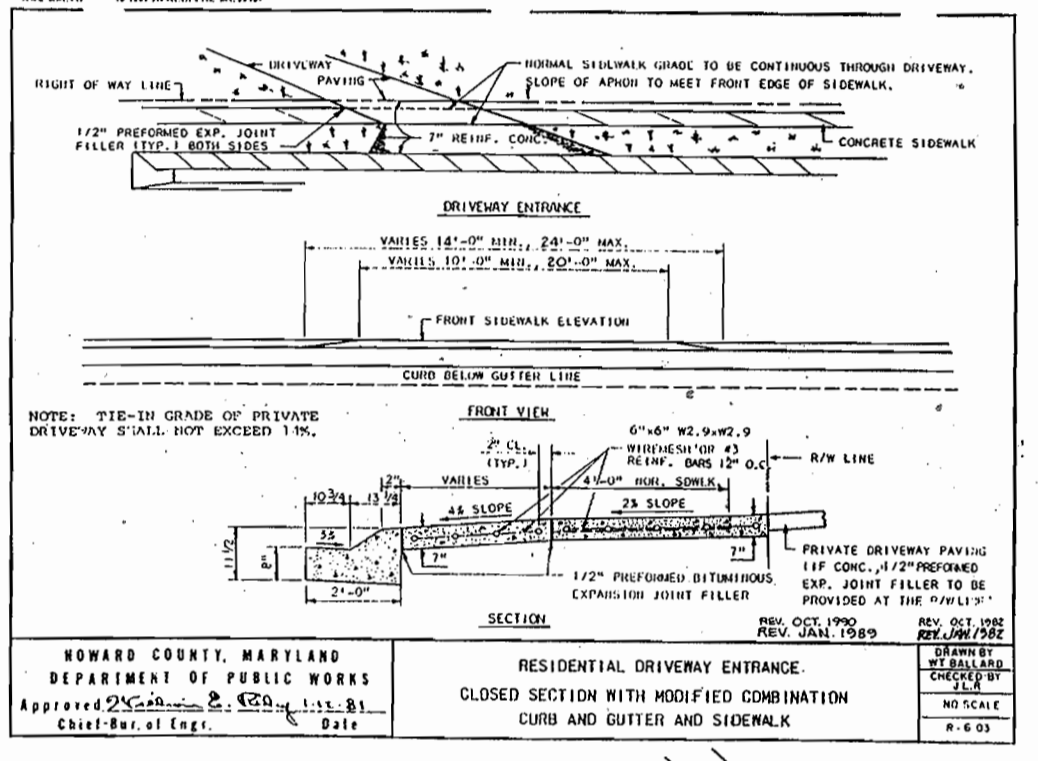


BROOKFIELD HOUSE
Scale As Shown



THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim Meyer 12/30/03
NATURAL RESOURCE CONSERVATION SERVICE

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

John Robinson 12/30/03
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mike 1/7/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamrick 1/9/04
CHIEF, DIVISION OF LAND DEVELOPMENT

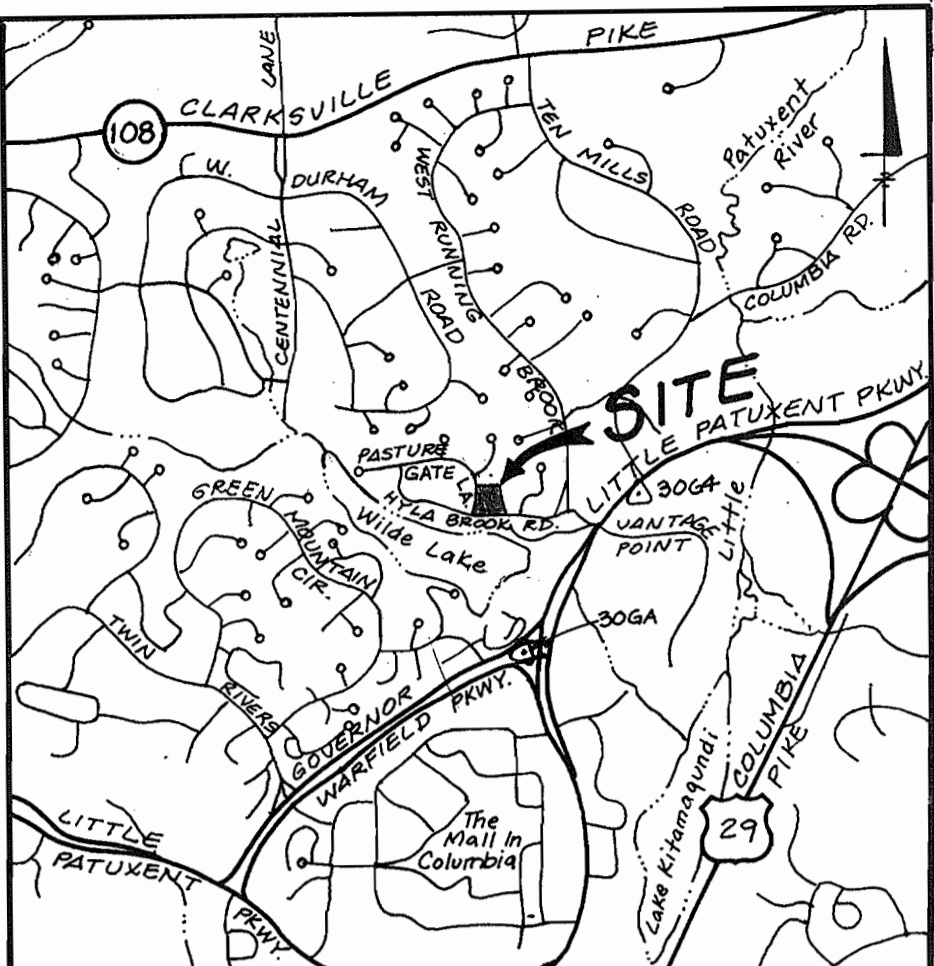
Frank 1/14/04
DIRECTOR

ENGINEER'S CERTIFICATE
"I HEREBY CERTIFY THAT THE PROPOSED EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE SOLUTION..."
Trace D. Burton 1/9/03
SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS..."
John Ralston 8/29/03
SIGNATURE OF DEVELOPER

INDEX OF SHEETS

No.	Description
1	Site Development Plan
2	Sediment & Erosion Control Plan
3	Sediment & Erosion Control Notes and Details



BENCHMARKS

Howard County Monument #30GA
Elevation: 340.608
Standard stamped brass or aluminum disc on Concrete Monument; 0.3' below surface located southwest quadrant of intersection of Gov. Warfield Parkway and Little Patuxent Parkway, 7' from south edge of west bound travel way.

Howard County Monument #30G4
Elevation: 360.979
Standard stamped brass or aluminum disc on Concrete Monument; 0.3' below surface located in Little Patuxent southwestern median at Columbia Road intersection 3.5' from south edge of west bound travel way.

LEGEND

- 358 --- Existing Ground
- 358 --- Proposed Grade
- Existing Tree to Remain
- Proposed Landscape Trees
- Flow Arrow

- NOTES:**
- SITE ANALYSIS CHART.
 - TOTAL PROJECT AREA: 0.554 ACRES +/-
 - LIMIT OF DISTURBANCE: 0.38 ACRES +/-
 - PRESENT ZONING CLASSIFICATION: R-20 AND NT (NEWTOWN) PER 10-18-93 COMPREHENSIVE ZONING PLAN
 - PROPOSED USE FOR SITE: SINGLE FAMILY DETACHED DWELLINGS
 - BUILDING COVERAGE: 0.12 AC. +/- (26%)
 - TOTAL NUMBER OF UNITS ALLOWED: 1
 - TOTAL NUMBER OF UNITS PROPOSED: 1
 - PLAT REFERENCE: 16385
 - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 306A & 306B
 - THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY LDE INC. ON SEPTEMBER 2002.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - 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 ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FT. (14 FT. SERVING MORE THAN ONE RESIDENCE)
 - SURFACE: 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.)
 - GEOMETRY - MAX 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45 FT. TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER CONDITIONS.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. THE LANDSCAPE SURETY OF \$900.00 SHALL BE POSTED.
 - AS PART OF THE GRADING PERMIT SURETY, THIS LOT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120(b)(1)(ii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPOSAL IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION BASED ON EXISTING ZONING AND EXEMPT FOR SECTION 16.120(b)(1)(i) BECAUSE THE PROPERTY IS PART OF A PLANNED UNIT DEVELOPMENT.
 - STORMWATER MANAGEMENT WAS APPROVED FOR THIS LOT UNDER F03-110 UTILIZING THE GRASS CHANNEL CREDIT.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISION ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - THE PROTECTION OF THE RETAINED LANDSCAPE TREES AND VEGETATION USED AS LANDSCAPE CREDIT IS THE RESPONSIBILITY OF THE BUILDER OF LOT 3. IF THE BUILDER REMOVES THE CREDITED LANDSCAPING, THE BUILDER IS RESPONSIBLE FOR REPLACEMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. THE LANDSCAPE SURETY OF \$2000.00 SHALL BE POSTED.
 - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 410-313-1880.
 - PREVIOUS DPZ FILE NUMBER: FDP PHASE TWO A VIII, F97-156, BA 97-20V, F03-110
 - THIS SITE DEVELOPMENT PLAN IS SUBJECT TO COMPLIANCE WITH FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NOTE:** See sheet 2 of 3 for Landscaping Requirements.

