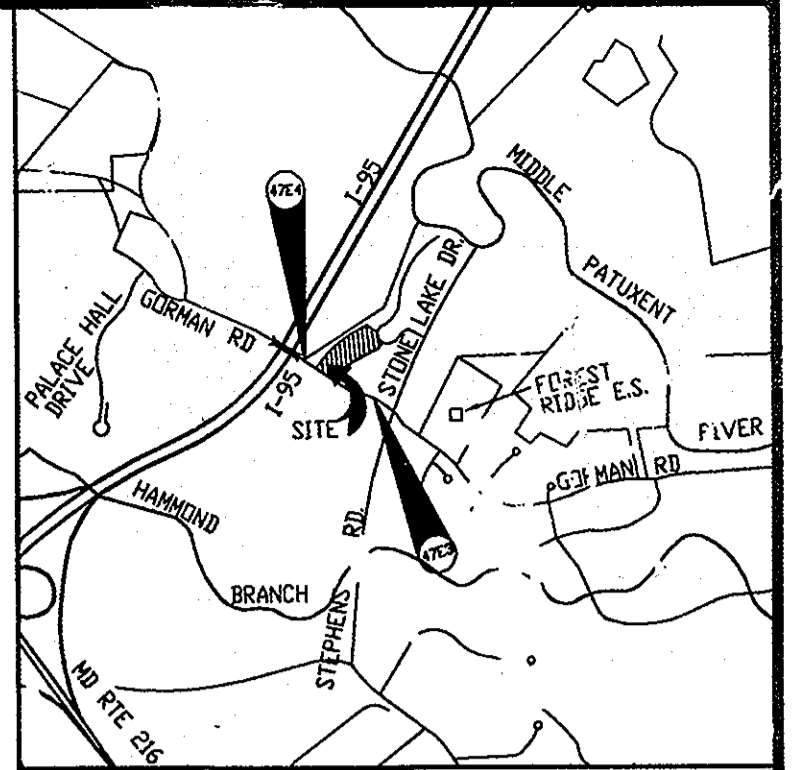


GENERAL NOTES

- TOPOGRAPHY SHOWN HAS A 2' CONTOUR INTERVAL AND WAS OBTAINED FROM FIELD RUN AND AERIAL TOPO PROVIDED BY christopher consultants, llc, AUGUST 2005.
- APPLICABLE DPZ FILE REFERENCES: S 00-13, P 01-15, F 01-177, F 01-185, PB 345, MP 01-60, F 01-204, S 02-20, P 03-15, F 04-22, MP 00-126, F 01-204, F 06-232, AND F-01-111
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITIES" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER AND SEWER PLANS CONTRACT #34-4183-D, APPROVED ROAD CONSTRUCTION PLANS F 04-22, AND ACTUAL FIELD SURVEY.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO H.O.C.O. DESIGN MANUAL VOLUME IV, DETAILS R.6.03 & R.6.05.
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT OWNER'S EXPENSE.
- STORMWATER MANAGEMENT IS PROVIDED PER: F 01-177 (SHALLOW MARSH) & F 01-204 (EXTENDED DETENTION).
- SFC ELEVATIONS SHOWN ARE AT THE PROPERTY LINES.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MD PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 47E4 & 47E3.
- PUBLIC WATER & SEWER IS TO BE UTILIZED. (CONTRACT NO. 34-4183-D)
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH THAT PROJECT 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.
- SFA SETBACKS:
 - FRONT: 0' SINCE THE ROADS IN THIS AREA ARE PRIVATE
 - MINIMUM DISTANCE BETWEEN SFA BUILDINGS:
 - FACE TO FACE: 30'
 - FACE TO SIDE/ REAR TO SIDE: 30'
 - SIDE TO SIDE: 15'
 - REAR TO REAR: 10'
 - REAR TO FACE: 100'
- ALL ROADS WITHIN THE DEVELOPMENT ARE PRIVATE.
- THERE ARE NO 100 YR. FLOODPLAINS WITHIN THIS PROPERTY BOUNDARY.
- TRAFFIC STUDY WAS SUBMITTED AND APPROVED AS PART OF THE SKETCH PLAN S 00-13, OCTOBER 19, 2000.
- A NOISE STUDY BY CENTURY ENGINEERING WAS SUBMITTED AND APPROVED FOR THE AREA COVERED BY THIS PLAN UNDER S 00-13, OCTOBER 19, 2000.
- A FOREST STAND DELINEATION PLAN WAS SUBMITTED AND APPROVED FOR THE AREA COVERED BY THIS PLAN UNDER S 00-13 OCTOBER 19, 2000. FOREST CONSERVATION PLANS WERE SUBMITTED AND APPROVED FOR THE AREA COVERED BY THIS PLAN UNDER F 01-177, FEBRUARY 27, 2002 AND F 01-204, JUNE 5, 2002. THE FOREST CONSERVATION REQUIREMENTS FOR STONE LAKE WERE ADDRESSED UNDER F-01-177 AND F-01-204.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$30,100 MUST BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION. (110 SHADE TREES AND 15 EVERGREEN TREES)
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$30,100 MUST BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION. (110 SHADE TREES AND 15 EVERGREEN TREES)
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMIT.
- OPEN SPACE REQUIREMENTS: PROVIDED UNDER F 01-177.
- RECREATION OPEN SPACE REQUIREMENTS: PROVIDED UNDER F 01-177. AMENITY AREA IMPROVEMENTS: PROVIDED UNDER SDP 02-62.

SITE DEVELOPMENT PLAN for STONE LAKE LOTS B-40 THRU B-82 A RESUBDIVISION OF PARCEL B 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

NO.	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	EROSION & SEDIMENT CONTROL PLAN
4	EROSION AND SEDIMENT CONTROL NOTES & DETAILS
5	LANDSCAPE PLAN
6	LANDSCAPE PLAN DETAILS



VICINITY MAP
SCALE 1"=2000'
HOWARD COUNTY, MAP 15, GRID D-7
HOWARD COUNTY CONTROL STATIONS 47 E4 & EA

LOT AREA TABLE		
LOT NO.	AREA (S.F.)	% LOT COVERAGE
B-40	4,525	44%
B-41	2,874	55%
B-42	2,945	54%
B-43	2,838	56%
B-44	4,310	46%
B-45	4,120	49%
B-46	2,687	59%
B-47	2,743	58%
B-48	2,687	58%
B-49	2,743	58%
B-50	4,141	48%
B-51	4,474	44%
B-52	2,974	53%
B-53	2,817	56%
B-54	2,957	53%
B-55	2,817	53%
B-56	4,750	42%
B-57	4,449	44%
B-58	2,940	54%
B-59	2,828	56%
B-60	2,940	54%
B-61	4,500	44%
B-62	4,500	44%
B-63	2,968	53%
B-64	2,828	56%
B-65	2,968	53%
B-66	2,828	56%
B-67	4,275	46%
B-68	5,866	34%
B-69	3,218	49%
B-70	2,882	55%
B-71	4,663	42%
B-72	4,275	46%
B-73	2,828	56%
B-74	2,935	54%
B-75	4,081	48%

SEWER HOUSE CONNECTION TABLE			
LOT NO.	INV. @ R.	MIN. CELL ELEVATION	
B-40	298.00	296.70 (C.N.S.)	
B-41	298.30	296.72 (C.N.S.)	
B-42	298.30	297.09 (C.N.S.)	
B-43	298.30	297.07 (C.N.S.)	
B-44	298.20	297.19 (C.N.S.)	
B-45	294.31	296.62 (C.N.S.)	
B-46	294.38	297.6	
B-47	294.52	297.80	
B-48	294.66	297.94	
B-49	294.80	298.03	
B-50	295.13	298.41	
B-51	296.03	299.41	
B-52	295.95	299.23	
B-53	295.78	299.06	
B-54	295.97	299.16	
B-55	296.14	299.34	
B-56	296.22	299.42	
B-57	297.03	300.23	
B-58	296.7	299.95	
B-59	296.53	299.81	
B-60	296.64	299.84	
B-61	296.70	299.84	
B-62	297.74	300.57 (C.N.S.)	
B-63	297.45	300.27 (C.N.S.)	
B-64	297.25	300.12 (C.N.S.)	
B-65	297.03	299.97 (C.N.S.)	
B-66	296.82	299.82	
B-67	296.57	299.62	
B-68	296.37	299.42	
B-69	296.19	299.27	
B-70	296.12	299.23	
B-71	296.22	299.30	
B-72	294.74	297.94	
B-73	294.62	297.80 (C.N.S.)	
B-74	294.57	297.67 (C.N.S.)	
B-75	294.29	297.5 (C.N.S.)	

