
 Signature of Developer (print name below signature) Date
 PAUL J. HINKLE MANAGING MEMBER 9/22/03

Reviewed for HOWARD SCD and meets Technical Requirements
 USA-Natural Resources Conservation Service Date
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT
 Signature of Approver Date
 Howard SCD 10/15/03

OWNER/DEVELOPER
 BASFORD'S RETREAT, LLC
 9891 NORFOLK AVE.
 LAUREL, MARYLAND 20723
 (410) 792-2588



PERMANENT SEEDING NOTES

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

SEEDING 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 APPLY 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 (0.5 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 GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 215 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

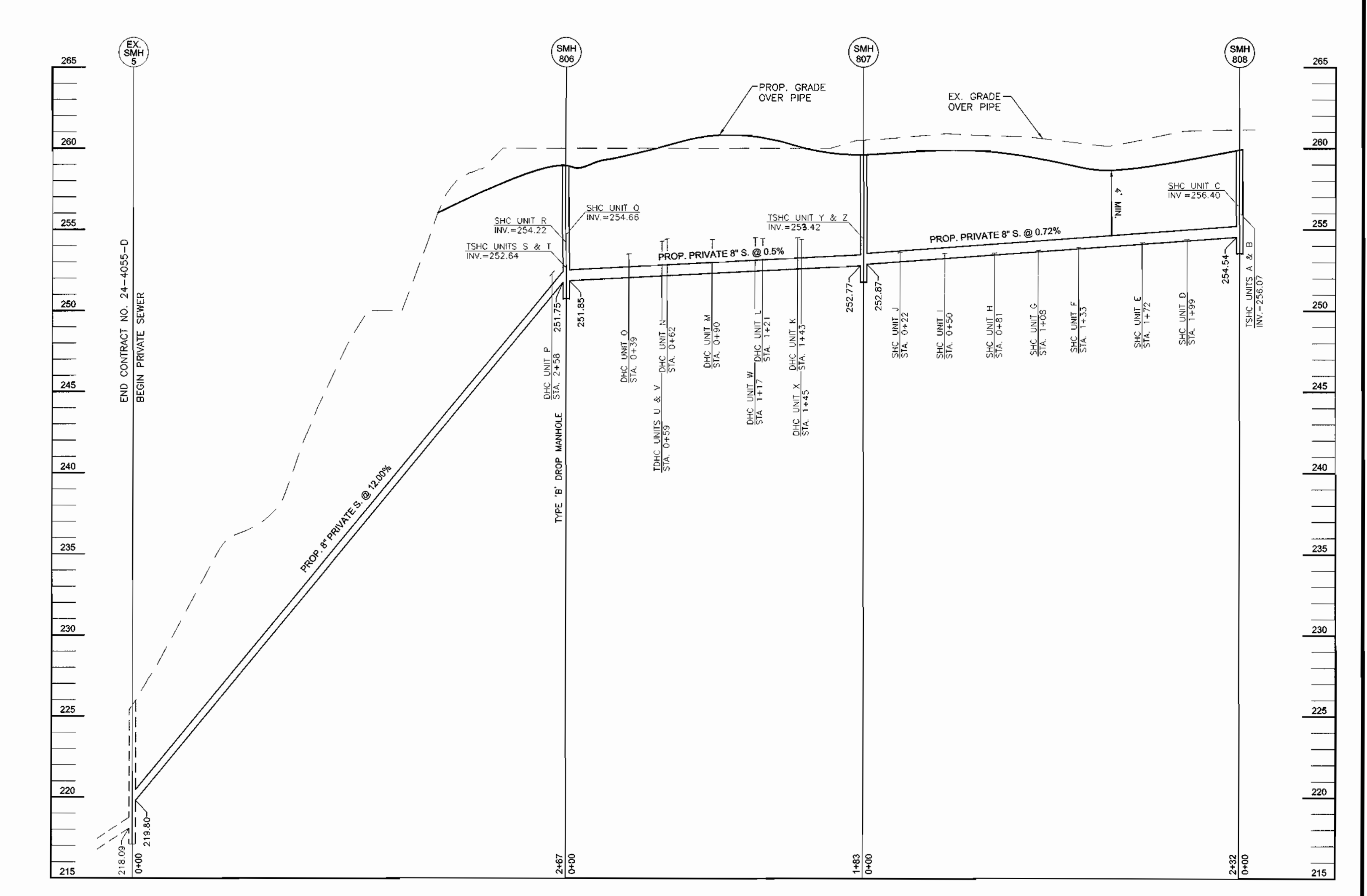
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SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.)

