

VICINITY PLAN
SCALE 1"=1000'

SITE ANALYSIS DATA CHART

- a. Total Project Area: 0.5384 acres (23,451 sq.ft.)
- b. Limit of Disturbed Area: 0.35 acres
- c. Present Zoning Designation: R-SC
- d. Proposed uses for site and structures: Single Family Detached Dwelling
- e. Floor space on each level of building per use: 1,110 s.f. (Basement), 1,890 s.f. (G.F.), 1,615 s.f. (F.F.) Total 3,505 s.f. Residential
- f. Total number of units allowed for project as shown on final plat: One
- g. Total number of units proposed on submission: One
- h. Maximum number of employees, tenants on site per use: N.A.
- i. No. of parking spaces required by Howard County Zoning Regulations and/or FDP Criteria: N.A.

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Meyer 4/14/06
USA-Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

John K. Kuntz 4/14/06
Howard SCD 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 Howard Soil Conservation District.

D. K. Kuntz 3/22/06
Signature of Engineer Date
DHARAM V. KATHURIA

DEVELOPER'S CERTIFICATE
I/We 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 Howard Soil Conservation District.

Mario Loyde 3/22/06
Signature of Developer Date
Mario Loyde
Print name of Developer

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John Pannunzi 4/11/06
Chief, Development Engineering Division Date

Cathy Haman 4/18/06
Chief, Division of Land Development Date

Mark L. Lytle 4/13/06
Director Date

BENCHMARKS		
NORTHING, EASTING	ELEVATION	
#1 - 3/4" IFF	N 559861.44, E 1374387.83	371.12
#2 - PK 102	N 560129.31, E 1374278.01	380.65
HOWARD COUNTY GEODETIC SURVEY CONTROLS		
37EB	N 562552.473, E 1375430.82	385.385
37EC	N 561099.801, E 1375580.43	346.233

ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
550	6085 MEADOW RIDGE ROAD

PERMIT INFORMATION CHART			
Subdivision Name	Section/Block	Lot/Parcel No.	
N/A	N/A	550	
Plot # of L/E	Grid #	Zoning	Tax Map No.
N/A	9	R-SC	37
Water Code	Sewer Code	Second	Census Tract
D06	2810400		601101

OWNER/DEVELOPER
MARIO LOYDE
& DARA JOHNSON
6330 BAYBERRY CT.
#810
ELKRIDGE, MD 21075

LLOYDE PROPERTY
SITE DEVELOPMENT PLAN
SINGLE FAMILY DETACHED DWELLING ZONED R-SC
PARCEL 550 GRID 9 LIBER 5342 FOLIO 689
2ND ELECTION DISTRICT TAX MAP 37 HOWARD COUNTY, MARYLAND

SCALE: 1"=20' DATE: 03/15/06 JOB NO.: SHEET: 1 OF 3



KCE ENGINEERING, INC.
EXECUTIVE CENTER
3300 NORTH RIDGE ROAD, SUITE 315
ELLCOTT CITY, MARYLAND 21043
PHONE (410) 203-9800 FAX (410) 203-9228

Step	Requirement	Volume Required (ac-ft)	Notes
1.	Water Quality Volume (WQv)	0.013	Provided by SWM credits (Sheet flow thru Level Spreader)
2.	Recharge Volume (Rev)	0.0025	Provided by SWM credits (Sheet flow thru Level Spreader)
3.	Channel Protection Volume (Cpv)	--	Not Required
4.	Overbank Flood Protection Volume (Qp)	--	Not Required
5.	Extreme Flood Volume (Qf)	--	Not Required

FACILITY No.	WQv Ac-Ft	CPv Ac-Ft	Rev Ac-Ft	Qp Ac-Ft	Qf Ac-Ft
A	0.013	N/A	0.0025	N/A	N/A

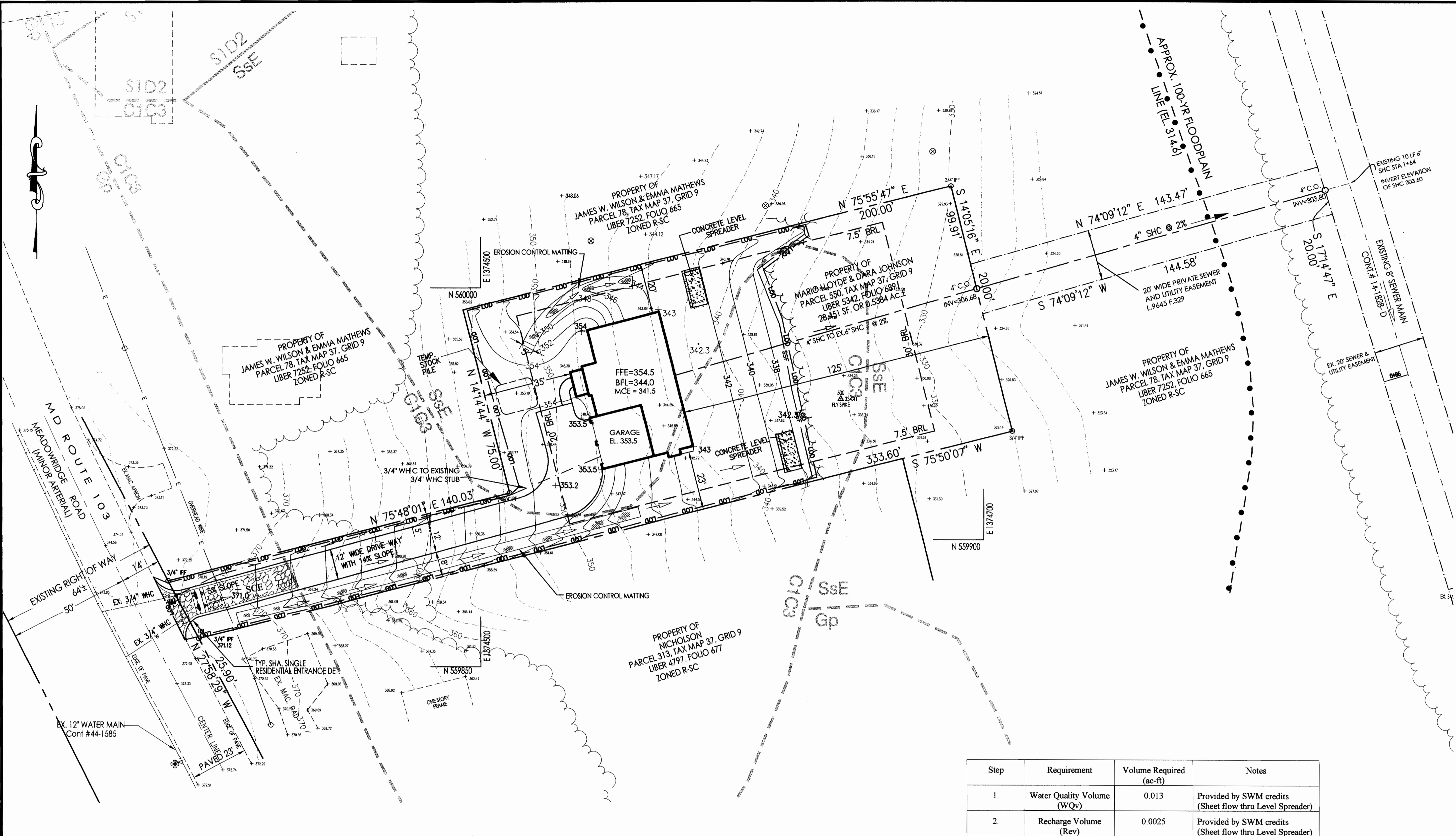
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

