

DRIVEWAY DETAIL

NO SCALE

Private 10' Access Easement Across 30" Lots 1 And 2 For The Use And

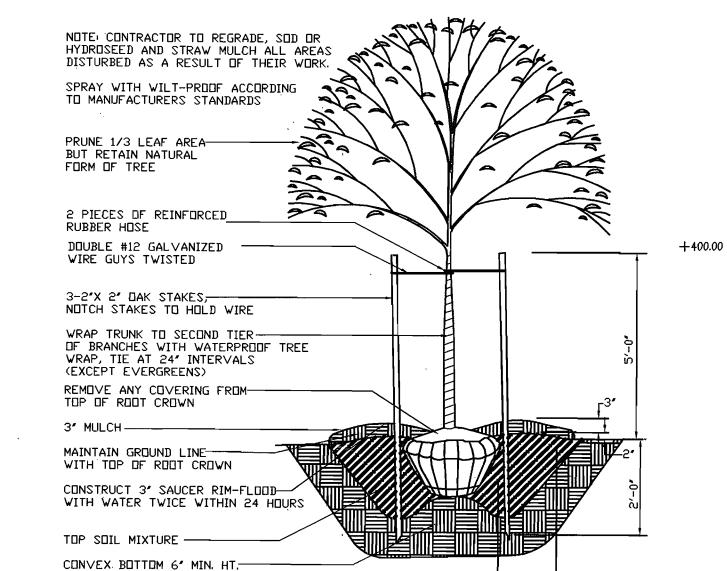
Benefit Of The Property Of Charles

PROPERTY OF FRANKLIN B. BERRY AND SUSAN W. VEISE-BERRY LIBER 1545, FOLIO 59

ZONED R-20

PROPERIY OF CHARLES P. AND BETTY JANE GERMAN LIBER 265, FOLIO 329

P. And Betty Jane German, Liber 265, Folio 329 Plat No. 15651



TREE PLANTING DETAIL

BEITY L. JONES

PROPERIY

PLAT No. 12217

ZONED R-20

Cocal Road \$ 18/LF 13"X17" CMPA-

CLEAN OUT

Ex. 8"5'Cont. No 20/067 5

TYPE 'B' LANDSCAPE BUFFER P-1 386'

3- SPRUCE (TO REMAIN P-1)

BETTY L. JONES

PROPERTY

PLAT No. 12217

ZONED R-20

~=~---/

(5) (TO REMAIN P-3)

SUZANNE FROCK PROPERTY ZONED R-20 PLAT NO. 15651

Private 20' Right-Of-Way

For Sewer House Connection

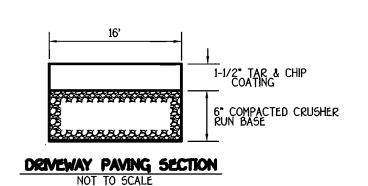
- Across-Lot 1 For The-Benefit - - The DOGWOOD (TO REMAIN P-1)

CHARLES P. AND

BETTY JANE GERMAN LIBER 265, FOLIO 329

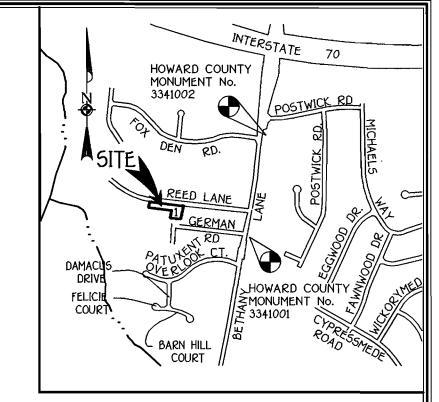
LEGEND				
SYMBOL	DESCRIPTION			
	EXISTING CONTOUR 2' INTERVAL			
	PROPOSED CONTOUR			
	DIRECTION OF DRAINAGE			
+ 624.5	SPOT ELEVATION			
(3)	EXISTING TREES TO REMAIN FOR LANDSCAPE CREDIT			
\Diamond	EXISTING TREES TO BE REMOVED			
-55F/TPF	SUPER SILT FENCE / TREE PROTECTION FENCE			
L.O.D.	LIMIT OF DISTURBANCE			
	ORNAMENTAL/EVERGREEN TREE TO BE PLANTED PER THIS PLAN			
@	WALKOUT BASEMENT			
	EARTH DIKE			

	PL	NT LIST CHART
QUANTITY	5YMBOL	DESCRIPTION
1	**	Acer griseum/Paperbark Maple 1-1/2"-2" CAL. OR Pinus strobus/ Eastern White Pine 6'-8' ht.
	•	,



BENCH MARKS 24 DB-582098.342 FT. 1351468.589 FT.

