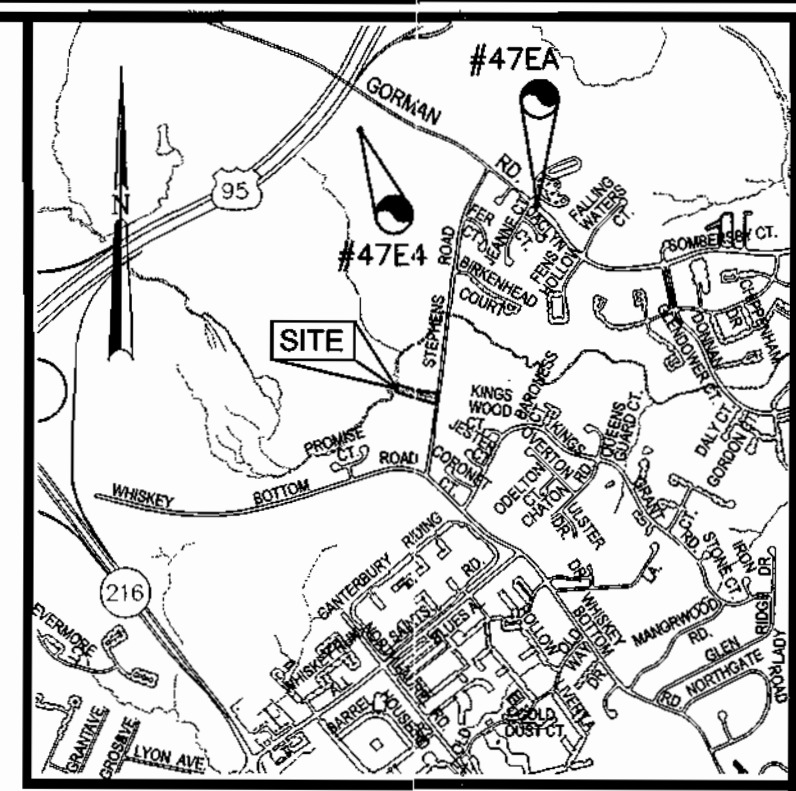
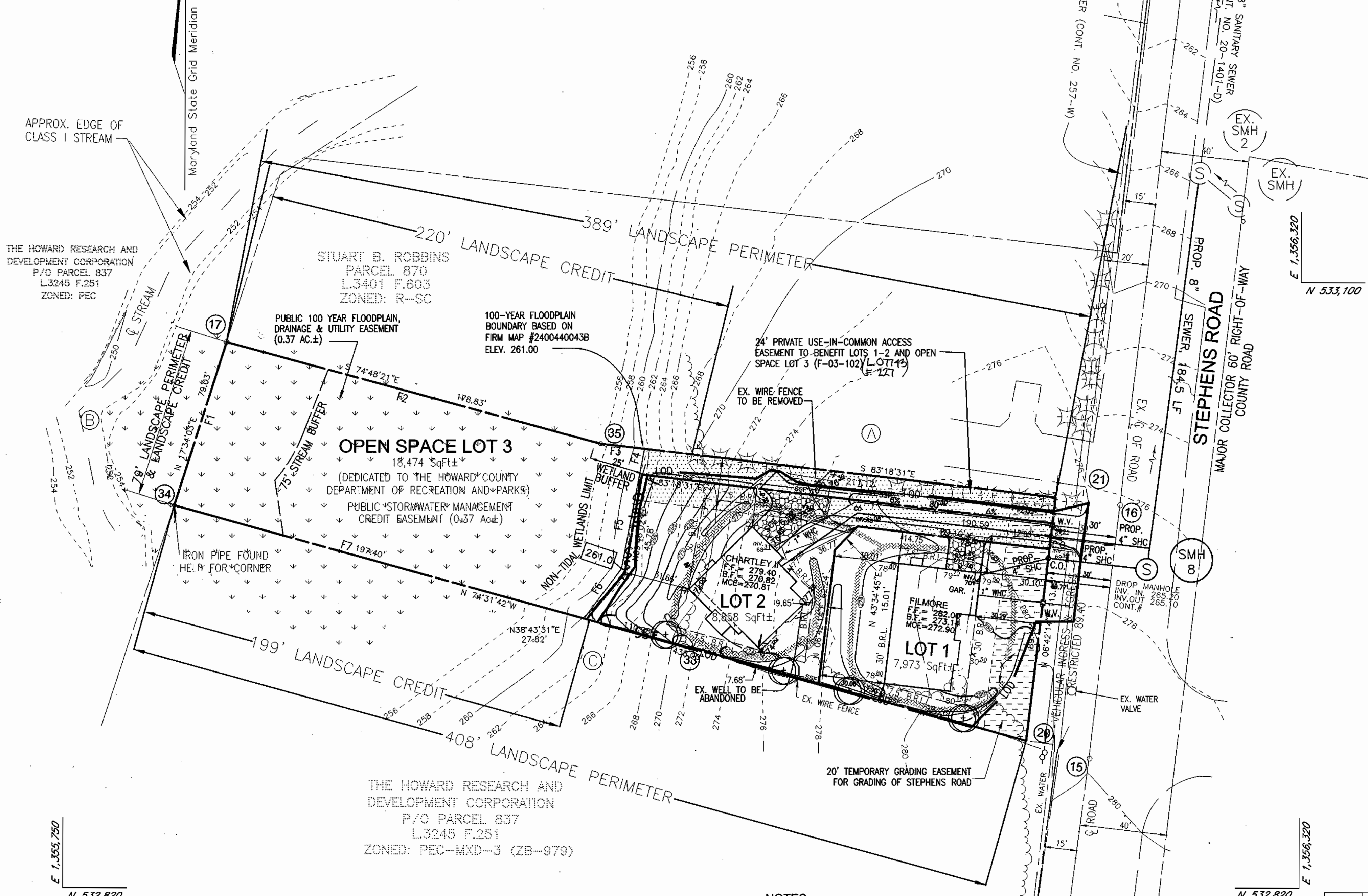


GENERAL NOTES

- 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 TELEPHONE CO.: 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 - AT&T CABLE LOCATION DIVISION: 393-3553
 - B.G.&E. CO. CONTRACTOR SERVICES: 850-4820
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
 - TOTAL AREA OF SITE: 38,768.40 SF (0.8902 AC)
 - AREA OF PLAN SUBMISSION: 15681.60 SF (0.36 AC)
 - TOTAL NUMBER OF BUILDABLE LOTS: 2
 - TOTAL NUMBER OF OPEN SPACE LOTS: 1
 - PRESENT ZONING: R-SC
 - LIMIT OF DISTURBANCE: 15681.60 SF (0.36 AC)
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 - TOTAL UNITS ALLOWED: 2
 - TOTAL UNITS PROPOSED: 2
- PROJECT BACKGROUND:**
 - LOCATION: TAX MAP: 47 PARCEL: 551
 - ZONING: R-SC
 - HAMMONDS VIEW
 - DEED REFERENCE: LIBER 190 FOLIO 562
 - DPZ REFERENCES: F-03-102, WP-03-96
- 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. 47EA AND 47E4
- THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN DECEMBER 2002.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS AND 100 YEAR FLOODPLAIN.
- A 100 YEAR FLOODPLAIN EXISTS ON SITE. IT IS BASED ON FIRM MAP #2004400438.
- THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- STORMWATER MANAGEMENT WILL BE REQUIRED ON LOTS 1 & 2 SHOWN ON THIS PLAN IN ACCORDANCE WITH THE DESIGN MANUALS:
 - Cp (QUALITY CONTROL): EXEMPT, THE Q IS LESS THAN 2 CFS.
 - REV AND WOV PROVIDED BY ROOFTOP DRYWELL ON LOTS 1 AND 2. (F-03-102)
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE BECAUSE THIS PROJECT IS A SUBDIVISION ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET IN SIZE.
- WATER AND SEWER SERVICE TO THESE LOTS IS GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 257-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT WP-03-96.
- THE OPEN SPACE SHOWN HEREBY DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THE EXISTING HOUSE AND ALL ACCESSORY STRUCTURES WERE REMOVED PRIOR TO RECORDATION OF THE FINAL PLAT, F-03-102.
- THIS PLAN IS SUBJECT TO WP-03-96 APPROVED JUNE 10, 2003 TO WAIVE SECTION 16.121(a)(1) OF THE HOWARD COUNTY CODE WHICH REQUIRES OPEN SPACE LOTS OR AREAS TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES PROVIDED UNDER CONTRACT WP-03-96.

SITE DEVELOPMENT PLAN HAMMONDS VIEW LOTS 1, 2 AND OPEN SPACE LOT 3



BENCHMARKS

TRAVERSE NO.	NORTHING	EASTING	ELEVATION
47EA	535,063.631	1,357,283.989	314.589'
47E4	578,128.03	1,373,460.71	362.575

NOTE
PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS PLAN FOR THE LANDSCAPE SURETY FOR 4 SHADE TREES IN THE AMOUNT OF \$10000 FOR LOT 1 & 2 (PERIMETER C) TO BE PAID WITH THE GRADING PERMIT APPLICATION.

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
 - INSTALL SILT FENCE. (2 DAYS)
 - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
 - CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1" HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN.
 - INSTALL EROSION CONTROL MATTING AND STABILIZE ALL DISTURBED AREAS. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES.