Robert J. Walden 4/17/06
A COUNTY HEALTH OFFICER DATE
HO. CO. HEALTH DEPARTMENT

SOILS LEGEND		
SYMBOL	NAME/DESCRIPTION	TYPE
C1C3	CHILLUM GRAVELLY LOAM, 5 TO 10 % SLOPES, SEVERELY ERODED	C
Gp	GRAVEL PITS & QUARRIES	B
S1C2	SASSAFRAS LOAM, 5 TO 10 % SLOPES, MODERATELY ERODED	B
S1D2	SASSAFRAS LOAM, 10 TO 15 % SLOPES, MODERATELY ERODED	B
SSE	SASSAFRAS SOILS, 15 TO 40 % SLOPES, STONY LAND	B

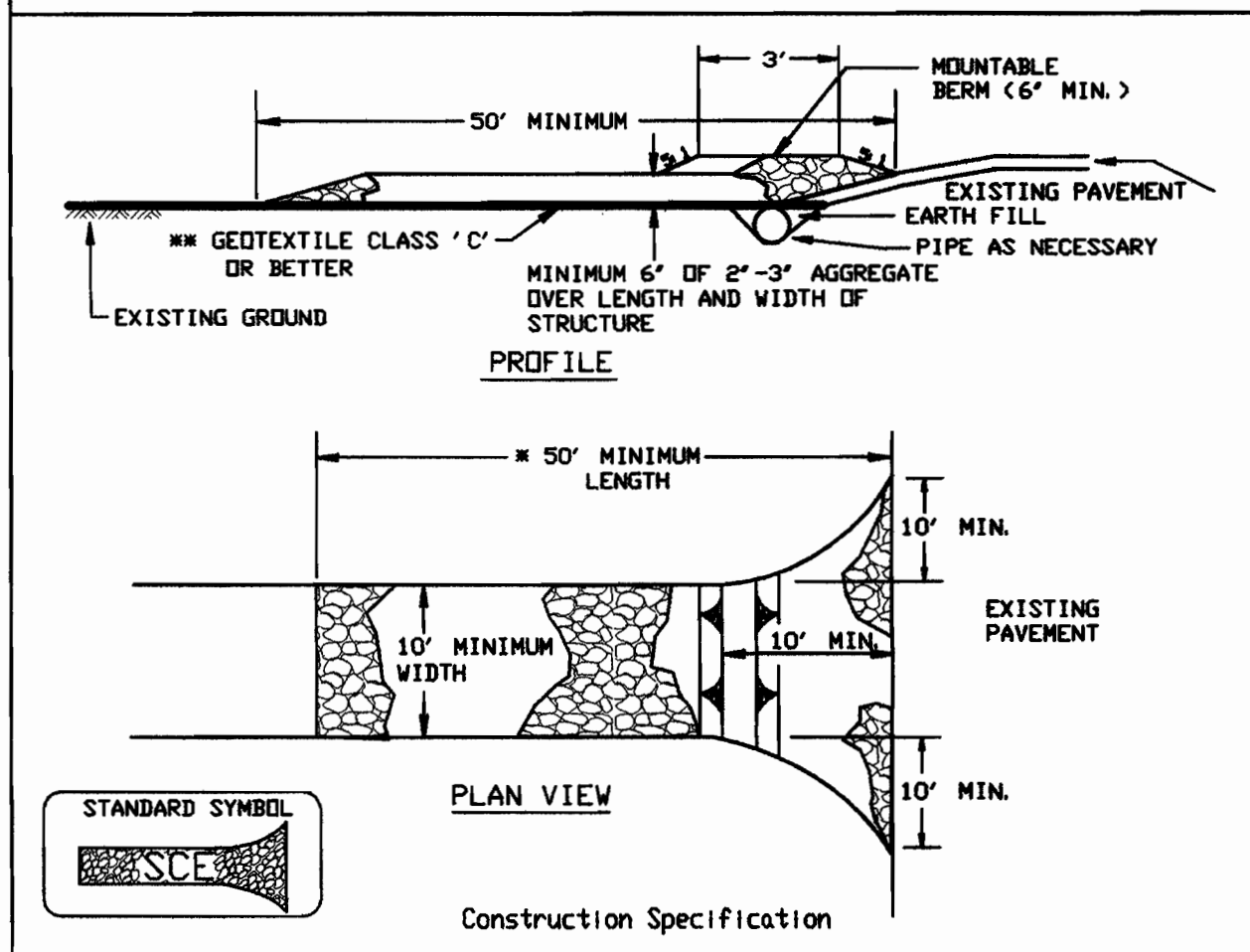
LEGEND	
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. POWER POLE
	EX. CLEANOUT
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	EX. SEWER LINE
	PROP. SHC
	EX. TREE LINE
	PROP. TREE LINE
	3/4" WATER HOUSE CONNECTION
	EX. 12" WATER MAIN
	EROSION CONTROL MATTING