ADDRESS CHART

LOT NO.	STREET ADDRESS
3	10108 PASTURE GATE LANE

Subdivision Name:	EDITH M. RALSTON PROPERTY	Sect/Area:	N/A	Lot No.:	3
Plat Ref.:	16385	Block No.:	20	Zone:	R-20/NT
Water Code:	E 32	Tax Map No.:	30	Election District:	5TH
		Sewer Code:		Genus Tract:	605401
			5601600		

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED:	BDB	SCALE:	1" = 30'
DRAWN:	KBW	DRAWING:	1 OF 3
CHECKED:	BDB	JOB NO.:	02-022
DATE:	6/03	FILE NO.:	SDP03-170
OWNER:	Steven P. Ralston 515 Edann Road Glenside, PA 19038	DEVELOPER:	Brookfield Homes 8500 Executive Park Ave. Suite 200 Fairfax, VA 22031

REVISIONS

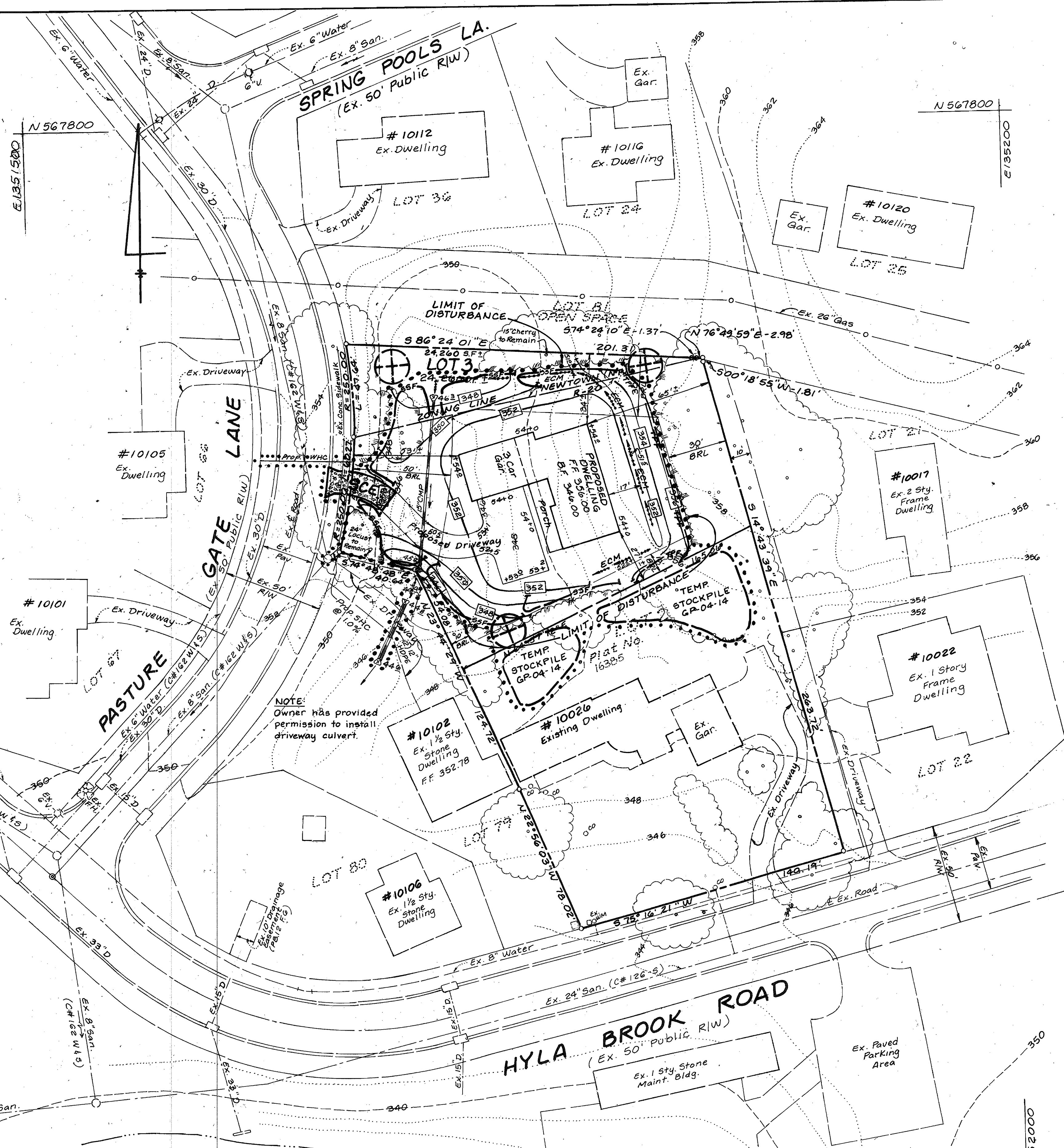
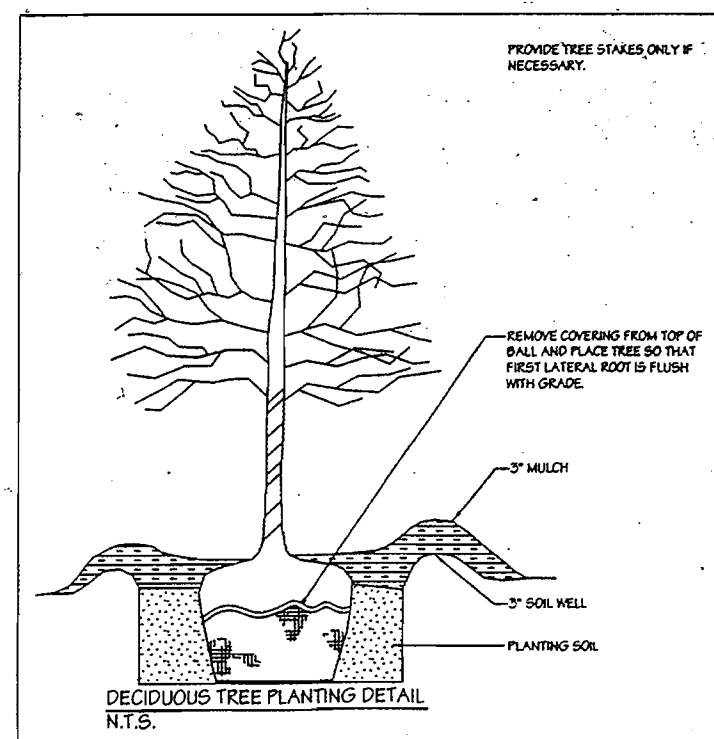
No.	Date	By	Description



SCHEDULE A PERIMETER LANDSCAPE EDGE		
Category	Adjacent to Roadways	Adjacent to Partner Properties
Landscape Type	None	A
Linear Feet of Roadway Frontage/Terrace	N/A	366 L.F.
Credits for Existing Vegetation (Yes/No/Linear Feet) (Describe below if needed)	N/A	Yes, 87 L.F. 1-15" Cherry to Remain 1-24" Locust to Remain
Credits for Wall, Fence or Berm (Yes/No/Linear Feet) (Describe below if needed)	N/A	No
Number of Plants Required Shade Trees Evergreen Trees Shrubs	N/A	279 L.F. 160 = 8 Shade Trees
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (21 substitution) (Describe plant substitution credits below if needed)	N/A	3 Shade Trees + 2 Ex. to remain = 5 Shade