ADDRESS CHART

LOT #	STREET ADDRESS
1	8828 STEPHENS ROAD
2	8824 STEPHENS ROAD

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	PARCEL NUMBER
HAMMONDS VIEW	N/A	551

PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
10204	15	R-SC	47	6TH	6069.02

WATER CODE: G-01 SEWER CODE: 7320000

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND SEDIMENT CONTROL DETAILS	2 OF 2

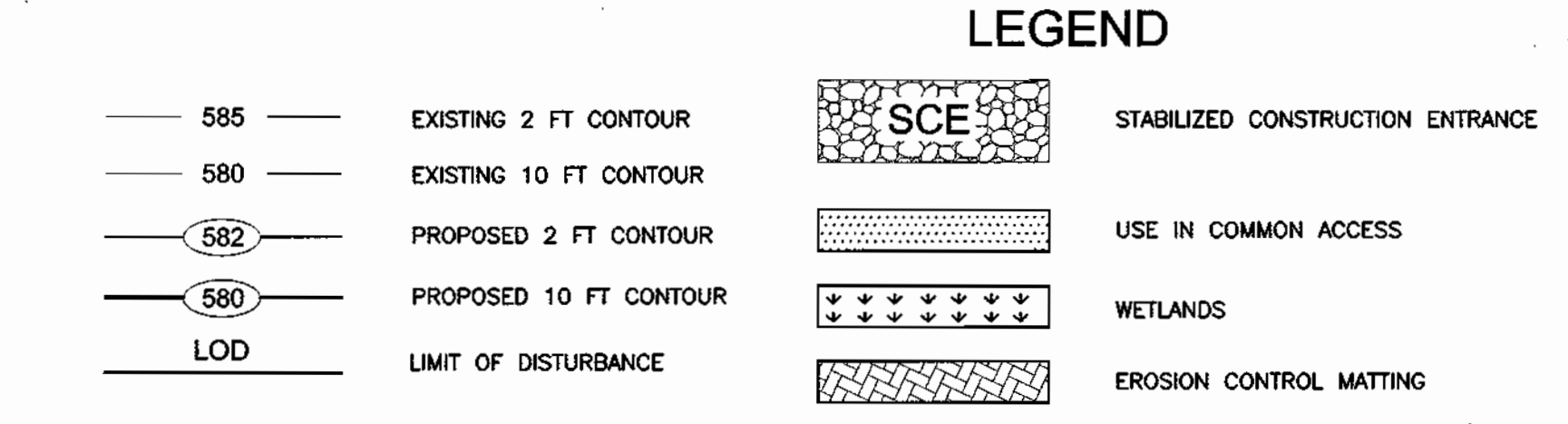
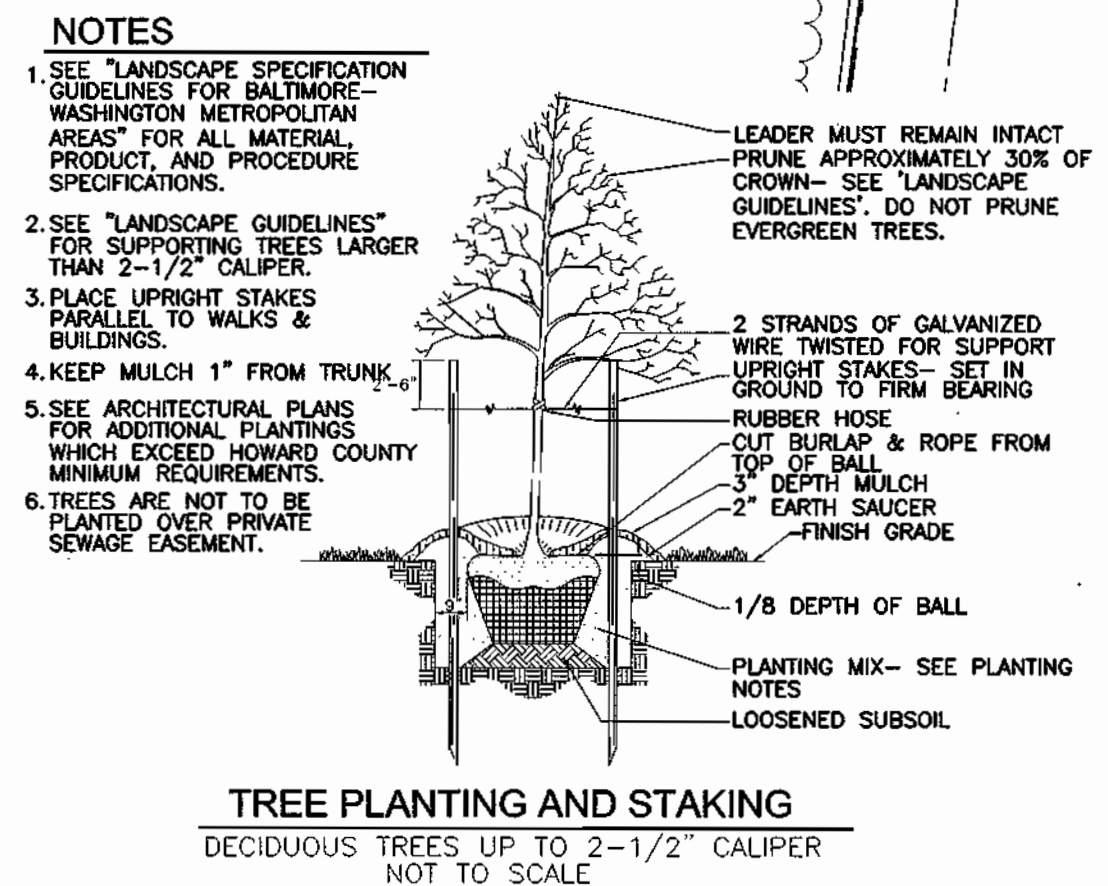
PLANT LIST

QTY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT
4	ACER RUBRUM/RED MAPLE	3" CAL	B & B

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO PERIMETER PROPERTIES	
	TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	389' (A)	79' (B)	408' (C)		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	YES, 389'	YES, 79'	YES, 199'		
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO		
NUMBER OF PLANTS REQUIRED	NA	0	0	209'		
SHADE TREES	NA	0	0	4		
EVERGREEN TREES	NA	0	0	0		
SHRUBS	NA	0	0	0		
NUMBER OF PLANTS PROVIDED	NA	0	0	4		
SHADE TREES	NA	0	0	0		
EVERGREEN TREES	NA	0	0	0		
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0		
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0		

*CREDIT FOR EXISTING PERIMETER TREES



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/10/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 12/11/03
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 12/12/03
DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

[Signature] 12-2-03
NDA-NATURAL RESOURCES CONSERVATION SERVICE

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

[Signature] 12-2-03
HOWARD SCD

DEVELOPER'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] 11/13/03
SIGNATURE OF ENGINEER
ROBERT H. VOGEL

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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 11/13/03
SIGNATURE OF DEVELOPER

DEVELOPER'S BUILDER'S 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."