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 RYE (3.2 LBS/1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (0.7 LBS/1000 SQ.FT.) FOR THE PERIOD NOVEMBER 1 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 GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 215 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

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

PURPOSE

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

CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINNERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 AND 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1; (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 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 FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. 5). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA	6.74 ACRES
AREA DISTURBED	3.45 ACRES
AREA TO BE ROOFED OR PAVED	1.10 ACRES
AREA TO BE VEGETATIVELY STABILIZED	2.35 ACRES
TOTAL CUT	9000 CY
TOTAL FILL	9000 CY
OFFSITE WASTE/BORROW AREA LOCATION	"
- 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 CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY 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 LAND DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

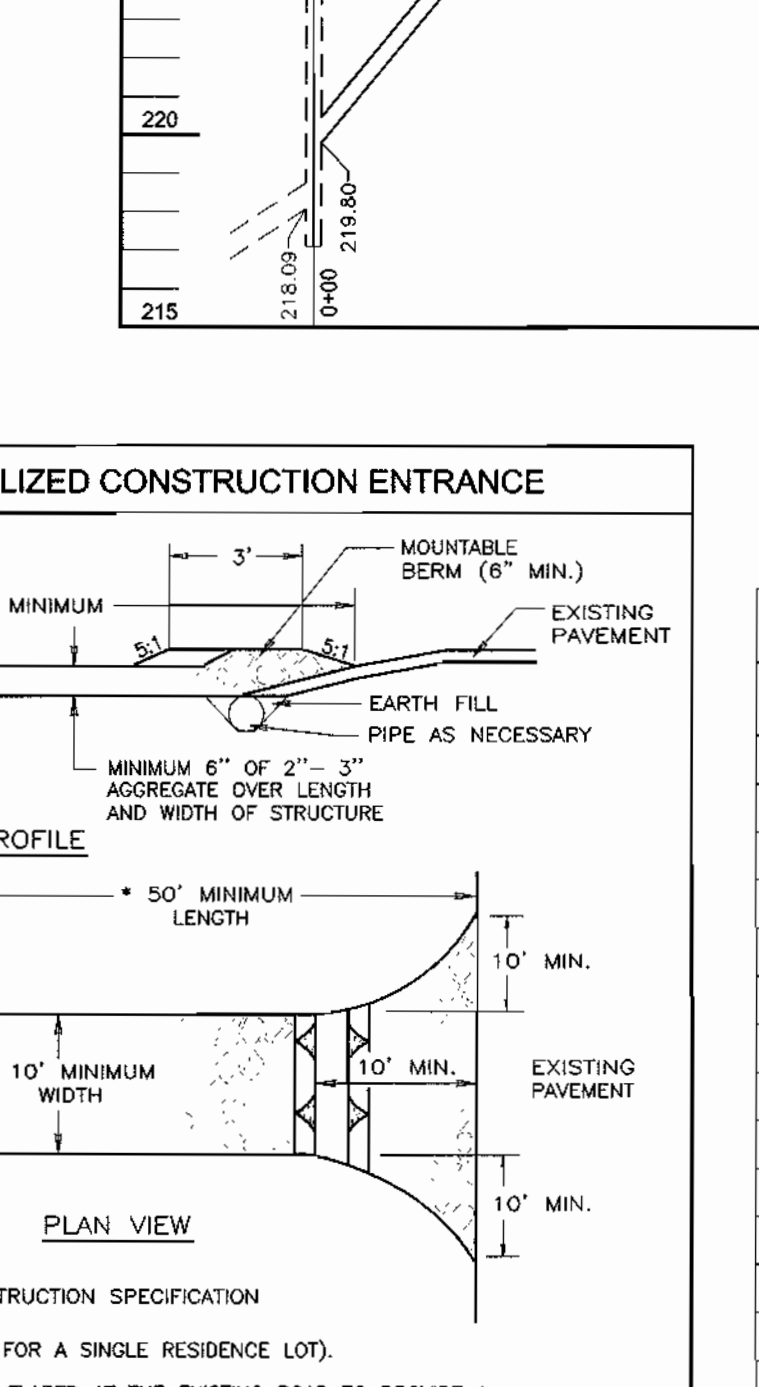
SEQUENCE OF CONSTRUCTION DURATION

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- WITH INSPECTOR APPROVAL, RELOCATE STABILIZED CONSTRUCTION ENTRANCE AND REMOVE EARTH DICES. INSTALL ADDITIONAL SILT FENCE AND SUPER SILT FENCE IN ACCORDANCE WITH THIS PLAN. MAINTAIN EXISTING DOUBLE-ROW OF SUPER SILT FENCE AS PER F-03-41.
- CONSTRUCT PRIVATE ROAD, UTILITIES AND HOMES. FINAL GRADE SITE. 5 DAYS
- STABILIZE ALL DISTURBED AREAS. 3 MONTHS
- CONSTRUCT INFILTRATION BASIN AND SWALES APPROVED UNDER F-03-41. 1 WEEK
- WITH INSPECTOR APPROVAL, STABILIZE ANY REMAINING DISTURBED AREAS INSTALL STREET TREES AND INTERNAL LANDSCAPING. 1 WEEK

NOTES

- DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE TO THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH: A. 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, SWALES, DITCH PERIMETER SLOPES SLOPES AND ALL SLOPES GREATER THAN 3:1; B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



