

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY: 1-800-257-7777
 - BELL ATLANTIC TELEPHONE CO.: 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 - VERIZON CABLE LOCATION DIVISION: 393-3583
 - B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 767-4620
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE SUBJECT PROPERTY IS ZONED R-12 PER COUNTY BILL NO. 75-2003 ADOPTED BY THE COUNTY COUNCIL ON FEBRUARY 2, 2004 AS PART OF THE COMPREHENSIVE ZONING PLAN.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO. 3BR2 AND 3BR3.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES DATED OCTOBER 2003.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES DATED OCTOBER 2003.
- ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 2-W. ACCESS TO PUBLIC SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 649-S.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO STREAMS EXIST ON SITE.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-06 (OPEN SECTION).
- THE SUBJECT PROPERTY IS LESS THAN 40,000 SF AND THEREFORE IS EXEMPT FROM THE FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.202(b)(1)(i) OF THE HOWARD COUNTY CODE.
- THE AREA OF DISTURBANCE IS LESS THAN 5,000 SF AND THEREFORE IS EXEMPT FROM STORMWATER MANAGEMENT.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, SURVEY IN THE AMOUNT OF \$900 FOR THE 3 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS OR THE REQUIRED 25' BUFFER.
- THE SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03.
- THE MARYLAND AVIATION ADMINISTRATION HAS DETERMINED THIS PROJECT DOES NOT FALL WITHIN THE BOUNDARIES OF BWI'S AIRPORT NOISE ZONE. (MMA PERMIT NO. 04-012, APPROVED 2/24/2004)

SEDIMENT CONTROL NOTES

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

TOTAL AREA	31,559 SF
AREA DISTURBED	3,903 SF
AREA TO BE ROOFED OR PAVED	1,907 SF
AREA TO BE VEGETATIVELY STABILIZED	1,997 SF
TOTAL CUT	50 CY
TOTAL FILL	0 CY
OFF-SITE WASTE/BORROW AREA LOCATION	
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER 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 FIVE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
 - * TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
 - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
 - INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
 - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
 - CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1" HIGHER OR 0.2" LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. THE FOUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK. (3 MONTHS)
 - UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.
- NOTES**
- DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

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

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

CONDITIONS WHERE PRACTICE APPLIES

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

CONSTRUCTION AND MATERIAL SPECIFICATIONS

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

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
 - SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
 - PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
 - KEEP MULCH 1" FROM TRUNK.
 - SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
 - TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.
- LEADER MUST REMAIN INTACT**
PRUNE APPROXIMATELY 30% OF CROWN - SEE "LANDSCAPE GUIDELINES" FOR PRUNING EVERGREEN TREES.
- 2 STRANDS OF GALVANIZED WIRE TWISTED FOR SUPPORT**
UPRIGHT STAKES TO BE 1/2" DEPTH MULCH 2" DEPTH MULCH 2" FINISH GRADE
- 1/8" DEPTH OF BALL**
PLANTING MIX - SEE PLANTING NOTES
LOOSENEED SUBSOIL

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

SCHEDULE A PERIMETER LANDSCAPE EDGE

LANDSCAPE TYPE	ADJACENT TO ROWWAYS	ADJACENT TO PERMETER PROPERTIES	ADJACENT TO PERMETER PROPERTIES	ADJACENT TO PERMETER PROPERTIES
LINEAR FEET OF ROADWAY FRONTAGE/PERMETER	TYPE 'A'	TYPE 'A'	TYPE 'A'	TYPE 'A'
147'	236' (A)	153' (B)	194' (C)	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	YES, 204'	YES, 153'	YES, 120'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO
NUMBER OF PLANTS REQUIRED	NA	1	0	2
SHADE TREES	NA	0	0	0
EVERGREEN TREES	NA	0	0	0
SHRUBS	NA	0	0	0
NUMBER OF PLANTS PROVIDED	NA	1	0	2
SHADE TREES	NA	0	0	0
EVERGREEN TREES	NA	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0
SHRUBS (10:1 SUBSTITUTION)	NA	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

