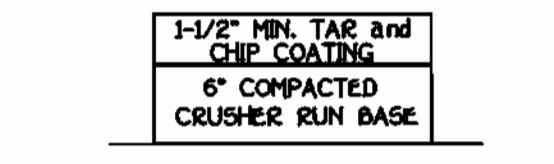


**BENCH MARKS**

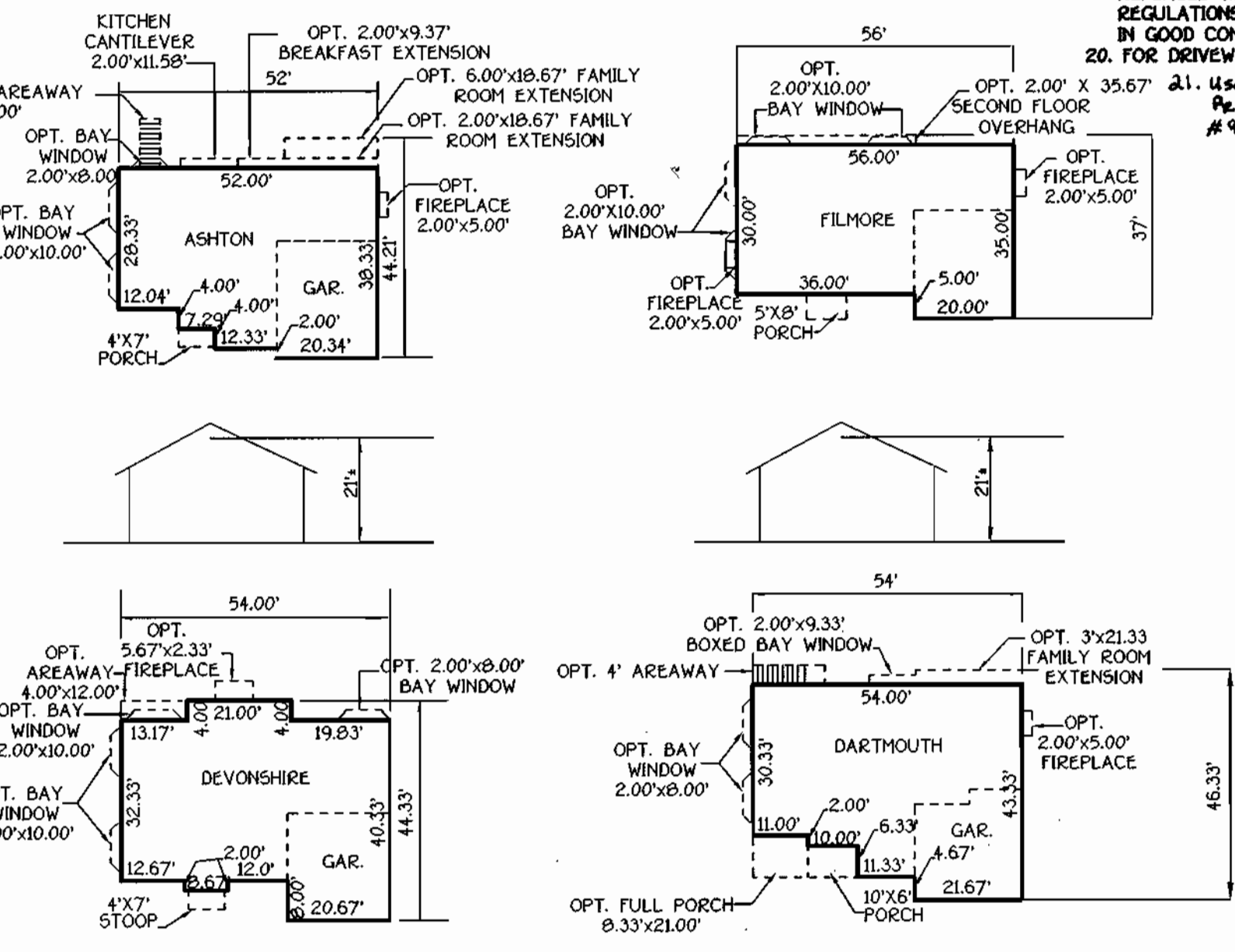
37 BA	N563795.619	E1376343.172	EL. 394.766
37 96	N563663.415	E1376040.471	EL. 373.822

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
  - TOTAL AREA OF SUBMISSION 1.749 AC.
  - TOTAL NO. OF LOTS 6
  - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 37BA AND NO. 37BB. STA. 37BA N 178422.056 (meters) E 419920.254 (meters) STA. 37BB N 17804.949 (meters) E 423002.9570 (meters)
  - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1989 AND FIELD TOPOGRAPHY ON OR ABOUT MARCH 2002 BY FISHER, COLLINS AND CARTER, INC.
  - ANY DAMAGE TO THE CITY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAY OF THE SITE DEVELOPMENT PLAN ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-02-18 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3987 AND F-99-163 FOR STORM WATER MANAGEMENT PLANS.
  - CONTACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY LINE PRIOR TO CONSTRUCTION.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12 FEET 0 INCHES SERVING MORE THAN ONE RESIDENCE;
    - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING 0.1/2" MINIMUM;
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25) LOADS;
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING FILE NOS. 597-06, P-98-16, F-99-163, F-03-69, F-04-169, ROCKBURN VIEW V, 599-18, P-01-10, F-02-18, ROCKBURN VIEW, SECTION 2 AND F-03-16, ROCKBURN VIEW AND ROCKBURN VIEW SECTION TWO.
  - STORM WATER MANAGEMENT FOR ROCKBURN VIEW (F-99-163) WILL BE PROVIDED BY DETENTION METHOD AND WILL BE LOCATED ON OPEN SPACE LOT 7 AS SHOWN ON PLAT NO. 15366, ROCKBURN VIEW, SECTION 2 (F-02-18). WATER QUALITY IS PROVIDED BY RETENTION AND SHALLOW MARSH.
  - THE FOREST CONSERVATION OBLIGATION WAS PROVIDED UNDER DEVELOPER'S AGREEMENT FOR F99-163 (ROCKBURN VIEW) AND F02-18 (ROCKBURN VIEW, SECTION 2).
  - denotes MITIGATED 650BA LINE.
  - THIS SITE DEVELOPMENT PLAN IS IN COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - PERIMETER LANDSCAPING FOR THIS RESUBDIVISION PLAT WAS PROVIDED UNDER ROCKBURN VIEW, SECTION TWO, F-99-163 (Rockburn View) and F-02-18 (Rockburn View).
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOW, 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 MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK (APPLIES FOR RESIDENTIAL SDPS).
  - THERE ARE NO WETLANDS, STREAMS OR FOREST CONSERVATION ON THIS SITE PER F-99-163.
  - THIS PLAN COMPLIES WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE LANDSCAPE MANUAL. FINANCIAL SURETY WAS PROVIDED UNDER THE DEVELOPER'S AGREEMENT/F-99-163.
  - THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITIONS, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CO. DESIGN MANUAL VOL. IV DETAIL R.6.05.
  - Use In-Common Maintenance Agreement for Lots 45 and 46 as Recorded with the final plat, F-03-69, as Plat # 16178/Receipt # 97161 on 9-11-03.



**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - -	PROPOSED CONTOUR 2' INTERVAL
•	SPOT ELEVATION
— — — —	SILT FENCE
— — — —	SUPER SILT FENCE
•••••	EROSION CONTROL MATTING
L.O.D.	LIMIT OF DISTURBANCE
○	EXISTING STREET TREE TAKEN FROM F 99-163
○	EXISTING LANDSCAPING TAKEN FROM F99-163



**INDEX CHART**

SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN
SHEET 2	SEDIMENT & EROSION CONTROL PLAN
SHEET 3	SEDIMENT & EROSION CONTROL DETAILS

**ADDRESS CHART**

Lot No.	Address
42	5803 ROCKBURN WOODS WAY
43	5807 ROCKBURN WOODS WAY
45	5815 ROCKBURN WOODS WAY
46	5819 ROCKBURN WOODS WAY
47	5823 ROCKBURN WOODS WAY

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERS, CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK • 10772 BALTIMORE NATIONAL PIKE  
 CLICHTON CITY, MARYLAND 21042  
 (410) 461-2855



**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 Charles J. Crovo Sr. Date 9/22/03

**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 Brain Boy Date 9/22/03

APPROVED DEPARTMENT OF PLANNING AND ZONING  
 Director: Department of Planning and Zoning Date 10/3/03  
 Chief, Division of Land Development Date 10/9/03  
 Chief, Development Engineering Division Date 9/16/03

**DEVELOPER/OWNER/BUILDER**  
 CORNERSTONE HOLDINGS, L.L.C.  
 9691 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

APPROVED DEPARTMENT OF PLANNING AND ZONING

SUBDIVISION	SECTION/AREA	LOTS NO.
ROCKBURN VIEW	2	42, 43 & 45-47
PLAT NO.	BLOCK NO.	ZONE
10118	4	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
37	FIRST	60101
WATER CODE	SEWER CODE	
D04	2153800	

**SITE DEVELOPMENT PLAN**  
**ROCKBURN VIEW**  
 SINGLE FAMILY DETACHED  
 LOTS 42, 43 AND  
 LOTS 45 THRU 47/SEC. TWO  
 ZONING: R-20  
 TAX MAP No. 37 PARCEL No. 563 AND 329 GRID 4  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: APRIL 17, 2003  
 SHEET 1 OF 3

SDP 03-152



K:\Drawings\330610 Michael Property\Site Development\Plans\SDP\LOTS 42-43\330610 SEC.dwg, 8/22/03 2:01:17 PM

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLSWORTH CITY, MARYLAND 21042  
 (410) 481 - 2855



**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 (print name below signature) Charles J. Cain Date 8/22/03

**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) Brain Boy Date 8/22/03

Reviewed for HOWARD SCD and meets Technical Requirements.  
 Signature of John K. Kalkstein Date 9/4/03  
 U.S.D.A. - Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Signature of John K. Kalkstein Date 9/4/03  
 Howard SCD

**DEVELOPER/OWNER/BUILDER**  
 CORNERSTONE HOLDINGS, L.L.C.  
 5691 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Signature of Janice Hanrahan Date 10/9/03  
 Director - Department of Planning and Zoning  
 Signature of John K. Kalkstein Date 9/4/03  
 Chief, Development Engineering Division

SUBDIVISION		SECTION/AREA		LOTS NO.	
ROCKBURN VIEW		2		42-43 & 45-47	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1479	4	R-20	37	FIRST	6011-01
WATER CODE			SEWER CODE		
D04			2153800		

**SEDIMENT & EROSION CONTROL PLAN**  
**ROCKBURN VIEW**  
 SINGLE FAMILY DETACHED  
 LOTS 42 THRU 43 AND  
 LOTS 45 THRU 47/SEC.TWO  
 ZONING: R-20  
 TAX MAP No. 37 PARCEL No. 563 AND 329  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: APRIL 17, 2003  
 SHEET 2 OF 3

**SDP 03-152**

## STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Using vegetation as cover for barren soil to protect it from forces that cause erosion. Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode more easily than it would otherwise, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

**DEFINITION**  
Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode more easily than it would otherwise, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

**CONSTRUCTION NOTES**  
This practice shall be used on disturbed areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of suitable areas for Temporary Seeding are: Temporary Soil Stockpiles, Construction Phases 1 through 3, and areas between construction phases (such as ditches, etc.) and Permanent Seeding are: Lawns, driveways, and fill slopes and other areas at final grade, former stockpiles and staging areas, etc.

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volume and rates of runoff, infiltration, evaporation, transpiration, percolation and groundwater recharge. Vegetation over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by maintaining those substances present within the root zone. Sediment control devices must result in place during seeding, seeded practices, seeding, mudding and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

**SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS**

**A. Site Preparation**

- Initial erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
- Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary stabilization.
- Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.