*SOIL MAP NO. 26 OF THE HOWARD COUNTY SOIL SURVEY



- GENERAL NOTES:**
- The subject property is zoned R-SC per the 02/02/2004 Comprehensive Zoning Plan.
 - This plan is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations, per Council Bill 45-2003 and the Zoning Regulations as amended by CB 75-2003. Development or construction on this parcel must comply with setback and buffer regulations in effect at the time of submission of the site development plan, water petition application, or building/grading permit.
 - In accordance with Section 128 of the Howard County Zoning Regulations, bay windows, chimneys or exterior stairways not more than 16' in width may project not more than 4' into any setbacks, porches or decks, open or enclosed may project not more than 10' into the front or rear yard setback.
 - BRL denotes Building Restriction Line.
 - 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:
 - Width-12' (14' serving more than one residence);
 - Surface-6" of compacted crusher run base w/tar and chip coating (1-3/4" min.);
 - Geometry-Max. 15% grade, max. 10% grade change and min. 45' turning radius;
 - Structures (culverts/bridges)-capable of supporting 25 gross tons (H25 loading);
 - Drainage Elements-capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface;
 - Maintenance-sufficient to insure all weather use.
 - Contractor to verify elevations in field before beginning any construction.
 - 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 the start of work.
 - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
 - Boundary survey was performed by KCE Engineering, Inc. dated September 12, 2005.
 - The existing topography is taken from field run survey with maximum two foot contour intervals prepared by KCE Engineering, Inc. dated September 12, 2005.
 - This survey is tied to Howard County MAD 83/91 Horizontal and NAVD 88 Vertical datums.
 - Stormwater Management for this property will be provided through Stormwater Management Credits for disconnection of rooftop runoff (Section 5.2 of 2000 Maryland Stormwater Design Manual) from the dwelling and disconnection of non-rooftop runoff (Section 5.3) for the driveway and sheet flow to buffer.
 - Existing utilities are based on field run survey prepared by KCE Engineering, Inc. dated September 12, 2005 and Contract Nos. 14-1828-D and 44-1585.
 - Any damage to the County's right-of-way shall be corrected at the developer's expense.
 - SHC elevations shown are located at the property line.
 - For driveway entrance details, refer to the Howard County Design Manual, Volume IV, Standard Detail R-6.06.
 - This property is exempt from the Forest Conservation requirements, per Section 16.122(b)(1)(i) of the Howard County Code because this parcel is less than 40,000 SF. in area.
 - No wetlands, streams or floodplains exist on this site. Wetland investigation conducted by KCE Engineering, Inc. on January 29, 2006.
 - Landscaping has been provided in accordance with section 16.124 of the Howard County Landscape Code and the Landscape Manual. Surety in the amount of \$ 3,840.00 will be posted with the grading permit application for 5 shade trees and 88 shrubs.
 - There are no public or private easements related to this parcel.