SEWER HOUSE CONNECTION SCHEDULE

UNIT NO.	TYPE	MCE	CO INV. IN	CO INV. OUT	ELEV. @ MAN
A	TSHC	261.43	258.07	257.19	256.07
B	TSHC	261.43	258.07	257.07	256.07
C	SHC	261.43	258.07	256.89	256.40
D	SHC	260.85	257.49	254.94	254.41
E	SHC	260.85	257.49	254.78	254.21
F	SHC	260.29	256.93	254.27	253.92
G	SHC	260.29	256.93	254.13	253.74
H	SHC	260.29	256.93	253.93	253.58
I	SHC	260.29	256.93	253.93	253.54
J	SHC	260.29	256.93	253.93	253.58
K	DHC	260.95	257.87	254.87	254.50
L	DHC	260.95	257.87	254.87	254.45
M	DHC	260.95	257.87	254.87	254.39
N	DHC	260.95	257.87	254.87	254.42
O	DHC	260.28	256.92	253.92	253.50
P	DHC	259.17	255.81	252.81	252.29
Q	SHC	259.84	256.48	255.48	254.66
R	SHC	259.84	256.48	255.48	254.22
S	TDHC	260.39	257.03	254.03	252.64
T	TDHC	260.39	256.99	254.07	252.64
U	TDHC	261.06	257.22	255.01	254.28
V	TDHC	261.56	258.09	255.09	254.28
W	DHC	261.56	258.20	255.20	254.50
X	DHC	261.06	257.70	255.70	253.91
Y	TSHC	260.56	257.16	254.16	253.42
Z	TSHC	260.56	257.20	254.20	253.42

SEWER MANHOLE SCHEDULE

NO.	TYPE	LOCATION		TOP ELEV.	INV. IN	INV. OUT
		NORTHING	EASTING			
SMH 806	STD. PRECAST MH HO. CO. STD. DET. G5.12	536389.74	1364434.37	258.94	4' 252.84	8' 251.75
					4' 254.22	8' 251.85
					4' 254.66	8' 251.85
SMH 807	STD. PRECAST MH HO. CO. STD. DET. G5.12	536556.45	1364357.97	259.61	4' 254.48	8' 252.77
					4' 254.87	8' 252.87
					4' 255.07	8' 254.54
SMH 808	STD. PRECAST MH HO. CO. STD. DET. G5.12	536730.84	1364205.24	259.90	4' 256.07	8' 254.54
					4' 256.40	8' 254.54
					4' 256.40	8' 254.54

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

County Health Officer _____ Date _____
Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development Date 10/27/03

Chief, Development Engineering Division Date 10/28/03

Director Date 11/30/03

ENGINEER'S CERTIFICATE

I 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.

Signature of Engineer Robert H. Vogel Date 10/6/03

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 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.