SITE ANALYSIS DATA CHART

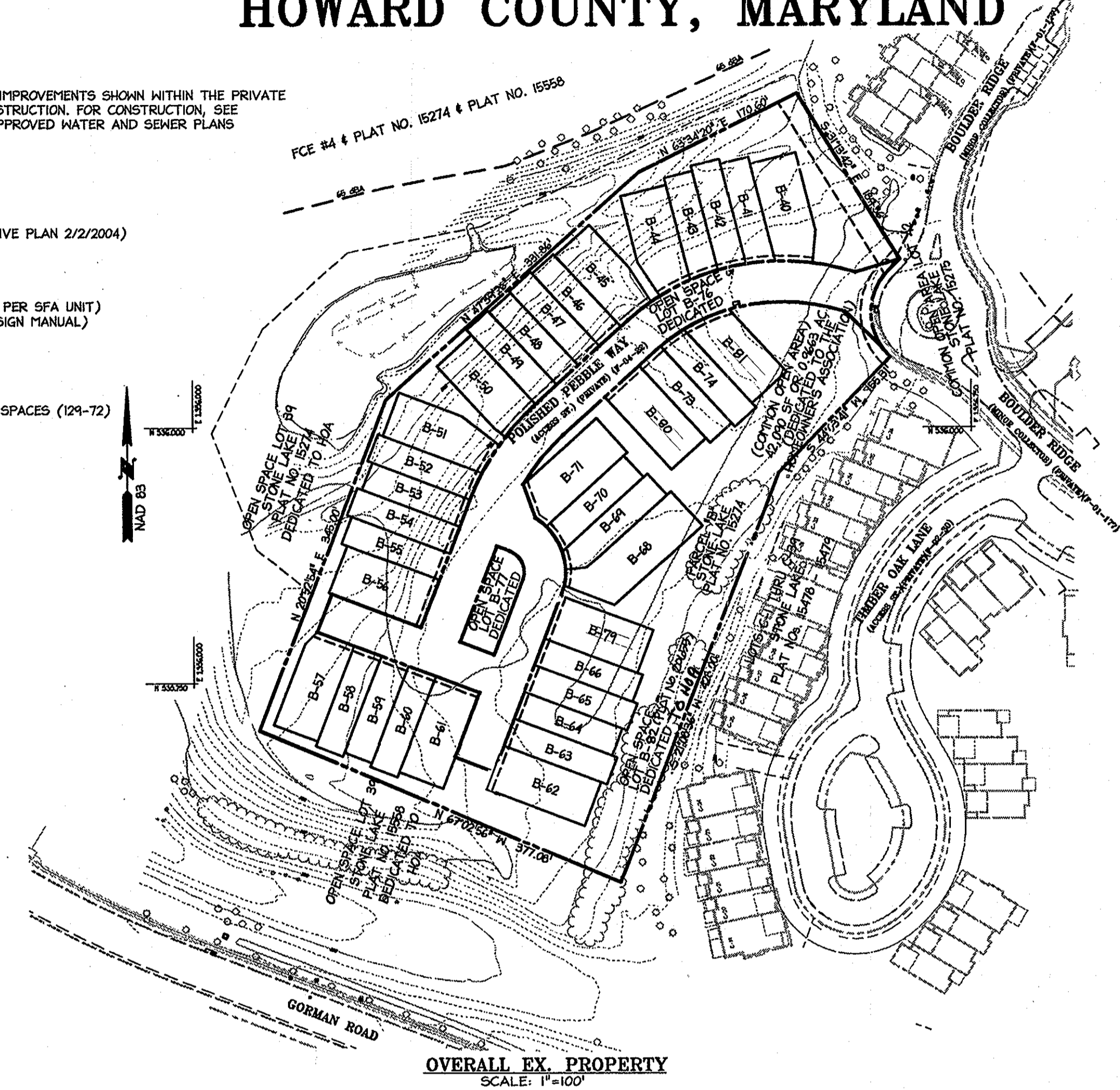
THIS PLAN IS FOR HOUSE SITING AND LOT GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE PRIVATE HIGH AREAS ON THE S.D.P. ARE NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, SEE APPROVED ROAD CONSTRUCTION PLANS F 04-22 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT # 34-4183-D.

SITE ANALYSIS DATA CHART

- SUBJECT PROPERTY IS ZONED: RE-D (PER COMPREHENSIVE PLAN 2/2/2004)
- UNIT TYPE PROPOSED: SINGLE FAMILY ATTACHED
- NUMBER OF LOTS PROPOSED: 39
 - NUMBER OF OPEN SPACE LOTS: 3
 - NUMBER OF TOWNHOUSE LOTS: 36
- NUMBER OF PARKING SPACES REQUIRED: 72 (2 SPACES PER SFA UNIT)
- NUMBER OF OVERFLOW PARKING REQUIRED: 18 (PER DESIGN MANUAL)
- NUMBER OF PARKING SPACES PROVIDED:
 - GARAGES: 72 SPACES
 - DRIVEWAYS: 36 SPACES
 - SURFACE: 21 SPACES
 - TOTAL: 129 SPACES
- NUMBER OF OVERFLOW PARKING SPACES PROVIDED: 57 SPACES (129-72)
- AREA TABULATION:
 - TOTAL AREA OF PARCEL: 5,671 ACRES
 - TOTAL LOT AREA: 2,846 ACRES
 - TOTAL OPEN SPACE AREA: 1,8142 ACRES
 - TOTAL COMMON OPEN AREA: 0.9663 ACRES
 - LIMIT OF DISTURBANCE AREA: 4.42 ACRES