EL.428.011 FT. 24 GB-579069.461 FT. 1350441.846 FT. EL.493.00 FT.



VICINITY MAP SCALE: 1"= 2000'

GENERAL NOTES:

SUBJECT PROPERTY IS ZONED: R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN. THE TOTAL AREA OF SITE: 1 AC. OR 43,461 SF+

THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 1 THE TOTAL DISTURBED AREA IS: 0.5332 AC.+

THE SHC ELEVATION SHOWN IS LOCATED AT THE PROPERTY LINE. DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE:F-02-125

CONT. NO. 20-1067, CONT. NO. 44-1787 ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED

AT THE DEVELOPER'S EXPENSE.

8. ALL ROADWAYS ARE PUBLIC AND EXISTING. 9. THE EXISTING TOPOGRAPHY IS BASED ON FIELD RUN TOPOOGRAPHIC SURVEY PREPARED BY

BY FISHER, COLLINS & CARTER, INC. IN MAY, 2002. 10. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS:

24GB AND 24DB. 11. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-313-1880 AT LEAST TWENTY-FOUR

(24) HOURS PRIOR TO THE START OF WORK.

12. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.

13. IN ACCORDANCE WITH SECTION 128(A)(1) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.

14. THERE ARE NO BURIAL GROUNDS LOCATED ON THIS SITE.

15. A FEE-IN LIEU FOR THE FOREST CONSERVATION OBLIGATION OF 19,747 SQ. FT. HAS BEEN PAID IN THE AMOUNT OF \$9,837.70 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE-FOREST CONSERVATION ACT (REFERENCE F-02-125).

16. THIS SUBDIVISION PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL *45-2003 AND THE ZONING REGULATIONS AS AMENDED

17. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

18. FINANCIAL SURETY FOR THE REQUIRED ONE (1) ORNAMENTAL TREE (OR SHAPE TREE) IN THE AMOUNT OF \$150.00 IS REQUIRED TO BE POSTED AS PART THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 1.

19. FOR DRIVEWAY ENTRANCE DETAIL REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD

20. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:

LOWING (MINIMUM) REQUIREMENTS:

A.) WIDTH - 12' (14' IF SERVING MORE THAN ONE RESIDENCE)

B.) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)

C.) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.

D.) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)

E.) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.

F.) STRUCTURE CLEARANCES - MINIMUM 12 FEET

G.) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, AND PLANT MATERIALS. ALL PANT 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.

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO ROADWAY	ADJACENT	TO PROPERTY
PERIMETER	P-1	P-2	P-3
LANDSCAPE TYPE	NONE REQUIRED	A	A
LINEAR FEET OF PERIMETER	386'	166'	75'
NUMBER OF PLANTS REQUIRED SHADE TREES	0	2	1
CREDIT FOR EXISTING VEGATATION SHADE TREES EVERGREEN TREES (2:1 SUSBSTITUTION) ORNAMENTAL TREES (2:1 SUSBSTITUTION)	N/A	3	1 1
CREDIT FOR EXISTING VEGATATION SHADE TREES EVERGREEN TREES (2:1 SUSBSTITUTION) ORNAMENTAL TREES (2:1 SUSBSTITUTION)	N/A	l*	N/A

* ONE (1) ORNAMENTAL OR *** TREE IS TO BE PROVIDED ALONG THIS PERIMETER

APPROVED: DEPARTMENT OF PLANNING AND ZONING

	ADDRESS CHART
LOT	STREET ADDRESS
1	10071 REED LANE

Sheet No.	Description
1	Site Dev., Sed. & Erosion Control Plan
2	Sediment & Erosion Control Details

FISHER, COLLINS & CARTER, INC.

REVISION

DEVELOPER'S/BUILDER'S CERTIFICATE I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE

OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DATE

ENGINEER'S CERTIFICATE certify that this plan for sediment and erosion control represents a practical and workable n based on my personal knowledge of the site conditions and that it was prepared in ordance with the requirements of the Howard Soil Conservation District."

DEVELOPER'S CERTIFICATE /We certify that all development and construction will be done according to this plan for ediment 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 o authorize periodic on-site inspection by the Howard Soil Conservation District." // Domey Jonney

Im Myers D.A.-Natural Resources YUV

Reviewed for HOWARD SCD and meets Technical Requirements.