Signature of Developer (print name below signature) PAUL G. HINKLE Date 9/22/03

MANAGING MEMBER

Reviewed for HOWARD SCD and meets Technical Requirements

Date 10-15-03

Date 10-15-03

Date 10-15-03

SEWER MANHOLE SCHEDULE

NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT
A	TSHC	261.43	258.07	257.19	256.07
B	TSHC	261.43	258.07	257.07	256.07
C	SHC	261.43	258.07	256.89	256.40
D	SHC	260.85	257.49	254.94	254.41
E	SHC	260.85	257.49	254.78	254.21
F	SHC	260.29	256.93	254.27	253.92
G	SHC	260.29	256.93	254.13	253.74
H	SHC	260.29	256.93	253.93	253.58
I	SHC	260.29	256.93	253.93	253.54
J	SHC	260.29	256.93	253.93	253.58
K	DHC	260.95	257.87	254.87	254.50
L	DHC	260.95	257.87	254.87	254.45
M	DHC	260.95	257.87	254.87	254.39
N	DHC	260.95	257.87	254.87	254.42
O	DHC	260.28	256.92	253.92	253.50
P	DHC	259.17	255.81	252.81	252.29
Q	SHC	259.84	256.48	255.48	254.66
R	SHC	259.84	256.48	255.48	254.22
S	TDHC	260.39	257.03	254.03	252.64
T	TDHC	260.39	256.99	254.07	252.64
U	TDHC	261.06	257.22	255.01	254.28
V	TDHC	261.56	258.09	255.09	254.28
W	DHC	261.56	258.20	255.20	254.50
X	DHC	261.06	257.70	255.70	253.91
Y	TSHC	260.56	257.16	254.16	253.42
Z	TSHC	260.56	257.20	254.20	253.42

GRADING AND SEDIMENT CONTROL DETAILS AND SEWER PROFILE

BASFORD'S RETREAT

BUILDABLE BULK PARCEL 'A'

RESIDENTIAL CONDOMINIUM UNITS A THRU Z

TAX MAP 47 BLOCK 12 PARCEL '494'

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

REF.: S-01-36, P-02-21, F-03-41

FREDERICK WARD ASSOCIATES, INC.

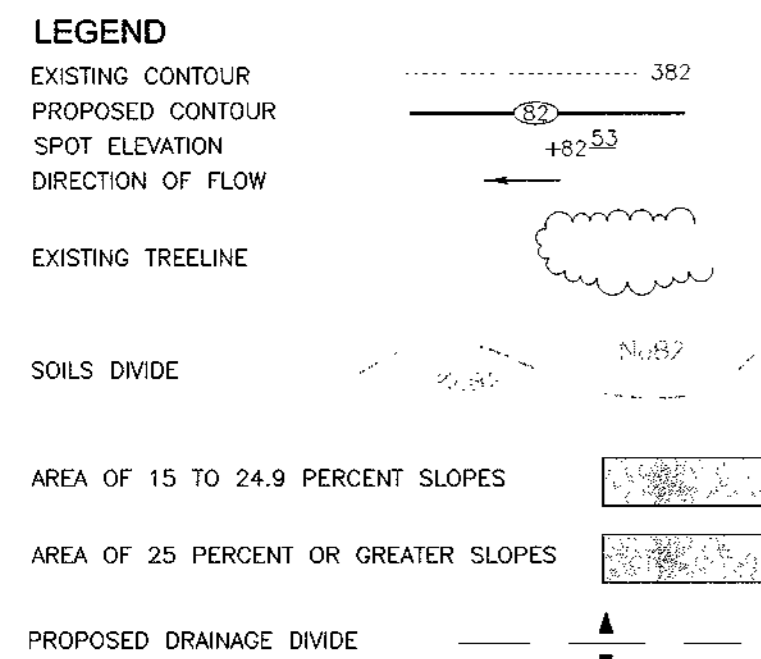
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHV
DRAWN BY: CMH
CHECKED BY: RHV
DATE: SEPT. 2003
SCALE: AS SHOWN
W.O. NO.: 2014020.0

4 SHEET OF 6

OWNER/DEVELOPER

BASFORD'S RETREAT, LLC
9891 NORFOLK AVE.
LAUREL, MARYLAND 20723
(410) 792-25



TC PATH INFORMATION

DRAINAGE AREA 1 Area : 1.19 AC± A-B SHEET FLOW GRASS 75' @ 2.7%	B-C SHALLOW CONCENTRATED UNPAVED 120' @ 3.3%	C-D SHALLOW CONCENTRATED PAVED 110' @ 4.0%	D-E OPEN CHANNEL 280' @ 5 FT/S
DRAINAGE AREA 2 Area : 1.17 AC± A-B SHEET FLOW GRASS 30' @ 2.0%	B-C OPEN CHANNEL 110' @ 6.4%		
DRAINAGE AREA 3 Area : 1.10 AC± A-B SHEET FLOW GRASS 60' @ 2.0%	B-C SHEET FLOW SMOOTH SURFACE 35' @ 2.0%	C-D OPEN CHANNEL 380' @ 5 FT/S	