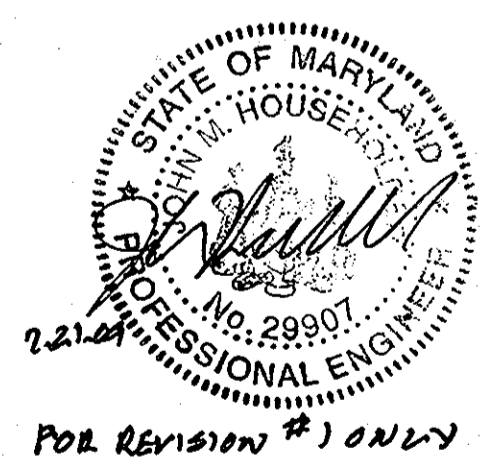
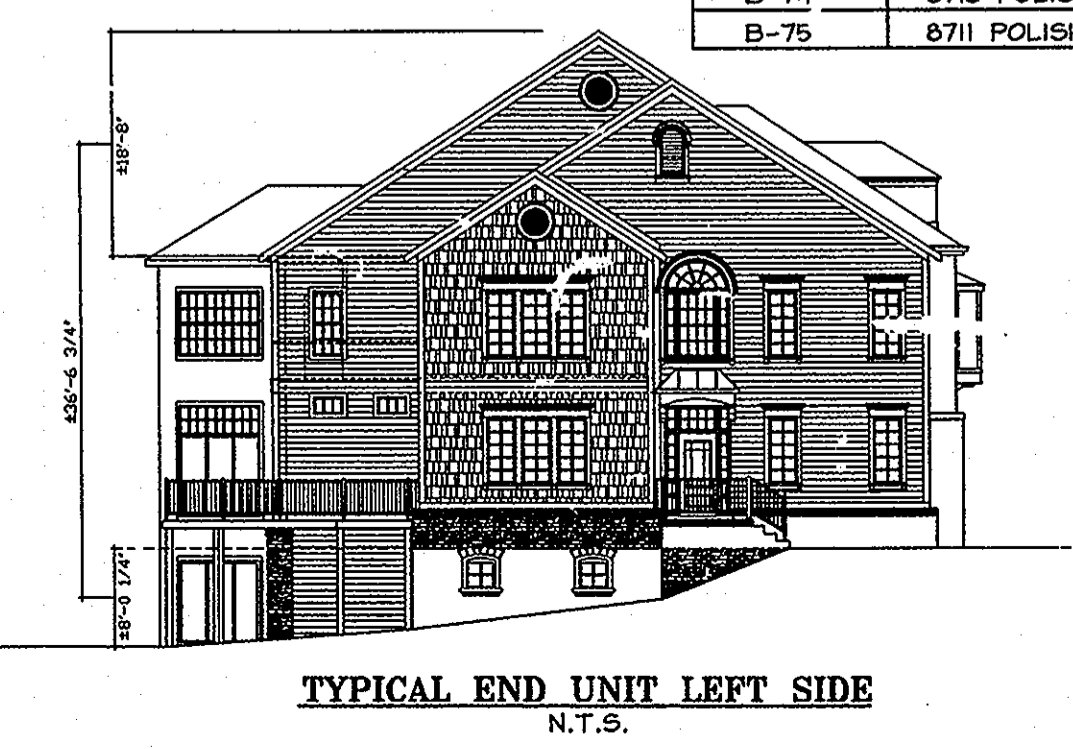
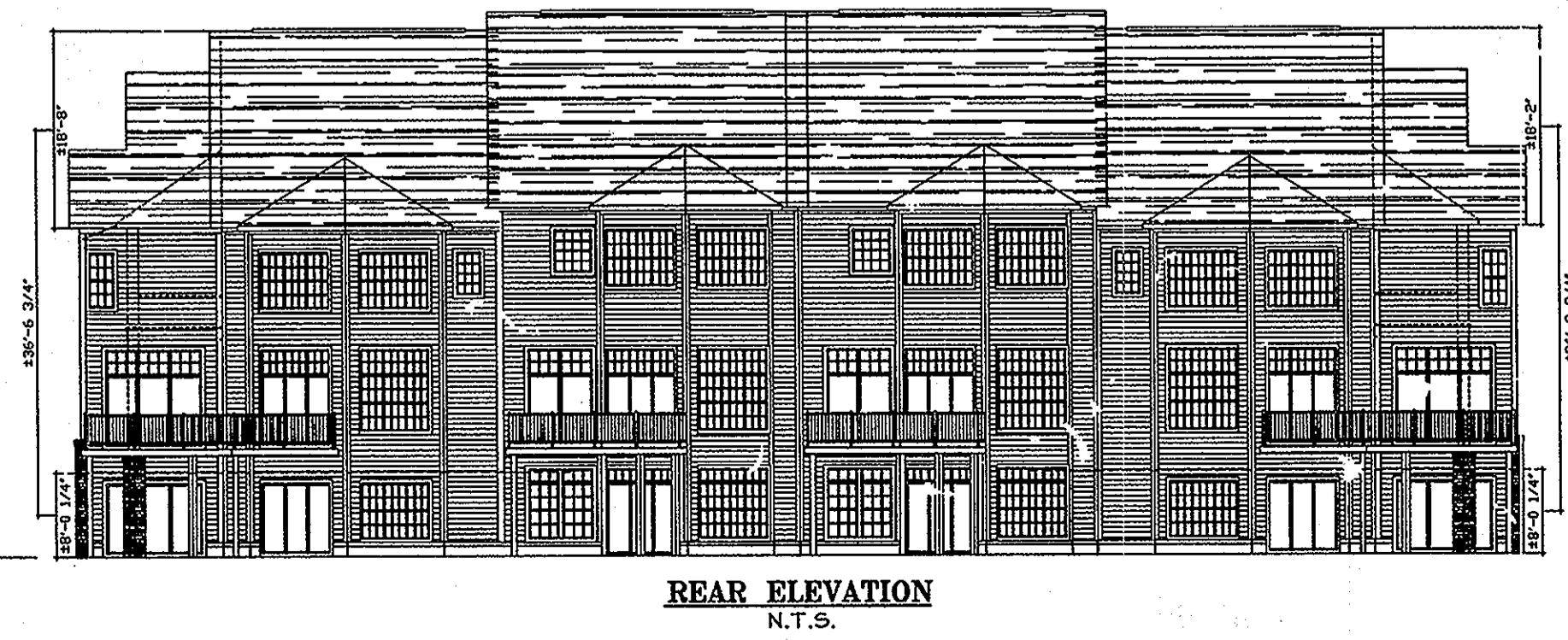
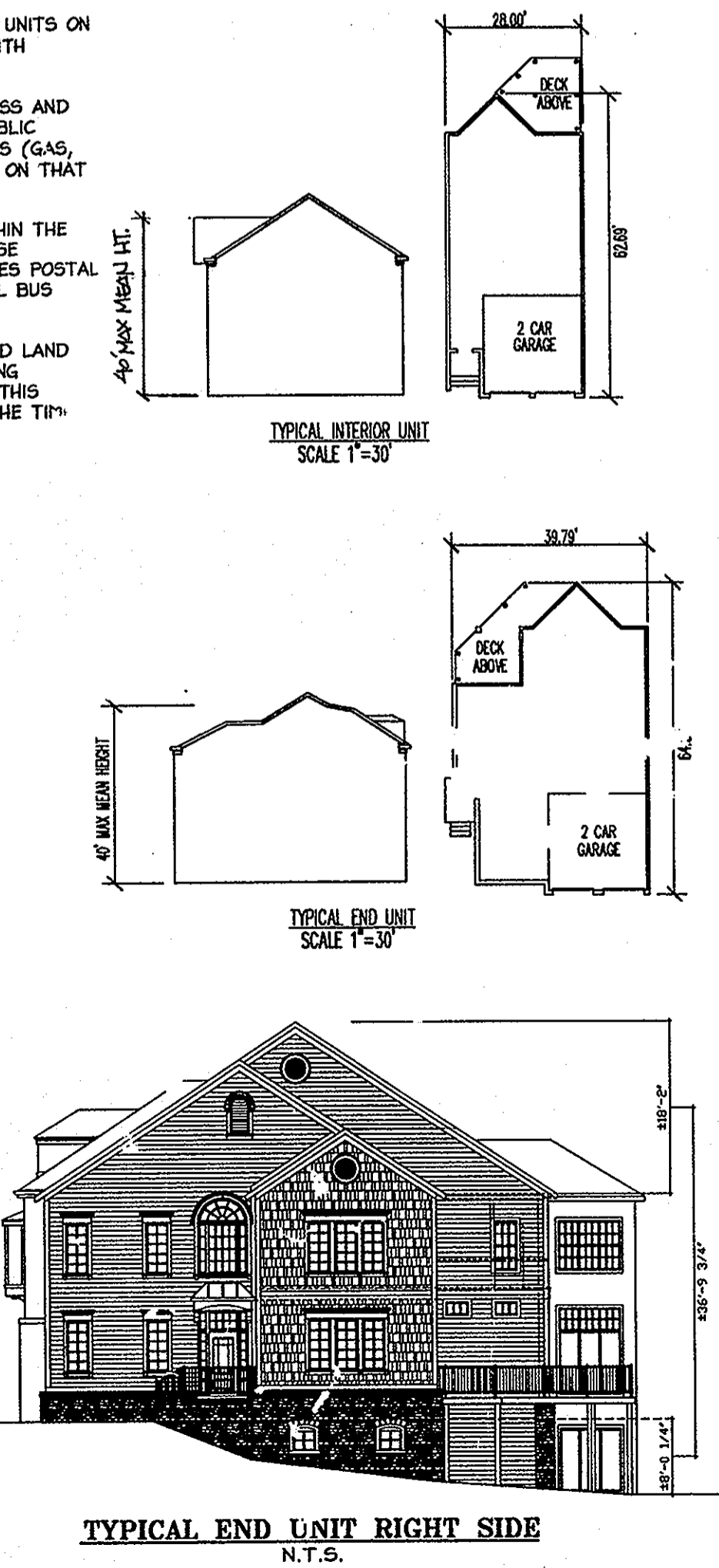
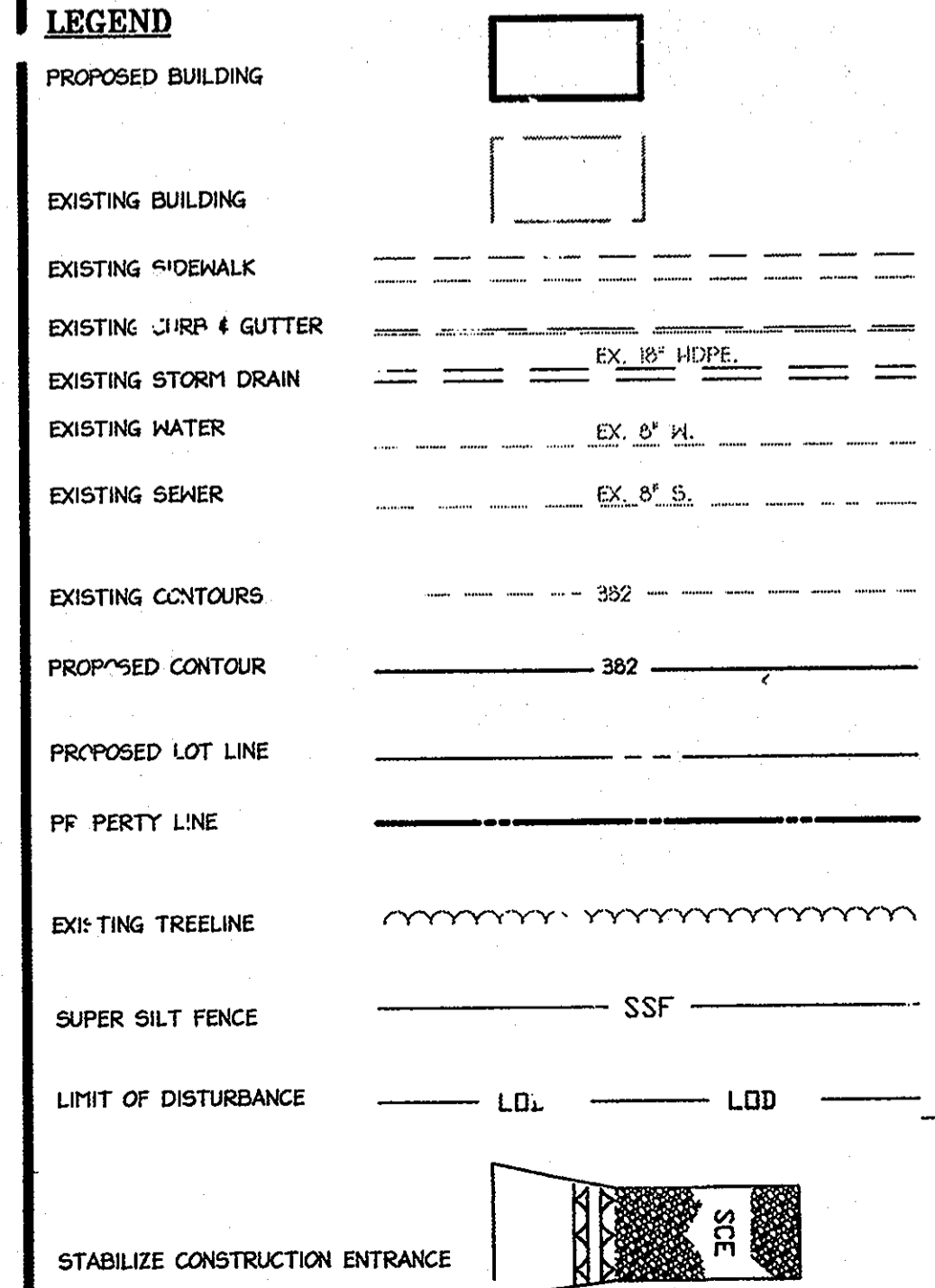
BENCHMARKS

- HOWARD COUNTY MONUMENT # 47E4
ELEVATION: 336.26
NORTHING: 535846.138
EASTING: 1355431.196
- HOWARD COUNTY MONUMENT # 47E3
ELEVATION: 298.67
NORTHING: 535018.454
EASTING: 1356707.189