[Signature] 11/13/03
SIGNATURE OF DEVELOPER

OWNER/DEVELOPER
CORNERSTONE HOMES, INC.
9692 NORFOLK AVENUE
LAUREL, MARYLAND 20723-1883
410-792-2588

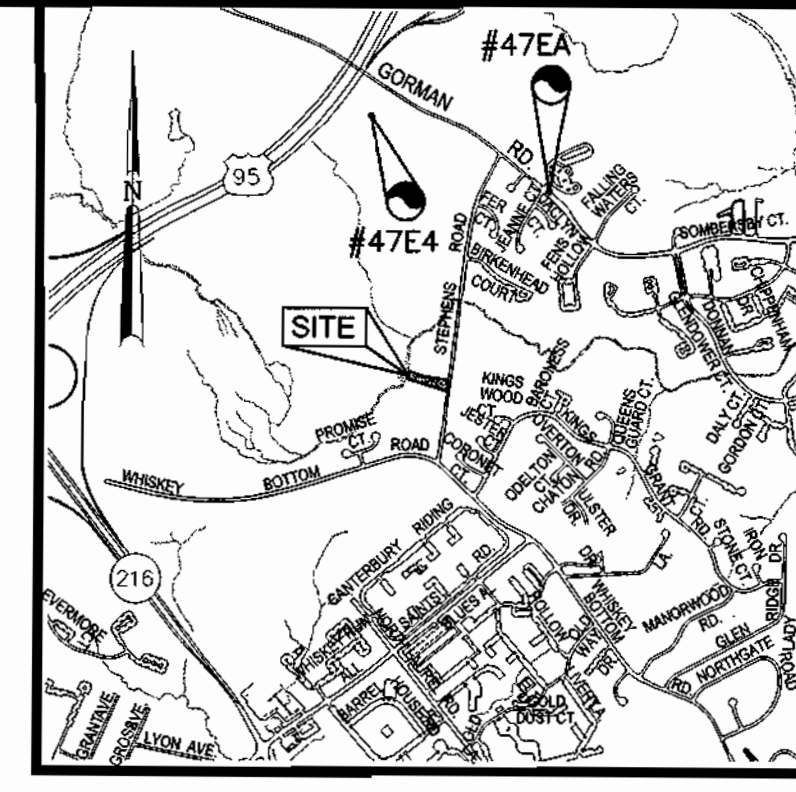
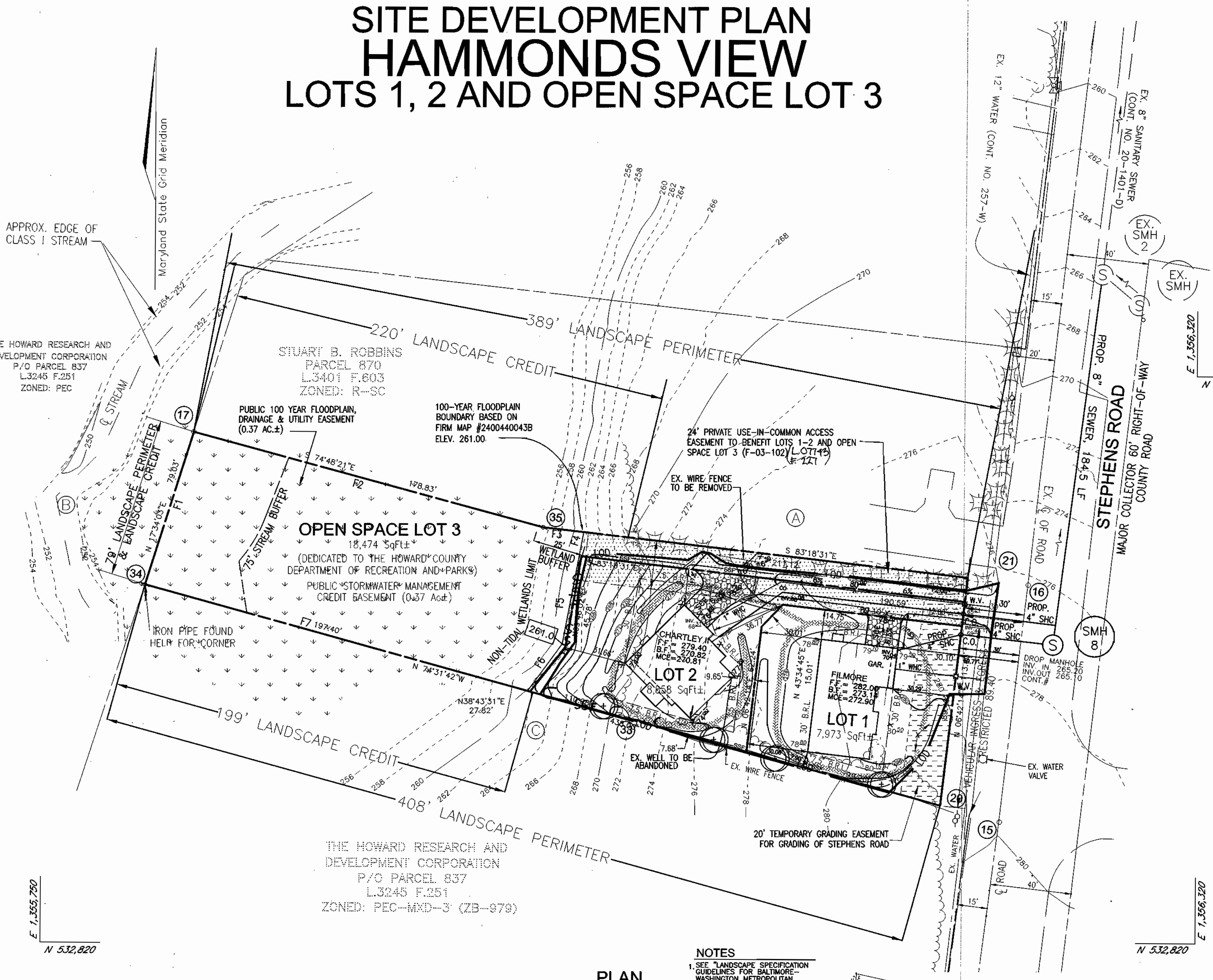
DESIGN BY: RJ
DRAWN BY: RJ
CHECKED BY: RRV
DATE: SEPTEMBER 12, 2003
SCALE: 1"=30'
W.O. NO.: 2024101

1 SHEET OF 2

STATE OF MARYLAND
FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS | www.frederickward.com

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. 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 TELEPHONE CO. 725-9976
HOWARD COUNTY BUREAU OF UTILITIES 313-2366
A&T CABLE LOCATION DIVISION 393-3553
B.G.&C. CO. CONTRACTOR SERVICES 890-4620
B.G.&C. CO. UNDERGROUND DAMAGE CONTROL 787-4620
STATE HIGHWAY ADMINISTRATION 531-5533



BENCHMARKS table with columns: TRAVERSE NO., NORTHING, EASTING, ELEVATION. Rows include 47EA, 47EA, and 47EA with corresponding coordinates.

NOTE: PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS PLAN FOR THE LANDSCAPE SURETY FOR 1 SHADE TREES IN THE AMOUNT OF \$120000 FOR LOT 1 & 2 (PERIMETER C) TO BE PAID WITH THE GRADING PERMIT APPLICATION.

- SEQUENCE OF CONSTRUCTION
1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
4. INSTALL SILT FENCE. (2 DAYS)
5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
6. CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN.
7. INSTALL EROSION CONTROL MATTING AND STABILIZE ALL DISTURBED AREAS. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES.

ADDRESS CHART table with columns: LOT #, STREET ADDRESS. Rows include 1 (8828 STEPHENS ROAD) and 2 (8824 STEPHENS ROAD).

PERMIT INFORMATION CHART table with columns: PROJECT NAME, SECTION/AREA, PARCEL NUMBER, PLAT REF., BLOCK NO., ZONE, TAX MAP, ELECT. DIST., CENSUS TR., WATER CODE, SEWER CODE.

SHEET INDEX table with columns: DESCRIPTION, SHEET NO. Rows include SITE DEVELOPMENT AND LANDSCAPE PLAN (1 OF 2) and HOUSE TYPES AND SEDIMENT CONTROL DETAILS (2 OF 2).

Revision table with columns: NO., DESCRIPTION, REVISION, DATE. Row 1: REMOVE DRYWELLS FROM LOT 2, 7.9.04.

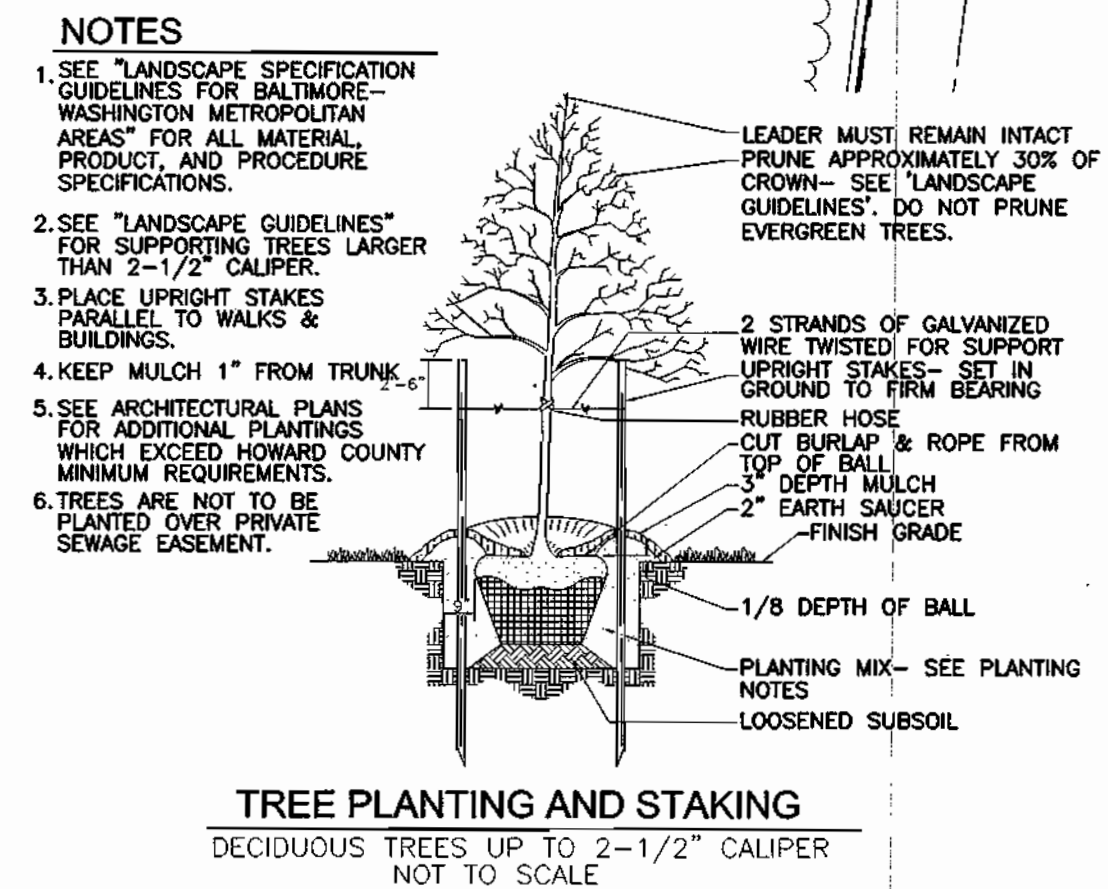
SITE DEVELOPMENT AND LANDSCAPE PLAN HAMMONDS VIEW LOTS 1, 2 AND OPEN SPACE LOT 3. Includes DPZ REF: WP-03-96, F-03-102, TAX MAP 47, GRID NO. 15, 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND. Includes contact info for Frederick Ward Associates, Inc.

SITE DEVELOPMENT PLAN HAMMONDS VIEW LOTS 1, 2 AND OPEN SPACE LOT 3

PLAN SCALE: 1"=30'

PLANT LIST table with columns: QTY, BOTANICAL NAME/COMMON NAME, SIZE, ROOT. Row 1: 4 ACER RUBRUM/RED MAPLE, 3" CAL, B & B.