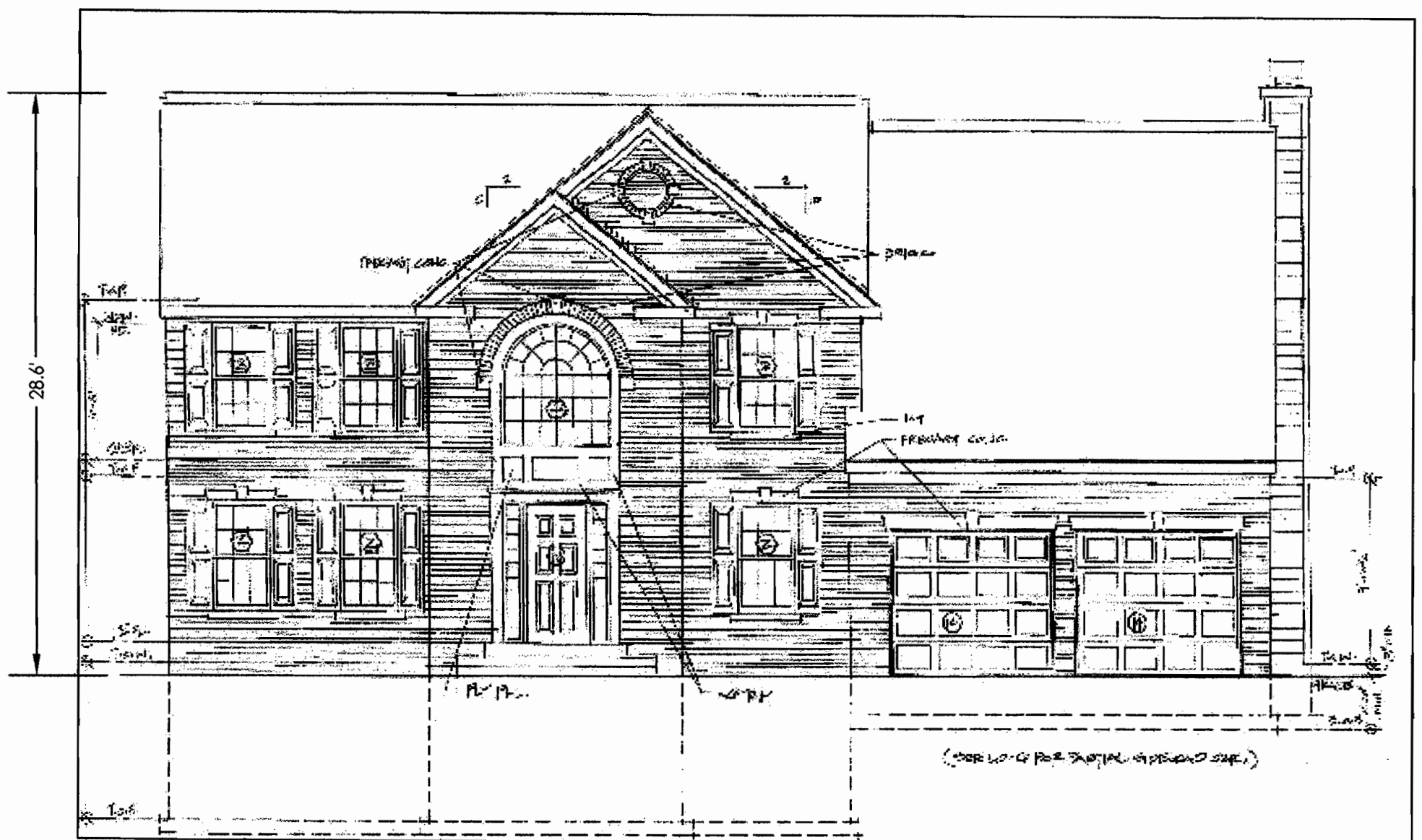
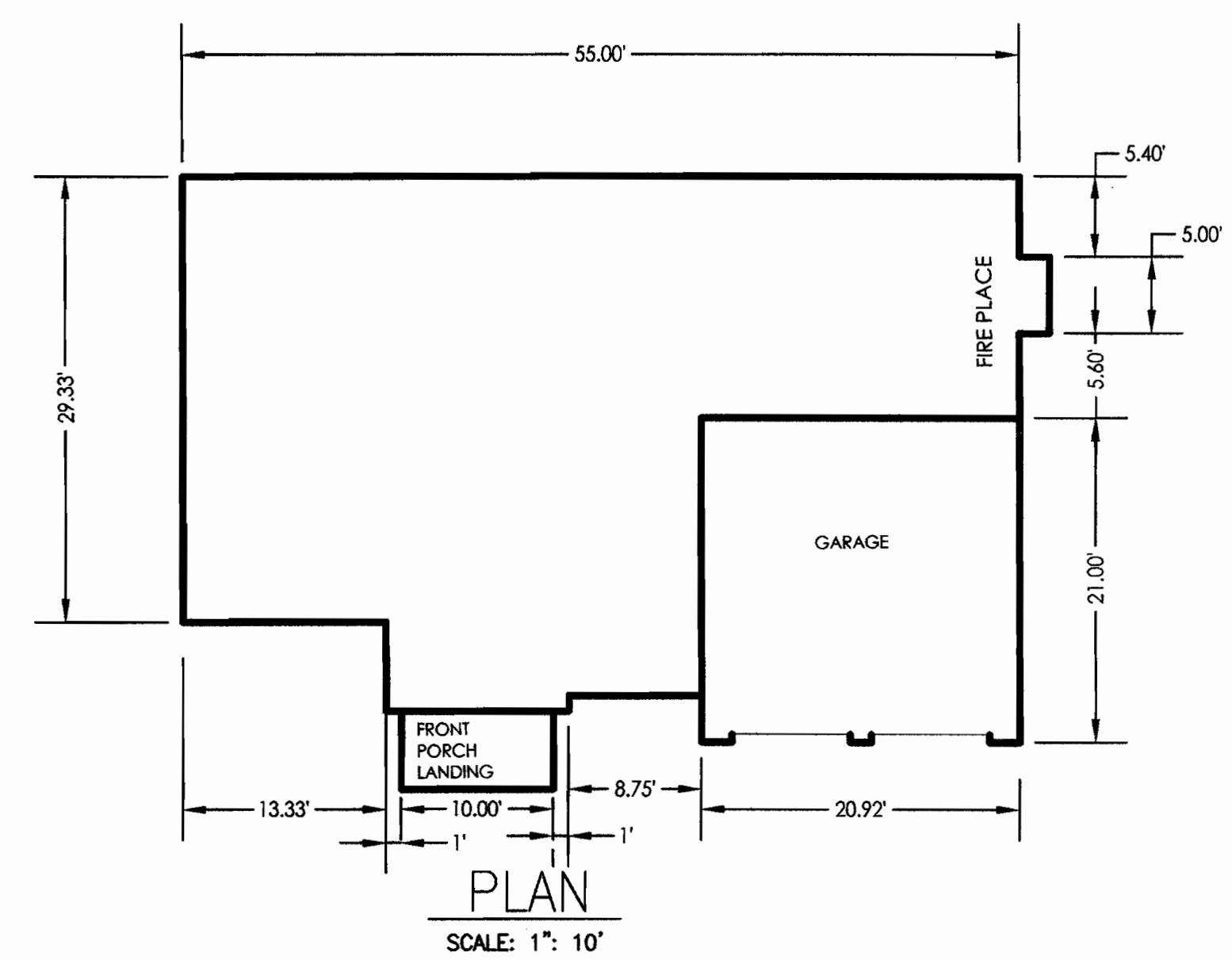
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- Length - minimum of 50' (#30' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. *The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6' of stone over the pipe. Pipe to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