ADDRESS CHART

LOT NO.	ADDRESS
B-40	8702 POLISHED PEBBLE WAY
B-41	8704 POLISHED PEBBLE WAY
B-42	8706 POLISHED PEBBLE WAY
B-43	8708 POLISHED PEBBLE WAY
B-44	8710 POLISHED PEBBLE WAY
B-45	8714 POLISHED PEBBLE WAY
B-46	8716 POLISHED PEBBLE WAY
B-47	8718 POLISHED PEBBLE WAY
B-48	8720 POLISHED PEBBLE WAY
B-49	8722 POLISHED PEBBLE WAY
B-50	8724 POLISHED PEBBLE WAY
B-51	8728 POLISHED PEBBLE WAY
B-52	8730 POLISHED PEBBLE WAY
B-53	8732 POLISHED PEBBLE WAY
B-54	8734 POLISHED PEBBLE WAY
B-55	8736 POLISHED PEBBLE WAY
B-56	8738 POLISHED PEBBLE WAY
B-57	8742 POLISHED PEBBLE WAY
B-58	8744 POLISHED PEBBLE WAY
B-59	8746 POLISHED PEBBLE WAY
B-60	8748 POLISHED PEBBLE WAY
B-61	8750 POLISHED PEBBLE WAY
B-62	8747 POLISHED PEBBLE WAY
B-63	8749 POLISHED PEBBLE WAY
B-64	8743 POLISHED PEBBLE WAY
B-65	8741 POLISHED PEBBLE WAY
B-66	8739 POLISHED PEBBLE WAY
B-67	8737 POLISHED PEBBLE WAY
B-68	8733 POLISHED PEBBLE WAY
B-69	8731 POLISHED PEBBLE WAY
B-70	8729 POLISHED PEBBLE WAY
B-71	8727 POLISHED PEBBLE WAY
B-72	8717 POLISHED PEBBLE WAY
B-73	8715 POLISHED PEBBLE WAY
B-74	8713 POLISHED PEBBLE WAY
B-75	8711 POLISHED PEBBLE WAY

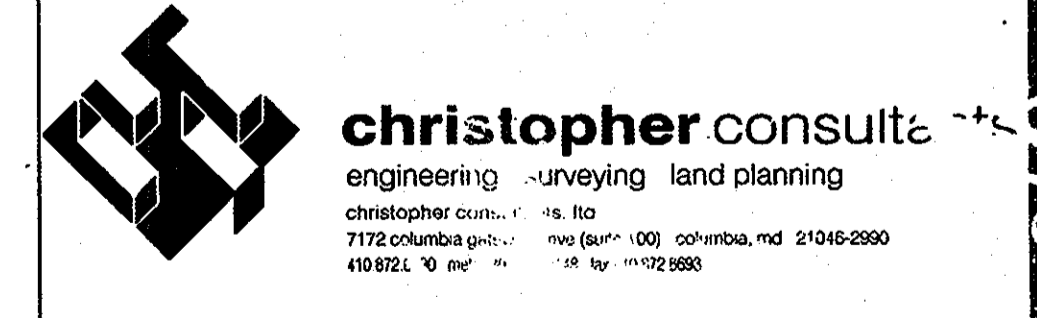


APPROVED: DEPARTMENT OF PLANNING AND ZONING
Candy Harvath 8/16/06
 Chief, Department of Planning and Zoning
Christopher Consultants, LLC
 Chief Development Engineering Division
David L. Kelly 8/16/06
 Director, Department of Planning and Zoning

7.1.01 1 REVISE SFP TO MODIFY LOT LINES FOR B-79 - B-82
 Date No. Revision Description

**STONE LAKE - LOTS B-40 - B-82
(SFA DWELLINGS)**

OWNER / DEVELOPER
 GOODIER BUILDERS 10705 CHARTER DRIVE, SUITE 320
 COLUMBIA, MARYLAND 21044
 CONT. CT. M. STEVEN APPLER TEL. (410) 997-7400 FAX (410) 997-6305

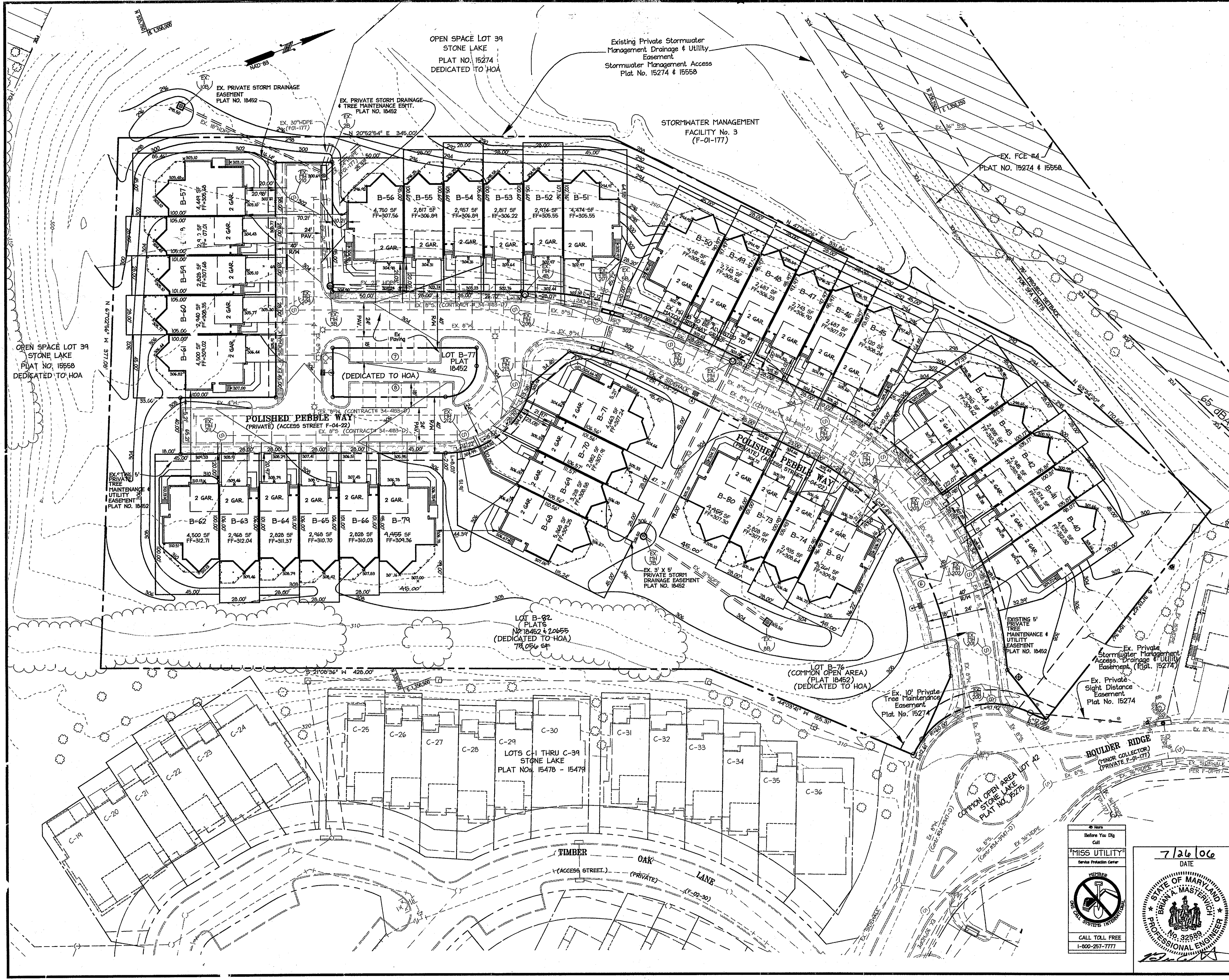


PERMIT INFORMATION CHART

PROJECT NAME	LOT/PARCEL NO.	CENSUS TRACT
STONE LAKE	B40-B82, P/D PARCEL B	606902
PLAT NO. (1945-1995)	GRID NO. ZONE	TAX
2009-1-2009-1	9/10 RE-D	47
WATER CODE	SEWER CODE	ELECTION DISTRICT
#34-4183-D	#34-4183-D	6TH

TITLE: **COVER SHEET**

DESIGN: AJK	SCALE: AS SHOWN	PROJECT: 05P-06-00
DRAWN: AJK	DATE: JULY 2006	
CHECKED: BA1	APPROVED: BA1	1 of 6



APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>Cindy Haman</i> Chief, Division of Land Development	7/19/06 Date
<i>John W. Household</i> Chief, Development Engineering Division	8/1/06 Date
<i>Frank Laffan</i> Director, Department of Planning and Zoning	8/1/06 Date

7.1.09	1	REVISE SDP TO MODIFY LOT LINES FOR B-79 - B-82.
Date	No.	Revision Description

**STONE LAKE : LOTS B-40 - B-82
(SFA DWELLING)**

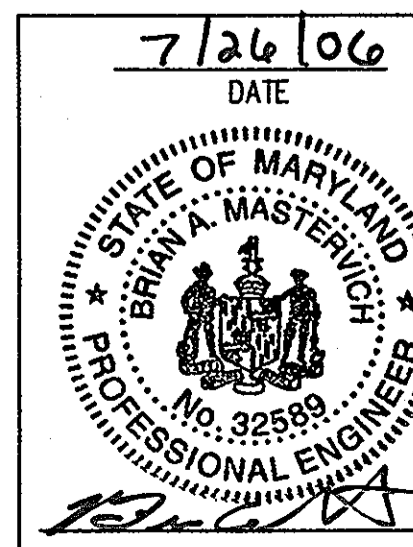
OWNER / DEVELOPER
GOODIER BUILDERS
CONTACT: M. STEVEN APPLER

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive suite 1003 · columbia, md 21046-2980
410.572.8800 · mobile 301.861.0146 · fax 410.572.8800