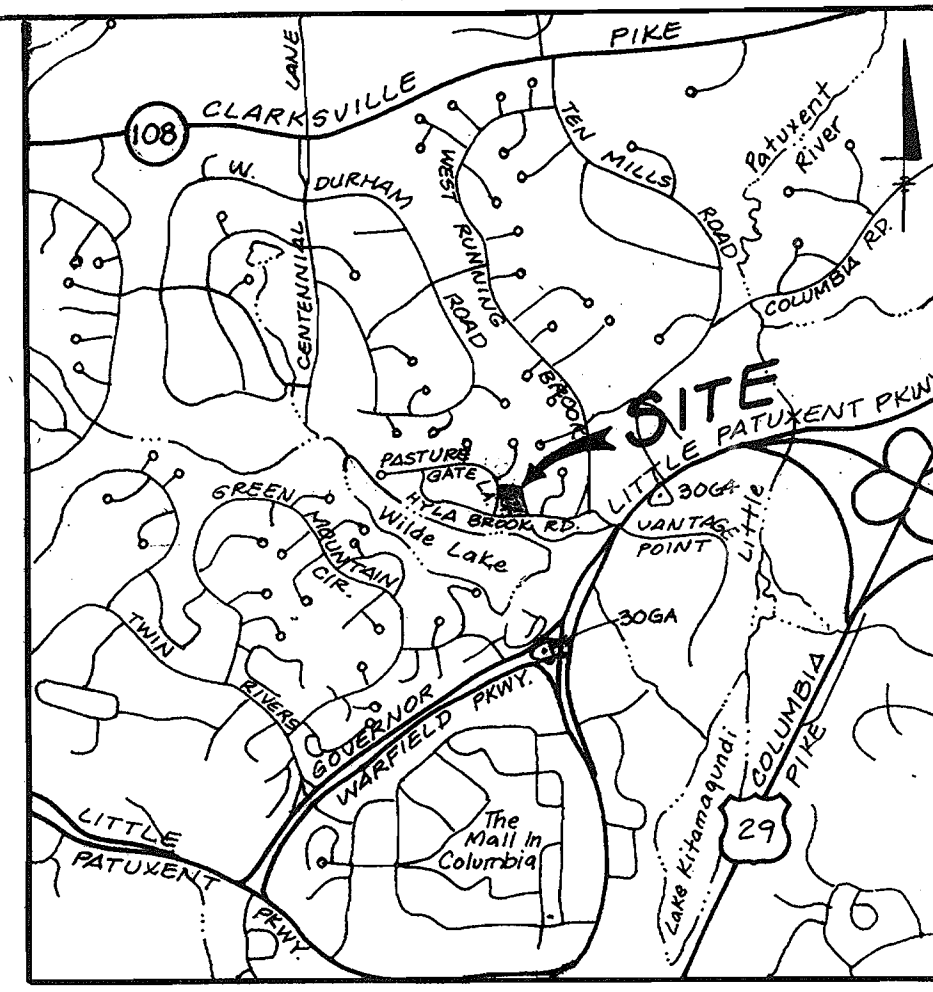
Comments: * 366 L.F. - 87 L.F. = 279 L.F. Required perimeter to be planted.
366 L.F. - 87 L.F. = 5 Shade @ 1:60'
5 Shade @ 1:60' - 2 (1-15" Cherry & 1-24" Locust to Remain) = 3 Shade

- Notes: 1. This plan has been prepared in accordance with the provisions of Sect. 16.124 of the Howard County Code and the Landscape Manual.
2. Landscape surety of \$ 900.00 shall be posted as part of the grading permit surety.
3. The existing topography and tree locations are taken from a survey provided by LDE, Inc., dated September 2002.



- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT 1 DAY
 - NOTIFY THE HOWARD COUNTY DEPT. OF INSPECTIONS, LICENSES AND PERMITS AT LEAST 24 HOURS PRIOR TO STARTING WORK. 1 DAY
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE. 1 DAY
 - INSTALL SUPER SILT FENCE AT LIMIT OF DISTURBANCE SHOWN HEREON, INSTALL DRIVEWAY CULVERTS. 7 DAYS
 - CLEAR AND GRUB SITE TO SUBGRADE. 5 DAYS
 - BEGIN EXCAVATION FOR HOUSE FOUNDATIONS AND BEGIN HOUSE CONSTRUCTION. 90 DAYS
 - THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. DAILY
 - REMOVE SEDIMENT FROM ROADWAYS AND DRESS STABILIZED CONSTRUCTION ENTRANCE AS REQUIRED. MAINTENANCE
 - FINE GRADE AND STABILIZE WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. INSTALL INDIVIDUAL DRIVEWAY AND HOUSE WALK. 3 DAYS
 - WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES AND STABILIZE ANY REMAINING DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. 5 DAYS
- TOTAL TIME: 115 DAYS

- TREE PLANTING NOTES**
- Notify "Miss Utility" 72 hours prior to installation of all plant material.
 - Plant installation must conform to the minimum standards cited in the latest edition of Landscape Specification Guidelines, published by the Landscape Contractors Association.
 - Plants to be located in the field by the owner or owner's representative. Notify owner 72 hours in advance of planting.
 - A Certification of Landscape Installation is required as per the Howard County Landscape Ordinance.
 - The number, size, location of plants shall not be changed without the approval of the Landscape Architect. Substitutions must be included in the recommended plant list in the Howard County Landscape Ordinance.
 - Street tree locations may be adjusted for final location of driveways. Trees to be located a minimum of 10 feet from driveways.
 - Street trees may not be planted within 5 feet of drain inlets, 5 feet of an open space access strip and 10 feet of a driveway.
 - Street tree planting must conform to the Subdivision and Land Development Regulations and the Department of Public Works Design Manual of Howard County.
 - Balled and burlapped plant material shall not be accepted if it is cracked or broken before or during planting. Protect all plants from staking by other sun or wind.
 - Tree pits shall be backfilled with 50% topsoil, 25% sand with one pound of 10-10-10 fertilizer per pit.
 - Top soil shall be sandy loam soil free from noxious weeds or grasses, roots, clay clumps, stones, sticks, etc. Peat moss shall be commercial with pH 4.5 to 5.5, free of woody material or harmful minerals.
 - All plants shall be watered at planting with weekly watering thereafter for the first 60 days. Watering shall continue bi-monthly or as necessary to maintain plants in a healthy condition during the guarantee period.
 - Maintain the site in an orderly manner. Streets and sidewalks shall be swept clean. All rejected or dead materials shall be immediately removed from the site.
 - Plant material to be alive and healthy at the time of the guarantee period (one year), as specified in the Howard County Landscape Ordinance.
 - Maintenance shall begin immediately after planting and continue to the end of guarantee period.
 - Maintenance consist of pruning, watering, weeding, re-mulching, resetting plants to proper grades as needed and repairing guys and stakes as needed.

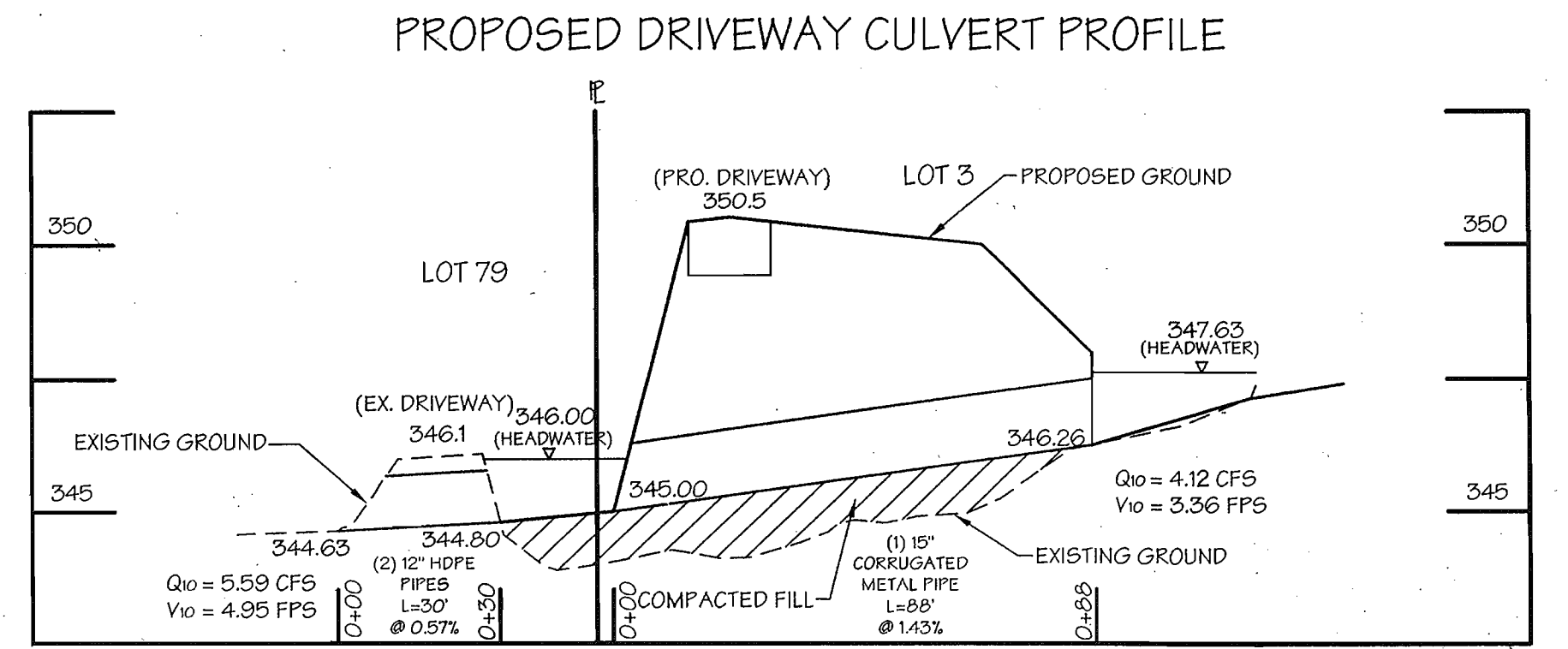


LEGEND

- 358 Existing Ground
- 358 Proposed Grade
- SSF Super Silt Fence
- Limit of Disturbance
- Existing Tree to Remain
- ACE Stabilized Construction Entrance
- ECM Erosion Control Matting
- Flow Arrow
- TPF Tree Protection Fence

LANDSCAPE SCHEDULE

No.	Symbol	Name	Size	Comments
3	⊕	QUERCUS RUBRA "RED OAK"	2 1/2" - 3" CAL.	B & B



THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim Muxer 12/30/03
NATURAL RESOURCE CONSERVATION SERVICE

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

John Holzman 12/30/03
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK 1/7/04
Chief, Division of Land Development 1/9/04
Director 1/14/04

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND SEDIMENT CONTROL REPRESENTS A PRACTICE AND DESIGN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.

