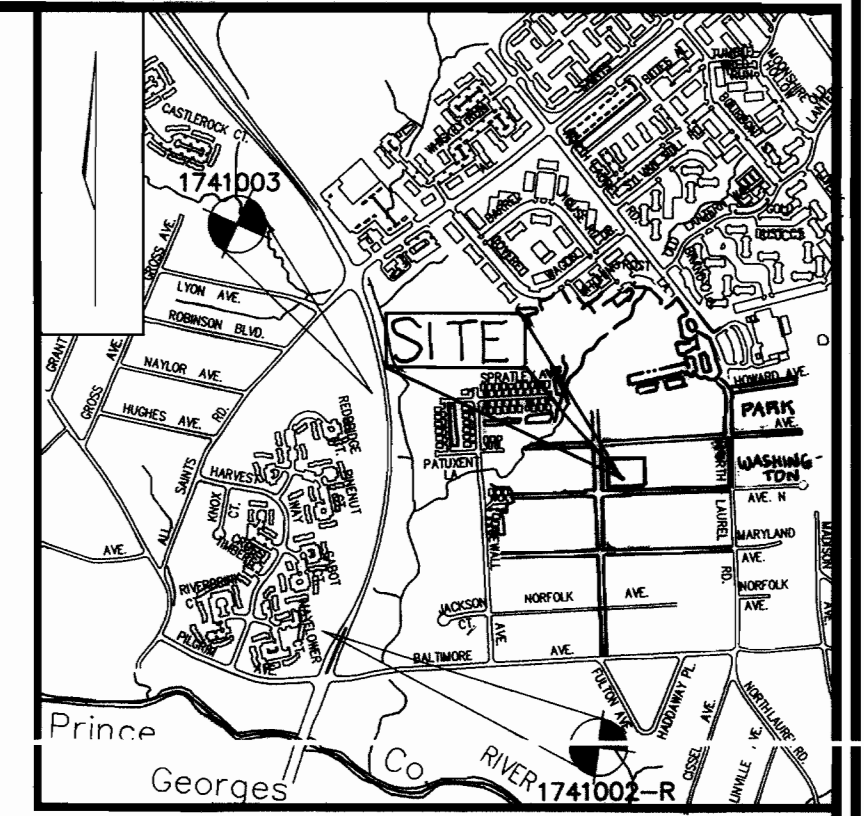


SITE DEVELOPMENT PLAN NORTH LAUREL PARK LOTS 20A, 21A, & 22-27



VICINITY MAP
SCALE: 1"=200'

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1741003	467020.503	842118.765	197.368	CONCRETE MONUMENT
1741002-R	N/A	N/A	198.395	CONCRETE MONUMENT

PERMIT INFORMATION CHART				
PROJECT NAME		SECTION/AREA	LOT/PACEL #	
NORTH LAUREL PARK		N/A	20A, 21A, 22-27	
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.
61/470	3	R-SC	50	6TH
WATER CODE: C-05		SEWER CODE: 7141500		

ADDRESS CHART	
LOT #	STREET ADDRESS
20A	9638 WASHINGTON AVENUE
21A	9636 WASHINGTON AVENUE
22	9634 WASHINGTON AVENUE
23	9632 WASHINGTON AVENUE
24	9630 WASHINGTON AVENUE
25	9628 WASHINGTON AVENUE
26	9626 WASHINGTON AVENUE
27	9624 WASHINGTON AVENUE

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS SHEET	2 OF 2

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- SOILS LINE
- PROP. SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- CLEANWATER EARTHDIKE
- PROP. EROSION CONTROL MATTING
- DENOTES UNMITIGATED 65 DBA NOISE LINE
- MITIGATED 65 DBA NOISE LINE
- STABILIZED CONSTRUCTION ENTRANCE
- EX. SHADE TREE
- EX. EVERGREEN
- PROP TREE