ELIZABETH HENDERSON PROPERIY

PLAT No. 13693 ZONED R-20

Ex. 8" w (Cont. No. 44-1787)

THE LOUISE WARFIELD PLAT No. 7659 ZONED R-20

20' RIGHT-OF-WAY FOR A SEWER

DEVELOPER OWNER RONALD K. REGAN JR. FUTURE BUILDER'S & CONSTRUCTION CO., 10235 SHIRLEY MEADOE COURT 10194 BALT. NATIONAL PIKE STE. 4 ELLICOTT CITY, MARYLAND 21042 ELLICOTT CITY, MARYLAND 21042

	Director - Department of Planning and Zoning Date Date 2/4/04 Chief, Development Engineering Division 2/4/04 Date Date								
	SUBDIVISION SUZANNE FROCK PROPERTY				SECTION/	N/AREA 'A	LC	OT NO. 1	
	PLAT NO. 15651	BLOCK NO. 20	ZONE R-20	TA	X MAP 17	ELEC. DIS	•	CENSUS TR. 6022.0	
, 1110.	WATER CODE F-12			SEWI	ER CODE 588170				

SITE DEVELOPMENT, LANDSCAPE, SEDIMENT AND EROSION CONTROL PLAN

SUZANNE FROCK PROPERTY LOT 1

PLAT NO. 15651 DPZ FILE *F-02-125 TAX MAP No.: 17 BLOCK 20 PARCEL No.: 105 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: 1"=50' DATE: SEPTEMBER, 2003 SHEET 1 OF 2

SEDIMENT CONTROL NOTES

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 (313-1875).

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 RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7

CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50), FOR PERMANENT SEEDING (SEC. 50), EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENTO 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.

THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

SITE ANALYSIS:

TOTAL AREA OF SITE

AREA TO BE VEGETATIVELY STABILIZED

O.5332 ACRES

AREA TO BE VEGETATIVELY STABILIZED

O.4149 ACRES

323 CUYDS.

TOTAL FILL.

OFFSITE WASTE/BORROW AREA LOCATION

N/A

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

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

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

10) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIF

TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

EQUENCE OF CONSTRUCTION L. Obtain grading permit.

2. Install sediment controls as shown on planul day)

3. Perform necessary grading and stabilize the site. (2 days)

4. Construct dwelling on site. (90 days)

5. Fine grade lot and install roof drains

6. After the site is stabilized and permission is granted from the sediment control inspector, remove sediment controls and stabilize any remaining disturbed areas. TEMPORARY SEEDING NOTES
Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

SEEDED PREPARATION:

Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened. <u>SOIL AMENDMENTS:</u> Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 Sq. Ft.)

<u>SFEDING:</u>
For the periods March 1 through April 30, and August 15 through for the period May 1 thru August 14. Seed with 3 bs/acre of weeping lovegrass (.07 bs/10005q.Ft.). For the period November 16 thru February 20. 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. November 15, seed with 1-1/2 bushel per annual rye (3.2 bs/1,000 5q. Ft.)

MULCHING:
Apply 1-1/2 to 2 tons per acre (70 to 90 lbs./1,000 5q.Ft.) or unrotted small grain straw immediately after seeding. Anchor mulch immediately 1,000 5q. Ft.) of emulsified asphalt on flat acres. On slopes 0 feet or higher, use 340 gallons per acre (0 gal./1,000 5q. Ft.) for anchoring. Refer to the 1900 Maryland Standards and Specification for Soil Erosion and sediment control for rate and methods not covered.

after application using mulch anchoring tool or 210 gallons per care (5 gal./ PERMANENT SEEDING NOTES

All disturbed areas shall be stabilized as follows:

SEEDBED PREPARATION:
Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. SOIL AMENDMENTS:

Apply two tons per acre Dolomitic Lime Stone (92 bs/1,000 Sq. Ft.)
and 600 bs. per acre 0-20-20 fertilizer (14 bs./1,000 Sq. Ft.) before
seeding harrow or discing. Into upper three inches of soil. At time
of seeding, apply 400 bs. per acre 30-0-0 ureaform fertilizer
(9 bs./1,000 Sq. Ft.) and 500 bs. per acre (11.5 bs./1,000 Sq. Ft.)

SFEDING:
For the periods March 1 through April 30, and August 1 through
October 15, seed with 100 lbs. per acre (2.3 lbs./1,000 5q. ft.)
of Kentucky 31 Tall Fescue, for the period May 1 through July 31,
seed with 60 lbs/acre (1.4 lbs./1,000 5q. ft.) Kentucky 31 Tall
Fescue and 2 lbs. per acre (0.05 lbs./1,000 5q. ft.) of weeping
Lovegrass. During the period of October 16 through February 20.
Project site by: Option (1) - two tons per acre of well anchored
straw mulch and seed as soon as possible in the spring; option
(2) - use 500; Obtion (3) - seed with 100 lbs./acre Kentucky 31 Tall Fescue
and mulch with two tons/acre well anchored straw. All slopes should be
hydrosepeded.