STANDARD SEDIMENT CONTROL NOTES

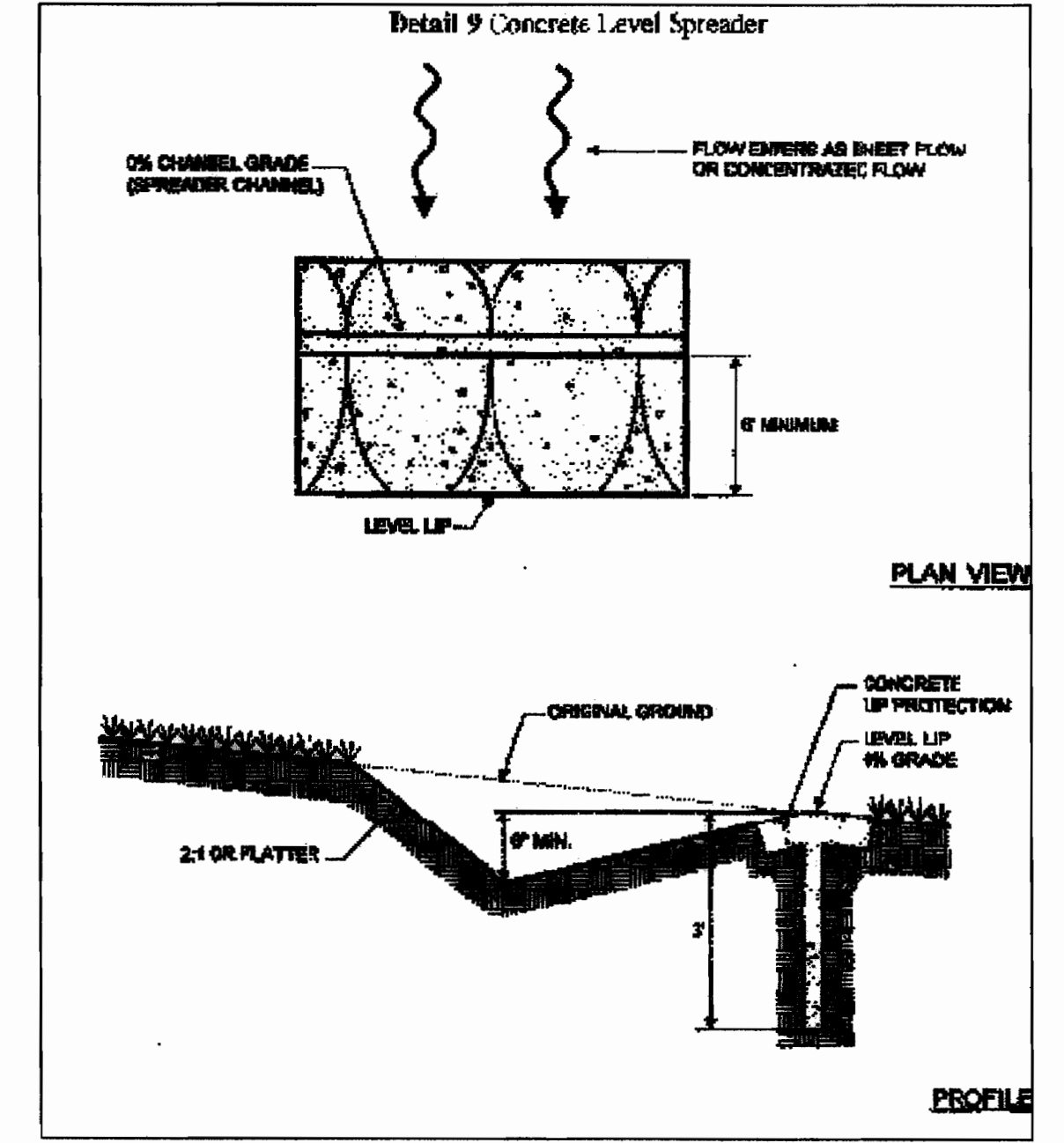
- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most recent 1994 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 specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec.51), 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 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 = 0.538 Acres
 Area Disturbed = 0.35 Acres
 Area to be roofed or paved = 0.12 Acres
 Area to be vegetatively stabilized = 0.23 Acres
 Total Cut = 150 Cu.Yds.
 Total Fill = 640 Cu.Yds.
 Offsite waste/borrow area location: Fill material to be borrowed from approved site
- 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 shall be back-filled and stabilized within one working day.