**B. Soil Amendments (Fertilizer and Lime Specifications)**

- Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on the having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples shall be for engineering purposes only and may be used for chemical analysis.
- Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be identified for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully blended according to the applicable state fertilizer laws and shall bear the name, trade name or trademark, and whatever of the product.
- Lime materials shall be ground limestone hydrated or burnt lime may be substituted which contains at least 50% total calcium oxide plus magnesium oxide. Limestone shall be suitable to such fineness that at least 80% will pass through a No. 20 mesh sieve and 90-95% will pass through a No. 40 mesh sieve.
- Lime and fertilizer shall be applied into the top 3-5" of soil by disk or other suitable means.

**C. Seeding Preparation**

- Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or tillage mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Slope areas greater than 3:1 shall be prepared in an irregular condition with ridges running parallel to the contour of the slope.
- Apply fertilizer and lime as prescribed on the plans.

**D. Permanent Seeding**

- Seeding conditions required for permanent vegetative establishment:
  - Soil shall be prepared to 3-5" depth.
  - Soil shall contain less than 500 parts per million organic matter.
  - The soil shall contain less than 40% clay, but enough fine grained material (less than 200 mesh) to provide the desired moisture holding capacity.
  - Soil shall contain less than 1.5% phosphorus.
  - Soil shall contain less than 1.5% nitrogen.
- Areas previously graded in accordance with the disturbed area shall be maintained in a true and even grade. This shall be done by leveling to a depth of 3-5" to permit bonding of the seed to the surface area and to create horizontal erosion check marks to prevent topsoil to the surface area and to create horizontal erosion check marks to prevent topsoil from sliding down the slope.
- Apply soil amendments as per soil test or as included on the plans.
- Final seed amendments into the top 3-5" of topsoil by disk or other suitable means. Lawn areas should be rolled to smooth the surface, remove large objects like stones, etc. and ready the area for seed and application. Where site conditions will not permit normal seeded preparation, the area shall be prepared by hand seeding, or other equipment to roughen the surface. Slope areas (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 3-5" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

**E. Seed Specifications**

- All seed must meet the requirements of the Maryland Seed Law. All seed shall be subject to re-testing by a recognized seed authority. All seed used shall have been tested within the 6 months immediately preceding the date of sowing.
- Seeds shall be made available to the inspector to verify type and rate of seed used.
- Seeds shall be made available to the inspector to verify type and rate of seed used.

**F. Methods of Seeding**

- Seeds shall be applied uniformly with hydroseeder (when includes seed and fertilizer), broadcast or drop seeders, or a fertilizer spreader.
- If fertilizer is included at the time of seeding, the application rates amounts will not exceed 50% of the fertilizer rate. Fertilizer shall be applied at 100 lbs. per acre (10% of soluble nitrogen) (2000 lbs./acre) (200 lbs./acre) (20 lbs./acre) (2 lbs./acre).
- Lime - use of ground limestone hydrated or burnt lime may be substituted by approved equipment. Normally, not more than 2 tons are applied by hydroseeding at any one location. Do not use burnt or hydrated lime when hydroseeding.
- Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
- This includes use of conventional drop or broadcast spreaders.
- Seed applied shall be incorporated into the soil by the use of the temporary or permanent Seeding Structures or Tables 205 or 26. The seeded area shall be protected from erosion by the use of erosion control structures. Use four types of erosion control structures as specified on the plans. Use four types of erosion control structures as specified on the plans. Use four types of erosion control structures as specified on the plans.
- Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
- Drill or Cultivator Seeding: hydroseeded seeders that apply and cover seed with soil.
- Outdrilling seeders are required to bury the seed in such a fashion to provide at least 1/4 inch of soil coverage. Seeded areas shall be firm after seeding.
- Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

**G. Match Specifications (in order of preference)**

- Straw shall consist of heavy, unbleached wheat, rice or other renewable fiber in color and shall not be more than 2 1/2" in length. It shall be free of various weed seeds and shall be free of various weed seeds and shall be free of various weed seeds.
- Wood Chalks fiber shall consist of specially prepared wood chark processed into a uniform fibrous material.
- WCH shall be used green or contain a green dye in the package that will provide an appropriate color for visual inspection of the uniformly seeded areas.
- WCH including dye shall contain no germination or growth inhibiting factors.
- WCH materials shall be manufactured and processed in such a manner that the wood chark fiber mesh will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mesh material shall form a batter-like ground cover, on application having moisture absorption and protrusion properties and shall have good grade seed contact with the soil without inhibiting the growth of the grass seedlings.
- WCH material shall contain no elements or compounds that concentrate areas that will be phytotoxic.
- WCH must conform to the following physical requirements: fiber length to be approximately 10 mm, diameter approximately .01 mm, pH range 4.0 to 6.5, ash content of 1.5% maximum and water holding capacity of 30% minimum.

**Note:** Other fiber mesh shall be applied to all seeded areas immediately after seeding.

**H. Seeding Rate**

- Seeding rate shall be applied to all seeded areas immediately after seeding as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- When straw mesh is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Match shall be applied to a uniform depth of between 1" and 2". Match applied shall achieve a uniform depth of 1" to 2" over the entire seeded area. If a match anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- Wood chark fiber used as a match shall be applied at a net dry weight of 1000 lbs. per acre. The wood chark fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood chark fiber per 100 gallons of water.

**I. Securing Straw Match Anchoring**

- Match anchoring shall be performed immediately following match application to minimize loss of wind of water. This may be done by one of the following methods listed by preference, depending upon size of area and erosion hazards:
  - A match anchoring tool is a tractor drawn implement designed to punch and anchor match into the soil surface a minimum of two inches. This practice is most effective on large areas, but is limited to filter slopes where equipment can operate safely. If used on steeply sloping areas, this practice should be used on the contour if possible.
  - Wood chark fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 100 lbs. per acre. The wood chark fiber shall be mixed with water and the mixture shall contain a maximum of 50 lbs. of wood chark fiber per 100 gallons of water.
- Application of liquid binders should be heavier at the edges where wind catches match, such as in valleys and crest of banks. The remainder of the match should be secured by other means. Application: Synthetic binders - such as Acrylic DLE (Aqua-Tack), DEX-70 (Petro-Tex), Terra Tex (Terra-Tack) or other approved equal may be used at rates recommended by the manufacturer to anchor match.
- Lightweight plastic netting may be applied over the match according to manufacturer's recommendations. Netting is usually available in rolls 4' to 12' wide and 300 to 3,000 feet long.

**J. Seeding Rate**

- Seeding rate shall be applied to all seeded areas immediately after seeding as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- When straw mesh is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Match shall be applied to a uniform depth of between 1" and 2". Match applied shall achieve a uniform depth of 1" to 2" over the entire seeded area. If a match anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
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**K. Seeding Rate**

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**M. Seeding Rate**

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**N. Seeding Rate**

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**O. Seeding Rate**

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**Q. Seeding Rate**

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**R. Seeding Rate**

- Seeding rate shall be applied to all seeded areas immediately after seeding as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
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**S. Seeding Rate**

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- Wood chark fiber used as a match shall be applied at a net dry weight of 1000 lbs. per acre. The wood chark fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood chark fiber per 100 gallons of water.

**T. Seeding Rate**

- Seeding rate shall be applied to all seeded areas immediately after seeding as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- When straw mesh is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Match shall be applied to a uniform depth of between 1" and 2". Match applied shall achieve a uniform depth of 1" to 2" over the entire seeded area. If a match anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- Wood chark fiber used as a match shall be applied at a net dry weight of 1000 lbs. per acre. The wood chark fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood chark fiber per 100 gallons of water.

**U. Seeding Rate**

- Seeding rate shall be applied to all seeded areas immediately after seeding as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- When straw mesh is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Match shall be applied to a uniform depth of between 1" and 2". Match applied shall achieve a uniform depth of 1" to 2" over the entire seeded area. If a match anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- Wood chark fiber used as a match shall be applied at a net dry weight of 1000 lbs. per acre. The wood chark fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood chark fiber per 100 gallons of water.

**V. Seeding Rate**

- Seeding rate shall be applied to all seeded areas immediately after seeding as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- When straw mesh is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Match shall be applied to a uniform depth of between 1" and 2". Match applied shall achieve a uniform depth of 1" to 2" over the entire seeded area. If a match anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- Wood chark fiber used as a match shall be applied at a net dry weight of 1000 lbs. per acre. The wood chark fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood chark fiber per 100 gallons of water.

**W. Seeding Rate**

- Seeding rate shall be applied to all seeded areas immediately after seeding as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- When straw mesh is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Match shall be applied to a uniform depth of between 1" and 2". Match applied shall achieve a uniform depth of 1" to 2" over the entire seeded area. If a match anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- Wood chark fiber used as a match shall be applied at a net dry weight of 1000 lbs. per acre. The wood chark fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood chark fiber per 100 gallons of water.

**X. Seeding Rate**

- Seeding rate shall be applied to all seeded areas immediately after seeding as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- When straw mesh is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Match shall be applied to a uniform depth of between 1" and 2". Match applied shall achieve a uniform depth of 1" to 2" over the entire seeded area. If a match anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- Wood chark fiber used as a match shall be applied at a net dry weight of 1000 lbs. per acre. The wood chark fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood chark fiber per 100 gallons of water.

**Y. Seeding Rate**

- Seeding rate shall be applied to all seeded areas immediately after seeding as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- When straw mesh is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Match shall be applied to a uniform depth of between 1" and 2". Match applied shall achieve a uniform depth of 1" to 2" over the entire seeded area. If a match anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- Wood chark fiber used as a match shall be applied at a net dry weight of 1000 lbs. per acre. The wood chark fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood chark fiber per 100 gallons of water.

## SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING PRIOR TO THE START OF ANY CONSTRUCTION (USE-205).

2. ALL VEGETATIVE AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND SPECIFICATIONS FOR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (a) 7 CALENDAR DAYS FOR ALL PERMITTED SEDIMENT CONTROL STRUCTURES, DICES, PERMITS, SLOPES AND ALL SLOPES STEEPER THAN 3:1, IN 14 DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR DE-STABILIZATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (a) 7 CALENDAR DAYS FOR ALL PERMITTED SEDIMENT CONTROL STRUCTURES, DICES, PERMITS, SLOPES AND ALL SLOPES STEEPER THAN 3:1, IN 14 DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.

4. ALL SEDIMENT TRAP/DIVERSIONS SHALL BE FINISHED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER BY ACCORDANCE WITH VOL. I, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE, PERMITS, SLOPES AND ALL SLOPES STEEPER THAN 3:1, IN 14 DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.

5. ALL SEDIMENT CONTROL STRUCTURES ARE TO BE FINISHED AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR CONSTRUCTION OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE, PERMITS, SLOPES AND ALL SLOPES STEEPER THAN 3:1, IN 14 DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.

6. ALL SEDIMENT CONTROL STRUCTURES ARE TO BE FINISHED AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR CONSTRUCTION OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE, PERMITS, SLOPES AND ALL SLOPES STEEPER THAN 3:1, IN 14 DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.

7. SITE ANALYSIS:  
TOTAL AREA OF SITE: 1795 ACRES  
AREA TO BE RESTORED OR PAVED: 1555 ACRES  
AREA TO BE VEGETATIVELY STABILIZED: 130 ACRES  
TOTAL CUT: 1000 CUBIC YARDS  
TOTAL FILL: 1000 CUBIC YARDS  
DISTURBED AREA LOCATION: 0.10%  
TOTAL DISTURBED AREA: 1.795 ACRES  
TOTAL VEGETATIVELY STABILIZED AREA: 1.30 ACRES  
TOTAL RESTORED OR PAVED AREA: 1.555 ACRES

8. ANY SEDIMENT CONTROL/STRUCTURE WHICH IS DAMAGED BY GRADING ACTIVITY FOR REPAIR OR UTILITIES MUST BE REPAIRED OR REPLACED WITHIN THE SAME DAY OF DISTURBANCE.

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

10. ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES:  
APPROVAL OF THE INSPECTION AGENCY SHALL BE OBTAINED UPON COMPLETION OF INSTALLATION OF PERMITS, EROSION AND SEDIMENT CONTROLS, AND BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER SEDIMENT OR SOIL INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE SPOIL/SOURCE SITE AND HISTORY AND GAIN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR OF THE SITE AND ITS GRADING PERMIT NUMBER AT THE TIME OF CONSTRUCTION.