PAUL D. BROWN 12/18/03
REGISTERED PROFESSIONAL ENGINEER

DEVELOPER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY 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 STOCKPILE BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEMAND NECESSARY.

John McDonough 8/29/03
SIGNATURE OF DEVELOPER

DEVELOPER'S / BUILDER'S CERTIFICATION

I 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 further certify that upon completion, a Certificate of Landscape Installation, accompanied by an executed one year guarantee of plant material will be submitted to the Department of Planning and Zoning.

John McDonough / Brookfield Homes 6/16/03
Date

REVISIONS

No.	Date	By	Description

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: BDB
DRAWN: KBW
CHECKED: BDB
DATE: 6/03

SEDIMENT & EROSION CONTROL PLAN
EDITH M. RALSTON PROPERTY
LOT 3
TAX MAP 30 GRID 20 PARCEL 238
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Previous Submittals: FDP Phase Two A VIII, F97-156, BA97-20, F98-110

OWNER: Steven P. Ralston
8500 Executive Park Ave.
Glenside, PA 19038

DEVELOPER: Brookfield Homes
8500 Executive Park Ave.
Suite 300 Fairfax, VA 22031

SCALE: 1" = 30'
DRAWING: 2 OF 3
JOB NO.: 02-022
FILE NO.: SDP03-170

SDP 03-170

**HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES**

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction. (315-1855)
- All vegetative and structural practices are to 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 revisions thereto.
- Following initial soil disturbance or redistribution, 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 for all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (Section G) for permanent seeding, sod, temporary seeding, and mulching. Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