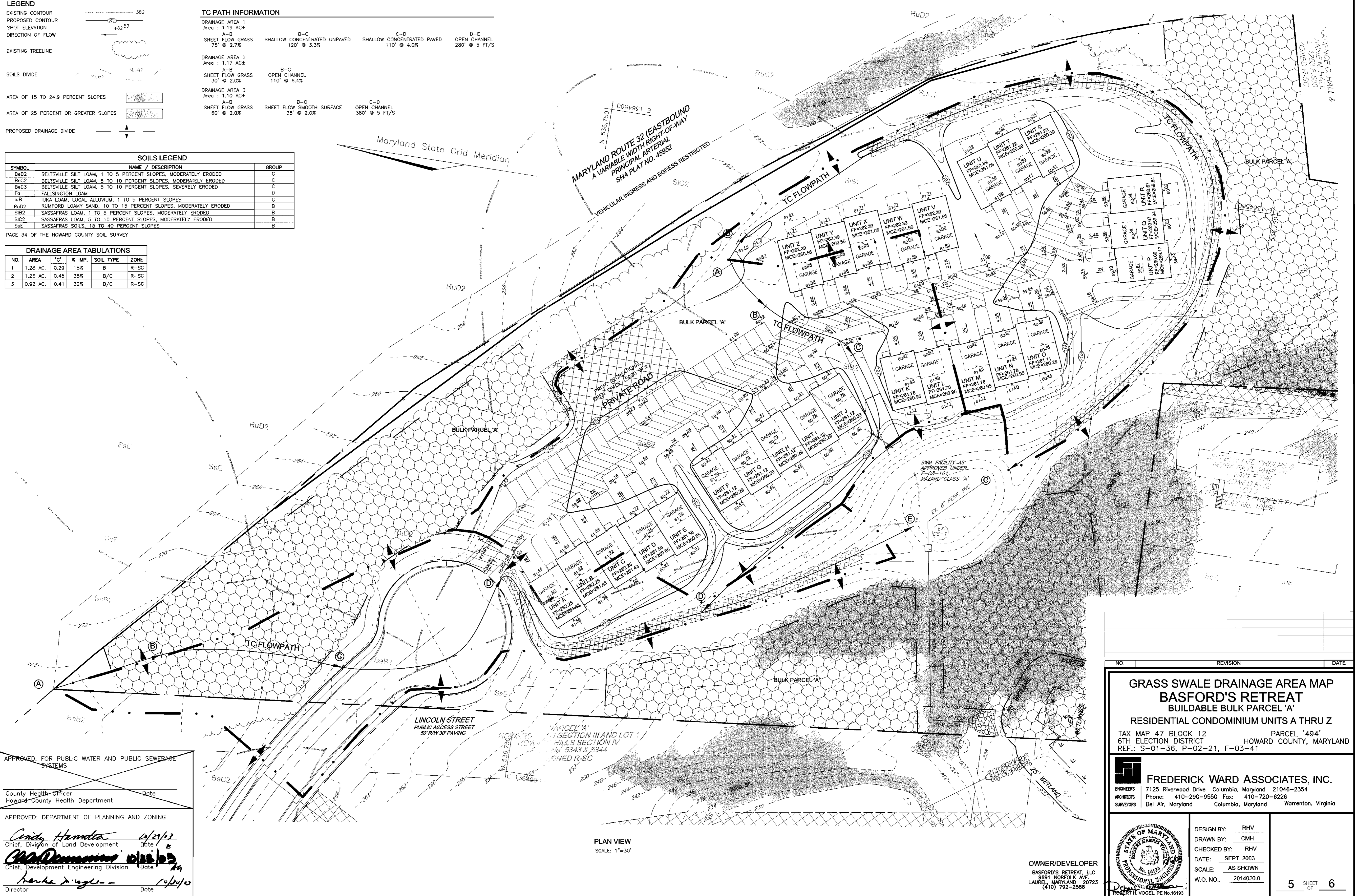
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
BeB2	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
BeC3	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
Fg	FALLSINGTON LOAM	D
luB	LUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C
RuD2	RUMFORD LOAMY SAND, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SIB2	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SIC2	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SaE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES	B