MULCHING:

Apply 1-1/2 to 2 tons per acre (10 to 90 lbs./1,000 Sq. Ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gal./1,000 Sq.Ft.) of emulsified asphalt on flat acres. On slopes 8 feet or higher use 348 gallons per acre (8 gal./1,000 Sq. Ft.) for

MAINTENANCE:
Inspect all seeded areas and make needed repairs, replacements
and reseedings. For public ponds substitute Chemung Crownvetch at 15 lbs./acre and Kentucky 31 Tall Fescue at 40 lbs/acre as the seeding requirement. Optimum seeding date for this mixture is March 1 to April 30.

TOPSOIL SPECIFICATIONS - Soil to be used as topsoil must meet the following:

Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand.

Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoil and shall contain less than 5% by volume of cinders, stones, slag, coarse tragments, gravel, sticks, roots trash, or other materials larger than 1-1/2" in diameter.

Topsoil must be free of plants or plant parts such as Bermuda Grass, Quackgrass, Johnson grass, Nutsedge, Poison Ivy, Thistle, or others as specified. Where the topsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-0 tons/acre (200-400 pounds./1,000 5q, Ff.) prior to the placement of topsoil. Lime shall be disturbed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

For sites having disturbed areas under 5 acres:
Place topsoil (if required) and apply soil amendments as specified in 20.0 vegetative stabilization—
Section I - Vegetative Stabilization Methods and Materials. 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 studge 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:

5q. Ft., and 1/3 the normal lime application rate.

c.) Composted sludge shall be applied at a rate of 1 ton/1,000 Sq. Ft.

a.) 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 b.) Composted sludge shall contain at least 1 percent Nitrogen, 1.5 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 studge shall be amended with a Potassium Fertilizer applied at the rate of 4 16./1,000

PERMANENT SEEDING NOTES

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS: SEEDBED PREPARATION:
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING
OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS:

APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1,000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (14 LBS./1,000 SQ.FT.) BEFORE SEEDING HARROW OR DISC. INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1,000 SQ.FT.) AND 500 LBS. PER ACRE (11.5 LBS./1,000 SQ.FT.) OF 10-20-20 FERTILIZER.

DING:

FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST
1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (2.3
LBS./1,000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE, FOR THE
PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS/ACRE
(1.4 LBS./1,000 SQ.FT.) KENTUCKY 31 TALL FESCUE AND
2 LBS. PER ACRE (0.05 LBS./1,000 SQ.FT.) OF WEEPING
LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH
FEBRUARY 28. PROJECT SITE BY: OPTION (1) - TWO TONS PER
ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS
POSSIBLE IN THE SPRING; OPTION (2) - USE SOO; OPTION (3) SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH
WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD
BE HYDROSEEDED.

MULCHING:

APPLY 1 TO 2 TONS PER ACRE (10 TO 90 LBS./1,000 SQ.FT.)

OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING.

ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200

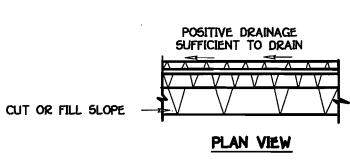
GALLONS PER ACRE (5 GAL./1,000 SQ.FT.) OF EMULSIFIED

ASPHALT ON FLAT ACRES. ON SLOPES Ø FEET OR HIGHER USE

340 GALLONS PER ACRE (0 GAL./1,000 SQ.FT.) FOR ANCHORING.

MAINTENANCE:
INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS,
REPLACEMENTS AND RESEEDINGS. * FOR PUBLIC PONDS SUBSTITUTE CHEMUNG CROWNVETCH AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS/ACRE AS THE SEEDING REQUIRMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

2:1 SLOPE OR FLATTER 2:1 SLOPE OR FLATTER EXCAVATE TO PROVIDE REQUIRED FLOW WIDTH GRADE LINE AT DESIGN FLOW DEPTH



CROSS SECTION

CUT OR FILL -

FLOW CHANNEL STABILIZATION GRADE 0.5% MIN. 10% MAX.

1. Seed and cover with straw mulch. 2. Seed and cover with Erosion Control Matting or line with sod. 3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 12

2. Runoff diverted from a disturbed area shall be conveyed to a

3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.

4. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike 5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be

free of bank projections or other irregularities which will impede

6. Fill shall be compacted by earth moving equipment.

7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.

8. Inspection and maintenance must be provided periodically and after

EARTH DIKE NOT TO SCALE DIKE A DIKE B a-dike height STANDARD SYMBOL A-2 B-3

TEMPORARY SEEDING NOTES

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

LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./ 1,000 SQ.FT.)

DING:
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST
15 THROUGH NOVEMBER 15, SEED WITH 1? BUSHEL PER ACRE OF
ANNUAL RYE (3.2 LBS./ACRE OF WEEPING LOVEGRASS (.07 LBS./
1,000 SQ.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 TO 2 TONS PER ACRE (70 TO 90 LBS./1,000 SQ.FT.)

OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING.