**Incremental Stabilization - Cut Slopes**

- All cut slopes shall be dressed, prepared, seeded and mulched to the work progress. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
- Construction sequence shall be as follows:
  - Excavate and stabilize all temporary access, side ditches, or berms that will be necessary.
  - Perform Phase 2 excavation, dress and stabilize.
  - Perform Phase 1 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
  - Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

**Note:** Once excavation has begun the operation shall be continuous from grading through the completion of grading and placement of topsoil of required and permanent seed and mulch. Any interruptions in the operation or completion of the seeding season will necessitate the application of temporary stabilization.

**Incremental Stabilization of Embankments - Fill Slopes**

- Embankments shall be constructed in lifts as prescribed on the plans.
- Slopes shall be established immediately when the vertical height of the multiple lifts reaches 15', or when the existing operation causes as prescribed in the plans.
- All the end of each lift, temporary berms and slope drains shall be constructed along the top edge of the embankment to intercept surface runoff and convey it from the slope to a non-erosive roadway to a sediment trapping device.
- Construction sequence shall be as follows:
  - Excavate and stabilize all temporary access, side ditches, or berms that will be used.
  - Perform Phase 1 embankment, dress and stabilize.
  - Perform Phase 2 embankment, dress and stabilize.
  - Perform final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

**Note:** Once the placement of fill has begun the operation shall be continuous from grading through the completion of grading and placement of topsoil of required and permanent seed and mulch. Any interruptions in the operation or completion of the operation of the seeding season will necessitate the application of temporary stabilization.

**PERMANENT SEEDING NOTES**

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:

**SEEDING PREPARATION:**  
LOOSEN UPPER THREE INCHES OF SOIL BY PLOWING, DISCHING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

**SOIL AMENDMENTS:**  
APPLY 200 TONS PER ACRE DOLOMITE LIMESTONE OR 150/200 LBS/ACRE AND 500 LBS/ACRE 10-10-10 FERTILIZER (OR 150/200 LBS/ACRE OF 10-10-10 FERTILIZER) TO ALL AREAS TO BE SEEDING. APPLY 400 LBS/ACRE OF 10-10-10 FERTILIZER (OR 150/200 LBS/ACRE OF 10-10-10 FERTILIZER) TO ALL AREAS TO BE SEEDING.

**SEEDING:**  
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH NOVEMBER 30, SEED WITH 1 BUDEL PER ACRE OF ANNUAL RATE 150 LBS/ACRE OF MIXTURE (100 LBS/ACRE OF 10-10-10 FERTILIZER AND 50 LBS/ACRE OF 10-10-10 FERTILIZER) TO ALL AREAS TO BE SEEDING. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 50 LBS/ACRE OF 10-10-10 FERTILIZER AND 50 LBS/ACRE OF 10-10-10 FERTILIZER TO ALL AREAS TO BE SEEDING. FOR THE PERIOD AUGUST 1 THROUGH NOVEMBER 30, SEED WITH 1 BUDEL PER ACRE OF ANNUAL RATE 150 LBS/ACRE OF MIXTURE (100 LBS/ACRE OF 10-10-10 FERTILIZER AND 50 LBS/ACRE OF 10-10-10 FERTILIZER) TO ALL AREAS TO BE SEEDING.

**MULCHING:**  
APPLY 1 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNWEIGHTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHORING TOE OR 200 GALLONS PER ACRE (15 GALLONS SQ FT) OF MULCH ASH ON FLAT AREAS ON SLOPES OF 3 FEET OR MORE. USE 340 GALLONS PER ACRE (19 GALLONS SQ FT) FOR ANCHORING.

**MAINTENANCE:**  
INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS. REPAIRS SHALL BE MADE AVAILABLE TO THE INSPECTOR TO VERIFY TYPE AND RATE OF SEED USED.

**NOTE:** THE PROVISIONS OF THIS SECTION SHALL BE APPLIED TO ALL AREAS TO BE SEEDING. THE PROVISIONS OF THIS SECTION SHALL BE APPLIED TO ALL AREAS TO BE SEEDING. THE PROVISIONS OF THIS SECTION SHALL BE APPLIED TO ALL AREAS TO BE SEEDING.

**TEMPORARY SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WITHIN A SHORT-TERM VEGETATION COVER IS NEEDED.

**SEEDING PREPARATION:**  
LOOSEN UPPER THREE INCHES OF SOIL BY PLOWING, DISCHING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY ACCEPTED.

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**TEMPORARY SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WITHIN A SHORT-TERM VEGETATION COVER IS NEEDED.

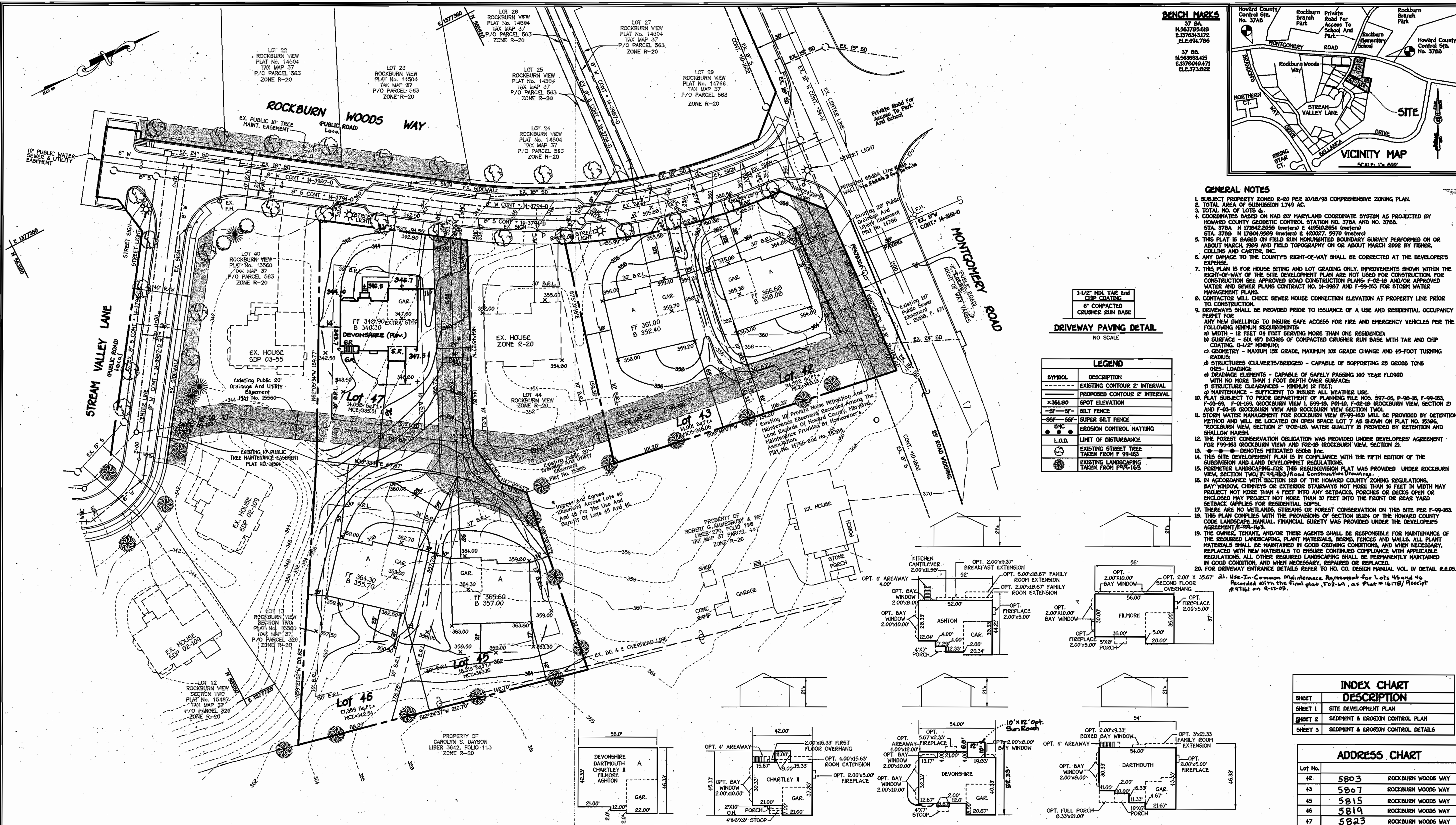
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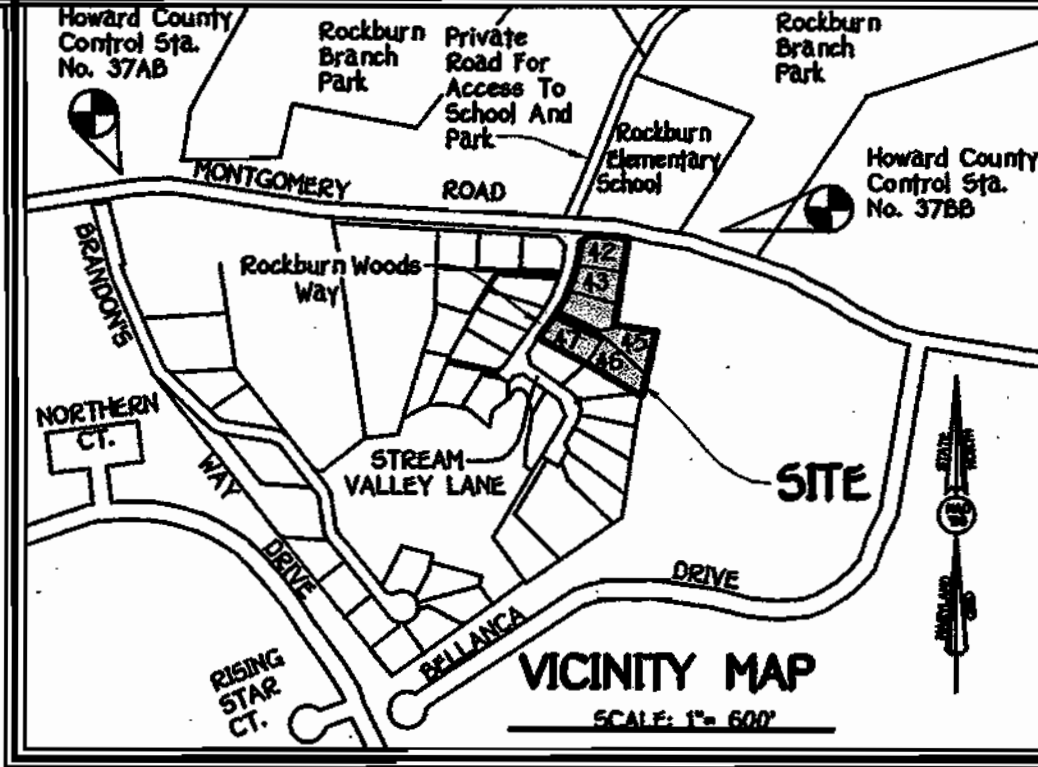
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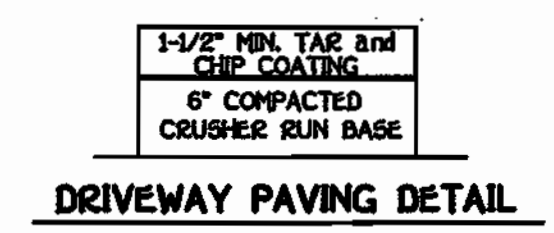
**BENCH MARKS**