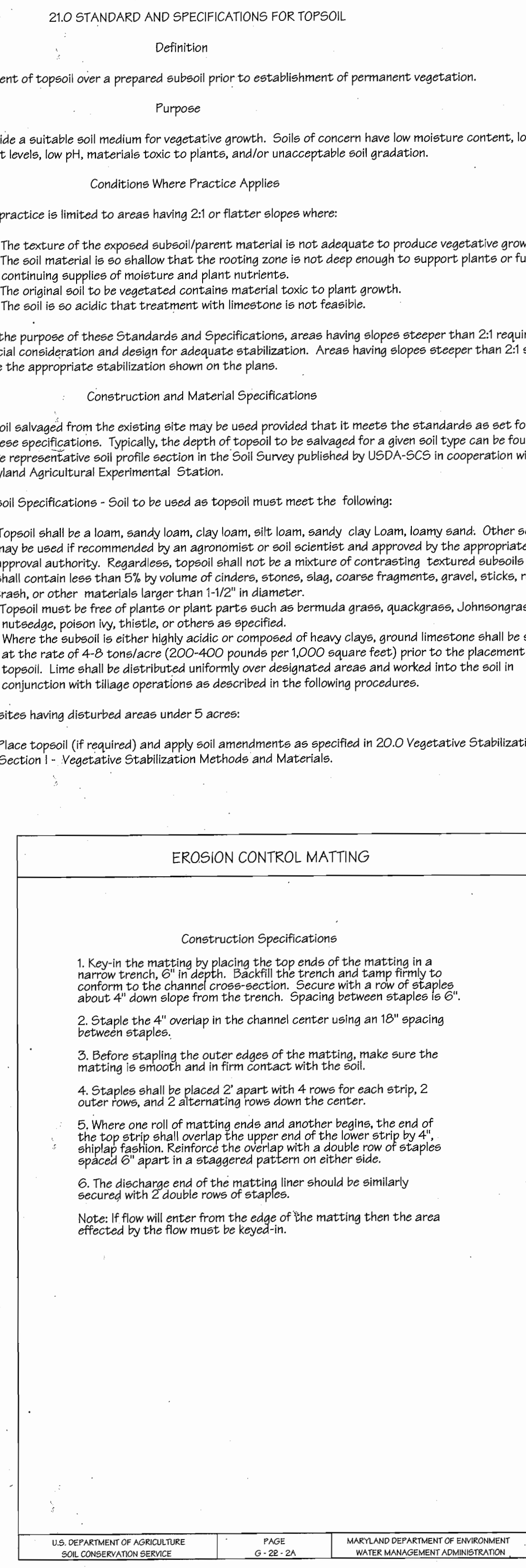
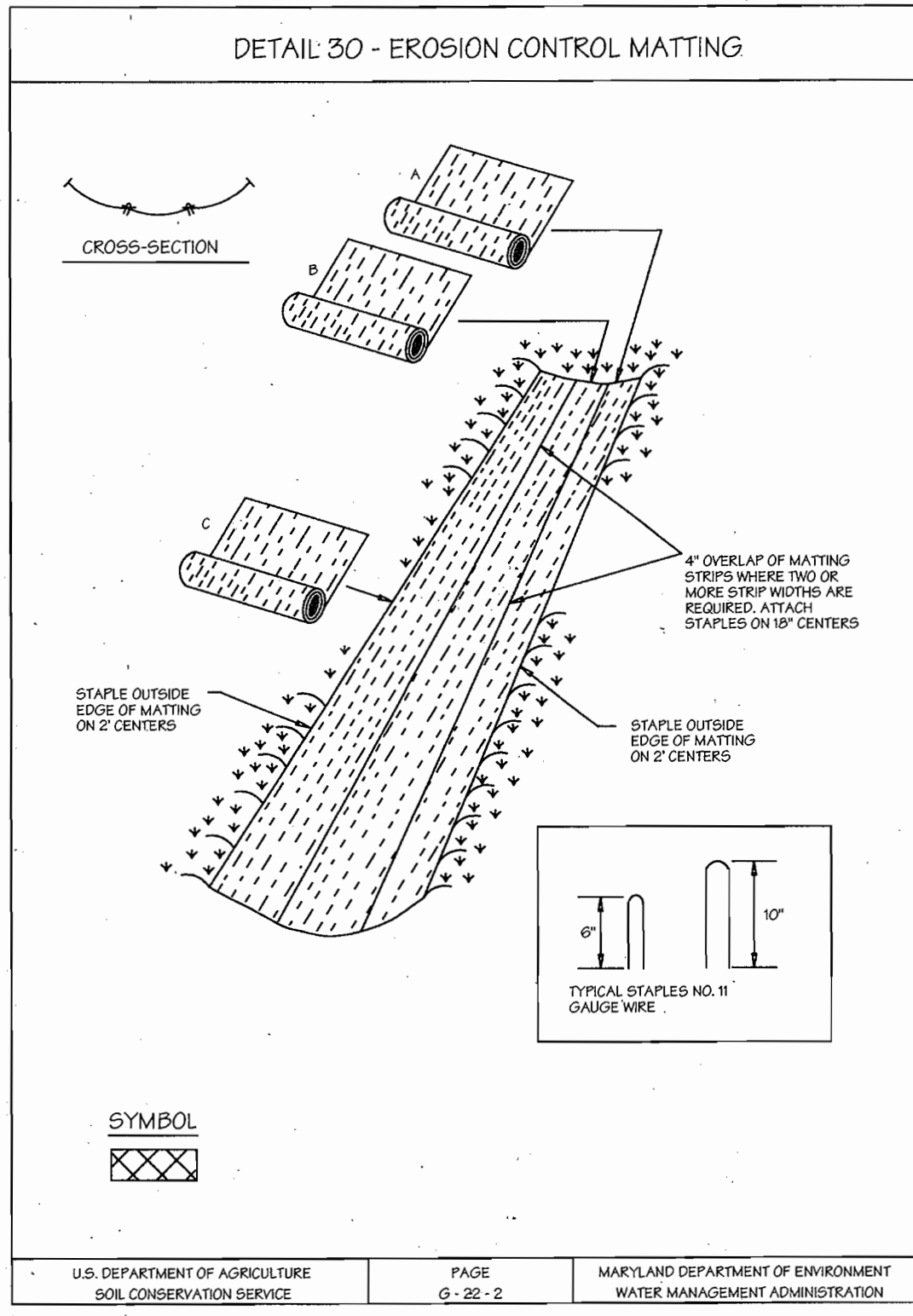
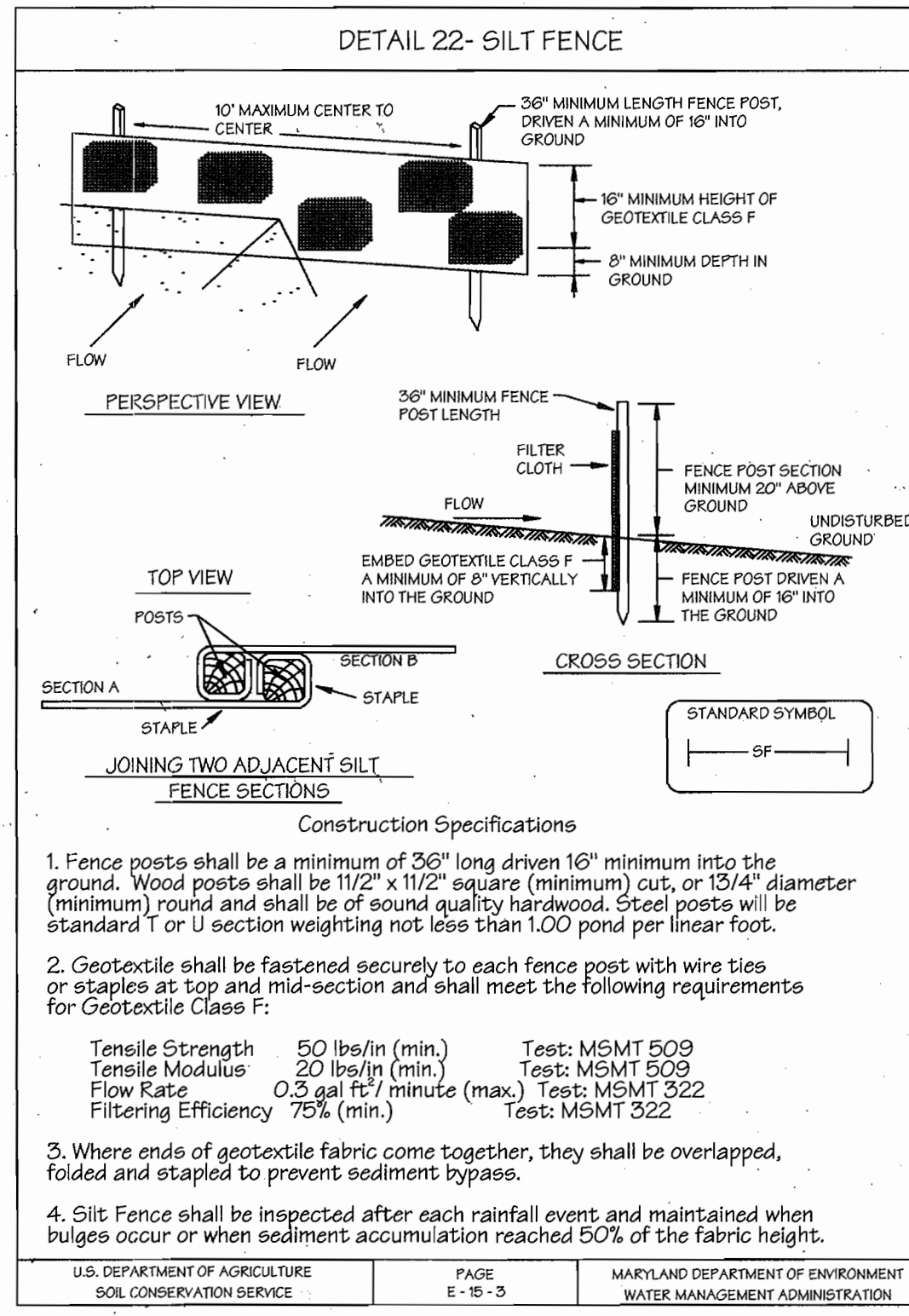
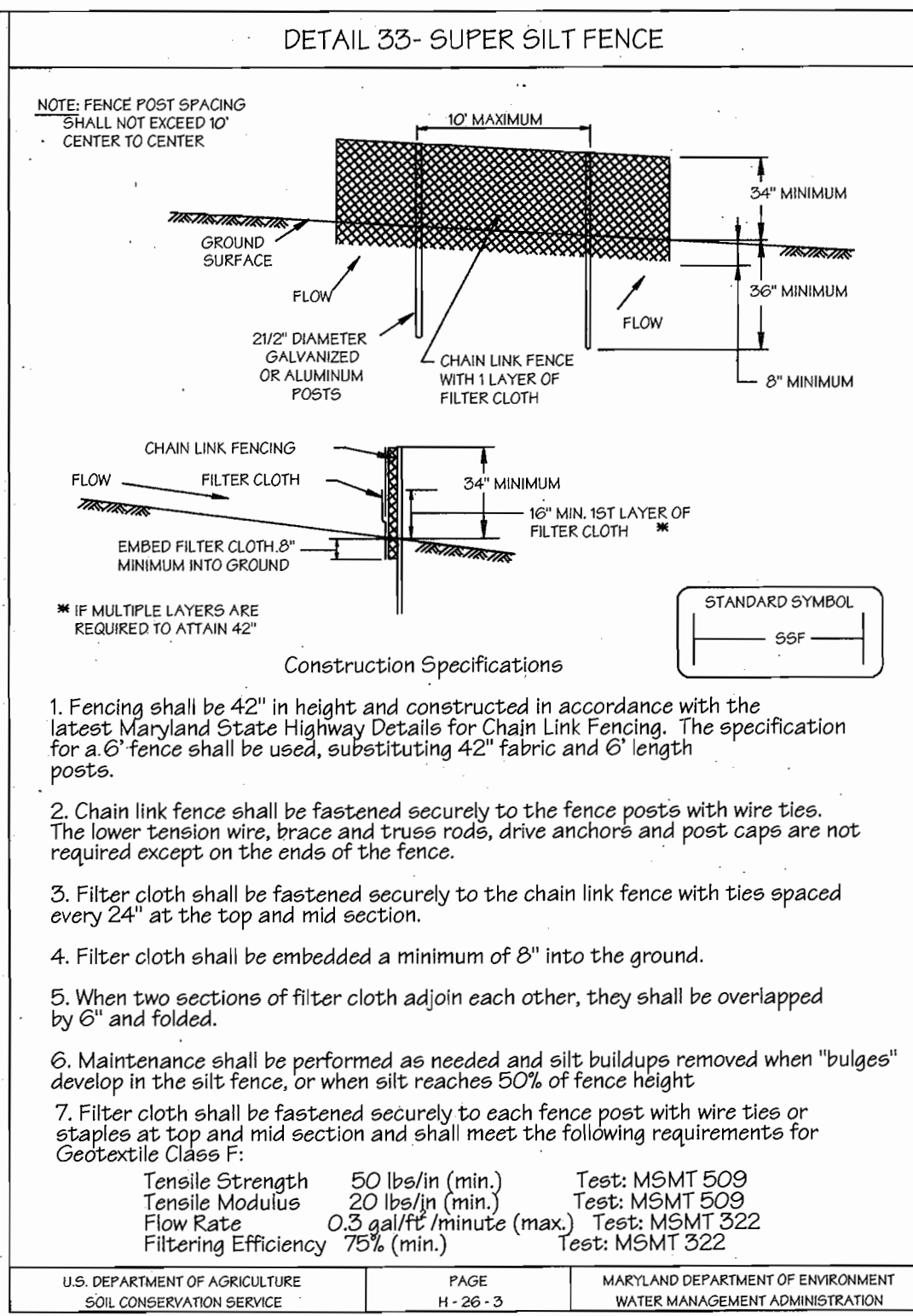
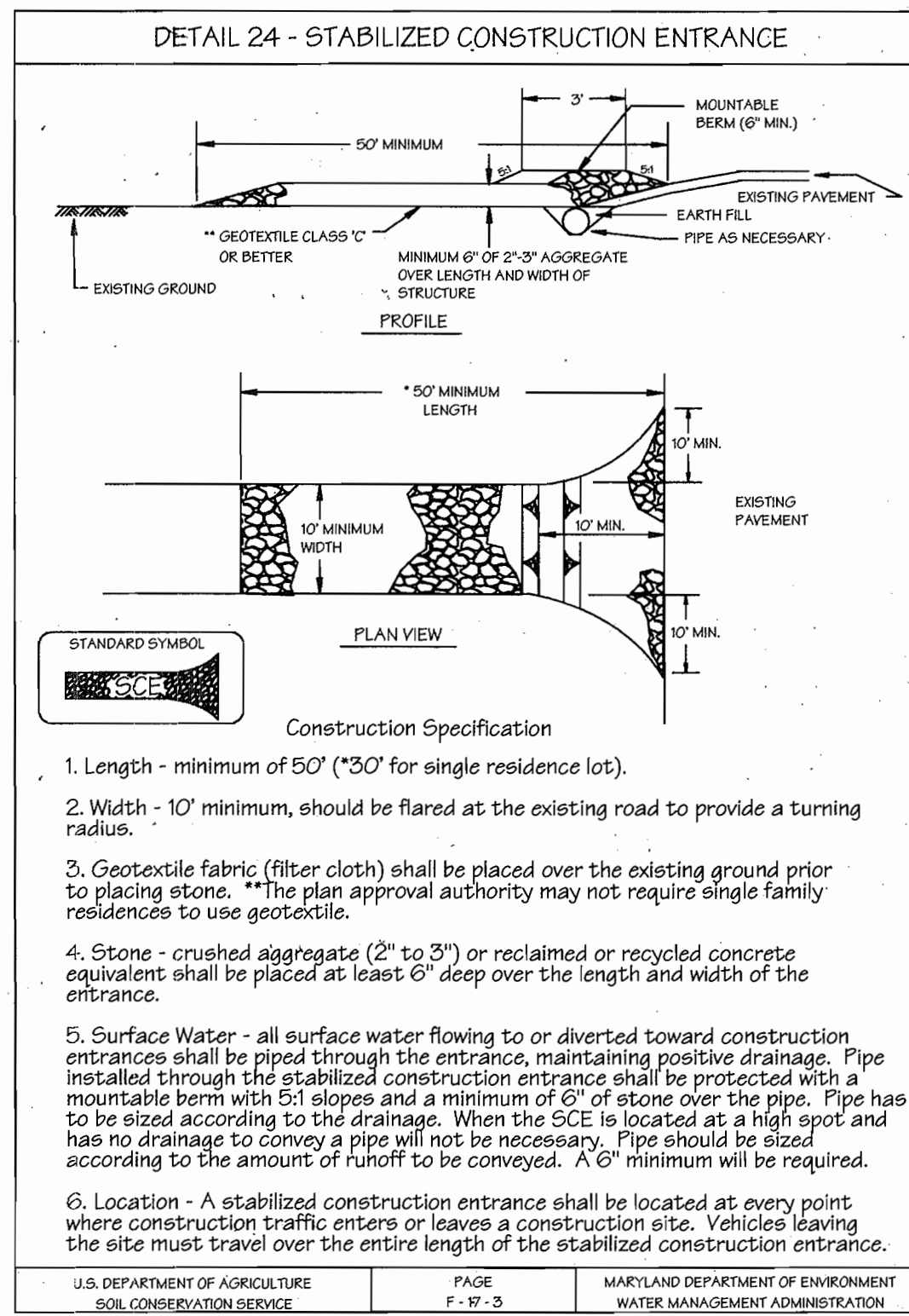
Total Area of Site	24,260	Square Feet
Area Disturbed	16,573	Square Feet
Area to be roofed or paved	5,064	Square Feet
Area to be vegetatively stabilized	11,509	Square Feet
Total Cut	14,458	Cu. Yds.
Total Fill	4,466	Cu. Yds.
Offsite waste/borrow area location	N/A	
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

**HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES**

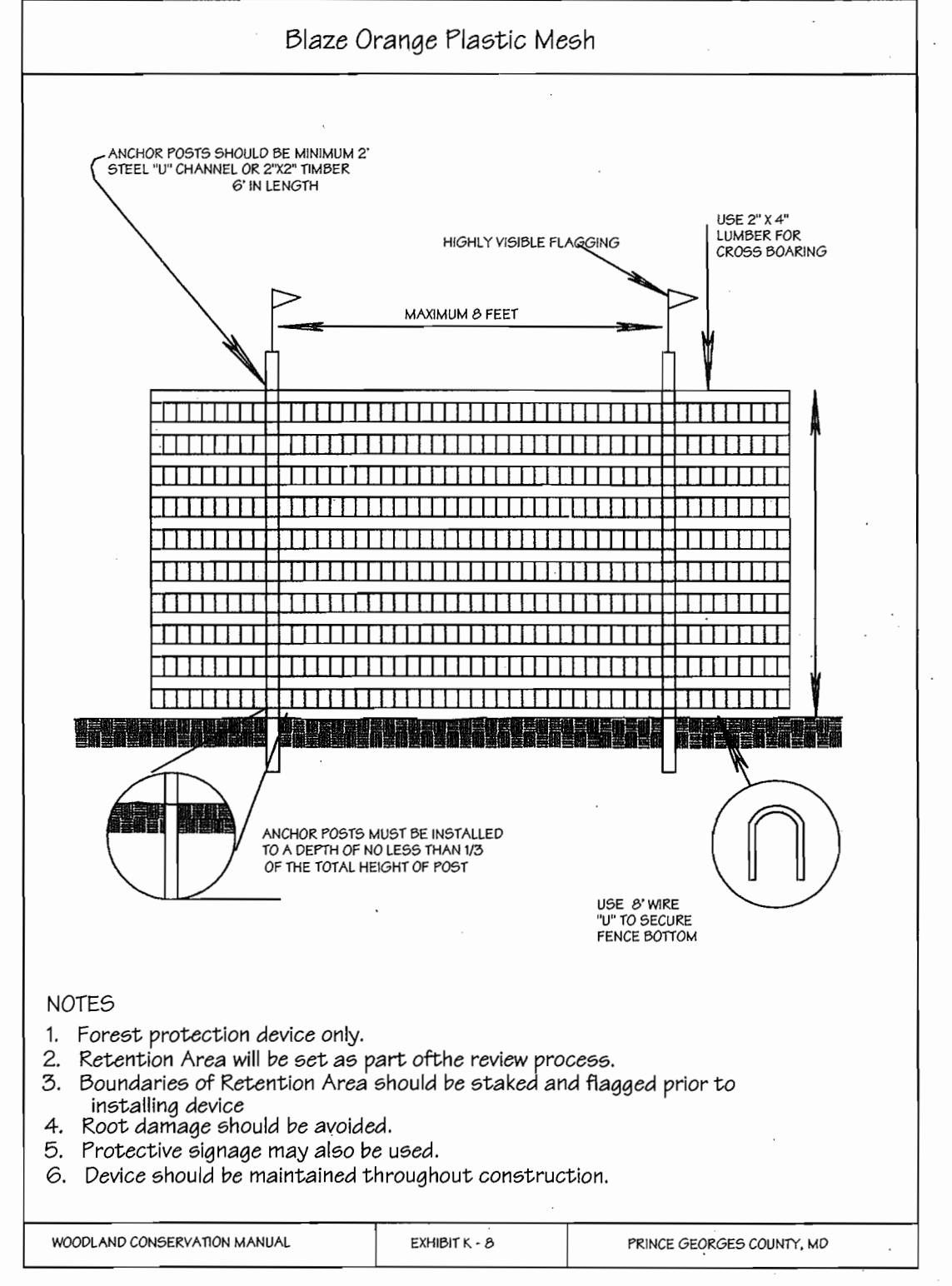
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, disking, or other acceptable means before seeding, if not previously loosened.
- SOIL AMENDMENTS:** In lieu of soil test recommendations, use one of the following schedules:
- PREFERRED** -- Apply 2 tons per acre dolomitic limestone (92 lbs/1000sq. ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000sq. ft.)
 - ACCEPTABLE** -- Apply 2 tons per acre dolomitic limestone (92 lbs/1000sq. ft.) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk 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 (14 lbs/1000sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs per acre (14 lbs/1000sq. ft.) of Kentucky 31 Tall Fescue and 2 lbs. per acre (.05 lbs/1000sq. ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) - 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) - Use sod. Option (3) - Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch 2 tons / acre well anchored straw.
- MULCHING** -- Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 216 gallons per acre (5 gal/1000sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000sq. ft.) for anchoring.
- MAINTENANCE** -- Inspect all seeding areas and make needed repairs, replacements and reseeding.

**HOWARD SOIL CONSERVATION DISTRICT
TEMPORARY SEEDING NOTES**

- Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
- SEEDBED PREPARATION:** -- Loosen upper three inches of soil by raking, disking, or other acceptable means before seeding, if not previously loosened.
- SOIL AMENDMENTS:** -- Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000sq. ft.).
- SEEDING** -- For periods March 1 thru April 30, and from August 15 thru October 15 seed with 2-12 bushels per acre of annual rye (3.2 lbs/1000sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs/1000sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- MULCHING** -- Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000sq. ft.) of unrotted weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 216 gallons per acre (5 gal/1000sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000sq. ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.



- IV. For sites having disturbed areas over 5 acres:**
- On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - 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.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod 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 phytotoxic 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.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization --Section 1 - Vegetative Stabilization Methods and Materials.
- V. Topsoil Application**
- 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.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
 - 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.
 - 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.
- VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:**
- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 15 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.
- References:Guideline Specifications, Soil Preparation and Sodding. MD-VA, Pub.#1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.



Final Plans 12/03/03 12:34 PM

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS

Jim Meyer 12/30/03
DESIGNER

J. P. Robertson 12/30/03
HOWARD SOIL CONSERVATION DISTRICT

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

ENGINEER'S CERTIFICATE

I hereby certify that this plan for erosion control represents a practical and workable plan based on my personal knowledge and that it was prepared in accordance with the requirements of the Howard County Soil Conservation District.