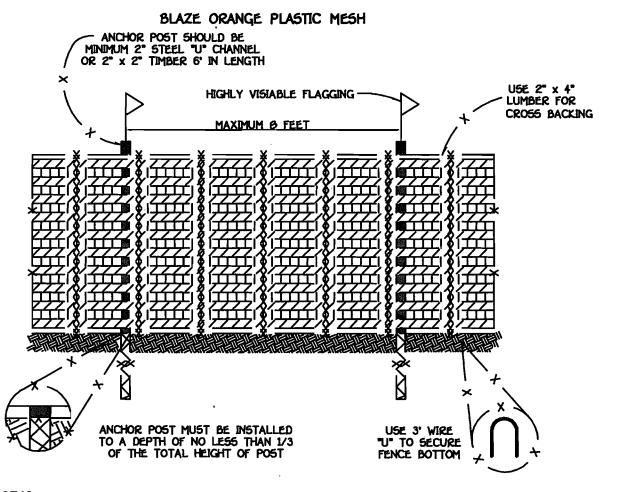
ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GAL.1,000 SQ.FT.)

OF EMULSIFIED ASPHALT ON FLAT ACRES ON SLOPES 0 FEET OR

HIGHER, USE 340 GALLONS PER ACRE (0 GAL./1,000 SQ.FT.) FOR

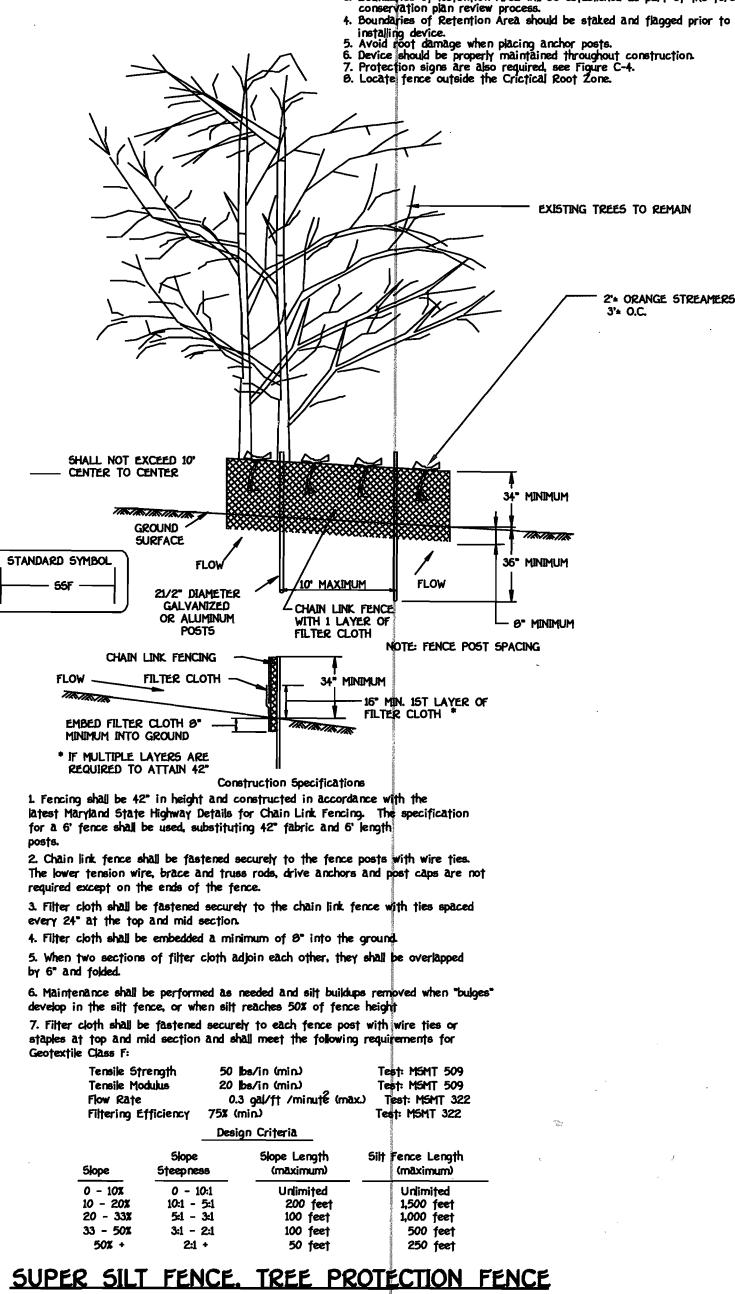
ANCHORING

REFER TO THE 1980 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT



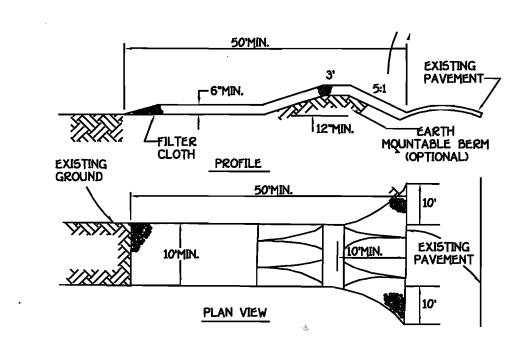
FOREST PROTECTION DEVICE ONLY. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE ROOT DAMAGE SHOULD BE AVOIDED. PROTECTIVE SIGNAGE MAY ALSO BE USED. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL



. Silt Fence to be heeled into the soil. 2. Wire, show fence, etc. for tree protection only.





APPROVED: DEPARTMENT OF PLANNING AND ZONING

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).

3. THICKNESS - NOT LESS THE SIX (6) INCHES.

4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION

ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND /OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE - 2 NOT TO SCALE

FISHER, COLLINS & CARTER, INC. ENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIK

DATE

ENGINEER'S CERTIFICATE 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." 12.23.03 Date

DEVELOPER'S CERTIFICATE

/We certify that all development and construction will be done according to this plan for ediment 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 Fraining Program for the Control of Sediment and Erosion before beginning the project. Ijalsc authorize periodic on-site inspection by the Howard Soil Conservation District."

| Ommune | 12

U.S.D.A.-Natural Resources
Conservation Service
This development plan is depreced for the HOMARD SOIL POISSERVATION DISTRICT.

ELLICOTT CITY, MARYLAND 21042

Reviewed for HOWARD SCD and meets Technical Requirements

development plan is approved for soil erosion and sediment control by

OWNER DEVELOPER RONALD K. REGAN JR. FUTURE BUILDER'S & CONSTRUCTION CO., IN 10194 BALT. NATIONAL PIKE STE. 4 10235 SHIRLEY MEADOE COURT

ELLICOTT CITY, MARYLAND 21042

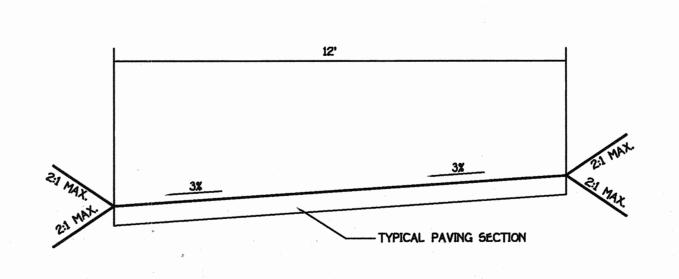
ector - Department of Planting and Zoning anula LOT NO. SUBDIVISION SECTION/AREA SUZANNE FROCK PROPERTY PLAT NO. BLOCK NO. ZONE TAX MAP | ELEC. DIST. 15651 20 R-20 SECOND WATER CODE SEWER CODE

SEDIMENT/EROSION CONTROL NOTES & DETAILS

LOT 1

(A RESUBDIVIGION OF LOT 7, "HARRY S. REED") PLAT BOOK 5, FOLIO 34) TAX MAP No.: 17 PARCEL No.: 105

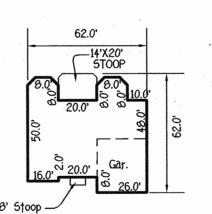
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: 1"=30' DATE: SEPTEMBER, 2003 SHEET 2 OF 2

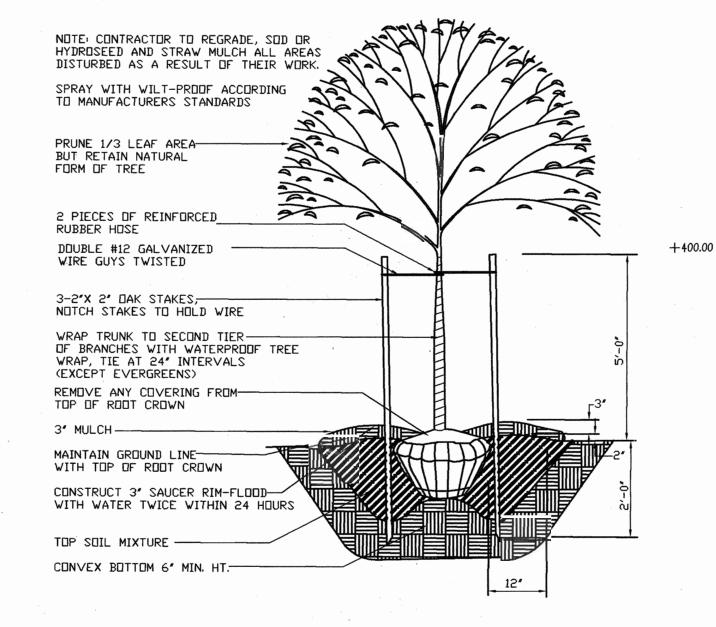


DRIVEWAY DETAIL

NO SCALE

1-1/2 Ter & Chip Coating (min





TYPE 'B' LANDSCAPE BUFFER P-1 386'