37 BA	N.563785.618	E.157634.172	E.L.E.394.706
37 BB	N.563663.415	E.157604.071	E.L.E.373.822



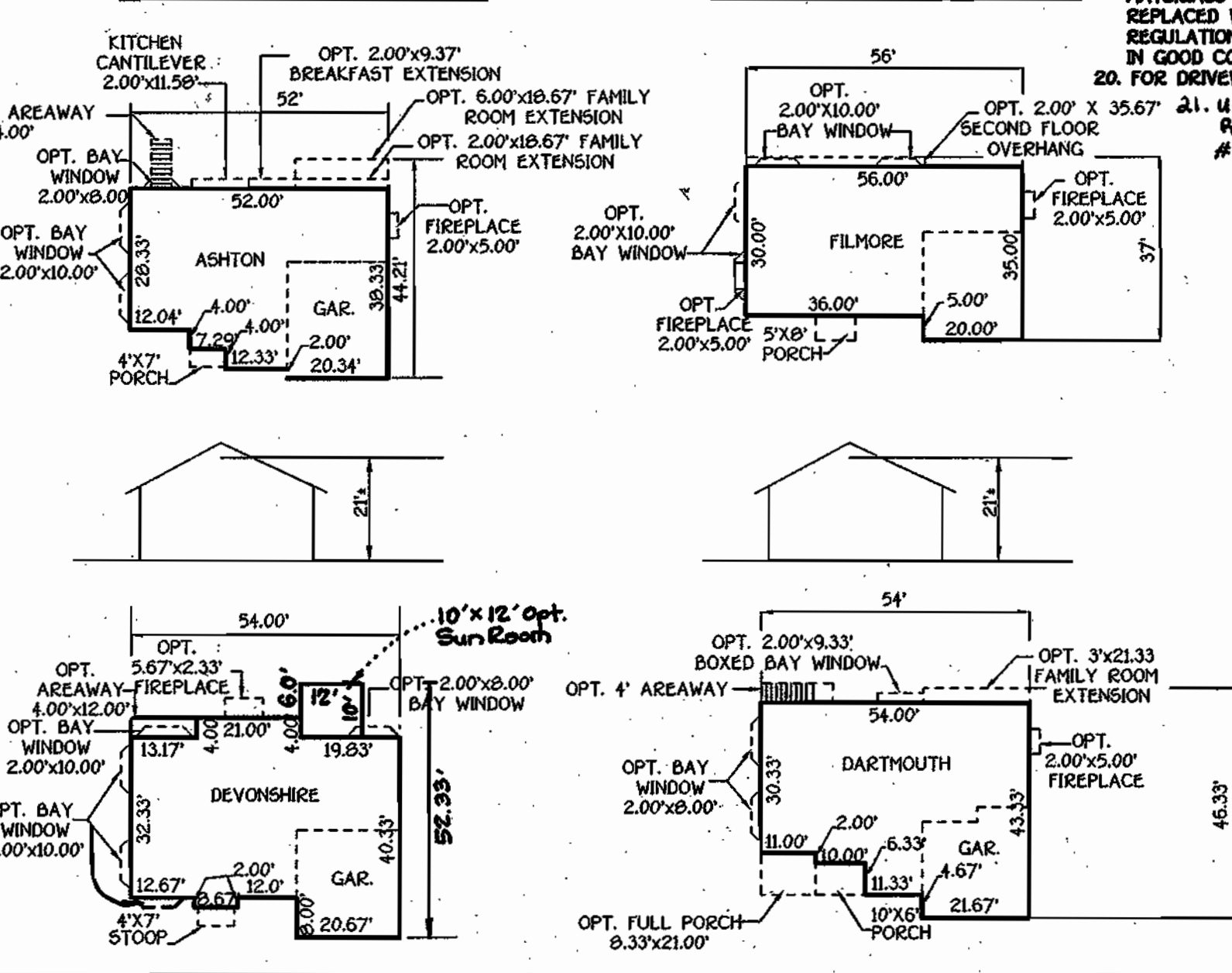
**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SUBDIVISION 1.749 AC.
- TOTAL NO. OF LOTS 6.
- COORDINATES BASED ON MD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATION NO. 378A AND NO. 378B. STA. 378A N 178°20'20" (meter) E 4920.254 (meter) STA. 378B N 178°04'59" (meter) E 4202.757 (meter)
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1989 AND FIELD TOPOGRAPHY ON OR ABOUT MARCH 2002 BY FISHER, COLLINS AND CARTER, INC.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAY OF THE SITE SHOULD NOT BE USED FOR CONSTRUCTION FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-02-18 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 11-3987 AND F-99-163 FOR STORM WATER MANAGEMENT PLANS.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY LINE PRIOR TO CONSTRUCTION.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET OF FEET SERVING MORE THAN ONE RESIDENCE;
  - SURFACE - 6" OR MORE INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125' LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD
- PLAN SUBJECT TO PRODE DEPARTMENT OF PLANNING FILE NOS. 897-06, P-98-16, F-99-163, F-03-09, F-04-09, ROCKBURN VIEW I, 699-18, P01-10, F-02-18 (ROCKBURN VIEW, SECTION 2) AND F-03-16 (ROCKBURN VIEW AND ROCKBURN VIEW SECTION TWO).
- STORM WATER MANAGEMENT FOR ROCKBURN VIEW (F-99-163) WILL BE PROVIDED BY DETENTION METHOD AND WILL BE LOCATED ON OPEN SPACE LOT 7 AS SHOWN ON PLAT NO. 15366, ROCKBURN VIEW, SECTION 2, F-02-18. WATER QUALITY IS PROVIDED BY RESTENTION AND SHALLOW MARSH.
- THE FOREST CONSERVATION OBLIGATION WAS PROVIDED UNDER DEVELOPER'S AGREEMENT FOR F-99-163 (ROCKBURN VIEW AND F-02-18 (ROCKBURN VIEW, SECTION 2).
- - ● - ● DENOTES MITIGATED 65DBA LINE.
- THIS SITE DEVELOPMENT PLAN IS IN COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PERMITS FOR LANDSCAPING FOR THIS SUBDIVISION PLAN WAS PROVIDED UNDER ROCKBURN VIEW, SECTION TWO, F-99-163 (Road Construction Drawings).
- IN ACCORDANCE WITH SECTION 129 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOW, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK (APPLIES FOR RESIDENTIAL SDPS).
- THERE ARE NO WETLANDS, STREAMS OR FOREST CONSERVATION ON THIS SITE PER F-99-163.
- THIS PLAN COMPLIES WITH THE PROVISIONS OF SECTION 16.22 OF THE HOWARD COUNTY CODE LANDSCAPE MANUAL. FINANCIAL SURETY WAS PROVIDED UNDER THE DEVELOPER'S AGREEMENT F-99-163.
- THE OWNER, TRAILER AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITIONS, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CO. DESIGN MANUAL VOL. IV DETAIL R.6.0.
- Use-In-Common Maintenance Agreement for Lots 45 and 46. Recorded with the final plat, F-02-18, as Plat # 16178/Receipt # 47161 on 4-15-03.



**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X364.80	SPOT ELEVATION
-S-	SILT FENCE
-SF-	SUPER SILT FENCE
●	EROSION CONTROL MATTING
L.O.D.	LIMIT OF DISTURBANCE
●	EXISTING STREET TREE TAKEN FROM F-99-163
●	EXISTING LANDSCAPING TAKEN FROM F-99-163



**INDEX CHART**

SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN
SHEET 2	SEDIMENT & EROSION CONTROL PLAN
SHEET 3	SEDIMENT & EROSION CONTROL DETAILS

**ADDRESS CHART**

Lot No.	Address	Address
42	5803	ROCKBURN WOODS WAY
43	5807	ROCKBURN WOODS WAY
45	5815	ROCKBURN WOODS WAY
46	5819	ROCKBURN WOODS WAY
47	5823	ROCKBURN WOODS WAY

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10772 DALLWISSE NATIONAL PIKE  
 ELK COTT CITY, MARYLAND 21051  
 410-481-2000

NO.	REVISION	DATE
1	Rev. hse. & grd. lot 47	12-2-03

**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 Charles J. Crovo Sr. 9/30/03  
 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 of Developer Brian Boy 9/22/03  
 Date

Reviewed for HOWARD SCD and meets Technical Requirements.  
 Jim Meyer 9/4/03  
 U.S.D.A.-Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Jim K. Kaloupek 9/4/03  
 Howard SCD

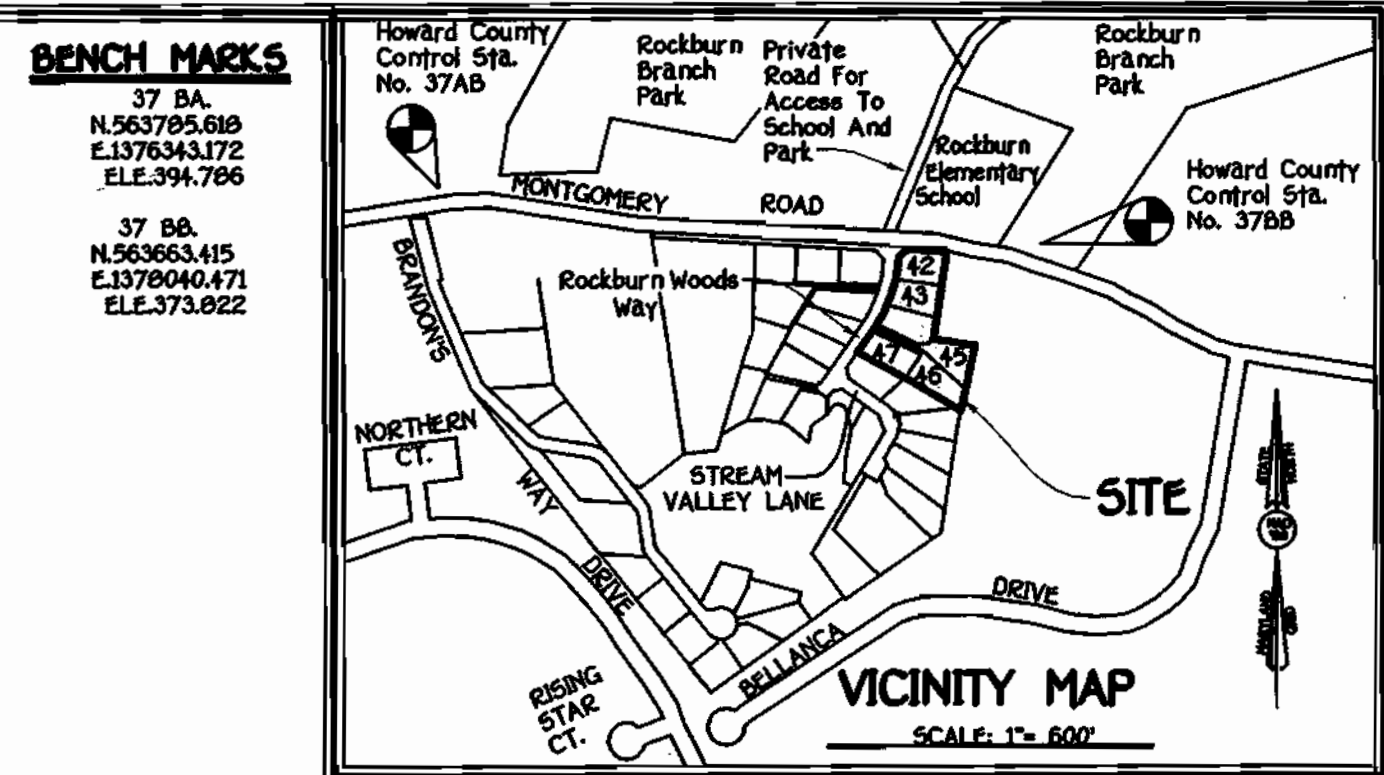
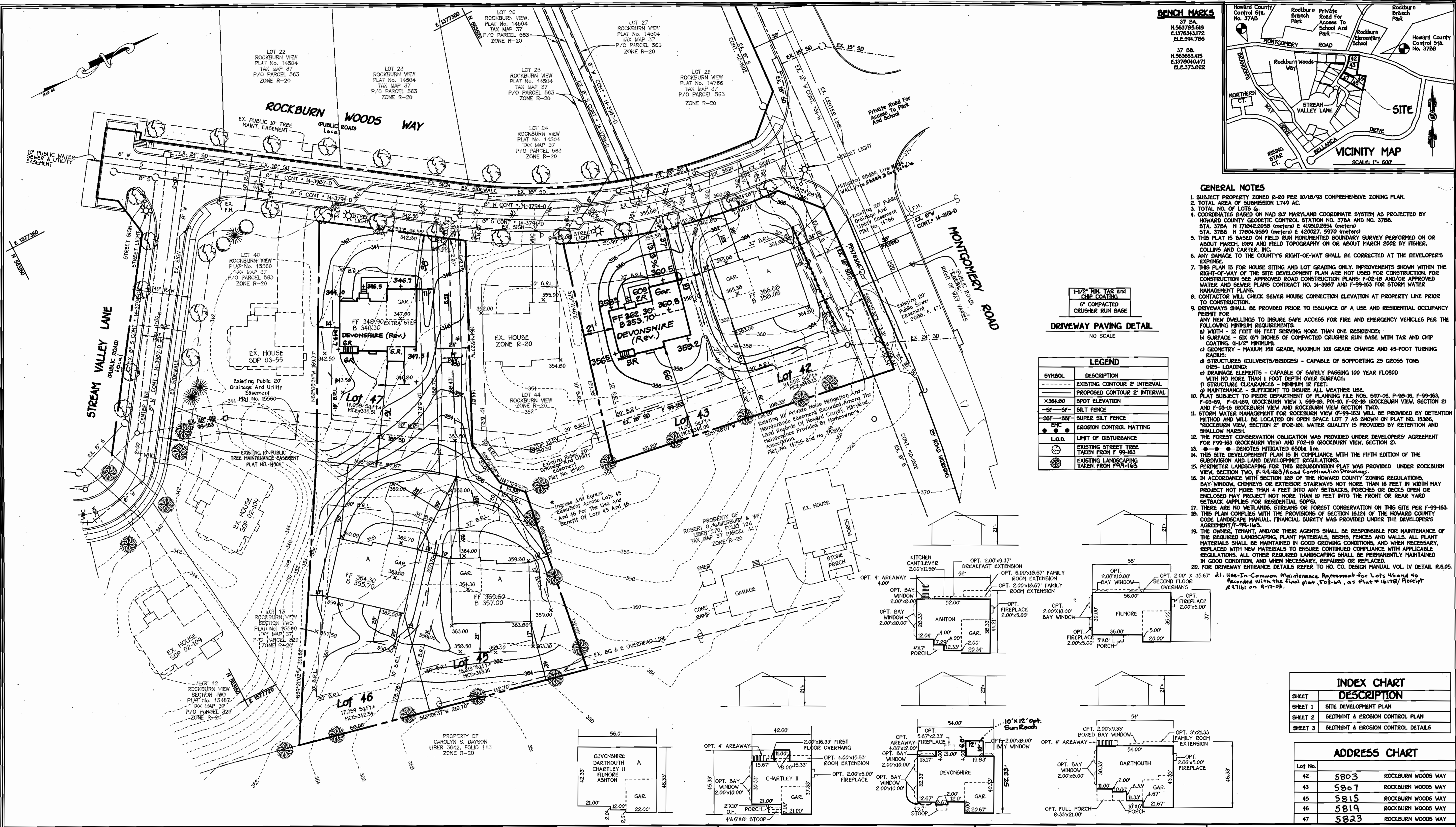
**DEVELOPER/OWNER/BUILDER**  
 CORNESTONE HOLDINGS, L.L.C.  
 3691 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Paul A. Wynn 10/9/03  
 Director - Department of Planning and Zoning  
 Cindy Hamilton 10/9/03  
 Chief, Division of Land Development  
 Chad Harrison 9/16/03  
 Chief, Development Engineering Division