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PUBLIC UTILITIES AND SPECIFICATIONS, IF APPLICABLE.
- 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
 - VERIZON TELEPHONE CO.: 725-9978
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 - AT&T CABLE LOCATION DIVISION: 393-3553
 - B.G.&E. CO. CONTRACTOR SERVICES: 950-4620
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- THE SUBJECT PROPERTY IS ZONED R-SC AS PER 2/02/04 PER THE NEW COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS:
 - AREA OF SITE: 84,000 SF
 - NET TRACT AREA: 84,000 SF
 - AREA OF PLAN SUBMISSION: 84,000 SF
 - TOTAL NUMBER OF BUILDABLE LOTS: 8
 - PRESENT ZONING: R-SC
 - LIMIT OF DISTURBANCE: 58,800 SF
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP: 50 PARCEL: 426
 - ZONING: R-SC
 - NORTH LAUREL PARK
 - DEED REFERENCE: LIBER 6759 FOLIO 153* (FOR THE RECORDED ARTICLES OF INCORPORATION FOR THE HOA)
 - DPZ REFERENCE: F-03-95, WP-04-097
- 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 RIGHT-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. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 1741003 AND 1741002-R.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- THERE ARE NO FLOODPLANS ON SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT OF ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1) WIDTH - 12 (14 SERVING MORE THAN ONE RESIDENCE);
 - 2) SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING (1-1/2" MIN);
 - 3) GEOMETRY - MAX 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - 4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS (H2 LOADING);
 - 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - 6) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
- ALL DRIVEWAY APRONS TO BE PER HOWARD COUNTY STANDARD DETAIL NO. R-6.03.
- UNLESS OTHERWISE NOTED.
- 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 4 FEET INTO THE FRONT OR REAR YARD SETBACK.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT 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 CERTIFICATES.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- EXISTING TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. AND BY RECORDED DRAWINGS.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AFTER THE SITE DEVELOPMENT PLAN APPROVAL AND AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF \$1,800 FOR 8 SHADE TREES FOR LOTS 20A AND 27.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER, AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE ABOVE SAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY SAID TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION FOR THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO 45-2003.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, 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.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOTS WERE CREATED BY DEED PRIOR TO THE ADOPTION OF THE FOREST CONSERVATION ACT AND NO ADDITIONAL LOTS ARE BEING CREATED (F-03-095)
- STORMWATER MANAGEMENT QUALITY AND QUANTITY HAS BEEN PROVIDED BY THE EXISTING STORMWATER MANAGEMENT FACILITIES CONSTRUCTED UNDER F-98-05.
- THIS PLAN IS SUBJECT TO WP-04-97, APPROVED APRIL 14, 2004 TO WAIVE SECTION 16.116(c)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO RECORD AN ADJOINER TRANSFER DEED IN LIEU OF PROCESSING A SUBDIVISION PLAT.

PLAN
SCALE 1"=30'

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
Sd	SANDY AND CLAYEY LAND, MODERATELY SLOPING	D

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 31

SEWER CONNECTION TABULATION				
LOT	TYPE	INVERT @ SEWER	MCE	BASEMENT
20A	4" SHC05%	210.05	221.50	222.00
21A	4" SHC05%	212.05	224.50	225.00
22	4" SHC05%	212.75	225.70	226.20
23	4" DHC05%	216.15	228.60	228.60
24	4" DHC05%	217.05	229.50	230.00
25	4" DHC05%	219.12	230.50	231.00
26	4" DHC05%	219.38	232.33	232.50
27	4" DHC05%	220.30	232.80	233.20

PUBLIC STREET TREES PLANTING LIST AS PER F-03-095			
SYMBOL	QUANTITY	NAME	REMARKS
AS PER F-03-095	72*	TILIA AMERICANA "REMOND" REMOND LITTLELEAF LINDEN	2 1/2" MIN CAL B&B, FULL HEAD

*QUANTITY LISTED ON WASHINGTON AVENUE 51(2040), BOLTON 7(249.4), BREVARD 14(551.6)

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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael Paw 5/16/06
SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE) DATE
Michael Paw 5/16/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cinda Hamra 5/16/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Michael Paw 5/16/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Frank D. Leyle 6/16/06
DIRECTOR DATE

ENGINEER'S CERTIFICATE

"I 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. Vogel 5/16/06
SIGNATURE OF ENGINEER DATE
ROBERT H. VOGEL, PE 16193

DEVELOPER'S CERTIFICATE

"I/WE 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 AUTHORIZED PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
Michael Paw 5/16/06
MICHAEL L. PAU DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Mynier 5-23-06
NSA-NATURAL RESOURCE CONSERVATION SERVICE DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
John K. Redman 5-23-06
HOWARD SCD DATE

OWNER/DEVELOPER BUILDER

MICHAEL L. PAU
3670 PARK AVE., SUITE 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

DESIGN BY: ELG
DRAWN BY: ELG
CHECKED BY: JCO
DATE: APRIL 2006
SCALE: 1"=30'
W.O. NO.: 2034100

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 STRUCTURAL 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 STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER 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 CODE: NATURAL, 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, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G). 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	84,000 SF
AREA DISTURBED	58,200 SF
AREA TO BE ROOFED OR PAVED	16,880 SF
AREA TO BE VEGETATIVELY STABILIZED	41,920 SF
TOTAL CUT	1,244 CY
TOTAL FILL	1,244 CY
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 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 PERMETER 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, WHICHEVER IS SHORTER.
- TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

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 (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 1 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./1000 SQ. FT.) OF UNROTTED 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 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.