PAGE 34 OF THE HOWARD COUNTY SOIL SURVEY

DRAINAGE AREA TABULATIONS

NO.	AREA	'C'	% IMP.	SOIL TYPE	ZONE
1	1.28 AC.	0.29	15%	B	R-SC
2	1.26 AC.	0.45	35%	B/C	R-SC
3	0.92 AC.	0.41	32%	B/C	R-SC



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

County Health Officer
 Howard County Health Department

APPROVED: DEPARTMENT OF PLANNING AND ZONING

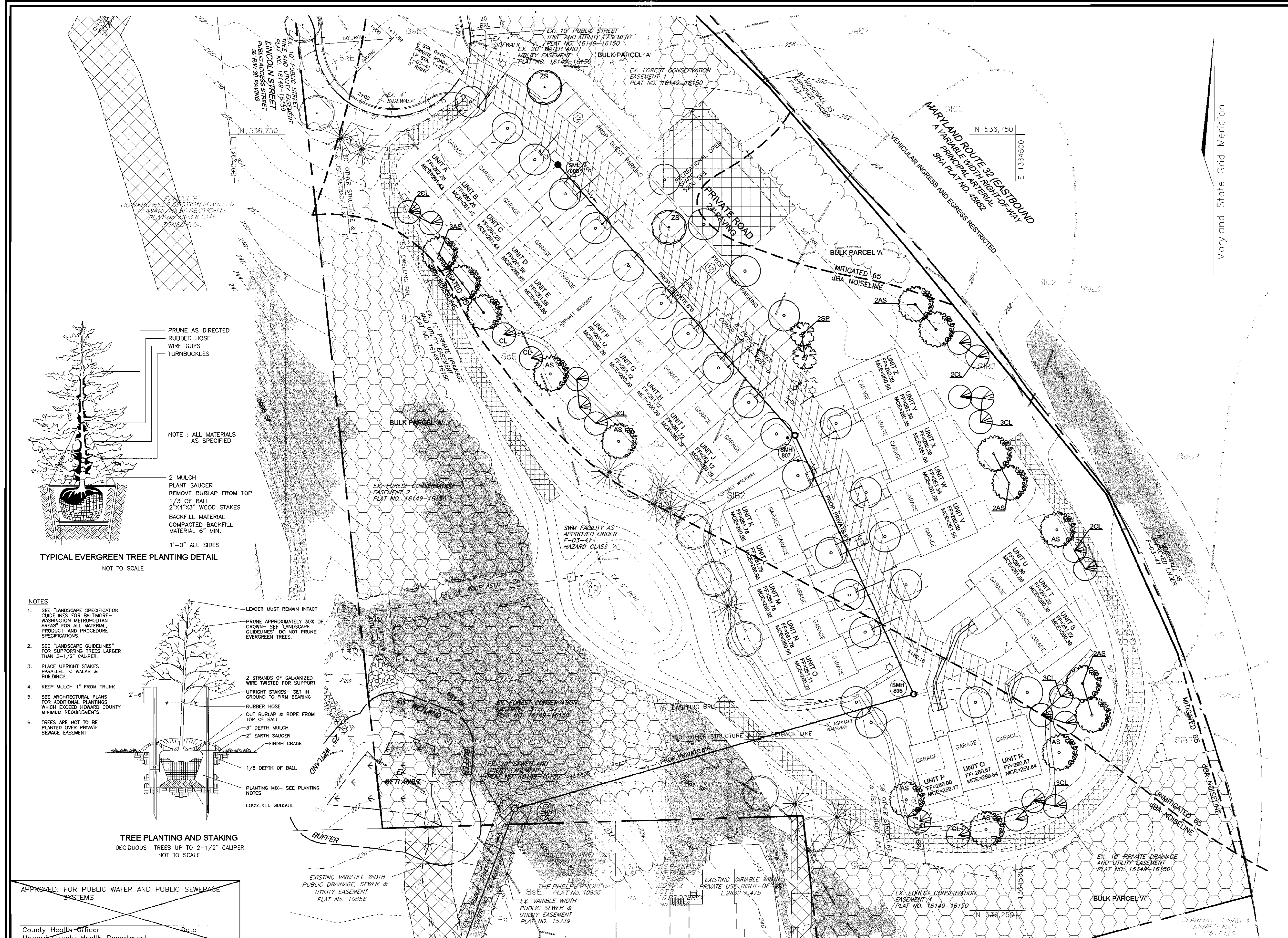
Cathy Hammit 10/21/03
 Chief, Division of Land Development

Mark Demmon 10/21/03
 Chief, Development Engineering Division

Harold D. ... 10/21/03
 Director

PLAN VIEW
 SCALE: 1"=30'