SCHEDULE A PERIMETER LANDSCAPE EDGE table with columns: CATEGORY, ADJACENT TO ROADWAYS, ADJACENT TO PERIMETER PROPERTIES, ADJACENT TO PERIMETER PROPERTIES, ADJACENT TO PERIMETER PROPERTIES. Includes rows for Linear Feet of Roadway, Credit for Existing Vegetation, etc.



LEGEND showing symbols for contours (585, 580, 582, 580, LOD), SCE (Stabilized Construction Entrance), Use in Common Access, Wetlands, Erosion Control Matting, Perimeter Landscaping, Super Silt Fence, and Tree Protection Fence.

Approval signatures and dates for Howard County Department of Planning and Zoning, DPZ, and Howard SCD. Includes dates like 12/12/03 and 12/2/03.

Developer's Certificate and Developer's Builder's Certificate sections. Includes signatures of Robert H. Vogel and Paul J. Bunkle, and dates 11/13/03 and 11/13/03.

Owner/Developer information: CORNERSTONE HOMES, INC., 9692 NORFOLK AVENUE, LAUREL, MARYLAND 20723-1883, 410-792-2588.

Professional seals and stamps for Frederick Ward Associates, Inc., including state seals for Maryland and Virginia, and dates like 12/12/03 and 12/2/03.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

PERMANENT SEEDING NOTES

SEDIMENT CONTROL NOTES

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
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

- A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
B. 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.
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLAN.

CONSTRUCTION AND MATERIAL SPECIFICATIONS
I. 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.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

- I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAM OR OTHER SOILS MAY BE USED IF RECOMMENDED BY 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 SANDS, STONES, SLAG, COARSE FRAGMENTS, ROOTS, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 AND 1/2" IN DIAMETER.
II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDEGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
III. 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.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

- III. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
D. NO 800 OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION-SECTION I-VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. TOPSOIL APPLICATION
I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.

III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

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, DISHING 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 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.).
2) 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 (.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 POSSIBLE IN THE SPRING. OPTION (2) USE SOIL. 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 3 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISHING 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 31 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 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 SOIL.

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 3 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.

1. 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).

2. 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.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1. (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

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 FOR PERMANENT SEEDING, SO, TEMPORARY SEEDING, AND MULCHING (SEC. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL 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.

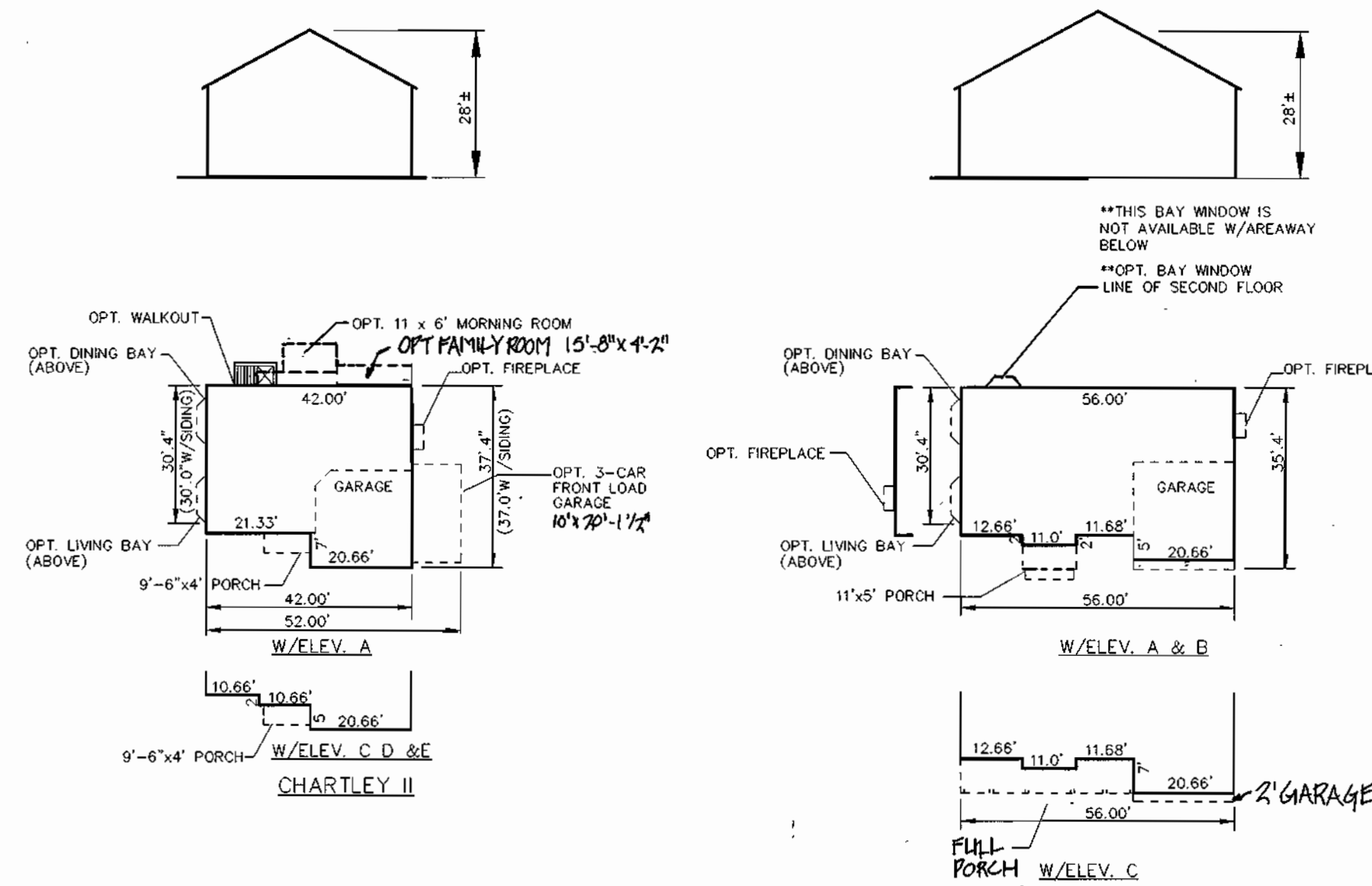
7. SITE ANALYSIS:
TOTAL AREA 0.99 AC.
AREA DISTURBED 0.95 AC.
AREA TO BE ROOFED OR PAVED 0.14 AC.
AREA TO BE VEGETATIVELY STABILIZED 0.22 AC.
TOTAL CUT 130 CY.
TOTAL FILL 130 CY.
OFFSITE WASTE/BORROW AREA LOCATION

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

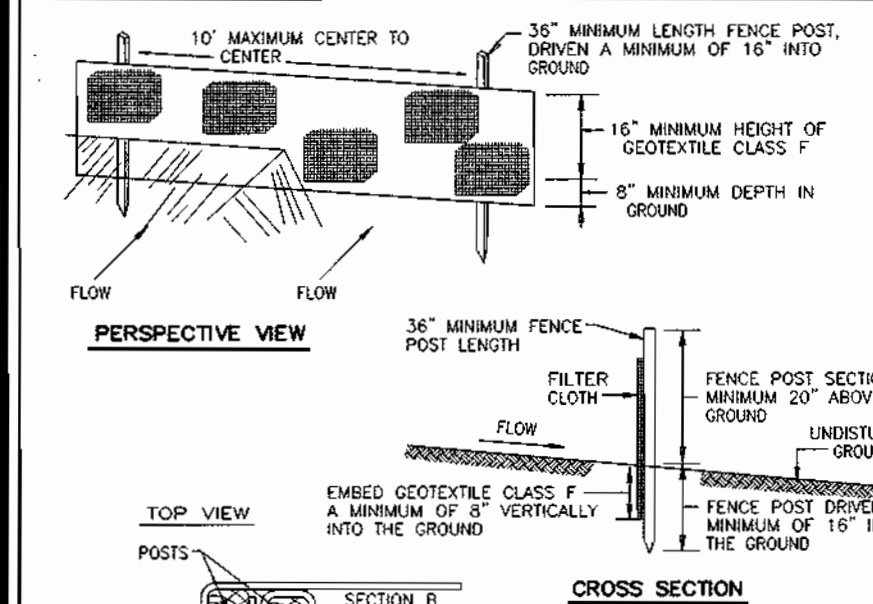
9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

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. 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