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.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
- ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 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 SOD, OPTION (3) SEED WITH 60 LBS./ACRE 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 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 SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL SEDIMENT CONTROL AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS.(1 DAY)
(NOTE: A TREE PROTECTION FENCE IS TO BE INSTALLED PRIOR TO INSTALLATION OF SEDIMENT AND EROSION CONTROL DEVICES.)
- CLEAR AND ROUGH GRADE SITE.(1 WEEK)
- CONSTRUCT HOUSE.(4 MONTHS)
- FINE GRADE AND STABILIZE THE SITE WITH TOPSOIL AND SEEDING (SEE NOTES THIS PLAN).(3 DAYS)
- AFTER THE SITE IS PERMANENTLY STABILIZED AND PERMISSION IS GRANTED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR THE WASHINGTON METROPOLITAN AREA" 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 & DRIVEWAYS.
- 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.

TREE PLANTING AND STAKING

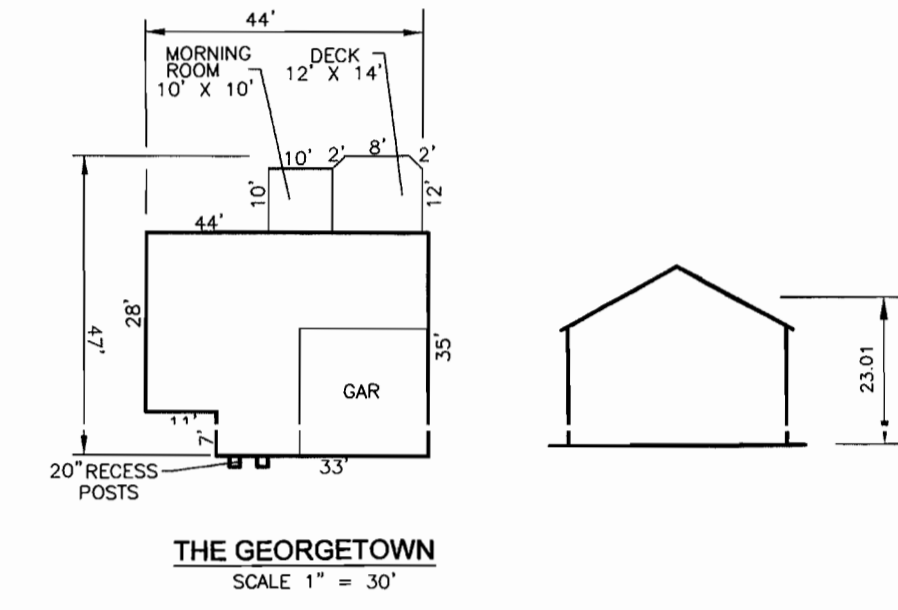
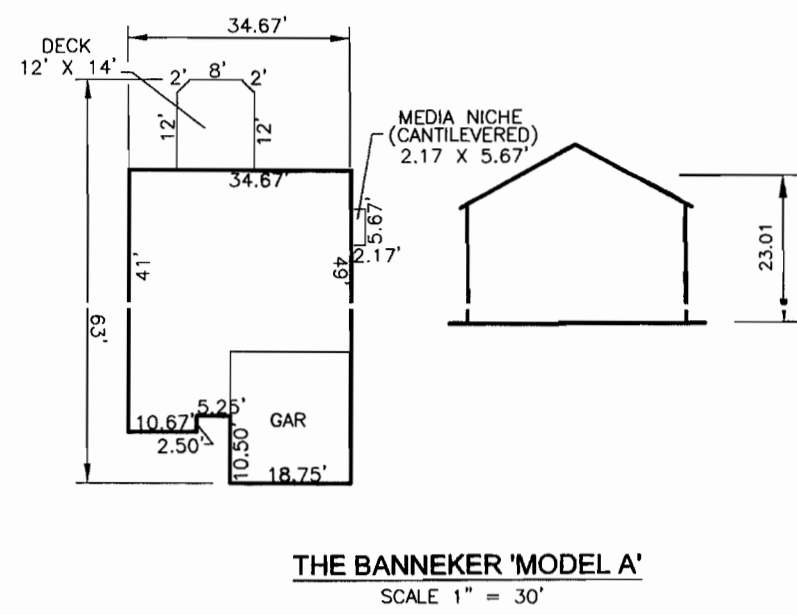
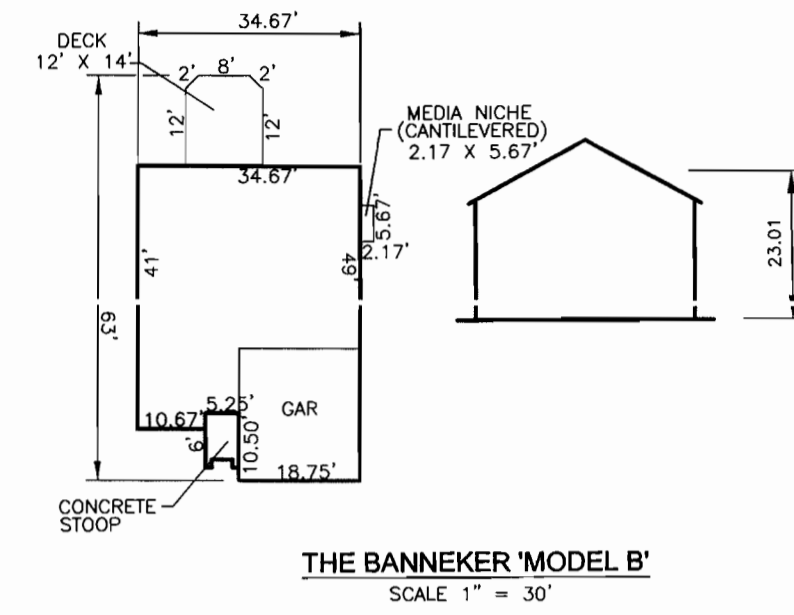
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	1	6	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B