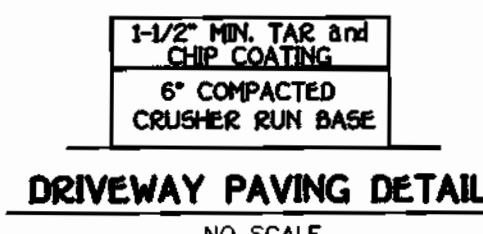
SUBDIVISION	ROCKBURN VIEW	SECTION/AREA	2	LOTS NO.	42, 43 & 45-47
PLAT NO.	10178	BLOCK NO.	4	TAX/ZONE	R-20
WATER CODE	D04	SEWER CODE	2153600	ELEC. DIST.	FIRST
				CENSUS TR.	601L01

**SITE DEVELOPMENT PLAN**  
**ROCKBURN VIEW**  
 SINGLE FAMILY DETACHED  
 LOTS 42, 43 AND  
 LOTS 45 THRU 47/SEC. TWO  
 ZONING: R-20  
 TAX MAP No. 37 PARCEL No. 563 AND 329 GRID 4  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: APRIL 17, 2003  
 SHEET 1 OF 3

SDP 03-152

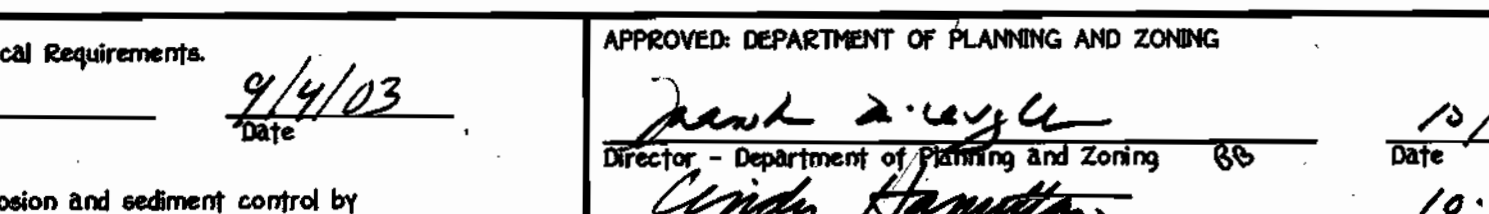
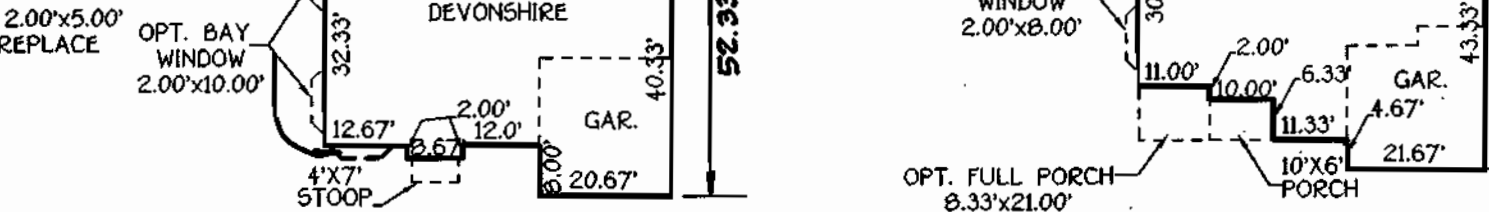
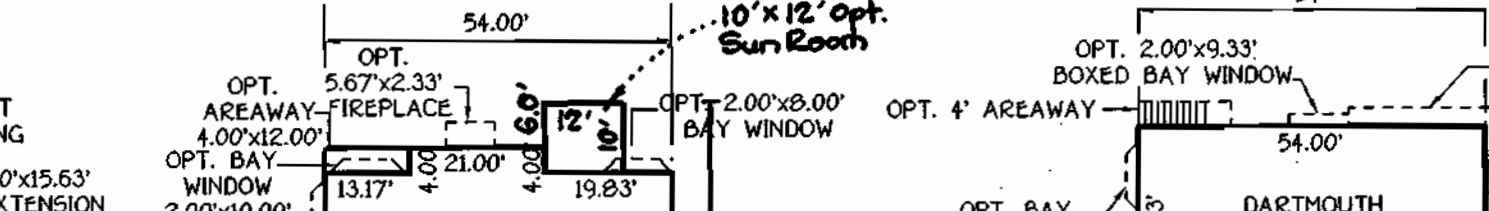
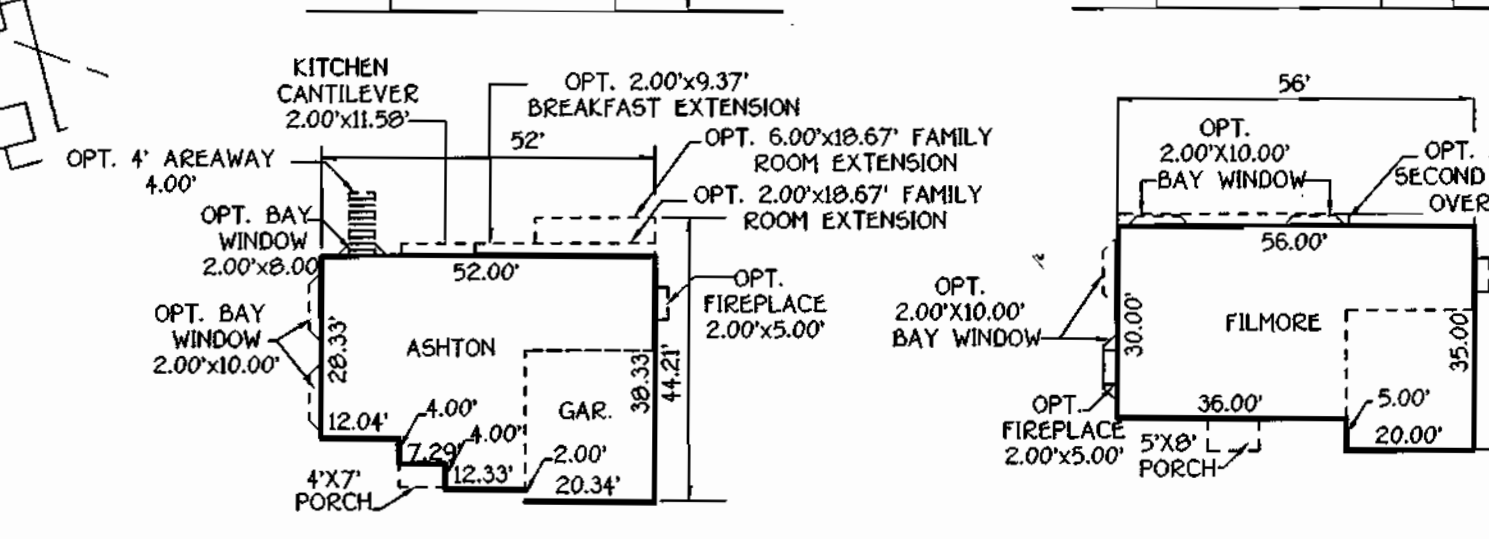


- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER 10/10/93 COMPREHENSIVE ZONING PLAN.
  - TOTAL AREA OF SUBMISSION 1.749 AC.
  - TOTAL NO. OF LOTS 6.
  - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 378A AND NO. 378B. STA. 378A N 17042.2058 (meters) E 41050.2254 (meters) STA. 378B N 17004.9599 (meters) E 42002.7970 (meters)
  - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 1999 AND FIELD TOPOGRAPHY ON OR ABOUT MARCH 2002 BY FISHER, COLLINS & CARTEE, INC.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAY OF THE SITE DEVELOPMENT PLAN ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS: F-02-18 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3987 AND F-99-163 FOR STORM WATER MANAGEMENT PLANS.
  - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY LINE PRIOR TO CONSTRUCTION.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE)
    - SURFACE OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, (3/4" MINIMUM)
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGING AND 45-FOOT TURNING RADIUS
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (625-LOADING)
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - PLAN SUBJECT TO PRIOR DEPARTMENT OF PLANNING FILE NOS. 957-06, P-98-16, F-99-163, F-03-49, F-04-89, ROCKBURN VIEW 1, 599-10, P0-10, F-02-18 (ROCKBURN VIEW, SECTION 2) AND F-03-15 (ROCKBURN VIEW AND ROCKBURN VIEW SECTION TWO).
  - STORM WATER MANAGEMENT FOR ROCKBURN VIEW (F-99-163) WILL BE PROVIDED BY DETENTION METHOD AND WILL BE LOCATED ON OPEN SPACE LOT 7 AS SHOWN ON PLAT NO. 15386, "ROCKBURN VIEW, SECTION 2" (F-02-18). WATER QUALITY IS PROVIDED BY RETENTION AND SHALLOW MARCH.
  - THE FOREST CONSERVATION OBLIGATION WAS PROVIDED UNDER DEVELOPER'S AGREEMENT FOR F-99-163 (ROCKBURN VIEW) AND F-02-18 (ROCKBURN VIEW, SECTION 2).
  - ⊙ ⊙ ⊙ DENOTES MITIGATED 6500A FINE
  - THIS SITE DEVELOPMENT PLAN IS IN COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - PERMETER LANDSCAPING FOR THIS RESUBDIVISION PLAN WAS PROVIDED UNDER ROCKBURN VIEW, SECTION TWO, F-94-163 (Area of Construction Overlay).
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOW, 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 (APPLIES FOR RESIDENTIAL SDPS).
  - THERE ARE NO WETLANDS, STREAMS OR FOREST CONSERVATION ON THIS SITE PER F-99-163. THIS PLAN COMPLIES WITH THE PROVISIONS OF SECTION 18.224 OF THE HOWARD COUNTY CODE LANDSCAPE MANUAL. FINANCIAL SURTY WAS PROVIDED UNDER THE DEVELOPER'S AGREEMENT/F-94-163.
  - THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BEIRPS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITIONS, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CO. DESIGN MANUAL VOL. IV DETAIL R.6.05.
  - Use-In-Common Maintenance Agreement for Lots 45 and 46 Recorded with the final plat, F-03-04, as Plat # 16178 / Receipt # 9116 on 9-17-03.