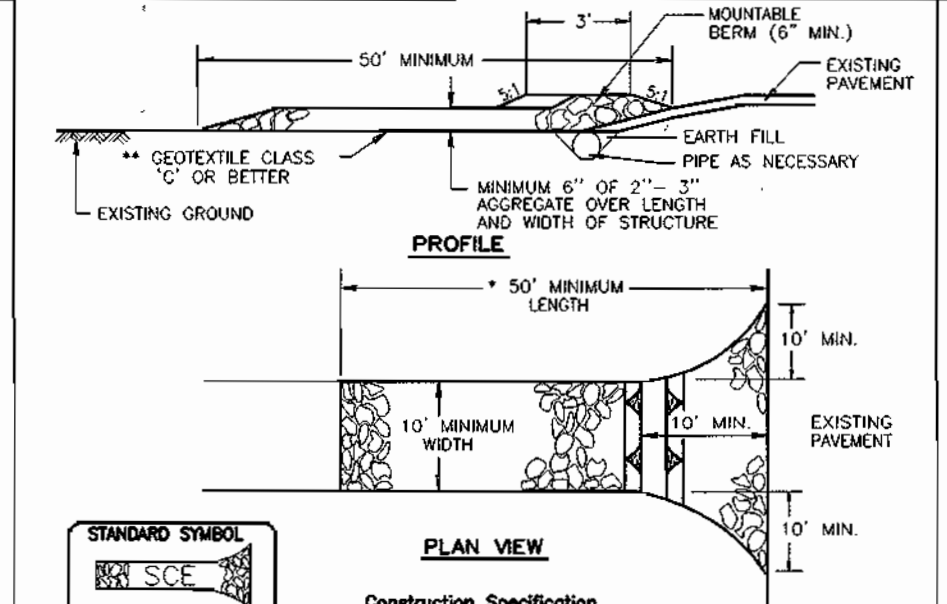


DETAIL 22 - SILT FENCE



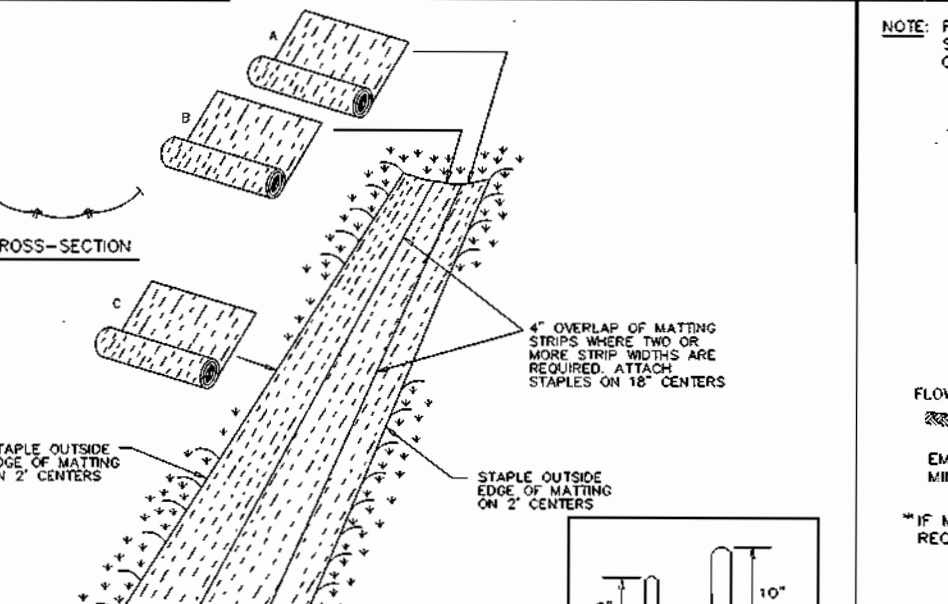
Construction Specifications
1. Fence posts shall be a minimum of 3\"/>

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



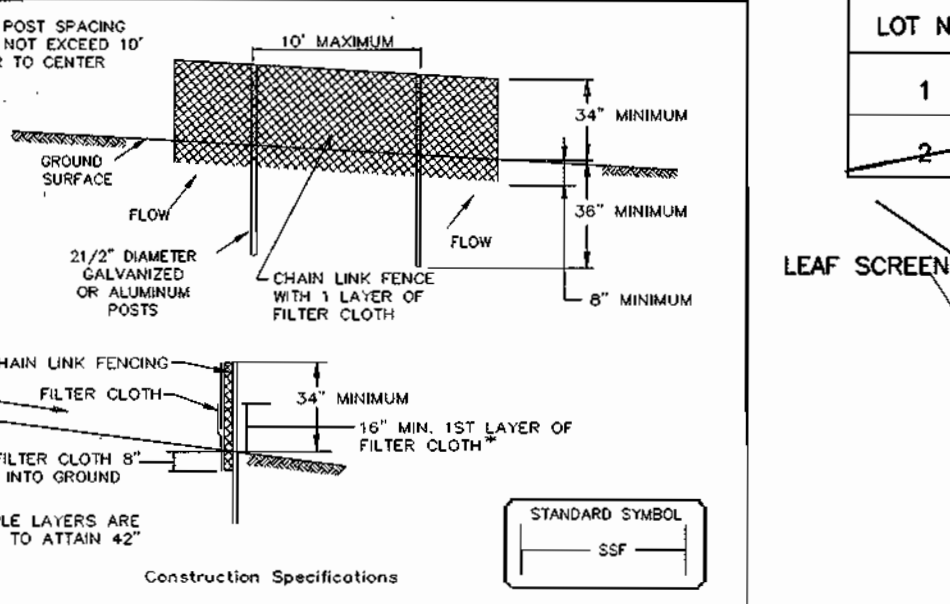
Construction Specifications
1. Length - minimum of 50' (+ 30' for a single residence lot).
2. Height - 10\"/>

DETAIL 30 - EROSION CONTROL MATTING



Construction Specifications
1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6\"/>

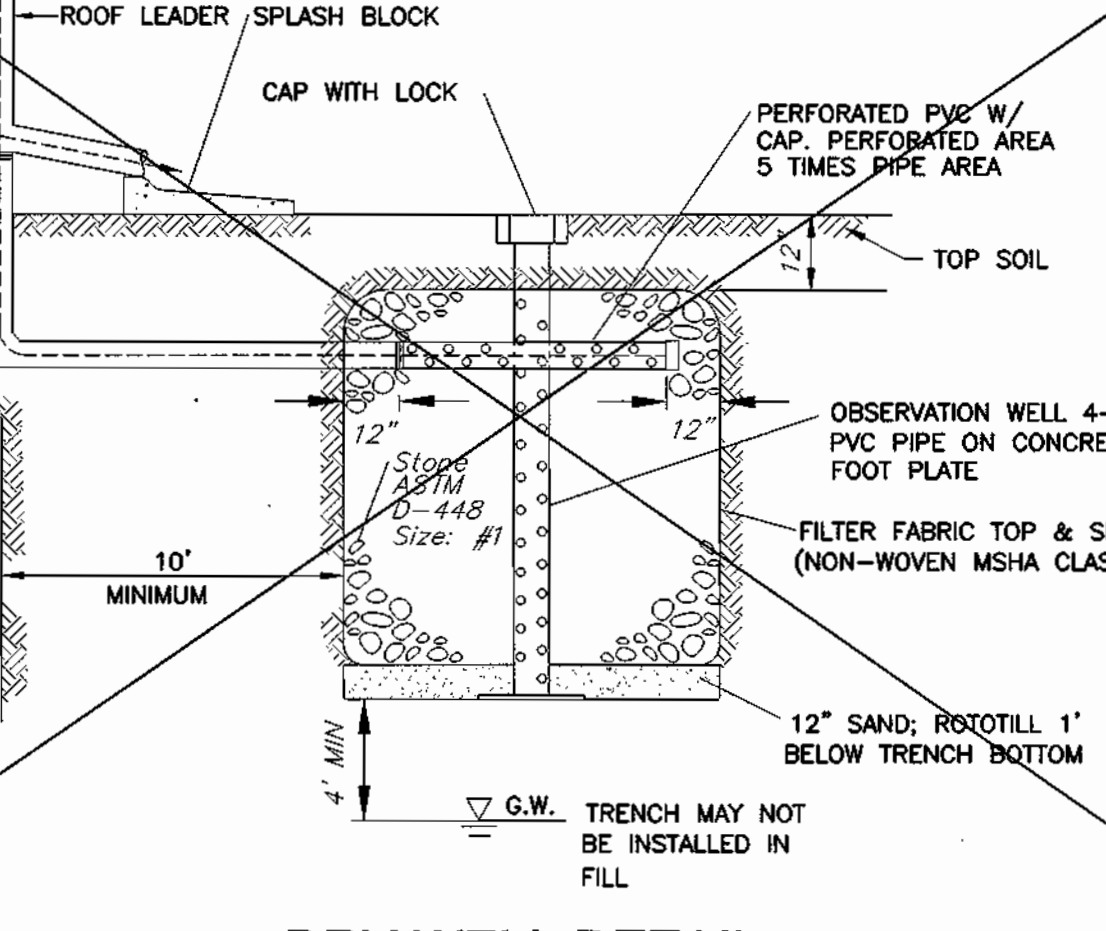
DETAIL 33 - SUPER SILT FENCE



Construction Specifications
1. Fencing shall be 42\"/>

DRY WELL CHART

Table with 5 columns: LOT No., DRY WELL STONE VOLUME REQ, DRY WELL STONE VOLUME PROV, No. WELLS, WELL SIZE. Row 1: 1, 100 CF, 100 CF, 4, 5'X5'X 4' DEEP. Row 2: 2, 100 CF, 100 CF, 4, 5'X5'X 4' DEEP.



DRY WELL DETAIL NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signatures and dates for Chief Development Engineering Division and Chief Division of Land Development]

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
[Signatures and dates for Jim Myers and John R. Robertson]

ENGINEERS 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 and 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 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 and date]

DEVELOPER'S BUILDER'S 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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
[Signature and date]

Table with 2 columns: NO., REVISION. Row 1: 1, REMOVE DRYWELL DETAIL. Row 2: 2, 04.

HOUSE TYPES AND SEDIMENT CONTROL DETAILS
HAMMONDS VIEW
LOTS 1, 2 AND OPEN SPACE LOT 3
DPZ REF: WP-03-96, F-03-102
TAX MAP 47, GRID NO. 15
6TH ELECTION DISTRICT
PARCEL 551
HOWARD COUNTY, MARYLAND

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

Professional Engineer seal for Robert H. Vogel, PE No. 16193. Includes design, draw, and checked by fields, and a scale of 1"=30'.