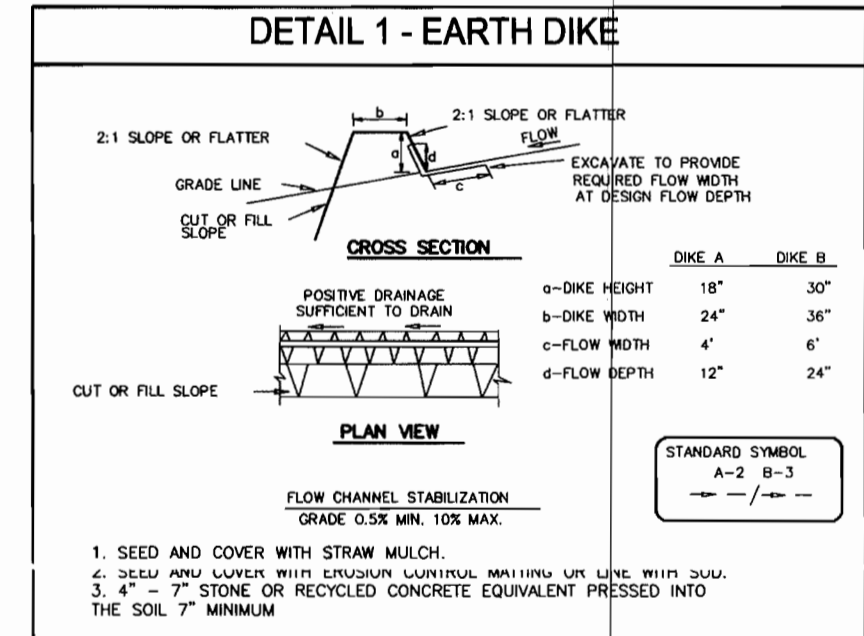
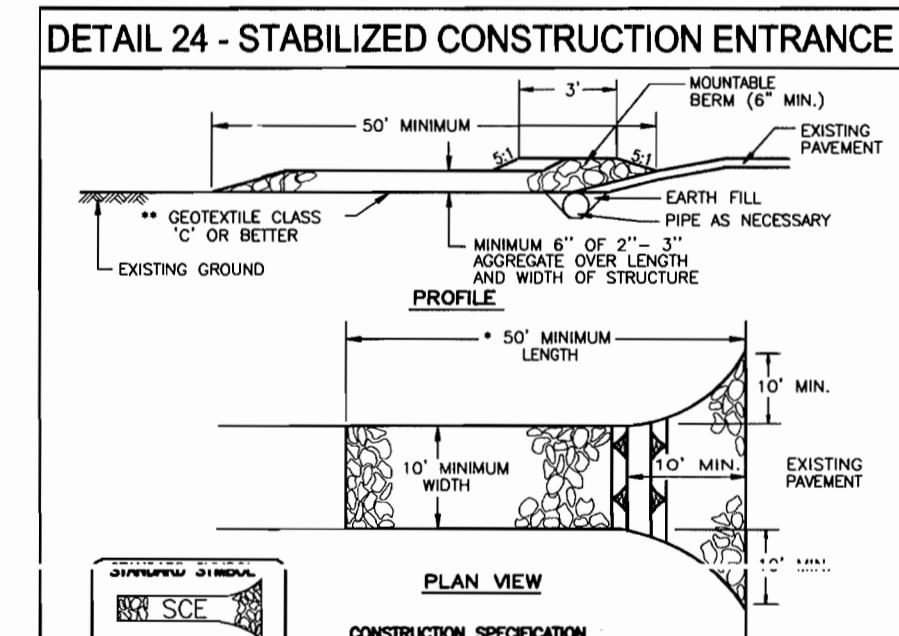
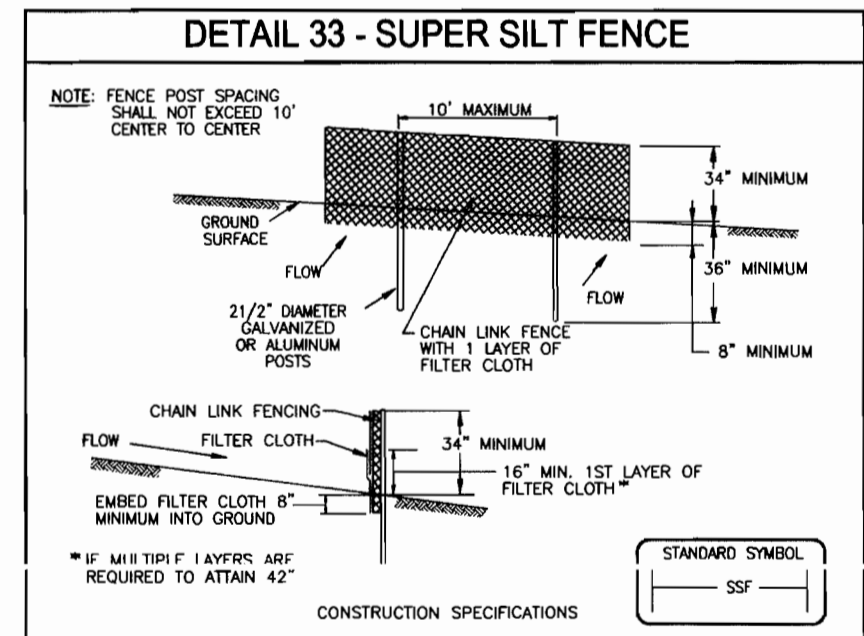
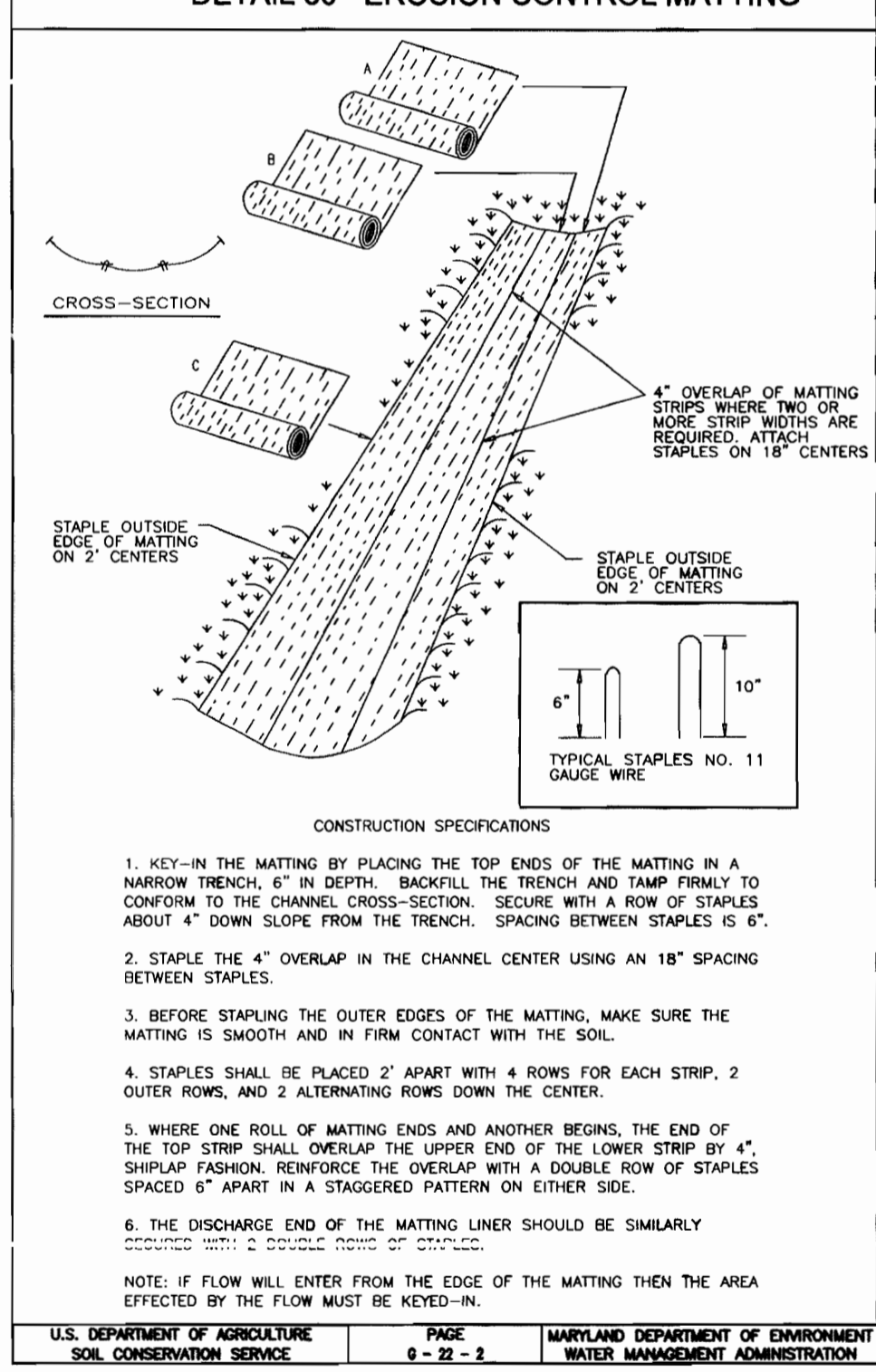
SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	1 ADJACENT TO PERMETER	2 ADJACENT TO PERMETER	3 ADJACENT TO PERMETER
LANDSCAPE TYPE	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERMETER	200 LF	420 LF	200 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	400 LF **	75 LF **
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA	NA
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	3 NA NA	1 NA NA	2 NA NA
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	3 NA NA NA	1 NA NA NA	2 NA NA NA