* CREDIT FOR EXISTING TREES TO REMAIN ALONG SOUTH, WEST, AND EAST PROPERTY LINES

PLANT LIST

QTY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT
3	ACER RUBRUM / OCTOBER GLORY / OCTOBER GLORY RED MAPLE	2-1/2" - 3"	CAL B & B

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, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./100 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. BEFORE SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 BREAKAWAY FERTILIZER (9 LBS./100 SQ.FT.).
- ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./100 SQ.FT.) AND APPLY 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING; OPTION (2) USE SOO; OPTION (3) SEED WITH 60 LBS./ACR. KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS; ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

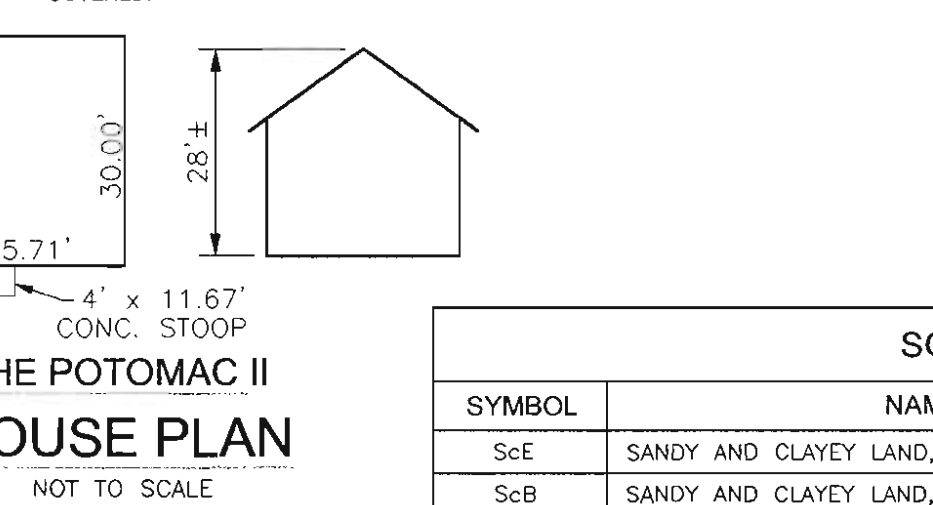
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 1 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, OR USE SOO.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS; ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	B
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	B

PLAN
SCALE: 1"=30'

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	B
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	B

ENGINEER'S CERTIFICATE

I, **John H. Vogels**, CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ROBERT H. VOGL, PE #16193
DATE: 4/20/04

DEVELOPER'S CERTIFICATE

I, **Michael Z. Pfauf**, 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 PERMANENT ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