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 TELEPHONE CO. 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 TOTAL AREA OF SITE: 38,768.40 SF (0.8902 AC)
 AREA OF PLAN SUBMISSION: 15681.60 SF (0.36 AC)
 TOTAL NUMBER OF BUILDABLE LOTS: 2
 TOTAL NUMBER OF OPEN SPACE LOTS: 1
 PRESENT ZONING: R-SC
 LIMIT OF DISTURBANCE: 15681.60 SF (0.36 AC)
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 TOTAL UNITS ALLOWED: 2
 TOTAL UNITS PROPOSED: 2
- PROJECT BACKGROUND:
 LOCATION: TAX MAP: 47 PARCEL: 551
 ZONING: R-SC
 HAMMONDS VIEW
 DEED REFERENCE: LIBER 190 FOLIO 562
 DPZ REFERENCES: F-03-102, WP-03-96
- 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 CONTRACTORS 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. 47EA AND 47EA
- THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN DECEMBER 2002.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 12B 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS AND 100 YEAR FLOODPLAIN.
 A 100 YEAR FLOODPLAINS EXISTS ON SITE. IT IS BASED ON FIRM MAP #200440043B.
- THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- STORMWATER MANAGEMENT WILL BE REQUIRED ON LOTS 1 & 2 SHOWN ON THIS PLAN IN ACCORDANCE WITH THE DESIGN MANUALS.
 CQV (QUALITY CONTROL): EXEMPT, THE Q IS LESS THAN 2 CFS.
 REV AND WQV PROVIDED BY GRASS CHANNELS ON LOTS 1 AND 2. (F-03-102)
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE BECAUSE THIS PROJECT IS A SUBDIVISION ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET IN SIZE.
- WATER AND SEWER SERVICE TO THESE LOTS IS GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 257-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT WP-03-96.
- THE OPEN SPACE SHOWN HEREBY DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THE EXISTING HOUSE AND ALL ACCESSORY STRUCTURES WERE REMOVED PRIOR TO RECODATION OF THE FINAL PLAT, F-03-102.
- THIS PLAN IS SUBJECT TO WP-03-96 APPROVED JUNE 10, 2003 TO WAIVE SECTION 16.121(a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES OPEN SPACE LOTS OR AREAS TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES PROVIDED UNDER CONTRACT WP-03-96.

LEGEND

585	EXISTING 2 FT CONTOUR		STABILIZED CONSTRUCTION ENTRANCE
580	EXISTING 10 FT CONTOUR		USE IN COMMON ACCESS
582	PROPOSED 2 FT CONTOUR		WETLANDS
580	PROPOSED 10 FT CONTOUR		EROSION CONTROL MATTING
LOD	LIMIT OF DISTURBANCE		

PLANT LIST

QTY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT
4	ACER RUBRUM/ RED MAPLE	3" CAL	B & B

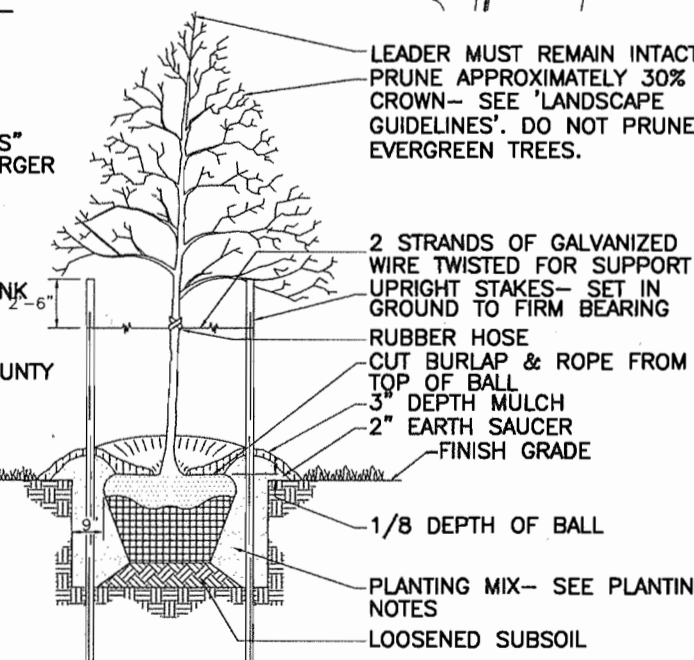
SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO PERIMETER PROPERTIES	
	NONE REQUIRED	TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'
LANDSCAPE TYPE	0	389' (A)	79' (B)	408' (C)		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	YES, 389'	YES, 79'	YES, 199'		
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO		
NUMBER OF PLANTS REQUIRED	NA	0	0	209'		
SHADE TREES	NA	0	0	4		
EVERGREEN TREES	NA	0	0	0		
SHRUBS	NA	0	0	0		
NUMBER OF PLANTS PROVIDED	NA	0	0	4		
SHADE TREES	NA	0	0	0		
EVERGREEN TREES	NA	0	0	0		
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0		
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

*CREDIT FOR EXISTING PERIMETER TREES

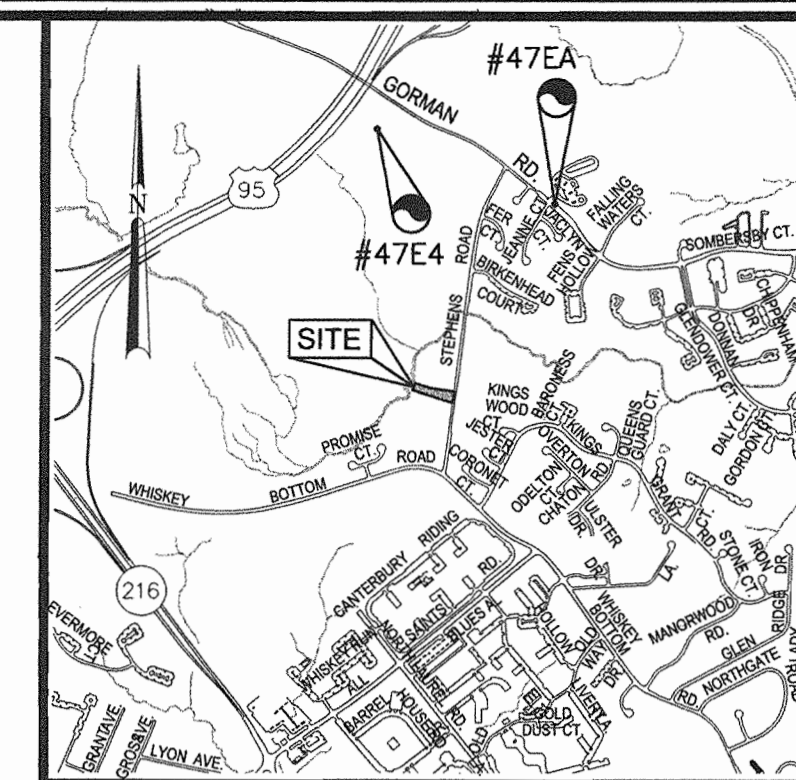
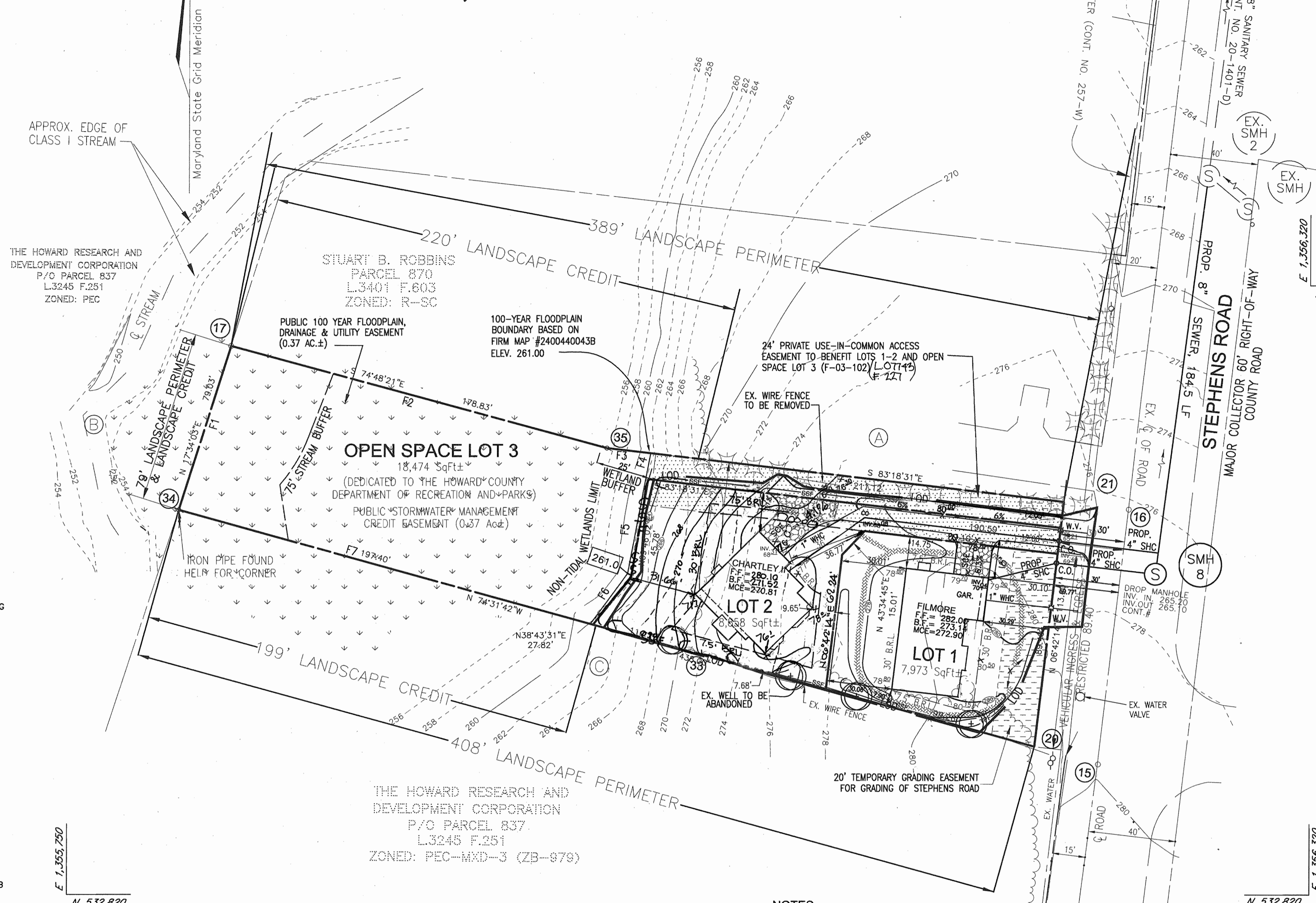
NOTES

