SOILS DESCRIPTION

SYMBOL	DESCRIPTION
MIE	MANOR LOAM, 25% TO 40% SLOPES (TYPE B)
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED (TYPE B)
MIB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED (TYPE B)
GnB2	GLENVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED (TYPE C)

PERMIT INFORMATION CHART

SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL #
PUSATERI PROPERTY		N/A		4
PLAT # OR L/F	BLOCK #	ZONE	ELEC. DIST.	CENSUS TRACT
16775	19	R-20	3RD	602200
WATER CODE		CENSUS CODE		
H07		5991000		
PROPOSED IMPROVEMENTS:				
SINGLE FAMILY DWELLING, GRADING & SEDIMENT CONTROL.				

ADDRESS CHART

LOT NO.	STREET ADDRESS
4	3032 MULLINEAUX LANE

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT (ONE DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN. (ONE DAY)
3. CONSTRUCT SILT FENCE (TWO DAYS)
4. COMPLETE CONSTRUCTION AS SHOWN. (20 DAYS)
5. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED.(TWO DAYS)
6. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (TWO DAYS)
7. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (ONE DAY)
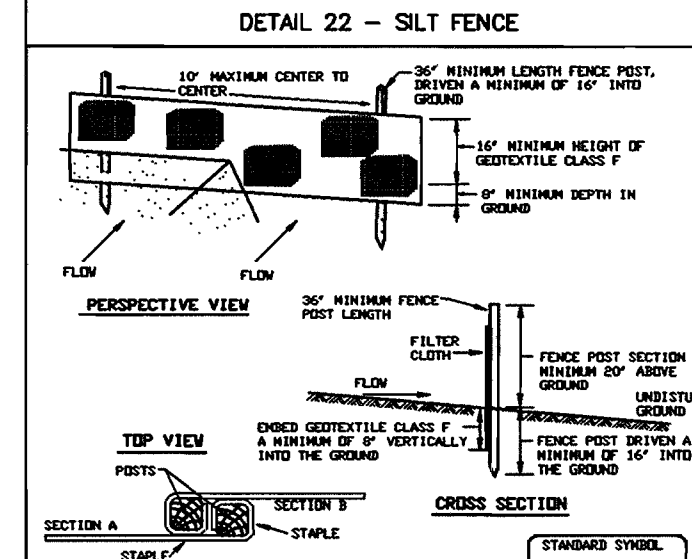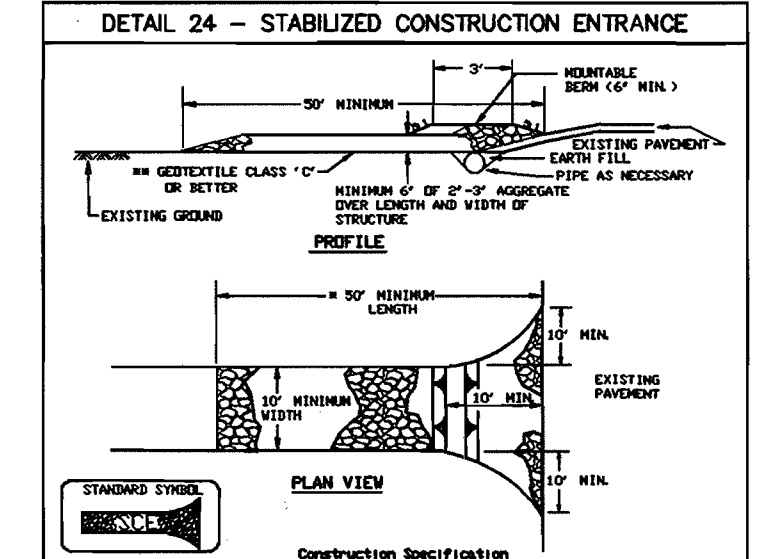
PLAN VIEW — SCALE: 1"=20'
ELEVATION — SCALE: 1"=20'
VICINITY MAP — SCALE: 1"=2000'

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE
DETAIL 22 – SILT FENCE

GENERAL NOTES:

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
2. PROJECT BACKGROUND:
   TAX MAP : 17, PARCEL: 259, LOT 2, BLOCK: 19
   ELECTION DISTRICT : THIRD.
   ZONING: R-20
   DEED REFERENCE : L. 2148, F. 0406
   DPZ FILES: F-03-46, F-04-183
   PLAT NO. 16775
3. AREA TABULATION
   A. TOTAL TRACT AREA: 20,808 SQ.FT.
   B. NUMBER OF PROPOSED BUILDABLE LOTS : 1
   C. NUMBER OF OPEN SPACE LOTS : N/A
   D. AREA OF PUBLIC RIGHT-OF-WAY : N/A
   E. AREA OF BUILDABLE LOTS : 20,808 SQ.FT.
4. MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5th ED. FEE-IN-LIEU IS PROVIDED TO MEET OPEN SPACE REQUIREMENTS.
5. TOPOGRAPHY SHOWN HEREON IS BASED ON FULL RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT SEPTEMBER 2002.
6. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2002.
7. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 161A & 17DB.
   STA. No. 161A   N 589,509.406   ELEV. 463.674
                    E 1,346,343.647
   STA. No. 17DB   N 594,529.556   ELEV. 476.022
                    E 1,352,722.586
8. PROPERTY LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. WATER AND SEWER CONTRACT NUMBER IS 24-3304.
9. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
10. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
11. NO FLOODPLAIN, STREAMS, STEEP SLOPES OR WETLANDS EXIST ON SITE.
12. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
13. LANDSCAPING FOR LOTS 3 AND 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINCE LOT 3 CONTAINS AN EXISTING DWELLING, IT IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS. CREDIT IS BEING TAKEN FOR EXISTING TREES ON LOT 4 ; THEREFORE, NO FINANCIAL SURETY IS REQUIRED.
14. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, 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.
15. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 15.
16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A) WIDTH – 12 FEET (14 FEET 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 OF 45-FOOT TURNING RADIUS.
    D) STRUCTURES (CULVERT/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    F) STRUCTURE CLEARANCES – MINIMUM 12 FEET
    G) MAINTENANCE – SUFFICIENT TO ENSURE ALL WEATHER USE.
17. THIS PROJECT IS EXEMPT FROM SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.1202(b)(1)(viii) SINCE THIS PROJECT CREATES ONE ADDITIONAL LOT AND HAS NO FUTHER SUBDIVISION POTENTIAL (F03-46).
18. THE PROPOSED SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME I, SECTION 5.1.2.B.1, SINCE THE PROPOSED NET DISTURBANCE IS LESS THAN 5,000 SQ.FT (PROPOSED NET DISTURBANCE IS APPROXIMATELY 4,800 SQ.FT).
19. THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
20. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
21. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
    MISS UTILITY   1-800-257-7777
    C&P TELEPHONE COMPANY   (410) 725-9976
    HOWARD COUNTY BUREAU OF UTILITIES   (410) 313-4900
    AT&T CABLE LOCATION DIVISION   (410) 393-3533
    BALTIMORE GAS & ELECTRIC   (410) 685-0123
    STATE HIGHWAY ADMINISTRATION   (410) 531-5533
    HOWARD COUNTY DEPT. OF PUBLIC WORKS/   (410) 313-1880
    CONSTRUCTION INSPECTION DIVISION
22. 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.
23. USE HO. CO. STD. R 6.06 FOR DRIVEWAY APRON, UNLESS OTHERWISE NOTED.
24. GRAVITY SEWER SERVICE FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE GRINDER PUMP.

LEGEND

SF	SILT FENCE
LOD	LIMIT OF DISTURBANCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
	PERIMETER LANDSCAPE EDGE
	EXISTING TREES

OWNER
STEPHEN J. PUSATERI
3034 MULLINEAUX LANE
ELLICOTT CITY, MD 21042-2152
410-750-0258

DEVELOPER'S/OWNER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Stephen J. Pusateri   6-11-04
NAME   DATE

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Stephen J. Pusateri   6-11-04
SIGNATURE OF DEVELOPER   DATE

Stephen J. Pusateri   6-11-04
PRINTED NAME OF DEVELOPER   DATE

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL RESOURCE CONSERVATION SERVICE.

R. JACOB HIKMAT
PRINTED NAME OF ENGINEER   6/14/04

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

Jim Myers   6-17-04
USDA – NATURAL RESOURCE CONSERVATION SERVICE   DATE

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

John R. Robinson   6-17-04
HOWARD SOIL CONSERVATION DISTRICT   DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

6/21/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION   DATE

6/23/04
CHIEF, DIVISION OF LAND DEVELOPMENT   DATE

6/28/04
DIRECTOR   DATE

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.

TEMPORARY SEEDING NOTES
APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED 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.

STANDARD SEDIMENT CONTROL NOTES

STANDARD AND SPECIFICATIONS FOR TOPSOIL

TEMPORARY DUST CONTROL MEASURES

SITE ANALYSIS:
TOTAL AREA OF SITE:	0.48	ACRES
AREA DISTURBED:	0.11	ACRES
AREA TO BE ROOFED OR PAVED:	0.09	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.02	ACRES
TOTAL CUT:	400	CU. YDS.
TOTAL FILL:	400	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	CU. YDS.

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	N/A (PERIMETER 1)	A (PERIMETER 2) *	
LINEAR FEET OF PERIMETER	183.95 LF	270.40 LF	
NUMBER OF PLANTS REQUIRED			
SHADE TREES	0 SHADE TREES	5 SHADE TREES	5 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING VEGETATION			
SHADE TREES	0 SHADE TREES	5 SHADE TREES	5 SHADE TREES
EVERGREEN TREES (SUBSTITUTIONS)	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED			
SHADE TREES	0 SHADE TREES	5 SHADE TREES	5 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS

* PERIMETER 2 CREDIT FOR EXISTING TREES : ONE (1) 16" RED OAK, ONE (1) 24" RED OAK, ONE (1) 15" BLACKGUM, ONE (1) 30" RED MAPLE, AND ONE (1) 22" RED OAK.