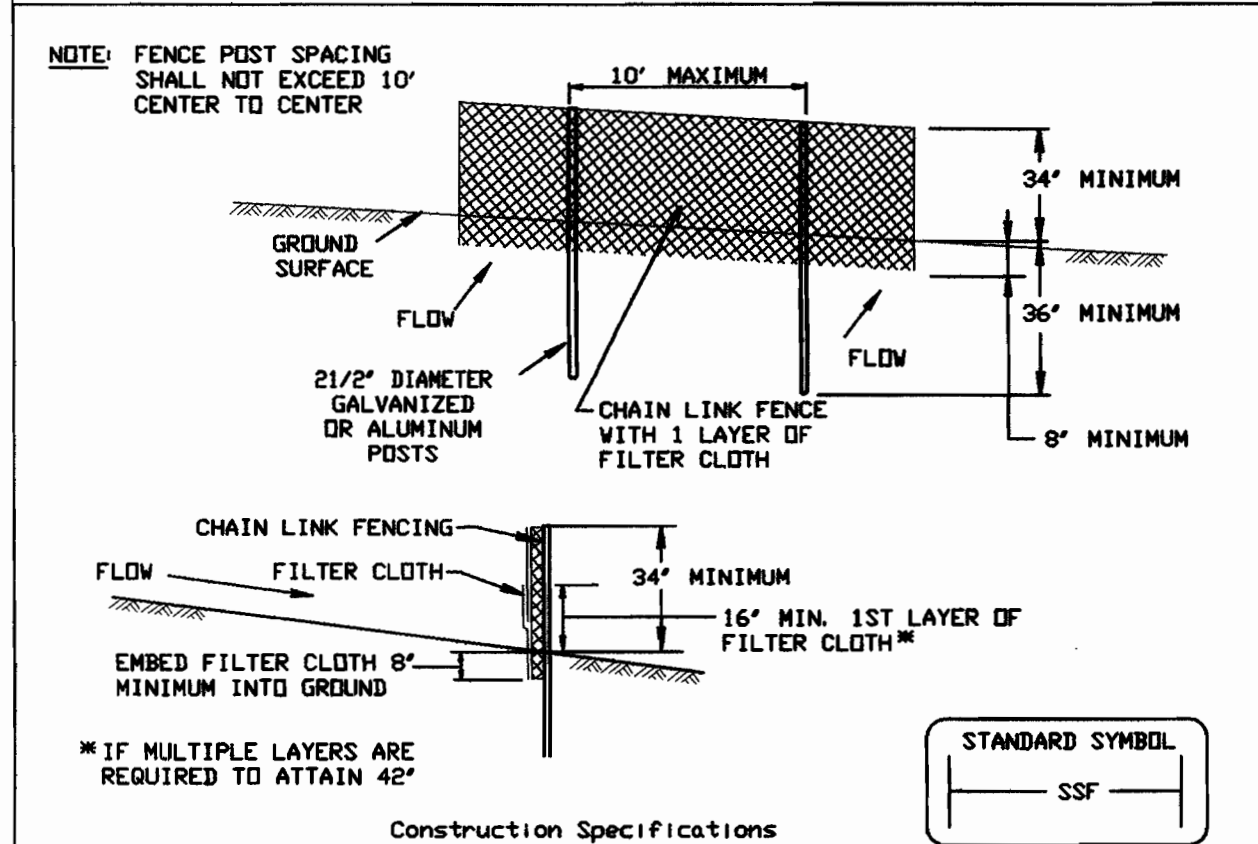
ELEVATION
SCALE: NTS

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be re-disturbed 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/acre 10-10-10 fertilizer (14 lbs/1000 sq.ft.)
- Seeding:** For the periods March 1-April 30, and August 15-October 15, seed with 2-½ bushel per acre of annual rye (3.2 lbs/1000 sq.ft.). For the period May 1-August 14, seed with 3 lbs/acre of weeping lovegrass (.07 lbs/1000 sq.ft.). For the period November 16-February 28, protect site by applying 2 tons/acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching:** Apply 1-½ to 2 tons per acre (70 to 90 lbs/1000 sq.ft.) of untreated weed-free, small grain 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 slope 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 additional rates and methods not covered.
- Preferred -** Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq.ft.) and 600 lbs/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/acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq.ft.)
- Acceptable -** Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq.ft.) and 1000 lbs/acre 10-10-10 fertilizer (23 lbs/1000 sq.ft.) before seeding. Harrow or disk into upper three inches of soil.

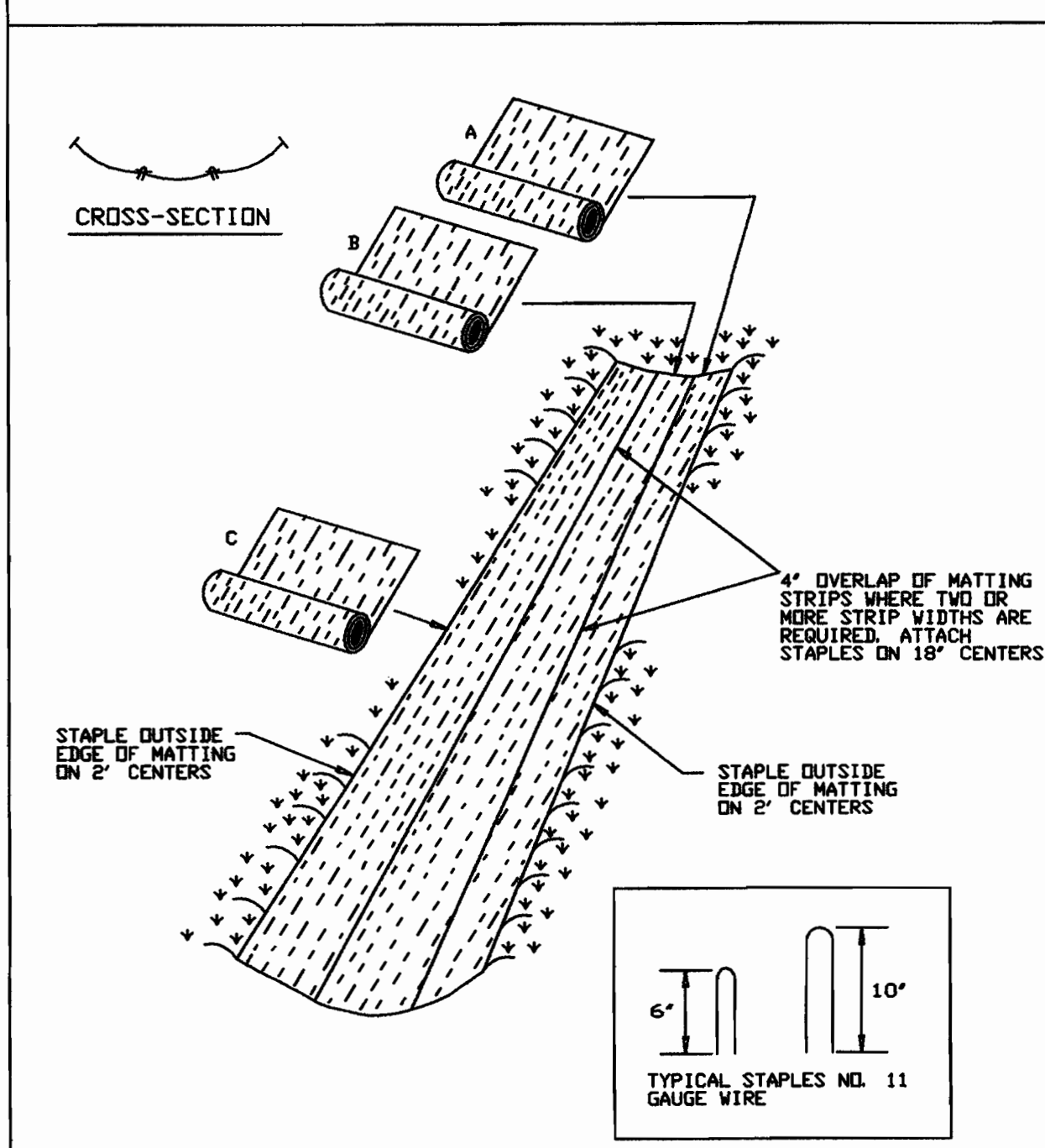


DETAIL 33 - SUPER SILT FENCE



- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details For Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

DETAIL 30 - EROSION CONTROL MATTING



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE G-22-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEQUENCE OF CONSTRUCTION

- Obtain a Grading Permit.
- Install sediment controls as shown on plan in accordance with details.
- Perform necessary grading and stabilize the site with topsoil and seeding notes. All downspouts, swales, ditches, and other concentrated flow areas shall receive erosion control matting.
- After the site is permanently stabilized and permission is granted from the Howard County Sediment Control Inspector, remove sediment controls and stabilize any remaining disturbed areas.