NO.	REVISION	DATE
<p>GRASS SWALE DRAINAGE AREA MAP BASFORD'S RETREAT BUILDABLE BULK PARCEL 'A'</p> <p>RESIDENTIAL CONDOMINIUM UNITS A THRU Z</p> <p>TAX MAP 47 BLOCK 12 PARCEL '494' 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND REF.: S-01-36, P-02-21, F-03-41</p>		
<p>FREDERICK WARD ASSOCIATES, INC. ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia</p>		
DESIGN BY: RHV	OWNER/DEVELOPER	
DRAWN BY: CMH	BASFORD'S RETREAT, LLC	
CHECKED BY: RHV	9891 NORFOLK AVE	
DATE: SEPT. 2003	LAUREL, MARYLAND 20723	
SCALE: AS SHOWN	(410) 792-2588	
W.O. NO.: 2014020.0	ROBERT H. VOGEL, PE No.16193	
5 SHEET OF 6		



LEGEND

- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- LIGHT POLES
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- EXISTING FOREST RETENTION EASEMENT
- PROPOSED STREET TREE
- EXISTING STREET TREE AS PER F-03-41
- EXISTING LANDSCAPING AS PER F-03-41

NOTE:
A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AS	15	ACER SACCHARUM 'GOLDSPIRE' COLUMNAR SUGAR MAPLE	2 1/2"-3" Cal.	B & B
ZS	2	ZELKOVA SERATA 'VILLAGE GREEN' VILLAGE GREEN YELLOW	2 1/2"-3" Cal.	B & B
CL	22	CYPRESS OCYPARIS LEYLANDI LEYLAND CYPRESS	5' - 6' HT.	B & B
SP	2	PICEA OMORICA SERPIAN SPRUCE	6' - 8' HT.	B & B

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AM SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LEAVY PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

BUILDER'S GRADING PERMIT APPLICATION
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION IN THE AMOUNT OF \$16,800.00 FOR THE REQUIRED 29 SHADE TREES (\$8700.00) AND 27 STREET TREES (\$8100.00)

**SCHEDULE B
GUEST PARKING SPACES INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	NUMBER OF TREES AND ISLANDS REQUIRED
24	3
NUMBER OF TREES AND ISLANDS PROVIDED	2
SHADE TREES	2
OTHER TREES (2:1 SUBSTITUTION)	2

**SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	NUMBER OF TREES REQUIRED (1:DU SFA; 1:3 DU APTS)	NUMBER OF TREES PROVIDED
26	26	15
		22
		SHRUBS (10:1 SUBSTITUTION)