MICHAEL L. PFAUF
DATE: 4/7/04

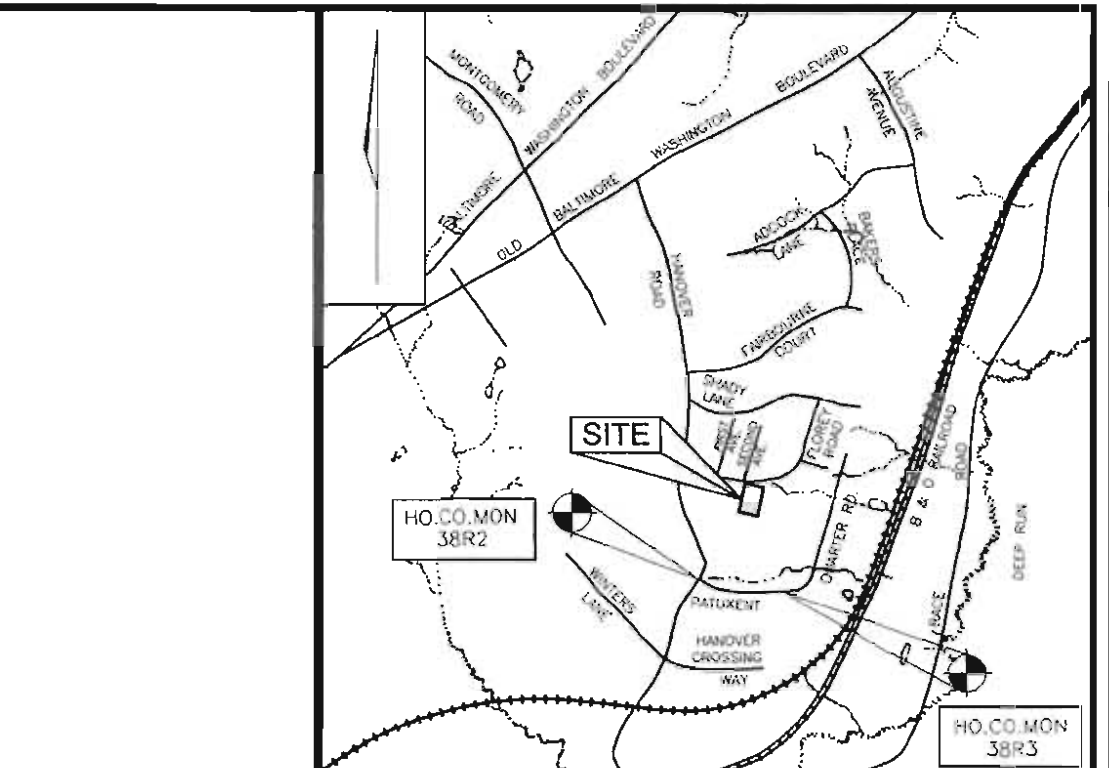