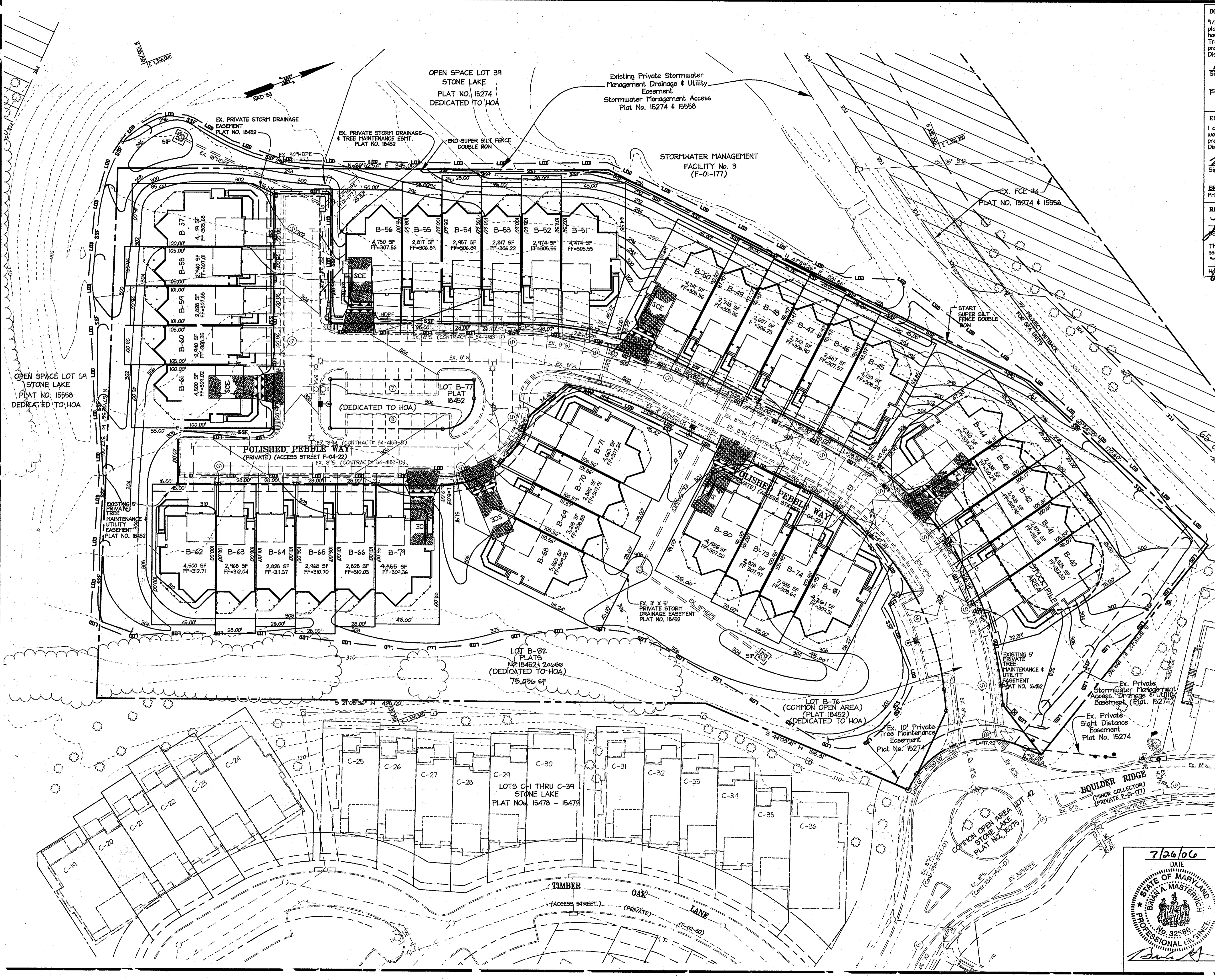
PERMIT INFORMATION CHART			
PROJECT NAME	LOT/PARCEL NO.	CENSUS TRACT	
STONE LAKE	B40-B82, P/O PARCEL B	606902	
PLAT ISS.	GRID NO.	ZONE	TAX MAP
18451-18452 2005A-2005E	9/10	RE-D	47
WATER CODE	SENER CODE		ELECTION DISTRICT
#34-4183-D	#34-4183-D		6TH

TITLE:
SITE DEVELOPMENT PLAN

DESIGN: AJK	SCALE: 1" = 30'	PROJECT: 05W201.00
DRAWN: AJK/ADL	DATE: JULY 2006	
CHECKED: BAH	APPROVED:	



MEC-406(SDP)



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.
 Signature of Developer: *M. Steven Appler* Date: **7/26/06**
 Print name below signature: **M. STEVEN APPLER**

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: *Brian Mastervich* Date: **7/26/06**
 Print name below signature: **BRIAN MASTERVICH, P.E.**

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
 Signature: *Jim Meyer* Date: **8/7/06**
 Print name below signature: **JIM MEYER**
 USDA-Natural Resources, Conservation Service
 Signature: *John R. Whitson* Date: **8/7/06**
 Print name below signature: **JOHN R. WHITSON**
 HOWARD SCD

NOTE:
 EACH GROUP OF HOUSES WHICH CONTAIN AN INDIVIDUAL STABILIZED CONSTRUCTION ENTRANCE MUST OBTAIN PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR PRIOR TO STARTING CONSTRUCTION.



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development: *Cindy Hamstra* Date: **8/10/06**
 Chief, Development Engineering Division: *William Brown* Date: **8/10/06**
 Director, Department of Planning and Zoning: *David L. ...* Date: **8/11/06**

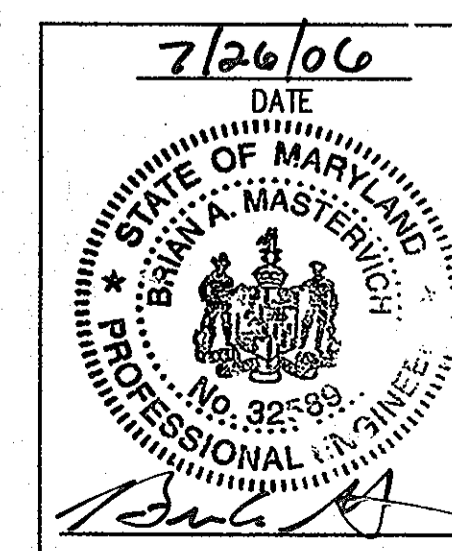
7.1.2009 1 REVISE SDP TO MODIFY LOT LINES PER LOTS B-71 - B-82
 Date no. Revision Description
STONE LAKE : LOTS B-40 - B-82 (SFA DWELLING)
OWNER / DEVELOPER:
 GODDIER BUILDERS 10705 CHARTER DRIVE, SUITE 320
 CONTACT: M. STEVEN APPLER COLDFEET, MARYLAND 21044
 TEL. (410) 947-7400 FAX (410) 947-8306

christopher consultants
 engineering - surveying - land planning
 christopher consultants, inc.
 7172 columbia gateway drive (suite 100) - columbia, md 21046-2990
 410.872.8850 - metro 301.881.0148 - fax 410.872.8833

PERMIT INFORMATION CHART

PROJECT NAME	LOT/PARCEL NO.	CENSUS TR-CT
STONE LAKE	B40-B82, P/O PARCEL B	606902
PLAN NO.	GRID NO. ZONE	TAX MAP
18481-18482	9/10 RE-D	47
22044-22045		
WATER CODE	ELECTION DISTRICT	SENER CODE
#34-4183-D	6TH	#34-4183-D

TITLE: **EROSION & SEDIMENT CONTROL PLAN**
 DESIGN: AJK SCALE: 1" = 30' PROJECT: 05W201.00
 DRAWN: AJK, ADL DATE: JULY 2006
 CHECKED: BAM APPROVED: **3 OF 6**



SDP-06-R4

19.0 Standards and Specifications For Land Grading

Definitions

Reshaping of the existing land surface in accordance with a plan as determined by engineering survey and layout.

Purpose

The purpose of a land grading specification is to provide for erosion control and vegetative establishment on those areas where the existing land surface is to be reshaped by grading according to plan.

Design Criteria

The grading plan should be based upon the incorporation of building designs and street layouts that fit and utilize existing topography and desirable natural surrounding to avoid extreme grade modifications. Information submitted must provide sufficient topographic surveys and soil investigations to determine limitations that must be imposed on the grading operation related to slope stability, effect on adjacent properties and drainage patterns, measured for drainage and water removal and vegetative treatment, etc.

Many countries have regulations and design procedures already established for land grading and cut and fill slopes. Where these requirements exist, they should be followed. The plan shall show existing and proposed contours of the area(s) to be graded. The plan shall also include practices for erosion control, slope stabilization, safe disposal of runoff water and drainage, such as waterways, lined ditches, reverse slope benches (including grade and cross-section), grade stabilization structures, retaining walls, and surface and subsurface drains. The plan shall also include phasing of these practices. The following shall be incorporated in the plan:

- Provisions shall be made to safely conduct surface runoff to storm drains, protected outlets or to stable water courses to insure that surface runoff will not damage slopes or other graded areas.
- Cut and fill slopes that are to be stabilized with grasses shall not be steeper than 2:1. (Where the slope is to be mowed the slope should be no steeper than 3:1; 4:1 is preferred because of safety factors related to mowing steep slopes.)
- Reverse benches shall be provided whenever the vertical interval (height) of any 2:1 slope exceeds 20 feet; for 3:1 slopes it shall be increased to 30 feet and for 4:1 to 40 feet. Benches shall be located to divide the slopes face as equally as possible and shall convey the water to a stable outlet. Soils, seeps, rock outcrops, etc., shall also be taken into consideration when designing benches.

a. E-benches shall be a minimum of six-feet wide to provide ease of maintenance.

b. Benches shall be designed with a reverse slope of 6:1 or flatter to the toe of the upper slope and with a minimum of one foot in depth. Bench gradient to the outlet shall be between 2 percent and 3 percent, unless accompanied by appropriate design and computations.

c. The flow length within a bench shall not exceed 80' unless accompanied by appropriate design and computations. For flow channel stabilization see temporary swales.