**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
X364.80	SPOT ELEVATION
-S- -S-	SILT FENCE
-SS- -SS-	SUPER SILT FENCE
⊙	EROSION CONTROL MATTING
⊙	L.O.D.
⊙	LIMIT OF DISTURBANCE
⊙	EXISTING STREET TREE TAKEN FROM F-99-163
⊙	EXISTING LANDSCAPING TAKEN FROM F-94-163



**INDEX CHART**

SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN
SHEET 2	SEDIMENT & EROSION CONTROL PLAN
SHEET 3	SEDIMENT & EROSION CONTROL DETAILS

**ADDRESS CHART**

Lot No.	Address
42	5803 ROCKBURN WOODS WAY
43	5807 ROCKBURN WOODS WAY
45	5815 ROCKBURN WOODS WAY
46	5819 ROCKBURN WOODS WAY
47	5823 ROCKBURN WOODS WAY

**FISHER, COLLINS & CARTEE, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 1022 BALTIMORE NATIONAL PIKE  
 ELKTON, MD. 21921

**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 Charles J. Crovo Sr. Date 9/22/03

**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 Brian Day Date 9/22/03

**DEVELOPER/OWNER/BUILDER**  
 CORNERSTONE HOLDINGS, L.L.C.  
 3639 HOGWILD AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

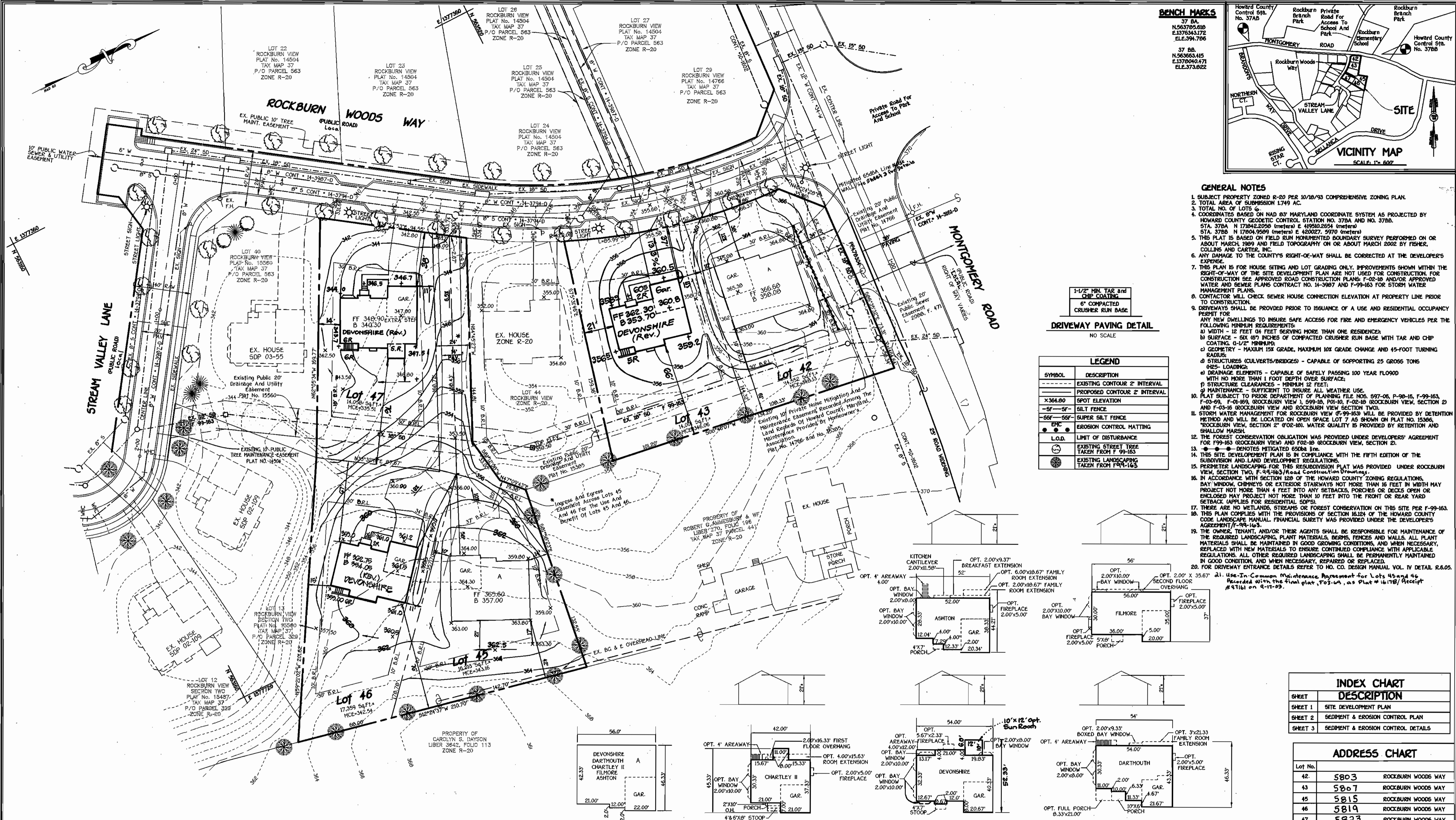
Reviewed for HOWARD SCD and meets Technical Requirements.  
 Jim Meyer, U.S.D.A.-Natural Resources Conservation Service, Date 9/14/03

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Paul A. Taylor, Director - Department of Planning and Zoning, Date 10/5/03  
 Cindy Hamilton, Chief, Division of Land Development, Date 10/9/03  
 Chadman, Chief, Development Engineering Division, Date 9/16/03

**SITE DEVELOPMENT PLAN**  
**ROCKBURN VIEW**  
 SINGLE FAMILY DETACHED  
 LOTS 42, 43 AND  
 LOTS 45 THRU 47/SEC.TWO  
 ZONING: R-20  
 TAX MAP No. 37 PARCEL No. 563 AND 329 GRID 4  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: APRIL 17, 2003  
 SHEET 1 OF 3

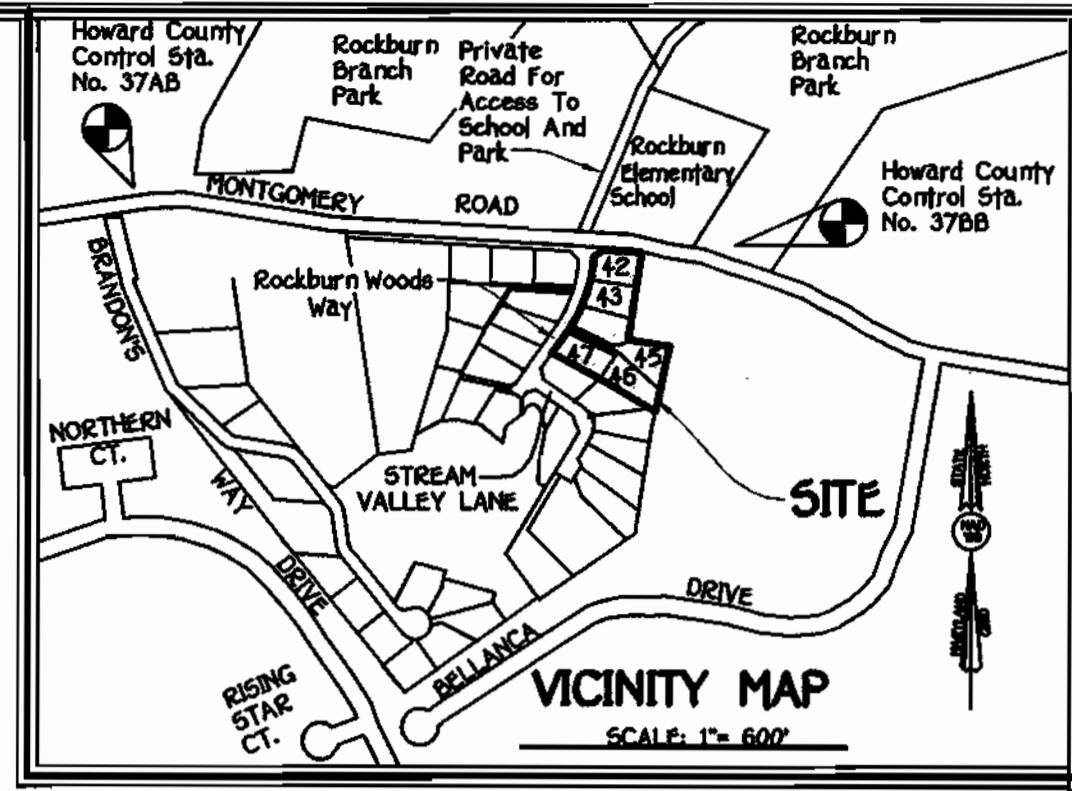
2 Rev. hse. Ford lot 43 12-16-03  
 1 Rev. hse. & grad. lot 47 12-2-03