- SEE "LANDSCAPE SPECIFICATION" GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA FOR ALL MATERIAL PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



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

SITE DEVELOPMENT PLAN HAMMONDS VIEW LOTS 1, 2 AND OPEN SPACE LOT 3



VICINITY MAP
SCALE: 1"=200'

BENCHMARKS

TRAVERSE NO.	NORTHING	EASTING	ELEVATION
47EA	535,063.631	1,357,263.989	314.589'
47EA	578,128.03	1,373,460.71	362.575

NOTE

PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS PLAN FOR THE LANDSCAPE SURETY FOR 1/2 SHADE TREES IN THE AMOUNT OF \$12000 FOR LOT 1 & 2 (PERIMETER C) TO BE PAID WITH THE GRADING PERMIT APPLICATION.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
- INSTALL SILT FENCE. (2 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
- CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1" HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN.
- INSTALL EROSION CONTROL MATTING AND STABILIZE ALL DISTURBED AREAS. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES.

ADDRESS CHART

LOT #	STREET ADDRESS
1	8828 STEPHENS ROAD
2	8824 STEPHENS ROAD

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	PARCEL NUMBER
HAMMONDS VIEW	N/A	551

PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
10204	15	R-SC	47	6TH	8069.02

WATER CODE: G-01 SEWER CODE: 7320000

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND SEDIMENT CONTROL DETAILS	2 OF 2

2	REVISE FIRST FLOOR LOT GRADES PER AS-BUILT, LOT 2	8.31.04
1	REMOVE DRIVEWELLS FROM LOT 2	2.9.04
NO.	REVISION	DATE

SITE DEVELOPMENT AND LANDSCAPE PLAN
HAMMONDS VIEW

LOTS 1, 2 AND OPEN SPACE LOT 3
 DPZ REF: WP-03-96, F-03-102
 TAX MAP 47, GRID NO. 15
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 7125 RIVERWOOD DRIVE
 COLUMBIA, MARYLAND 21046-2354
 410-720-6900
 410-720-6226 fax
 REGIONAL OFFICES: BEL AIR, MARYLAND AND WARRENTON, VIRGINIA
FREDERICK WARD ASSOCIATES, INC.
 ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS | www.frederickward.com

DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHW
 DATE: SEPTEMBER 12, 2003
 SCALE: 1"=30'
 W.Q. NO.: 2024101
 1 SHEET OF 2

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

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 Jim Mayus
 John R. Robertson
 DATE: 12-2-03
 DATE: 12-2-03

DEVELOPER'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.
 Robert H. Vogel
 DATE: 11/13/03

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.
 Paul J. Bunkle
 DATE: 11/13/03

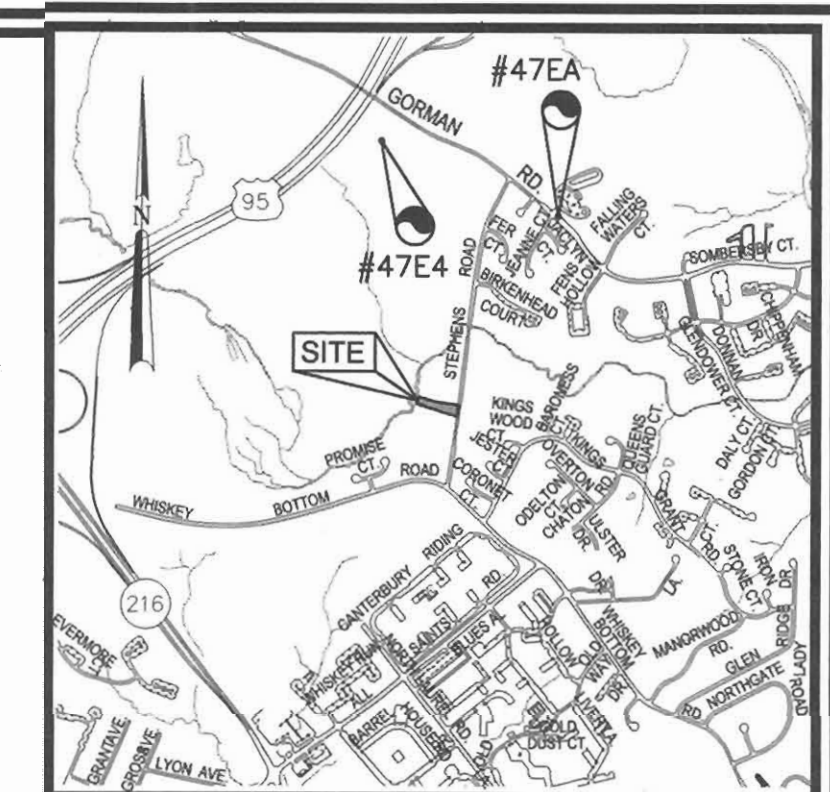
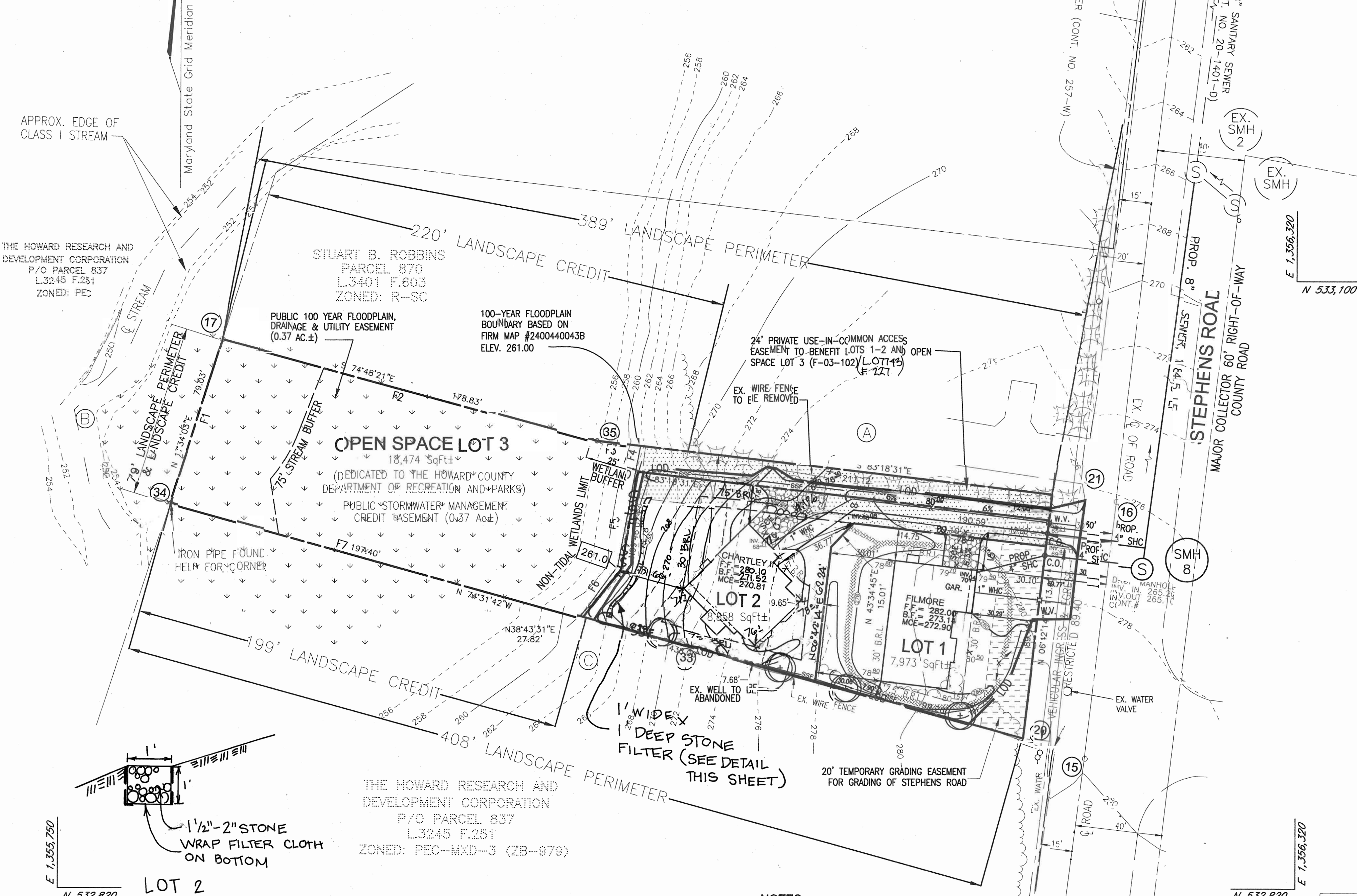
DEVELOPER'S BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 Paul J. Bunkle
 DATE: 11/13/03