4. Surface water shall be diverted from the face of all cut and/or fill slopes by the use of earth dikes, ditches and swales or conveyed downslope by the use of a designated structure, except where:

a. The face of the slope is or shall be stabilized and the face of all graded slopes shall be protected for surface runoff until they are stabilized.

b. The face of the slope shall not be subjected to any concentrated stress or surface water such as from natural drainways, graded swales, downspouts, etc.

c. The face of the slope will be protected by special erosion control materials, to include, but not limited to: approved vegetative stabilization practices (see section G), rip-rap or other approved stabilization methods.

5. Cut slopes occurring in ripable rock shall be serrated as shown on the following diagram. These serrations shall be made with conventional equipment as the excavation is made. Each step or serration shall be constructed on the contour and will have steps cut at nominal two-foot intervals with nominal three-foot horizontal shelves. These steps will vary depending on the slope ratio or the cut slope. The nominal slope line is 1:1. These steps will weather and act to hold moisture, lime, fertilizer and seed thus producing a much quicker and longer lived vegetative cover and better slope stabilization. Over land flow shall be diverted from the top of all serrated cut slopes and carried to a suitable outlet.

6. Surface drainage shall be provided where necessary to intercept seepage that would otherwise adversely affect slope stability or create excessively wet site conditions.

7. Slopes shall not be created to close to property lines as the danger adjoining properties without adequately protecting such properties against sediment, erosion, slippage, settlement, subsidence or other related damages.

8. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. It should be free of stones over two (2) inches in diameter where compacted by hand or mechanical tampers over eight (8) inches in diameter where compacted by rollers or other equipment. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

9. Stockpiles, borrow areas and spoil shall be shown on the plans and shall be subjected to the provisions of the Standard and Specifications.

All disturbed areas shall be stabilized structurally or vegetatively in compliance with 20.0 Standards and Specifications for Vegetative Stabilization.

20.0 Standards and Specifications For Topsoil

Definitions

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetative growth. Soil 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:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. 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.

c. The original soil to be vegetated contains materials toxic to plant growth.

d. 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 recommended by an agronomist or soil scientist 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 1/2" in diameter.
- Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or other as specified.
- Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread to 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 in to 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.

For sites having disturbed areas over 5 acres:

On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

- pH for topsoil shall be between 6.0 and 7.5. If tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise pH to 6.5 or higher.
- Organic content of topsoil shall be not less than 1.5 percent by weight.
- Topsoil having soluble salt content greater than 600 parts per million shall not be used.
- No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 day min.) to permit dissipation of phytotoxic materials.

Note: Topsoil substitutes or amendments as recommended by a qualified agronomist or soil scientist approved by the appropriate approval authority, may be used in lieu of natural topsoil.

Place topsoil (if required) and apply soil amendments as specified on 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

Topsoil Application

When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fences and Sediment Traps and Basins.

Grades in the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet in a condition that may otherwise be detrimental to proper grading and seeded preparation.

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 Sludge Materials 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:

- Composted sludge shall be supplied by, or originated from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
- 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 sludge shall be applied at a rate of 1 ton/1,000 square feet.

Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lbs/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-VA, Pub #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

30.0 Dust Control

Definition

Controlling dust blowing and movement on construction sites and roads.

To prevent blowing and movement of dust from surfaces, reduce on and off-site damage, health hazards, and improve traffic.

Conditions Where Practice Applies

This practice is applicable to areas subject to dust and off-site damage is likely without treatment.

Specifications

Temporary Methods

1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.

2. Vegetative Cover - See standards for temporary vegetative cover.

3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.

5. Barriers - Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar materials can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.

6. Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.

Permanent Methods

1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.

2. Topsoil - Covering with less erosive materials. See Standards for topsoiling.

3. Stone - Cover surface with crushed stone or coarse gravel.

References

1. Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.

2. Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA - ARS.

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.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
1. 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 urea form fertilizer (9 lbs/1000 sq. ft.)
2. 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.

Seeding -- For the periods March 1 -- April 30, and August 1 -- October 15, seed with 60 lbs/acre (1.4 lbs/1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 -- July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 16 -- February 28, protect 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 sod. Option 3 - Seed with 60 lbs/acre Kentucky 30 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 used 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.

Maintenance -- Inspect all seeding areas and make needed repairs, replacements and reseedings.

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 periods March 1 -- April 30 and from August 15 -- October 15, seed with 2-1/2 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 1 -- February 28 protect the 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 1-1/2 to 2 tons/acre (70 to 90 lbs/1000 sq. ft.) of unrotted used small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 ft. or higher, use 348 gal. per acre (8 gal/1000 sq. ft.) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

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.

M. Steven Dapler 7/26/06
Signature of Developer Date

M. Steven Dapler
Print name below signature

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.

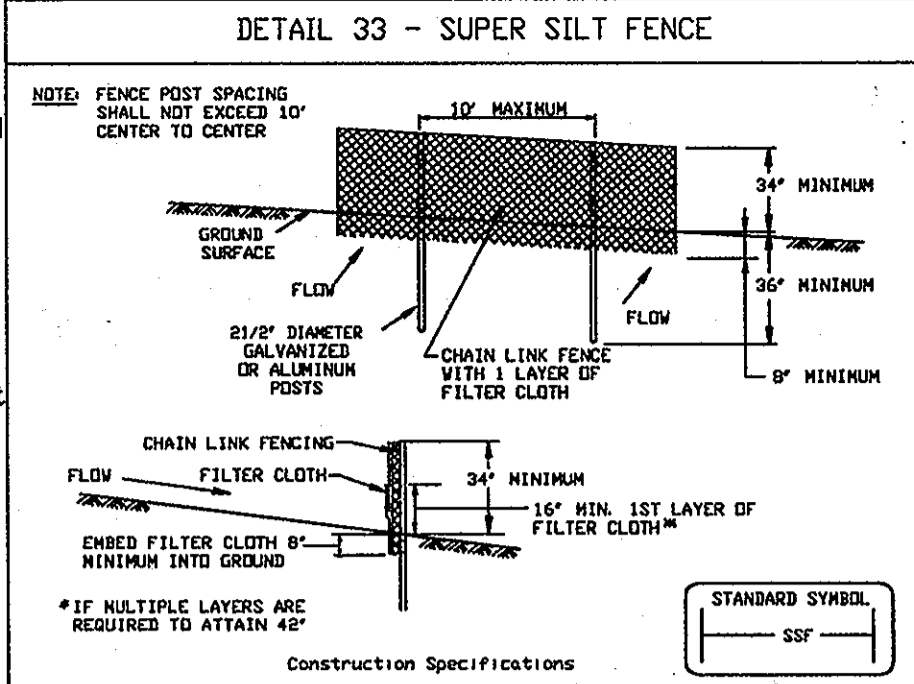
Brian Masovich, P.E. 7/26/06
Signature of Engineer Date

Brian Masovich, P.E.
Print name below signature

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim Myer 8/7/06
SDA-Natural Resources, Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John R. Blanton 8/7/06
Howard SCD Date



Construction Specifications

- 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 cross 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 6" 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 buildup 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 C:

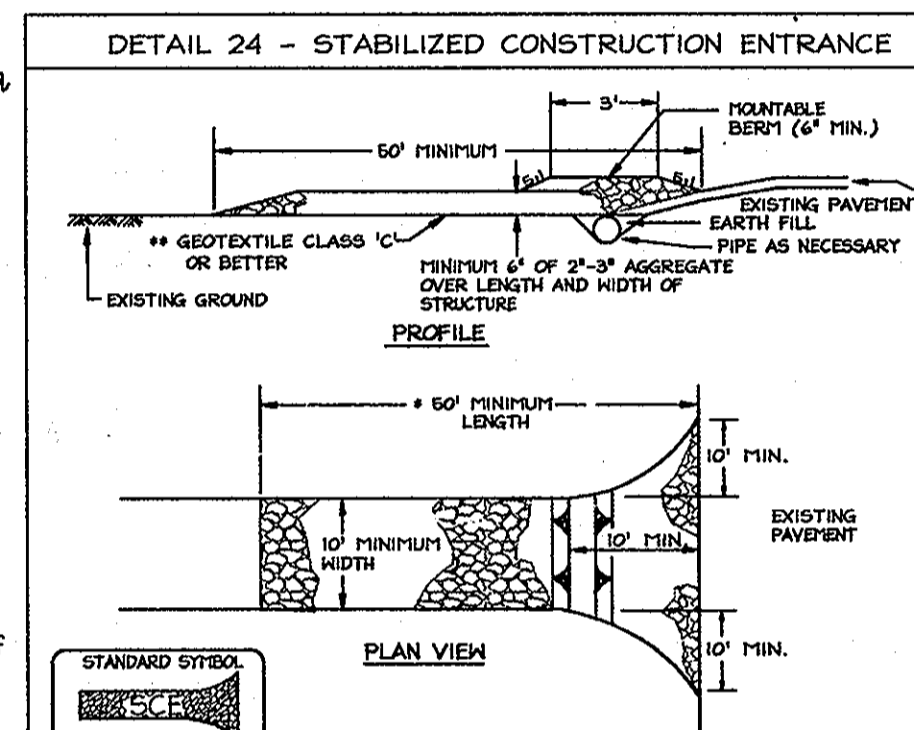
Tensile Strength	50 lbs/in (min.)	Test	MSIT 509
Tensile Modulus	80 lbs/in (min.)	Test	MSIT 509
Flow Rate	0.3 gal/ft/minute (max.)	Test	MSIT 502
Filtering Efficiency	75% (min.)	Test	MSIT 502