**SDP 03-152**



**BENCH MARKS**

37 BA	N 563786.616 E	E 1376343.172	ELE. 394.786
37 BB	N 563663.415 E	E 1376040.471	ELE. 373.822



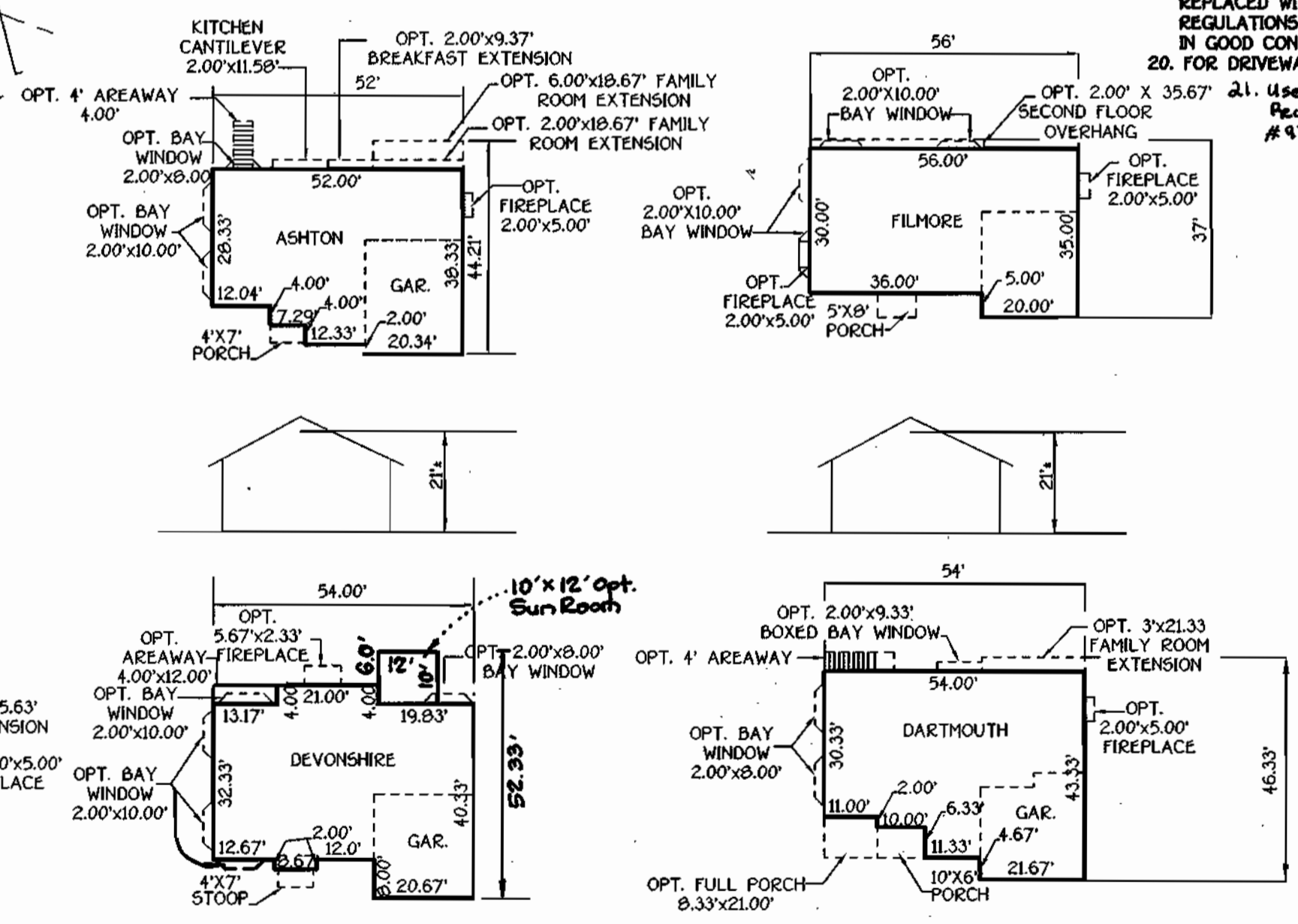
**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SUBMISSION 1.749 AC.
- TOTAL NO. OF LOTS 6.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 3784 AND NO. 3785. STA. 3784 N 17804.2509 (meters) E 41990.2654 (meters) STA. 3785 N 17804.2509 (meters) E 42002.7970 (meters)
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1999 AND FIELD TOPOGRAPHY ON OR ABOUT MARCH 2002 BY FISHER, COLLINS AND CARTER, INC.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAY OF THE SITE DEVELOPMENT PLAN ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS: F-02-18 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3987 AND F-99-163 FOR STORM WATER MANAGEMENT PLANS.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY LINE PRIOR TO CONSTRUCTION.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET OR FEET SERVING MORE THAN ONE RESIDENCE;
  - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS @25' SPACING;
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING FILE NOS. 99-07, F-99-15, F-99-163, F-03-69, F-01-69, ROCKBURN VIEW I, 99-10, P-01-0, F-02-18 (ROCKBURN VIEW, SECTION 2) AND F-03-16 (ROCKBURN VIEW AND ROCKBURN VIEW SECTION TWO).
- STORM WATER MANAGEMENT FOR ROCKBURN VIEW (F-99-163) WILL BE PROVIDED BY DETENTION METHOD AND WILL BE LOCATED ON OPEN SPACE LOT 7 AS SHOWN ON PLAT NO. 15306 "ROCKBURN VIEW, SECTION 2" (F-02-18). WATER QUALITY IS PROVIDED BY RETENTION AND SHALLOW MARSH.
- THE FOREST CONSERVATION OBLIGATION WAS PROVIDED UNDER DEVELOPER'S AGREEMENT FOR F99-163 (ROCKBURN VIEW) AND F02-18 (ROCKBURN VIEW, SECTION 2).
- - DENOTES MITIGATED 65DBa LINE.
- THIS SITE DEVELOPMENT PLAN IS IN COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PERIMETER LANDSCAPING FOR THIS RESUBDIVISION PLAT WAS PROVIDED UNDER ROCKBURN VIEW, SECTION TWO, F-99-163/Road Construction Drawings.
- IN ACCORDANCE WITH SECTION 122 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOW, CHIMNEYS OR EXTENSIVE STAIRWAYS NOT MORE THAN 15 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 (APPLIES FOR RESIDENTIAL SOPS).
- THERE ARE NO WETLANDS, STREAMS OR FOREST CONSERVATION ON THIS SITE PER F-99-163.
- THIS PLAN COMPLIES WITH THE PROVISIONS OF SECTION 16324 OF THE HOWARD COUNTY CODE LANDSCAPE MANUAL. FINANCIAL SURETY WAS PROVIDED UNDER THE DEVELOPER'S AGREEMENT F-99-163.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, 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. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO NO. CO. DESIGN MANUAL VOL. IV DETAIL R.6.05.



**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
X 364.80	SPOT ELEVATION
-5' -5'	SILT FENCE
-5' -5' -5'	SUPER SILT FENCE
ERC	EROSION CONTROL MATTING
L.O.D.	LIMIT OF DISTURBANCE
(Tree Symbol)	EXISTING STREET TREE TAKEN FROM F-99-163
(Circle Symbol)	EXISTING LANDSCAPING TAKEN FROM F99-163



**INDEX CHART**

SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN
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**ADDRESS CHART**

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43	5807 ROCKBURN WOODS WAY
45	5815 ROCKBURN WOODS WAY
46	5819 ROCKBURN WOODS WAY
47	5823 ROCKBURN WOODS WAY

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 16272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21038  
 (410) 461-2555

NO.	REVISION	DATE
1	REV. HSE. & GRD. LOT 46 TO SHOW AD-BUILT COND.	10/25/03
2	Rev. hse. & grd. lot 43	12-16-03
1	Rev. hse. & grd. lot 47	12-2-03



**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 Charles J. Crovo. Date: 8/22/03

**DEVELOPER'S CERTIFICATE**  
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 Signature of Developer Brian Boy Date: 8/22/03

Approved for HOWARD SCD and meets Technical Requirements.  
 Jim Meyer, U.S.D.A. - Natural Resources Conservation Service, Date: 9/4/03

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Jim K. Kalinowski, Howard SCD, Date: 9/4/03

**DEVELOPER/OWNER/BUILDER**  
 CORNESTONE HOLDINGS, L.L.C.  
 9691 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

APPROVED DEPARTMENT OF PLANNING AND ZONING

Frank A. Doyle, Director - Department of Planning and Zoning, Date: 10/3/03

Cathy Hamilton, Chief, Division of Land Development, Date: 10-9-03

Chief, Development Engineering Division, Date: 9/16/03

SUBDIVISION	SECTION/AREA	LOTS NO.
ROCKBURN VIEW	A	42, 43 & 45-47

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONING	ELEC. DIST.	CENSUS TR.
10178	4	R-20	37	FIRST	601101

WATER CODE	SEWER CODE
004	2153800

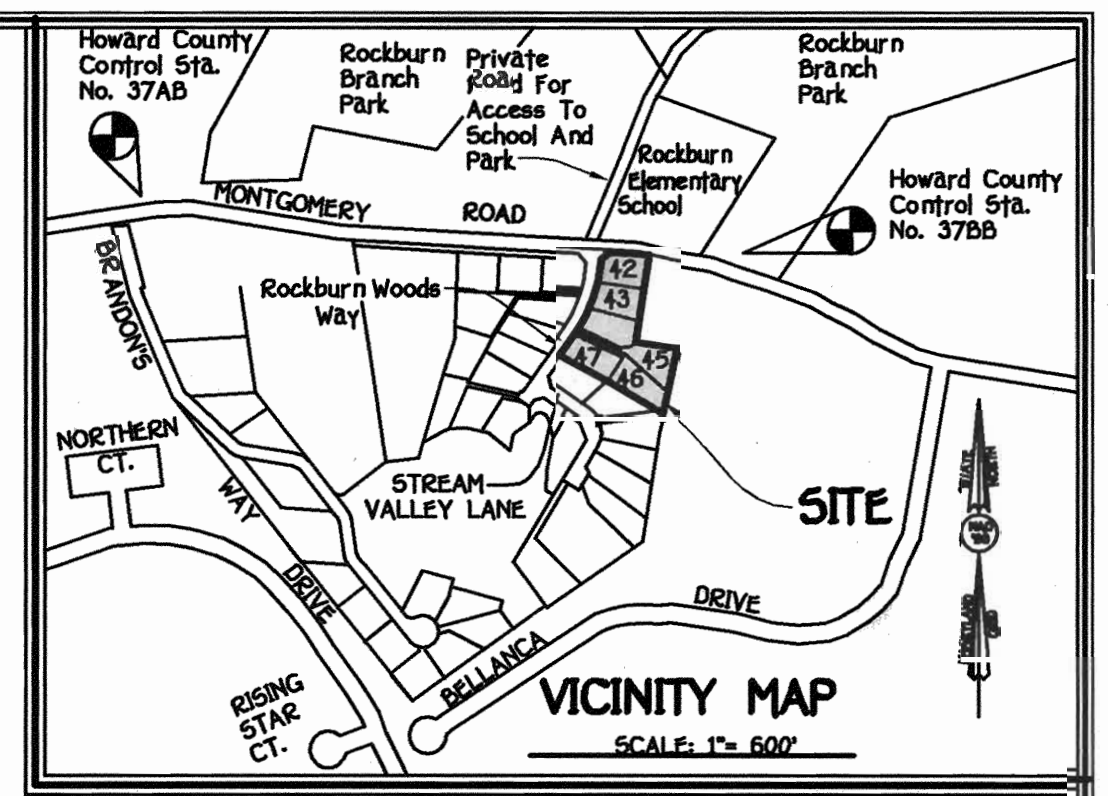
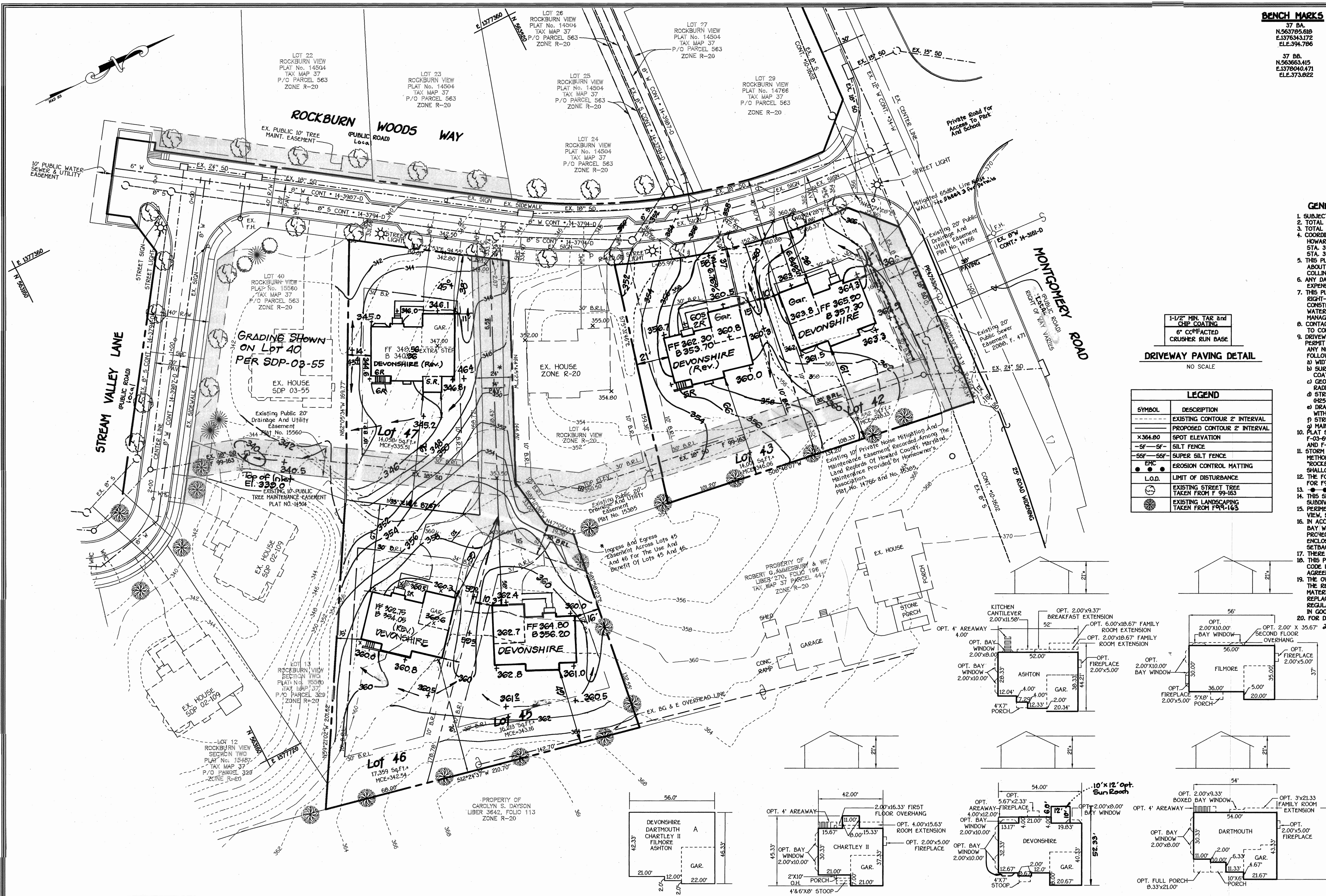
**SITE DEVELOPMENT PLAN**