3- SPRUCE (TO REMAIN P-1)

--4-DOGWOOD (TO REMAIN P-1)

LOT 2 BETTY L JONES

PROPERIY

PLAT No. 12217

ZONED R-20

REMAIN P-IL

LOT 2 SUZAÇNE FROCK PROPERTY ZONED R—20 PLAT NO. 15651

Private 20' Right-Of-Way -

For Sewer House Connection

(5) 1- DOGWOOD (TO REMAIN P-3)

TREE PLANTING DETAIL

LOT 1

BETTY L JONES

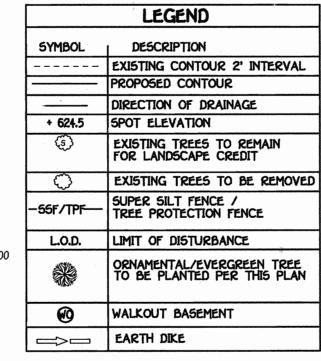
PROPERIY

PLAT No. 12217

ZONED R-20

(Local Road) \$ 18/LF 13"X17" CMPA

Ex. 8"5'Cont. No 20/067 \$



ELIZABETH HENDERSON

PROPERIY

PLAT No. 13693

ZONED R-20

/ Ex. 8" w (Cont. No. 44-1787)

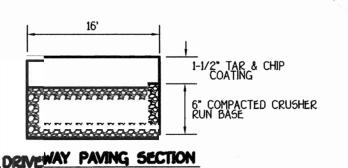
THE LOUISE WARFIELD SUBDIVISION PLAT No. 7659 ZONED R-20

> 20' RIGHT-OF-WAY FOR A SEWER

N 591050

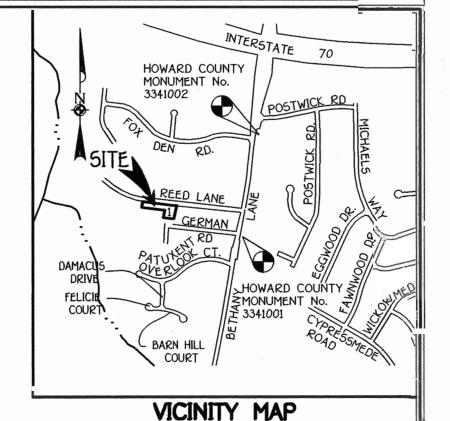
Reviewed for HOWARD SCD and meets Technical Requirements.

	PLA	ANT LIST CHART
QUANTITY	5YMBOL	DESCRIPTION
1	**	Acer griseum/Paperbark Maple 1-1/2"-2" CAL. OR Pinus strobus/ Eastern White Pine 6'-8' ht.



BENCH MARKS 24 DB-582098.342 FT. 1351468.589 FT.

EL.428.011 FT. 24 GB-579069.461 FT. 1350441.846 FT. EL.493.00 FT.



SCALE: 1"= 2000'

SUBJECT PROPERTY IS ZONED: R-20 PER 10-10-93 COMPREHENSIVE ZONING PLAN.

THE TOTAL AREA OF SITE: 1 AC. OR 43,461 SF +

THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 1 THE TOTAL DISTURBED AREA 15: 0.5332 AC.±

THE SHC ELEVATION SHOWN IS LOCATED AT THE PROPERTY LINE. DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE:F-02-125

CONT. NO. 20-1067, CONT. NO. 44-1787 ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED

AT THE DEVELOPER'S EXPENSE. 8. ALL ROADWAYS ARE PUBLIC AND EXISTING.

GENERAL NOTES:

9. THE EXISTING TOPOGRAPHY IS BASED ON FIELD RUN TOPOOGRAPHIC SURVEY PREPARED BY BY FISHER, COLLINS & CARTER, INC. IN MAY, 2002.

10. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM - HOWARD COUNTY CONTROL STATIONS:

24GB AND 24DB. 11. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/DIVISION OF CONSTRUCTION INSPECTION AT 410-313-1880 AT LEAST TWENTY-FOUR

(24) HOURS PRIOR TO THE START OF WORK. 12. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST

48 HOURS PRIOR TO ANY EXCAVATION WORK. 13. IN ACCORDANCE WITH SECTION 128(A)(1) OF THE HOWARD COUNTY SUPPLEMENTARY ZONING DISTRICT REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN

16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.