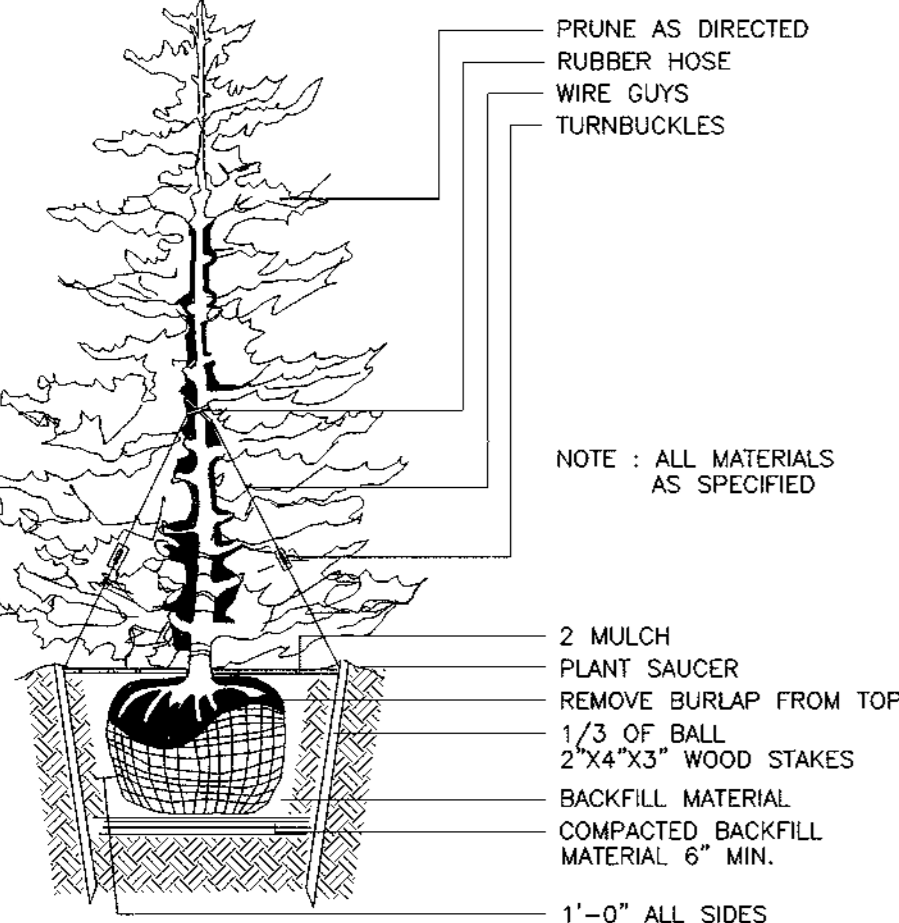
STREET TREE CALCULATIONS

STREET NAME	LINEAR FEET NO. REQUIRED	NO. PROVIDED
PRIVATE ROAD	1100/40	27
		27

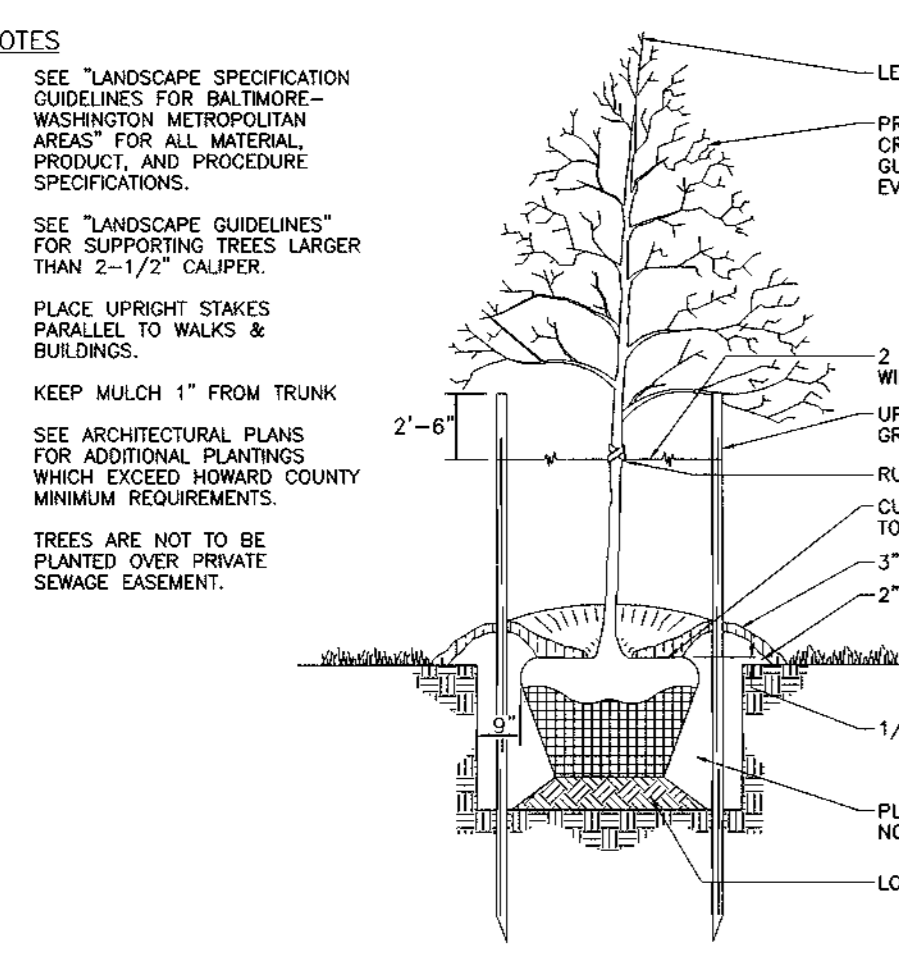
STREET TREE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AS	27	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	B & B

NO.	REVISION	DATE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

County Health Officer
Howard County Health Department

Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Andy Hamilton 10/29/03
Chief, Division of Land Development

Chris Danner 10/28/03
Chief, Development Engineering Division

Paul J. Hinkle 9/22/03
Director

LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Paul J. Hinkle 9/22/03
Developer's Name
PAUL J. HINKLE MANAGING MEMBER

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
BeB2	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
BeC3	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
Fo	FALLSINGTON LOAM	D
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	B
RuB	RUMFORD LOAMY SAND, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SIB2	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SIC2	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SSE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES	B

PAGE 34 OF THE HOWARD COUNTY SOIL SURVEY

NOTE:
AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS

OWNER/DEVELOPER
BASFORD'S RETREAT, LLC
981 NORFOLK AVE.
LAUREL, MARYLAND 20723
(410) 792-2588

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHW
DRAWN BY: CMH
CHECKED BY: RHW
DATE: SEPT. 2003
SCALE: 1"=30'
W.O. NO.: 2014020.0

6 SHEET OF 6