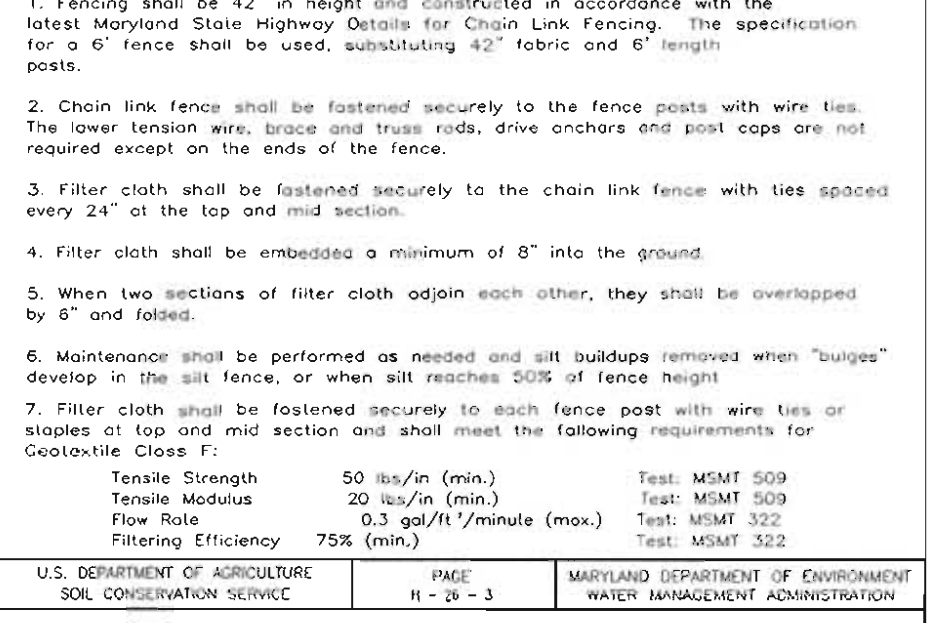
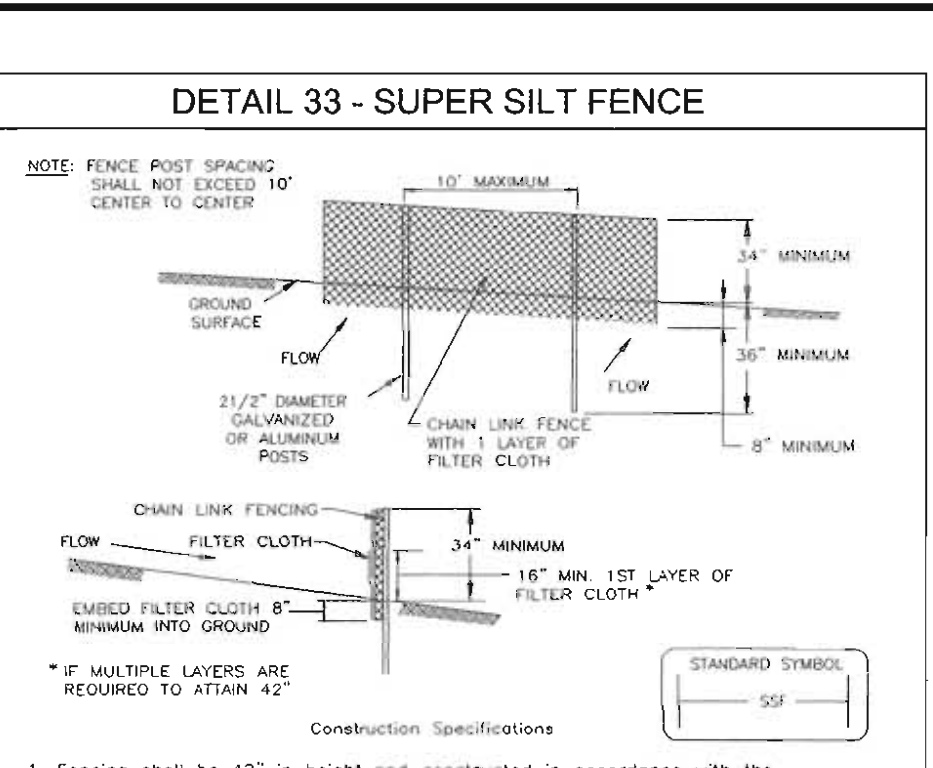
LANDSCAPE CERTIFICATE