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-25-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SUPER SILT FENCE

Design Criteria			
Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 Feet	1,500 Feet
20 - 30%	5:1 - 3:1	100 Feet	1,000 Feet
30 - 35%	3:1 - 1:1	100 Feet	500 Feet
50% +	2:1 +	50 Feet	250 Feet

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-25-3A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



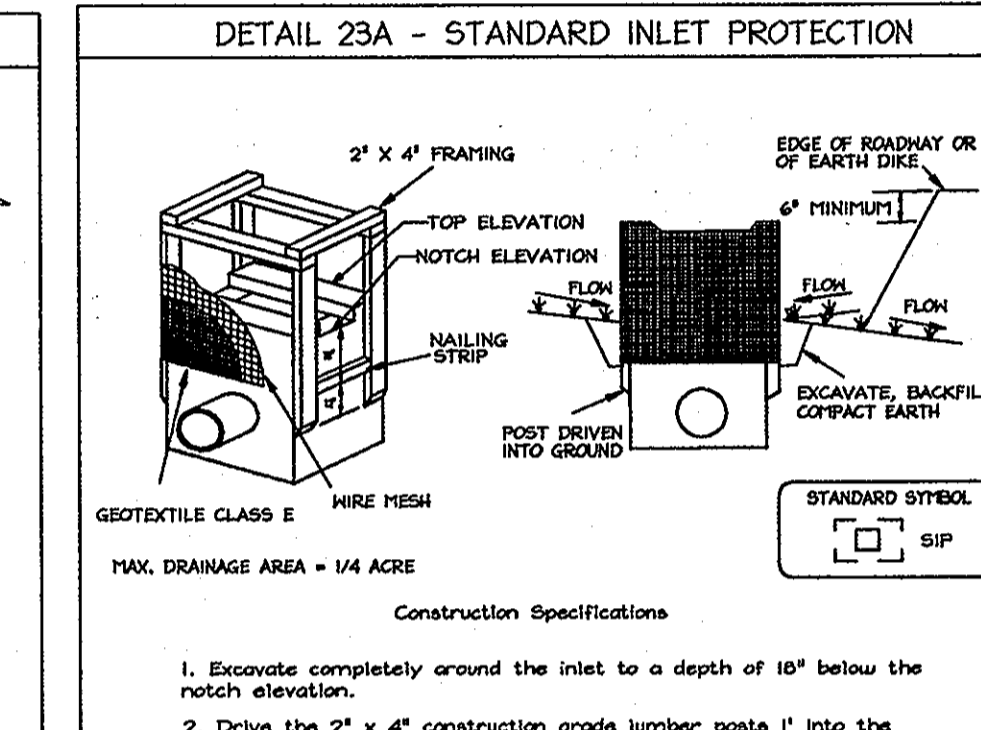
Construction Specifications

- Length - minimum of 60' (100' for single residence lots).
- 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 residence to use geotextile.
- Stones - 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 entrance shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a portable berm with 3:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the flow. When the SCD 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" storm drain 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 7-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

HOWARD COUNTY SOIL CONSERVATION DISTRICT 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 (410-313-1855).
- 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 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 greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown shall 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 specific above in accordance with the 1995 MARYLAND STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Section 52). Temporary stabilization with mulch along 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 by the Howard County Sediment Control Inspector.
- Site Analysis:
Total Area of Site 5.68 Acres
Area Disturbed 4.42 Acres
Area to be roofed or paved 3.67 Acres
Area to be vegetatively stabilized 2.01 Acres
Total Cut 6,204 Cu. Yds.
Total Fill 11,241 Cu. Yds.
Offsite waste/borrow area location: T.B.D.
- Any sediment control practice which is disturbed by grading activity for placement of utility as 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 site 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.
- Fences for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized any construction as shown on these plans by the end of each work day, whichever is shorter.



Construction Specifications

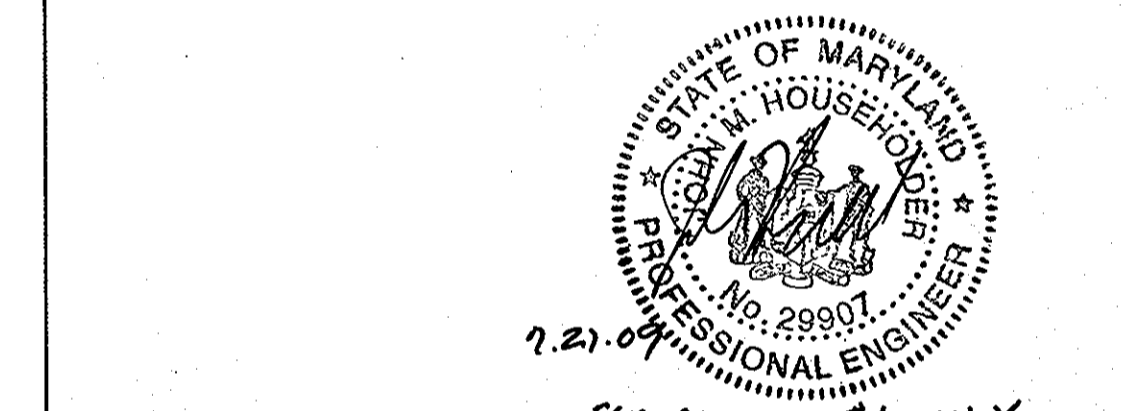
- Excavate completely around the inlet to a depth of 18" below the notch elevation.
- Drive the 2' x 4' construction grade lumber posts 1' into the ground at each corner of the inlet. Place roll strips between the posts on the ends of the inlet. Assemble the top portion of the 2' x 4' frame using the overlap joints shown on Detail 23A. The top of the frame (web) must be 6" below adjacent roadways where flooding and safety issues may arise.
- Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must rest and overlap at a post.
- Stretch the Geotextile Class C fabric over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.
- Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.
- If the inlet is not in a slump, construct a compacted earth dike across the inlet line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.
- The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 8-18-5 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEQUENCE OF CONSTRUCTION

- The contractor is responsible for obtaining all required permits prior to commencing any land disturbance activities. (1 day)
- An on-site preconstruction meeting shall be conducted with the contractor and the Howard County Inspector at least 48 hours prior to the start of construction. Contact the Howard County Department of Inspections, Licenses and Permits at (410) 313-1860 to schedule. (1 day)
- Clear and grub for and install the perimeter sediment control devices including super silt fence and the stabilized construction entrance. Install standard inlet protection for 1-105 & 1-85 (5 days)
- Begin grading the site (1 day).
- Begin driveway construction and entrance from the main roads. (5 days)
- Complete all base grading. (7 day).
- Construct buildings. (80 days).
- Stabilize all remaining disturbed areas (1 day).
- With the permission of the sediment control inspector remove any remaining sediment control devices.

Total Construction Time: 200 Days



APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hantz 8/10/06
Chief, Division of Land Development Date
Chris Hantz vs
Chief, Engineering Division Date
Chris Hantz 8/11/06
Director, Department of Planning and Zoning Date

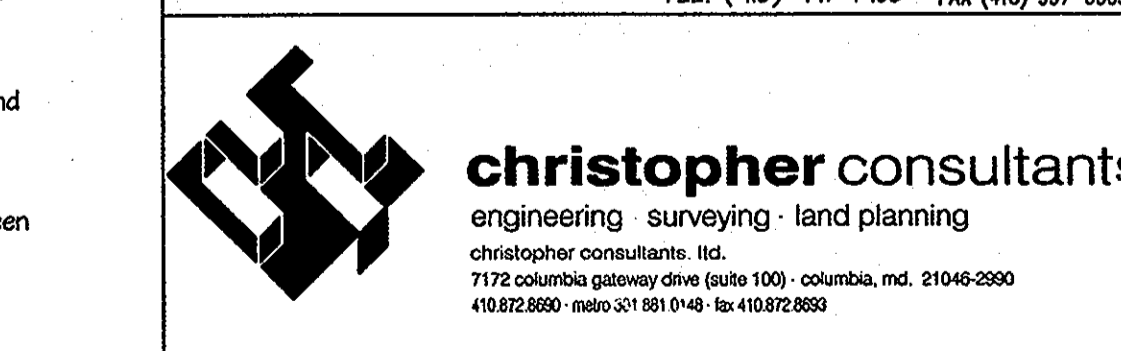
T.1.2009 1 REVISE SDP TO MODIFY LOT LINES FOR LOTS B-79 - B-82

Date No. Revision Description

STONE LAKE : LOTS B-40 - B-82 (SFA DWELLING)