14. THERE ARE NO BURIAL GROUNDS LOCATED ON THIS SITE. 15. A FEE-IN LIEU FOR THE FOREST CONSERVATION OBLIGATION OF 19,747 SQ. FT. HAS BEEN PAID IN THE

AMOUNT OF \$9,037.70 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE-FOREST CONSERVATION ACT (REFERENCE F-02-125). 16. THIS SUBDIVISION PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL *45-2003 AND THE ZONING REGULATIONS AS AMENDED

UNDER COUNCIL BILL •50-2001. 17. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE

HOWARD COUNTY CODE AND LANDSCAPE MANUAL. HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

18. FINANCIAL SURETY FOR THE REQUIRED ONE (1) ORNAMENTAL TREE (OR SHADE TREE) IN THE AMOUNT OF \$150.00 IS REQUIRED TO BE POSTED AS PART THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 1.

19. FOR DRIVEWAY ENTRANCE DETAIL REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD

DETAIL R-6.06.

20. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:

LOWING (MINIMUM) REQUIREMENTS:

A.) WIDTH - 12' (14' IF SERVING MORE THAN ONE RESIDENCE)

B.) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)

C.) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.

D.) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)

E.) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO

MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.

F.) STRUCTURE CLEARANCES - MINIMUM 12 FEET

G.) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, AND PLANT MATERIALS. ALL PANT 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.

SCHEDULE A PERIMETER LANDSCAPE EDGE ADJACENT TO PROPERTY ADJACENT TO ROADWAY CATEGORY PERIMETER P-3 LANDSCAPE TYPE NONE REQUIRED LINEAR FEET OF PERIMETER 75' NUMBER OF PLANTS REQUIRED SHADE TREES CREDIT FOR EXISTING VEGATATION SHADE TREES EVERGREEN TREES (2:1 SUSBSTITUTION) ORNAMENTAL TREES (2:1 SUSBSTITUTION) CREDIT FOR EXISTING VEGATATION SHADE TREES EVERGREEN TREES (2:1 SUSBSTITUTION) N/A N/A ORNAMENTAL TREES (2:1 SUSBSTITUTION)

* ONE (1) ORNAMENTAL OR *** TREE IS TO BE PROVIDED ALONG THIS PERIMETER

APPROVED: DEPARIMENT OF PLANNING AND ZONING

	ADDRESS CHART
LOT	STREET ADDRESS
1	10071 REED LANE

1.5	sheet No.	Description
	1	Site Dev., Sed. & Erosion Control Plain
	2	Sediment & Erosion Control Details
		Delaip

SITE DEVELOPMENT, LANDSCAPE,

SEDIMENT AND EROSION CONTROL FLAN

SHEET INDEX

IFISHER, COLLINS & CARTER, INC. VIL ENGINEERING COM ULTANTS & LAND SURVEYORS FLLICOTT CITY, MARYLAND 21042

DEVELOPER'S /BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE

OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Rev. Grd. to Show As-Built-Conditions

N 591500

Private 10' Access Easement Across \$

Benefit Of The Property Of Charles

PROPERTY OF FRANKLIN B. BERRY AND SUSAN W. VEISE-BERRY LIBER 1545, FOLIO 59 ZONED R-20

PROPERIY OF -CHARLES P. AND BETTY JANE GERMANI LIBER 265, FOLD 32:9 ZONED R-20

P. And Betty Jane German, Liber 265, Folio 329 Plat No. 15651

Lots 1 And 2 For The Use And

ENGINEER'S CERTIFICATE 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." 1.15.04

CHARLES P. AND

BETTY JANE GERMAN LIBER 265, FOLIO 329

ZONED R-20

DEVELOPER'S CERTIFICATE /We certify that all development and construction will be done according to this plan for ediment 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

so authorize periodic on-site inspection by the Howard Soil Conservation District." / Domey ~ ome

OWNER RONALD K. REGAN JR.

10194 BALT. NATIONAL PIKE STE. 4

ELLICOTT CITY, MARYLAND 21042

1-15-04

DEVELOPER FUTURE BUILDER'S & CONSTRUCTION CO., 10235 SHIRLEY MEADOE COURT ELLICOTT CITY, MARYLAND 21042

firector - Department of Pannying and Zoning Date 29/04 SECTION/AREA LOT NO. SUBDIVISION SUZANNE FROCK PROPERTY TAX MAP | ELEC. DIST. PLAT NO. BLOCK NO. ZONE CENSUS TR. R-20 SECOND SEWER CODE WATER CODE 5881700 F-12

SUZANNE FROCK PROPERTY LOT 1

PLAT NO. 15651 DPZ FILE *F-02-125

TAX MAP No.: 17 BLOCK 20 PARCEL No.: 105 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: 1"=50' DATE: SEPTEMBER, 2003 SHEET 1 OF 2