Prince D. Banta 12/19/03
SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE

We certify that all development and/or construction will be done according to these plans, and that any 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 inspections by Howard Soil Conservation District or their authorized agents, as are deemed necessary.

J. P. Robertson 12/30/03
SIGNATURE OF DEVELOPER

APPROVED: DEPARTMENT OF PLANNING AND ZONING

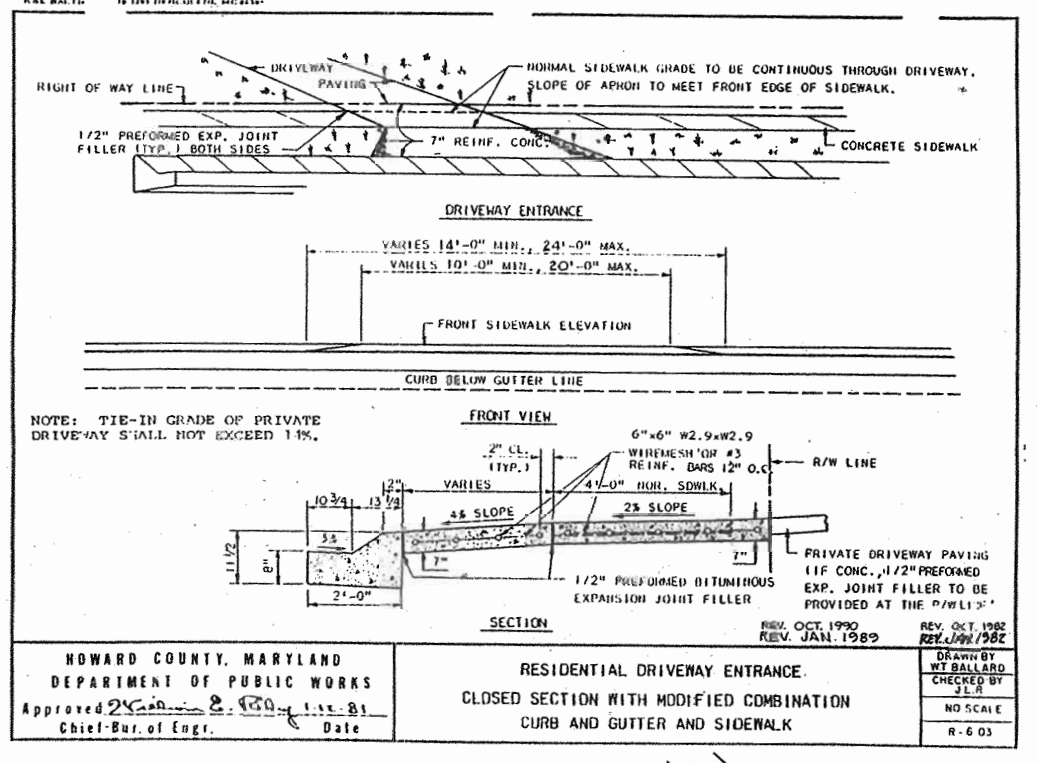
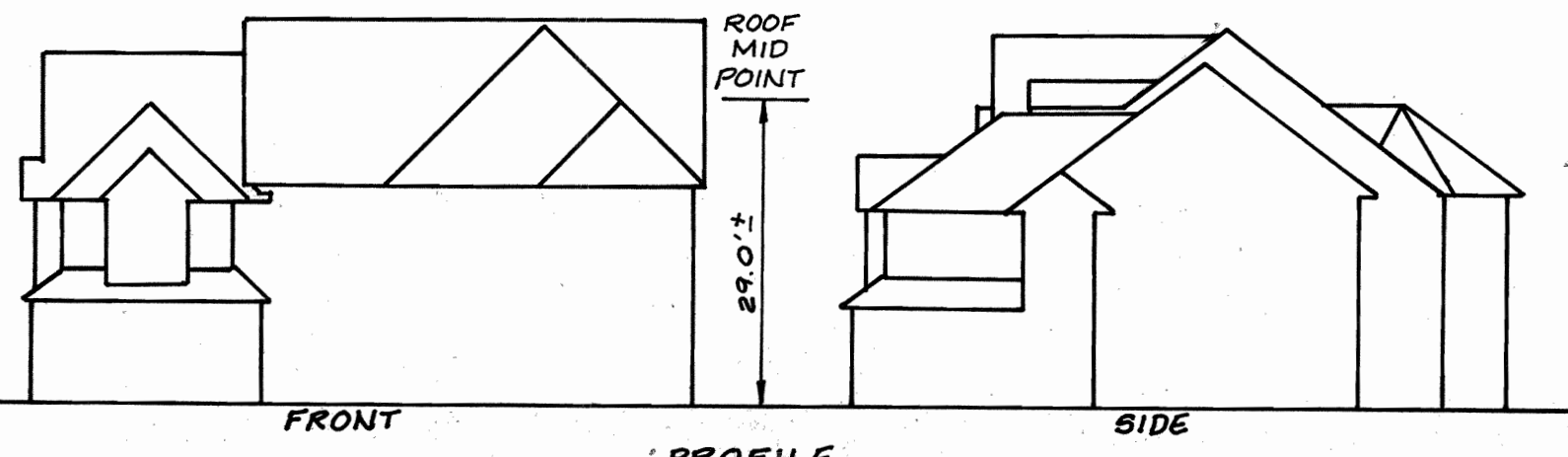
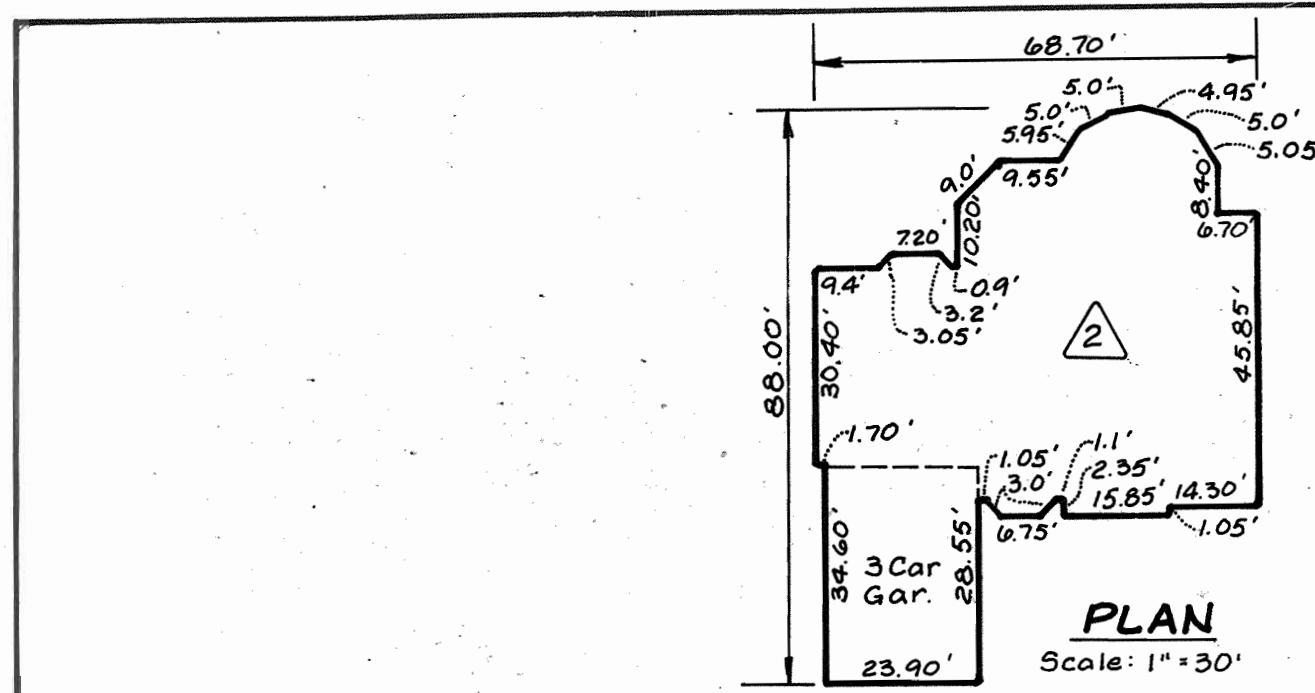
Chris Rountz 1/1/04
CHIEF, DIVISION OF LAND DEVELOPMENT