OWNER/DEVELOPER
 CORNERSTONE HOMES, INC.
 9692 NORFOLK AVENUE
 LAUREL, MARYLAND 20723-1883
 410-792-2588

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 TELEPHONE CO. 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
 TOTAL AREA OF SITE: 38,768.40 SF (0.8902 AC)
 AREA OF PLAN SUBMISSION: 15681.60 SF (0.36 AC)
 TOTAL NUMBER OF BUILDABLE LOTS: 2
 TOTAL NUMBER OF OPEN SPACE LOTS: 1
 PRESENT ZONING: R-SC
 LIMIT OF DISTURBANCE: 15681.60 SF (0.36 AC)
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 TOTAL UNITS ALLOWED: 2
 TOTAL UNITS PROPOSED: 2
- PROJECT BACKGROUND:**
 LOCATION: TAX MAP: 47 PARCEL: 551
 ZONING: R-SC
 HAMMONDS VIEW
 DEED REFERENCE: LIBER 190 FOLIO 562
 DPZ REFERENCES: F-03-102, WP-03-96
- 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. 47EA AND 47E4
- THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN DECEMBER 2002.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS AND 100 YEAR FLOODPLAIN.
 A 100 YEAR FLOODPLAIN EXISTS ON SITE. IT IS BASED ON FIRM MAP #2004400438.
- THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- STORMWATER MANAGEMENT WILL BE REQUIRED ON LOTS 1 & 2 SHOWN ON THIS PLAN IN ACCORDANCE WITH THE FOLLOWING MANUALS:
 CPM (QUALITY CONTROL) EXEMPT, THE Q IS LESS THAN 2 CFS.
 REV AND WQ PROVIDED BY GRASS CHANNEL ON LOTS 1 AND 2. (F-03-102)
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE BECAUSE THIS PROJECT IS A SUBDIVISION ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET IN SIZE.
- WATER AND SEWER SERVICE TO THESE LOTS IS GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 257-W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT WP-03-96.
- THE OPEN SPACE SHOWN HEREBY DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THE EXISTING HOUSE AND ALL ACCESSORY STRUCTURES WERE REMOVED PRIOR TO RECORDATION OF THE FINAL PLAT, F-03-102.
- THIS PLAN IS SUBJECT TO WP-03-096 APPROVED JUNE 10, 2003 TO WAIVE SECTION 16.121(e)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES OPEN SPACE LOTS OR AREAS TO HAVE A MINIMUM OF 40 FEET OF FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES PROVIDED UNDER CONTRACT WP-03-96.

SITE DEVELOPMENT PLAN HAMMONDS VIEW LOTS 1, 2 AND OPEN SPACE LOT 3



BENCHMARKS			
TRAVERSE NO.	NORTHING	EASTING	ELEVATION
47EA	505,063.631	1,357,283.985	314.889'
47E4	578,128.03	1,373,460.71	362.575

NOTE:
PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS PLAN FOR THE LANDSCAPE SURVEY FOR 1" SHADE TREES IN THE AMOUNT OF \$120000 FOR LOT 1 & 2 (PERIMETER C) TO BE PAID WITH THE GRADING PERMIT APPLICATION.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
- INSTALL SILT FENCE. (2 DAYS)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
- CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1" HIGHER OR 0.2" LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN.
- INSTALL EROSION CONTROL MATTING AND STABILIZE ALL DISTURBED AREAS. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES.

ADDRESS CHART	
LOT #	STREET ADDRESSES
1	8828 STEPHENS ROAD
2	8824 STEPHENS ROAD

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	PARCEL NUMBER		
HAMMONDS VIEW	N/A	51		
PLAT REF. 102204	BLOCK NO. 15	ZONE R-SC	TAX MAP #7	ELECT. DIST. 6TH
WATER CODE: G-01		SEWER CODE: 7320000		

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND SEDIMENT CONTROL DETAILS	2 OF 2

3	ADD STONE FILTER, LOT 2	7.14.05
2	REVISE FIRST FLOOR: LOT GRADOS PER AS-BUILT, LOT 2	8.31.04
1	REMOVE DRIVEWELLS FROM LOT 2	2.9.04
NO	REVISION	DATE



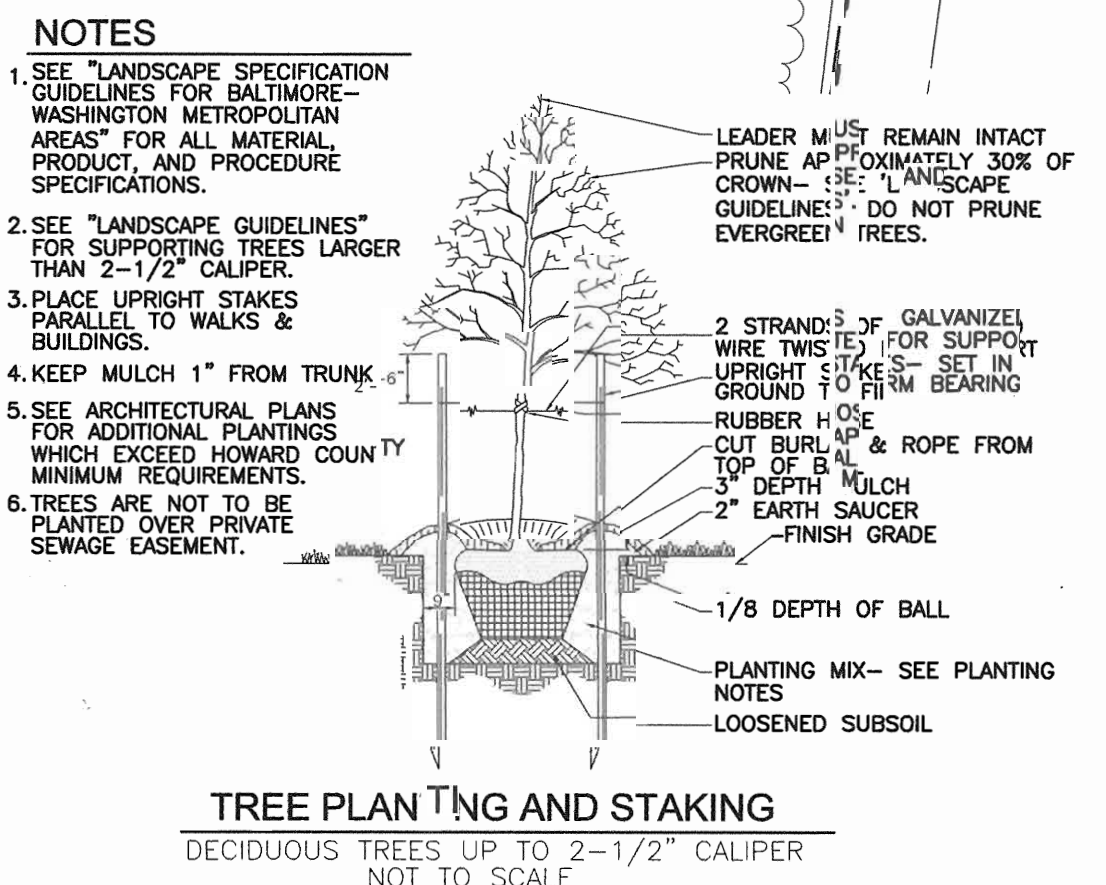
PLAN
SCALE: 1"=30'

PLANT LIST			
QTY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT
4	ACER RUBRUM/RED MAPLE	3" CAL	B & B

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS (NONE REQUIRED)	ADJACENT TO PERIMETER PROPERTIES (TYPE 'A')	ADJACENT TO PERIMETER PROPERTIES (TYPE 'A')	ADJACENT TO PERIMETER PROPERTIES (TYPE 'A')
LANDSCAPE TYPE				
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	389 (A)	79 (B)	408 (C)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	YES, 389*	YES, 79*	YES, 199*
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO
NUMBER OF PLANTS REQUIRED	NA	0	0	209*
SHADE TREES	NA	0	0	4
EVERGREEN TREES	NA	0	0	0
SHRUBS	NA	0	0	0
NUMBER OF PLANTS PROVIDED	NA	0	0	4
SHADE TREES	NA	0	0	0
EVERGREEN TREES	NA	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

*CREDIT FOR EXISTING PERIMETER TREES



LEGEND

585	EXISTING 2 FT CONTOUR	SCE	STABILIZED CONSTRUCTION ENTRANCE
580	EXISTING 10 FT CONTOUR		
582	PROPOSED 2 FT CONTOUR		USE IN COMMON ACCESS
580	PROPOSED 10 FT CONTOUR		WETLANDS
LOD	LIMIT OF DISTURBANCE		EROSION CONTROL MATTING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Jim Meyer 12/2/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

John R. Kolton 12-2-03
 HOWARD SCD
 DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

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

DEVELOPER'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.

Robert H. Vogel 11/13/03
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL
 DATE

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Paul J. Blunk 4/13/03
 SIGNATURE OF DEVELOPER
 DATE

OWNER/DEVELOPER
 CARRINGTON HOMES, INC.
 9692 NORFOLK AVENUE
 LAUREL, MARYLAND 20723-1883
 410-792-2588

FREDERICK WARD ASSOCIATES, INC.
 ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS | www.frickward.com

DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHW
 DATE: SEPTEMBER 12, 2003
 SCALE: 1"=30'
 W.O. NO.: 2024101

1 SHEET OF 2