I, **Michael Z. Pfauf**, 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, **Michael Z. Pfauf**, FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

MICHAEL L. PFAUF
DATE: 4/7/04

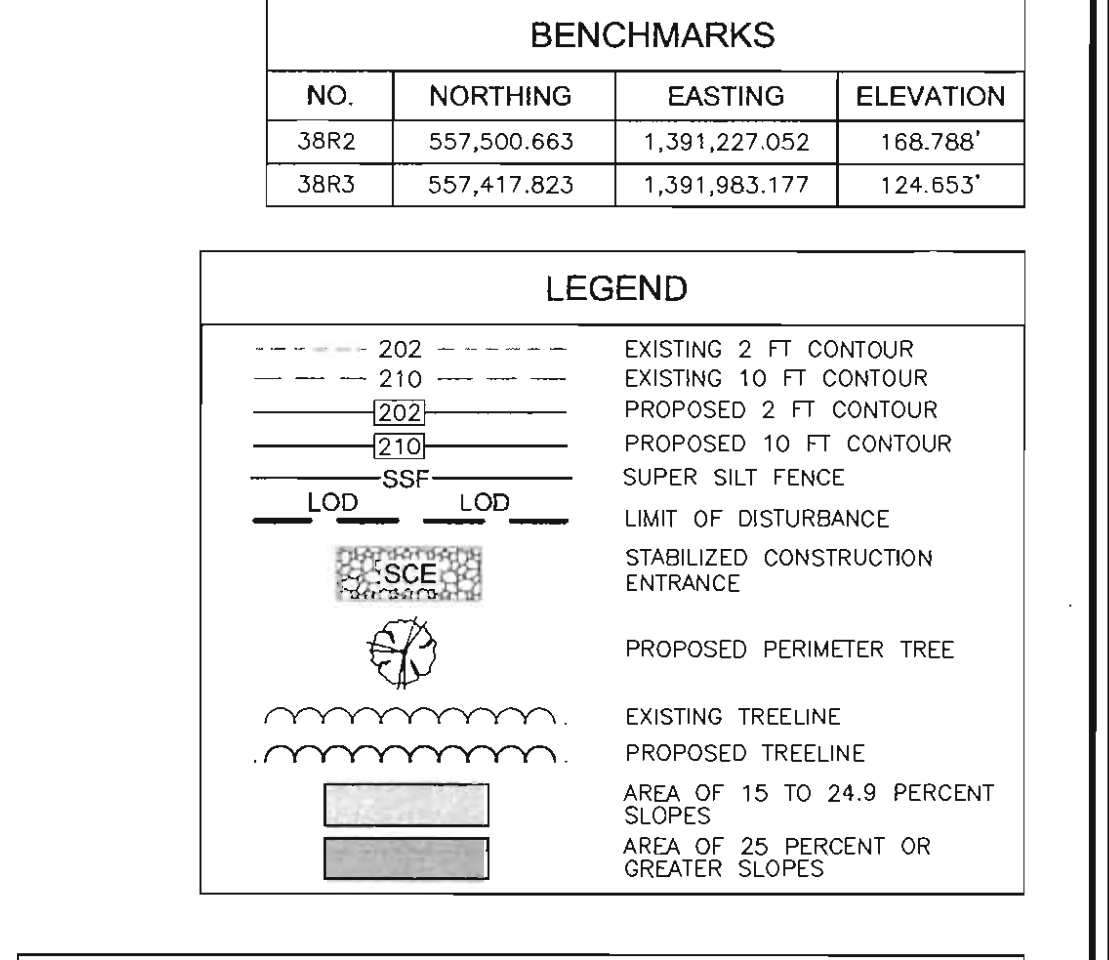
OWNER
WILLIAM BASIL
6045 FLOREY ROAD
HANOVER, MD 21076

DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVENUE, STE. 301
ELLCOTT CITY, MD 21043
(410) 480-0023



BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION
3BR2	557,500.663	1,391,227.052	168.768'
3BR3	557,417.823	1,391,983.177	124.653'



SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA	AREA OF PLAN SUBMISSION	LIMIT OF DISTURBED AREA	PRESENT ZONING
31,559 SF (0.72 AC)	31,559 SF (0.72 AC)	3,903 SF	R-12
PROPOSED USE: RESIDENTIAL	TYPE OF UNIT: SINGLE FAMILY DETACHED	TOTAL UNITS ALLOWED: 1	TOTAL UNITS PROPOSED: 1
OPEN SPACE REQUIRED: N/A	RECREATION OPEN SPACE PROVIDED: N/A	RECREATION OPEN SPACE REQUIRED: N/A	RECREATION OPEN SPACE PROVIDED: N/A
DPZ FILE REF.: N/A		DEED REF.: 642 / 186	

PERMIT INFORMATION CHART

PROPERTY OF	SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
HENRY W. FLOREY, LOT 37	N/A	N/A	P. 859
PLAT REF. L. 1/F. 92	BLOCK NO. 15	ZONE R-12	TAX MAP 38 ELECT. DIST. 1ST CENSUS TR. 6012.01
WATER CODE: A01	SEWER CODE: 2130000		

ADDRESS CHART

PARCEL #	STREET ADDRESS
859	6041 FLOREY ROAD, HANOVER, MD 21076

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT PLAN	1

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
THE BLUFFS AT WHITETAIL WOODS II
SUBDIVISION OF THE PROPERTY OF HENRY W. FLOREY LOT 37
SINGLE FAMILY RESIDENCE
TAX MAP 38 GRID 15
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PARCEL 859

FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-6900
410-720-6226 fax
www.frederickward.com

DESIGN BY: JT
DRAWN BY: JT
CHECKED BY: RRV
DATE: APR 6, 2004
SCALE: 1"=30'
W.O. NO.: 2034088

1 CITY, MD 21043
1 SHEET OF 1