David D. Coughlin 1/16/04
DIRECTOR

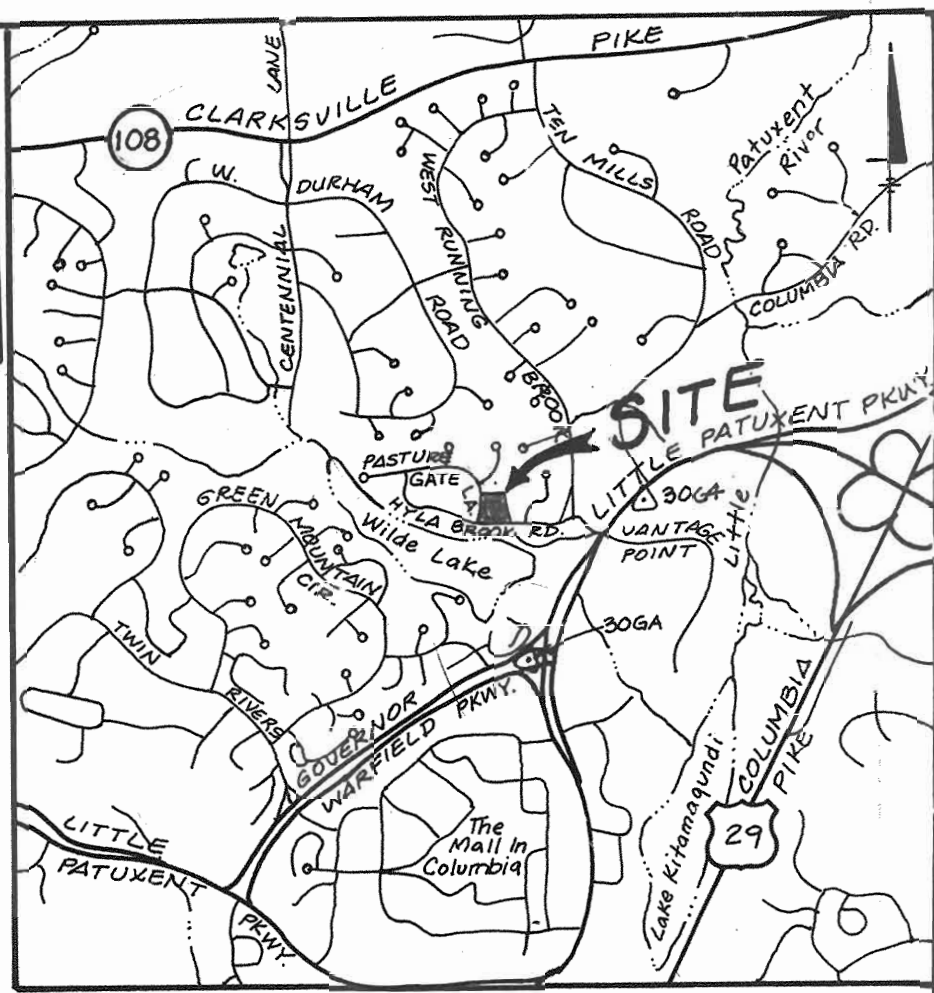


LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED BDB	SEDIMENT & EROSION CONTROL NOTES AND DETAILS	SCALE NONE
DRAWN JLM	EDITH M. RALSTON PROPERTY	DRAWING 3 of 3
CHECKED BDB	Lot 3	JOB NO. 02-022
DATE 6/2003	5th Election District - Howard County, Maryland Tax Map No. 30 - Grid No. 20 - Parcels 228 Previous Submittals: FDP Phase Two A VII, F97-156, BA97-20, F03-10	FILE NO. SDP 03-170
	OWNER: STEVEN P. RALSTON 515 Edam Road Glenside, PA 19038	DEVELOPER: BROOKFIELD HOMES 8500 Executive Parkway Suite 300 Fairfax, VA 22031



No.	Description
1	Site Development Plan
2	Sediment & Erosion Control Plan
3	Sediment & Erosion Control Notes and Details



BENCHMARKS

Howard County Monument #30GA
Elevation: 340.608
Standard stamped brass or aluminum disc on Concrete Monument; 0.3' below surface located southwest quadrant of intersection of Gov. Warfield Parkway and Little Patuxent Parkway, 7' from south edge of west bound travel way.

Howard County Monument #30G4
Elevation: 360.979
Standard stamped brass or aluminum disc on Concrete Monument; 0.3' below surface located in Little Patuxent southwestern median at Columbia Road intersection 3.5' from south edge of west bound travel way.

LEGEND

- 358 --- Existing Ground
- - - 358 - - - Proposed Grade
- ⊙ Existing Tree to Remain
- ⊕ Proposed Landscape Trees
- Flow Arrow

- NOTES:**
- 1.) SITE ANALYSIS CHART:
 - A. TOTAL PROJECT AREA: 0.554 ACRES +/-
 - B. LIMIT OF DISTURBANCE: 0.38 ACRES +/-
 - C. PRESENT ZONING CLASSIFICATION: R-20 AND NT (NEWTOWN) PER 10-18-93
 - D. COMPREHENSIVE ZONING PLAN
 - E. PROPOSED USE FOR SITE: SINGLE FAMILY DETACHED DWELLINGS
 - F. BUILDING COVERAGE: 0.12 AC. +/- (26%)
 - G. TOTAL NUMBER OF UNITS ALLOWED: 1
 - 2.) PLAT REFERENCE: 16285
 - 3.) COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 300A & 3004
 - 4.) THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY LDE INC. ON SEPTEMBER 2002.
 - 5.) SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - 6.)
 - a. IN ACCORDANCE WITH SECTION 123 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.
 - b. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH - 12 FT. (14 FT. SERVING MORE THAN ONE RESIDENCE)
 - B. SURFACE, 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1" - 1 1/2" MIN.)
 - C. GEOMETRY - MAX 5% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45 FT. TURNING RADIUS.
 - D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E. DRAINAGE ELEMENTS - CAPABLE OF PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER CONDITIONS.
 - 7.) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-134 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. THE LANDSCAPE SURETY OF \$900.00 SHALL BE POSTED AS PART OF THE GRADING PERMIT SURETY.
 - a. THE LOT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPOSAL IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION OF THE LOT. BASED ON EXISTING ZONING AND EXEMPT FOR SECTION 16.1202(b)(1)(v) BECAUSE THE PROPERTY IS PART OF A PLANNED UNIT DEVELOPMENT.
 - b. STORMWATER MANAGEMENT WAS APPROVED FOR THIS LOT UNDER F03-110 UTILIZING THE GRASS CHANNEL CREDIT.
 - c. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISION ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - d. THE PROTECTION OF THE RETAINED LANDSCAPE TREES AND VEGETATION USED AS LANDSCAPE CREDIT IS THE RESPONSIBILITY OF THE BUILDER OF LOT 3. IF THE BUILDER REMOVES THE CREDITED LANDSCAPING, THE BUILDER IS RESPONSIBLE FOR REPLACEMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. THE LANDSCAPE SURETY OF \$200.00 SHALL BE POSTED.
 - e. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 410-313-1880.
 - f. PREVIOUS DPZ FILE NUMBER: FDP PHASE TWO A VIII, F97-156, BA 97-20V, F03-110
 - g. THIS SITE DEVELOPMENT PLAN IS SUBJECT TO COMPLIANCE WITH FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NOTE:** See sheet 2 of 3 for Landscaping Requirements.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim Mayes 12/30/03
NATURAL RESOURCE CONSERVATION SERVICE

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

John Robinson 12/30/03
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark D. Williams 1/2/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamilton 1/9/04
CHIEF, DIVISION OF LAND DEVELOPMENT

Frank D. Taylor 1/14/04
DIRECTOR

ENGINEER'S CERTIFICATE
"I HEREBY CERTIFY THAT THE PROPOSED SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE SOLUTION TO ANY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS THAT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
BRUCE D. BURTON 1/9/03
SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE
"I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A LANDSCAPING AND EROSION CONTROL TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE FEEDBACK ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."
John R. Taylor 8/29/03
SIGNATURE OF DEVELOPER

ADDRESS CHART	
LOT NO.	STREET ADDRESS
3	10108 PASTURE GATE LANE

Subdivision Name	Sect/Area	Lot No.
EDITH M. RALSTON PROPERTY	N/A	3
Plat Ref. 14385	Block No. 20	Zone R-20/NT
Water Code E 32	Tax Map No. 30	Election District 6TH
	Sever Code 5601600	Census Tract 605401

LDE, INC.	
9250 Rumsey Road, Suite 106, Columbia, MD. 21045	
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)	
DESIGNED:	SCALE:
BDB	1"=30'
DRAWN:	DRAWING:
KBW	1 OF 3
CHECKED:	JOB NO.
BDB	02-022
DATE:	OWNER:
6/03	STEVEN P. RALSTON
	515 EDANN ROAD
	GLNSIDE, PA 19038
	DEVELOPER:
	BROOKFIELD HOMES
	8500 EXECUTIVE PARK AVE.
	SUITE 300 FAIRFAX, VA 22031
	FILE NO.:
	SDP03-170

REVISIONS			
No.	Date	By	Description
1	5-27-04	LDE	Revise House Type, Add Circular Driveway, Revise Grading
2	2-10-05	LDE	Revise House Type, Circular Driveway and Grading



12/19/03