SILT FENCE
Silt Fence Design Criteria

Slope Steepness	Silt Fence Length	
	(maximum)	(maximum)
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	50 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

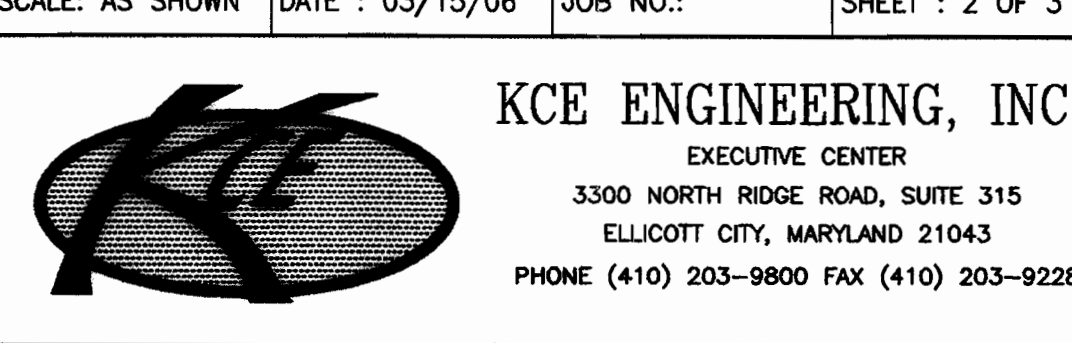
Reviewed for HOWARD SCD and meets Technical Requirements.
 Jim Moran 4/14/06
 John R. Roberts 4/14/06
 Howard SCD

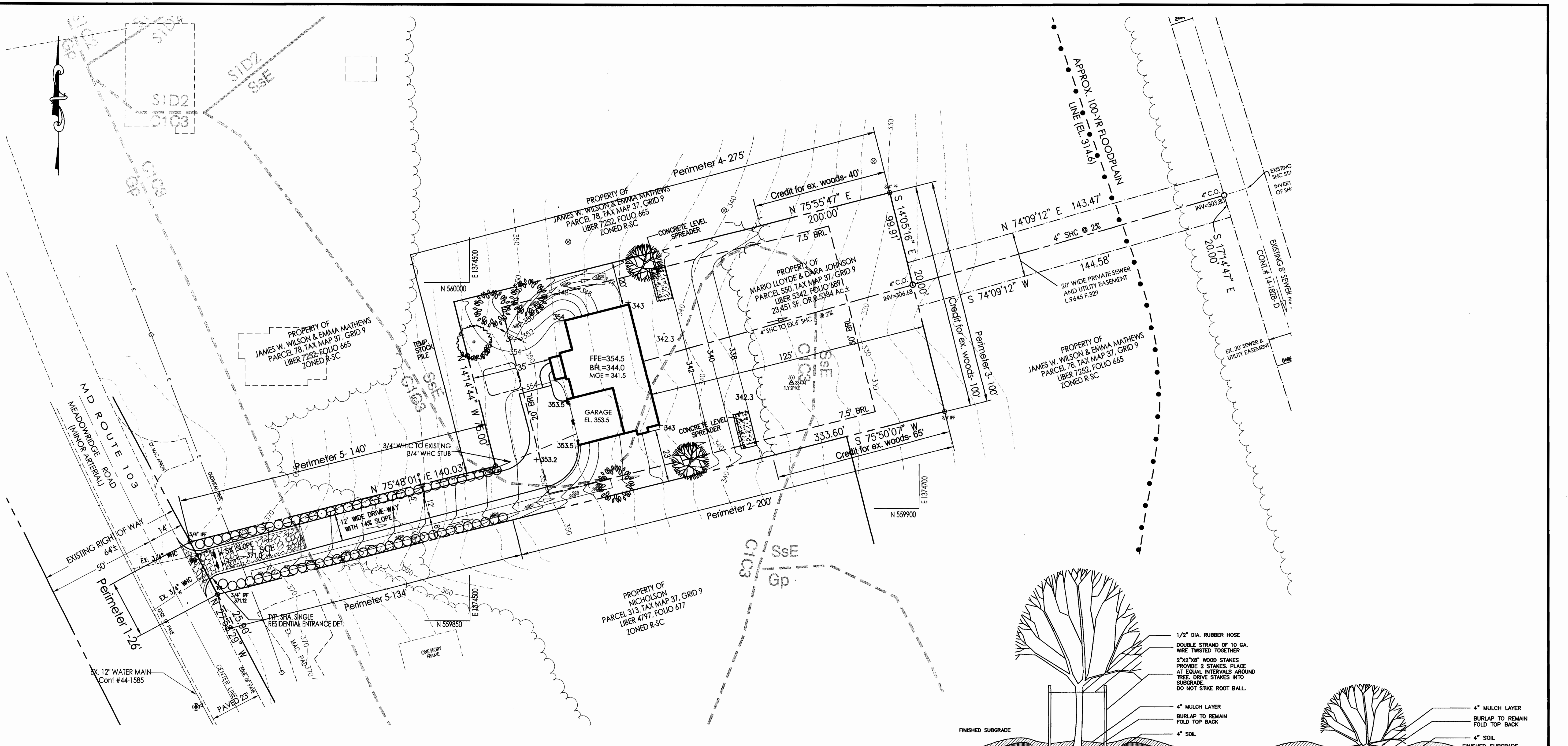
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 4/11/06
 Chief, Division of Land Development 4/05/06
 Director 3/13/06
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 Robert L. Walker 4/17/06
 Howard County Health Department

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 Howard Soil Conservation District.
 Signature of Engineer: Dharam V. Kathuria 5/22/06
 Date

OWNER/DEVELOPER
 MARIO LLOYDE & DARA JOHNSON
 6330 BAYBERRY CT.
 #810
 ELKCRIDGE, MD 21075

SITE DEVELOPMENT PLAN
 SINGLE FAMILY DETACHED DWELLING ZONED R-SC
 PARCEL 550 GRID 9 LIBER 5342 FOLIO 689
 2ND ELECTION DISTRICT TAX MAP 37 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: 03/15/06 JOB NO.: SHEET: 2 OF 3





LANDSCAPE NOTES:

- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- 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 REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- 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.
- IF ANY TREE FOR WHICH LANDSCAPE CREDIT IS TAKEN DIES PRIOR TO INSPECTION, THE DEVELOPER WILL BE REQUIRED TO REPLACE THE TREE WITH A SIMILAR SIZED TREE.
- FINANCIAL SURETY FOR THE REQUIRED 6 (SIX) TREES AND 68 SHRUBS IN THE AMOUNT OF \$3,840.00 WILL BE POSTED WITH THE GRADING PERMIT APPLICATION.