**EXISTING WOODS



DETAIL 30 - EROSION CONTROL MATTING



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 PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- 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 DEMONSTRATED BY AN AGRICULTURIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 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 CLAYS, GROUND 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.
 - 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.

Reviewed for HOWARD SCD and meets Technical Requirements

Jim Meyer 5-23-06
USDA - Natural Resource Conservation Service Date

John R. Roberts 5-27-06
HOWARD SCD Date

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Andy Hemets 5/16/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Robert H. Vogel 5/16/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael L. Pfauf 5/16/06
DIRECTOR DATE

ENGINEER'S CERTIFICATE

"I 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 COUNTY CONSERVATION DISTRICT."

Robert H. Vogel
Signature of Engineer
Robert H. Vogel
Date

DEVELOPER'S CERTIFICATE

"I WE 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 PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY CONSERVATION DISTRICT."

Michael L. Pfauf 5/16/06
MICHAEL L. PFAUF
Date

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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I WE FURTHER CERTIFY THAT UPON COMPLETION OF THE LANDSCAPING, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

Michael L. Pfauf 5/16/06
MICHAEL L. PFAUF
Date

OWNER/DEVELOPER BUILDER

MICHAEL L. PFAUF
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

HOUSE TYPES AND DETAILS SHEET
NORTH LAUREL PARK
LOTS 20A, 21A, 22-27
SINGLE FAMILY DETACHED

TAX MAP 50 GRID 3
6TH ELECTION DISTRICT

PARCEL 426
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961

DESIGN BY: ELG
DRAWN BY: ELG
CHECKED BY: JCO
DATE: APRIL 2006
SCALE: 1"=30'
W.O. NO.: 2034100

2 SHEET OF 2

SDP-06-076