**ROCKBURN VIEW**  
 SINGLE FAMILY DETACHED  
 LOTS 42, 43 AND  
 LOTS 45 THRU 47/SEC. TWO  
 ZONING: R-20

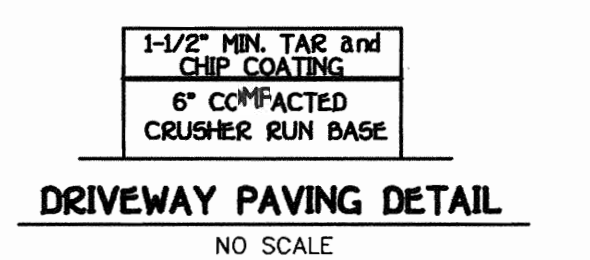
TAX MAP No. 37 PARCEL No. 563 AND 329 GRID 4  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: APRIL 17, 2003

SHEET 1 OF 3

SDP 03-152

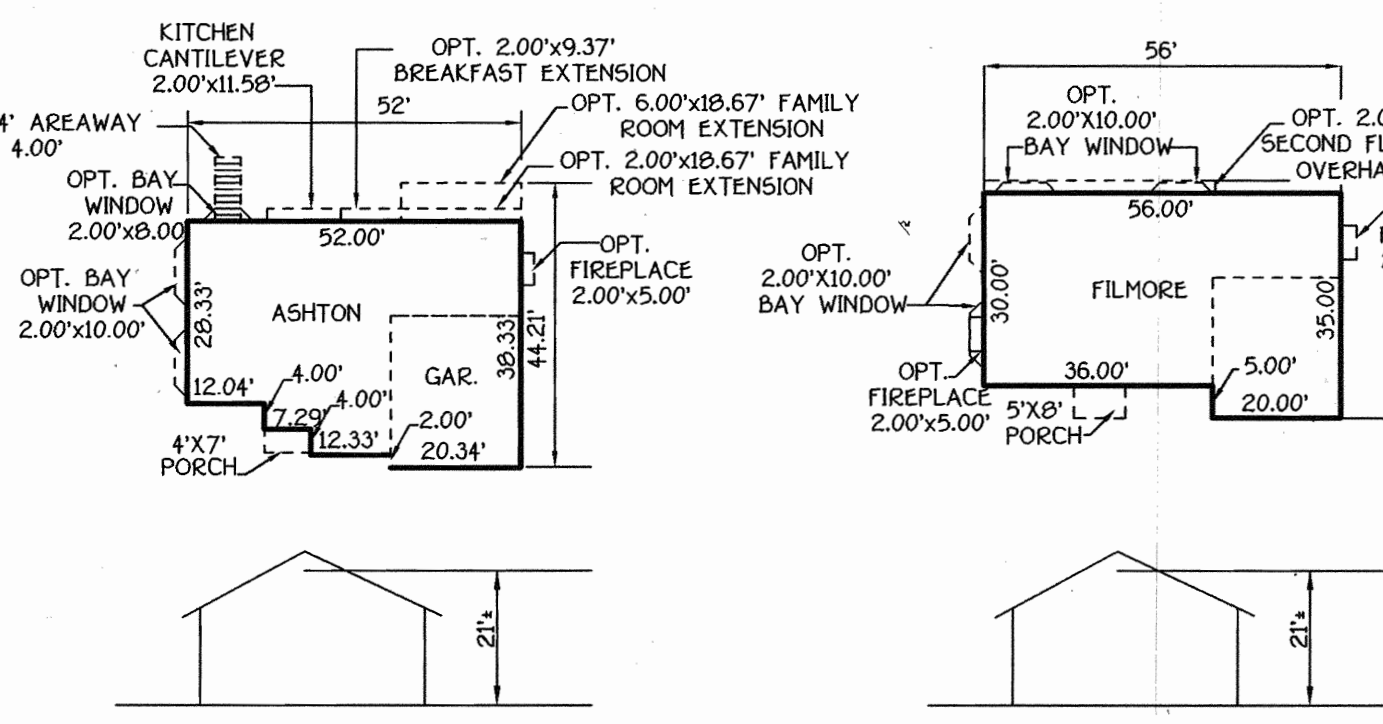


- ### GENERAL NOTES
- SUBJECT PROPERTY ZONED R-20 PER 10/16/93 COMPREHENSIVE ZONING PLAN.
  - TOTAL AREA OF SUBMISSION 1.749 AC.
  - TOTAL NO. OF LOTS 6.
  - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY CONTROL STATION NO. 378A AND NO. 378B.
  - THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1999 AND FIELD TOPOGRAPHY ON OR ABOUT MARCH 2002 BY FISHER, COLLINS AND CARTER, INC.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAY OF THE SITE DEVELOPMENT PLAN ARE NOT USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-02-18 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3987 AND F-99-163 FOR STORM WATER MANAGEMENT PLANS.
  - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY LINE PRIOR TO CONSTRUCTION.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12 FEET OR FEET SERVING MORE THAN ONE RESIDENCE
    - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, 0-1/2" MINIMUM
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (2525 LBS) LOADING
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
  - PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING FILE NOS. 597-06, P-98-16, F-99-163, F-03-69, F-01-169, (ROCKBURN VIEW), 599-10, P-01-10, F-02-18 (ROCKBURN VIEW, SECTION 2) AND F-03-16 (ROCKBURN VIEW AND ROCKBURN VIEW SECTION TWO).
  - STORM WATER MANAGEMENT FOR ROCKBURN VIEW (F-99-163) WILL BE PROVIDED BY DETENTION METHOD AND WILL BE LOCATED ON OPEN SPACE LOT 7 AS SHOWN ON PLAT NO. 15366, "ROCKBURN VIEW, SECTION 2" (F-02-18). WATER QUALITY IS PROVIDED BY RETENTION AND SHALLOW MARSH.
  - THE FOREST CONSERVATION OBLIGATION WAS PROVIDED UNDER DEVELOPER'S AGREEMENT FOR F99-163 (ROCKBURN VIEW) AND F02-18 (ROCKBURN VIEW, SECTION 2).
  - EXISTING MITIGATED 6500A LINE.
  - THIS SITE DEVELOPMENT PLAN IS IN COMPLIANCE WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAYOUT DEVELOPMENT REGULATION.
  - PERMETER LANDSCAPING FOR THIS RESUBDIVISION WAS PROVIDED UNDER ROCKBURN VIEW, SECTION TWO, F-99-163 (Road Construction Drawings).
  - IN ACCORDANCE WITH SECTION 122 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOW, 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 (APPLIES FOR RESIDENTIAL GDRS).
  - THERE ARE NO WETLANDS, STREAMS OR FOREST CONSERVATION ON THIS SITE PER F-99-163.
  - THIS PLAN COMPLIES WITH THE PROVISIONS OF SECTION 16124 OF THE HOWARD COUNTY CODE LANDSCAPE MANUAL. FINANCIAL SURETY WAS PROVIDED UNDER THE DEVELOPER'S AGREEMENT FOR F-99-163.
  - THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITIONS, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPLACED OR REPLANTED.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CO. DESIGN MANUAL VOL. IV DETAIL R.605.



### LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - -	PROPOSED CONTOUR 2' INTERVAL
x364.80	SPOT ELEVATION
-5F-5F	SILT FENCE
-5SF-5SF	SUPER SILT FENCE
ERC	EROSION CONTROL MATTING
L.O.D.	LIMIT OF DISTURBANCE
(Tree symbol)	EXISTING STREET TREE TAKEN FROM F-99-163
(Tree symbol)	EXISTING LANDSCAPING TAKEN FROM F99-163



### INDEX CHART

SHEET	DESCRIPTION
SHEET 1	SITE DEVELOPMENT PLAN
SHEET 2	SEMENT & EROSION CONTROL PLAN
SHEET 3	SEMENT & EROSION CONTROL DETAILS

### ADDRESS CHART

Lot No.	Address
42	5803 ROCKBURN WOODS WAY
43	5807 ROCKBURN WOODS WAY
45	5815 ROCKBURN WOODS WAY
46	5819 ROCKBURN WOODS WAY
47	5823 ROCKBURN WOODS WAY

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SALES OFFICE: P.O. BOX 1077 BALTIMORE NATIONAL FEE  
 ELLEOTT CITY, MARYLAND 21114  
 MD 981-2955

NO.	REVISION	DATE
5	Rev. grad. lots 45-47 to show As-Built Cond.	5-25-04
4	Rev. grad. lots 42 & 43 to show As-Built Conditions	5-18-04
3	Rev. hse. & GRD. LOT 46 TO SHOW AS-BUILT COND.	10/25/03
2	Rev. hse. & GRD. LOT 43	12-16-03
1	Rev. hse. & GRD. LOT 47	12-2-03

### 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 Charles J. Crovo Sr. 9/22/03  
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 of Developer Brian Boy 9/22/03  
Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature of *Jim Moore* 9/4/03  
Date

Signature of *John K. Robinson* 9/4/03  
Date

**DEVELOPER/OWNER/BUILDER**  
 CORNERSTONE HOLDINGS, L.L.C.  
 9691 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

APPROVED DEPARTMENT OF PLANNING AND ZONING

Signature of *David S. Taylor* 10/5/03  
Date

Signature of *Wanda Hamilton* 10-9-03  
Date

Signature of *John P. ...* 9/16/03  
Date

SUBDIVISION	SECTION/AREA	LOTS NO.
ROCKBURN VIEW	2	42, 43 & 45-47

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
10178	4	R-20	37	FIRST	60101

WATER CODE: D04      SEWER CODE: 2153800

### SITE DEVELOPMENT PLAN

## ROCKBURN VIEW

### SINGLE FAMILY DETACHED

### LOTS 42, 43 AND

### LOTS 45 THRU 47/SEC. TWO

### ZONING: R-20

TAX MAP No. 37      PARCEL No. 563 AND 329      GRID 4  
 FIRST ELECTION DISTRICT      HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30'      DATE: APRIL 17, 2003

SHEET 1 OF 3

SDP 03-152