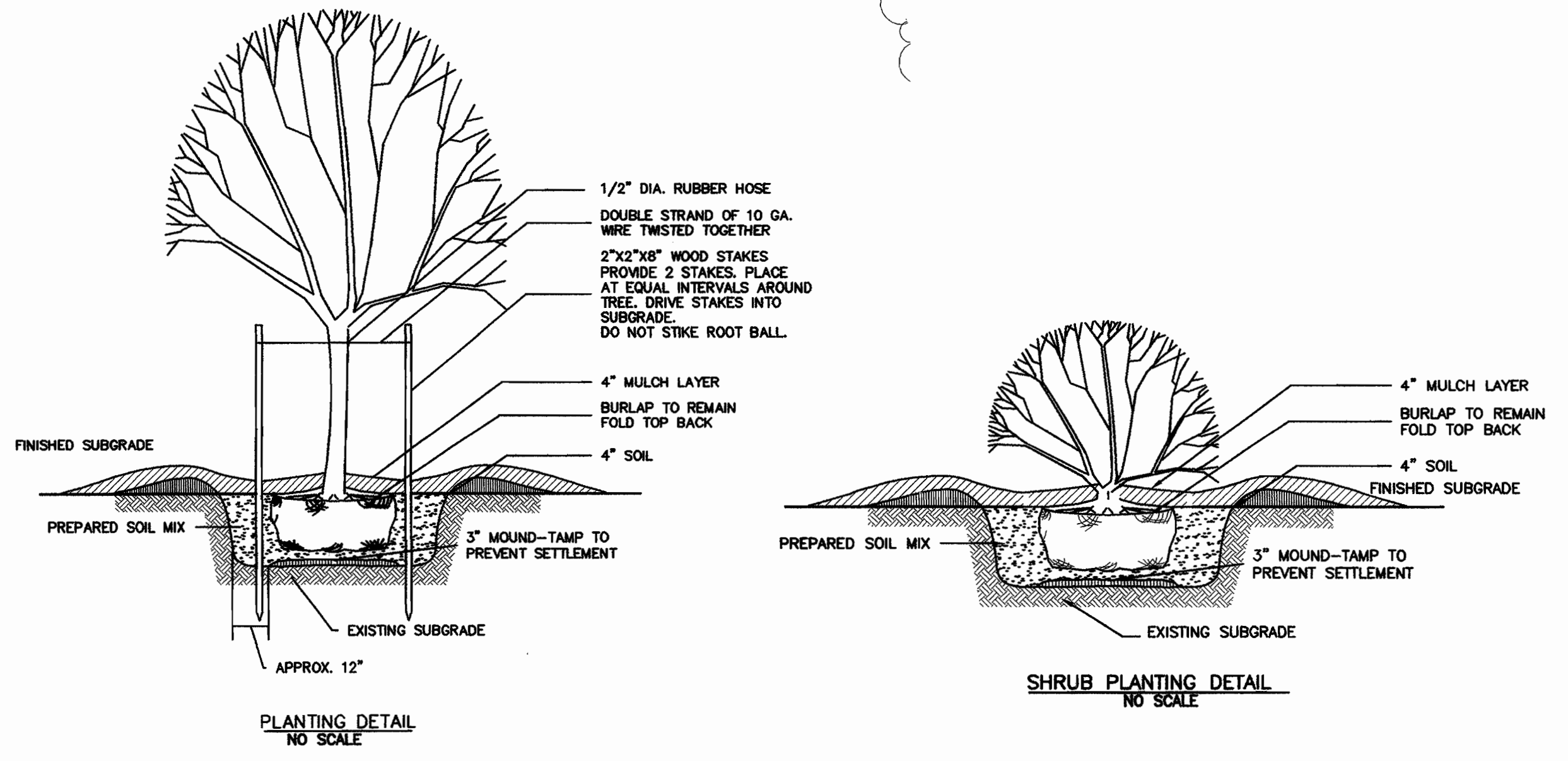
SCHEDULE A - PERIMETER LANDSCAPE EDGE						TOTAL PLANTS PROVIDED
Category	Roadways	Perimeter				
	1	2	3	4	5	
Landscaping Type	B	A	A	A	D	
Linear Feet of Roadway/Frontage/Perimeter	26'	200'	100'	275'	274'	
Number of Plants Required						
Shade Trees	0	3	1	4	0	
Evergreen Trees	0	0	0	0	0	
Shrubs	0	0	0	0	68 **	
Credit for Existing Vegetation	No	Yes*	Yes*	Yes*	NO	
Shade Trees	0	0	0	0	0	
Evergreen Trees	0	0	0	0	0	
Other (20' wide landscape buffer)	0	65'	100'	40'	0	
Number of Plants Provided						
Shade Trees	0	2	0	4	0	6 Shade
Evergreen Trees	0	0	0	0	0	0 Evergreen
Shrubs	0	0	0	0	68 **	68 Shrubs

* EXISTING WOODS TO REMAIN
 ** HEDGE PROVIDED @ 1 SHRUB/4 FEET ALONG PERIMETER 5

SOILS LEGEND		
SYMBOL	NAME/DESCRIPTION	TYPE
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Gp	GRAVEL PITS & QUARRIES	B
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S5E	SASSAFRAS SOILS, 15 TO 40 % SLOPES, STONY LAND	B

*SOIL MAP NO. 26 OF THE HOWARD COUNTY SOIL SURVEY

PLANT LIST					
QTY	SPECIES	SIZE	SYMBOL	COMMENTS	
2	Acer rubrum 'Red Sunset' / Red Sunset Red Maple	2-1/2" to 3" cal.		Plant max. 40' apart	
3	Quercus phellos Willow Oak	2-1/2" to 3" cal.		Plant max. 30' apart	
1	Quercus oakifolia Sawtooth Oak	1-1/2" to 2" cal.		Plant max. 30' apart	
68	Berberis thunbergii atropurpurea 'Crimson Pygmy' / Crimson Pygmy Barberry	18" to 24"		Plant max. 4' apart	



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division *[Signature]* 4/11/06
 Chief, Division of Land Development *[Signature]* 4/18/06
 Director *[Signature]* 4/18/06
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 County Health Officer *[Signature]* 4/17/06
 Howard County Health Department *[Signature]*

OWNER/DEVELOPER
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LANDSCAPE PLAN
 SINGLE FAMILY DETACHED DWELLING ZONED R-SC
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 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228

[Signature] 3/26/06
 OWNER (MARIO LLOYDE) DATE