OWNER / DEVELOPER

GOODIER BUILDERS 10705 CHARTER DRIVE, SUITE 320 COLUMBIA, MARYLAND 21044 TEL. (410) 947-7400 FAX (410) 997-8305



PERMIT INFORMATION CHART

PROJECT NAME	LOT/PARCEL	CENSUS TRACT
STONE LAKE	B40-B82 7/8 PARCEL B	606902
PLAN NO.	GRID NO.	ZONE
2265-2365	9/10	RE-D
WATER CODE #34-4183-D		SEWER CODE #34-4183-D

TITLE: EROSION AND SEDIMENT CONTROL NOTES & DETAILS

DESIGN AJK SCALE 1/8"=1'-0"

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

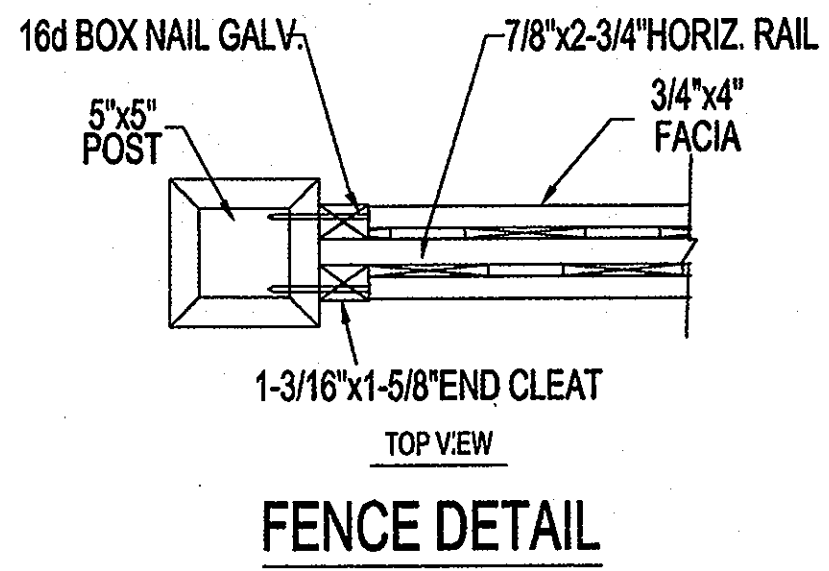
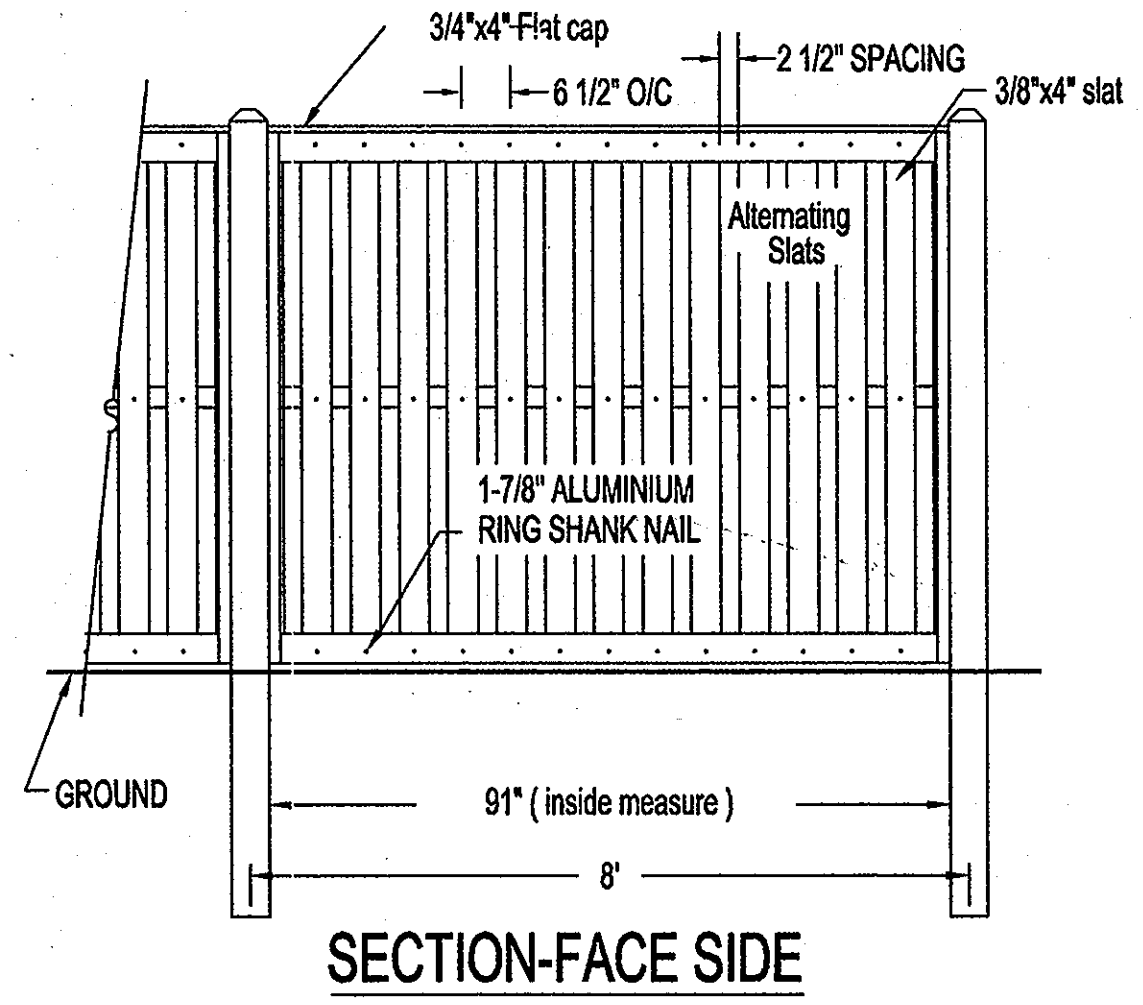
CATEGORY	ADJACENT TO ROADWAYS				TOTAL
	P 1	P 2	P 3	P 4	
PERIMETER					
LANDSCAPE TYPE "C" L.F. OF PER.	± 67 L.F.	± 92 L.F.	± 95 L.F.	± 84 L.F.	
CREDIT FOR EX. VEG. BELOW IF NEEDED	N/A	N/A	N/A	N/A	
PERM. L.F. OF PERIMETER (PERIMETER - CREDIT)	N/A	N/A	N/A	N/A	
NO. OF PLANTS REQ.					
SHADE TREES	2	3	3	2	10
EVG. TREES	4	5	5	4	18
SHRUBS	0	0	0	0	0
NO. OF PLANTS PROV.					
SHADE TREES	1*	1*	1*	2*	5
EVG. TREES	1	1	3	3	6
ORNAMENTAL TREES	3	3	1	1	8
SHRUBS	20	30	30	0	80

* NOTE:
 P1 - 2 ORNAMENTAL TREES HAVE BEEN SUBSTITUTED FOR 1 SHADE TREE, 1 ORNAMENTAL TREE AND 20 SHRUBS HAVE BEEN SUBSTITUTED FOR 3 EVERGREEN TREES, ONE (1) YOSHINO AND ONE (1) SERVICE BERRY. HAS BEEN RELOCATED TO THE COMMON SPACE ADJACENT TO LOT B-20 (1) SERVICE BERRY HAS BEEN RELOCATED TO THE COMMON SPACE ADJACENT TO LOT B-22 (1) SERVICE BERRY HAS BEEN RELOCATED TO THE COMMON SPACE ADJACENT TO LOT B-22 TO SATISFY LANDSCAPE BUFFER REQUIREMENTS.
 P2 - 20 SHRUBS HAVE BEEN SUBSTITUTED FOR 2 SHADE TREES, 3 ORNAMENTAL TREES AND 10 SHRUBS HAVE BEEN SUBSTITUTED FOR 3 EVERGREEN TREES, ONE (1) YOSHINO AND ONE (1) SERVICE BERRY. HAS BEEN RELOCATED TO THE COMMON SPACE ADJACENT TO LOT B-22 TO SATISFY LANDSCAPE BUFFER REQUIREMENTS.
 P3 - 20 SHRUBS HAVE BEEN SUBSTITUTED FOR 2 SHADE TREES, 10 SHRUBS AND 1 ORNAMENTAL TREE HAVE BEEN SUBSTITUTED FOR 2 EVERGREEN TREES.
 P4 - 1 ORNAMENTAL TREE HAS BEEN SUBSTITUTED FOR 1 EVERGREEN TREE. DUE TO SPACE CONSTRAINTS, THREE (3) YOSHINO TREES HAVE BEEN RELOCATED TO THE COMMON SPACE ADJACENT TO LOT B-36 TO SATISFY LANDSCAPE BUFFER REQUIREMENTS.

**MODIFIED SCHEDULE C (STONE LAKE RESIDENTIAL GUIDELINES)
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS: 36 SINGLE-FAMILY ATTACHED DWELLING UNITS	
LOT CLASSIFICATION:	NON-WOODED
NUMBER OF TREES REQUIRED: (3 SHADE TREE/S.F.A DWELLING UNIT)	108 SHADE TREES
NUMBER OF TREES PROVIDED:	
SHADE TREES	55 SHADE TREES
OTHER TREES (2:1) SUBSTITUTION	53 EVERGREEN TREES 60 ORNAMENTAL TREES

NOTE:
 1. UP TO 50% OF THE SHADE TREE UNIT REQUIREMENT MAY BE SUBSTITUTED ON A 2:1 BASIS WITH EVERGREEN AND/OR INTERMEDIATE FLOWERING TREES.
 2. THE PROPOSED STREET TREES AND PARKING LOT TREES WERE SUBMITTED UNDER THE CONSTRUCTION PLAN FOR STONE LAKE, LOTS B-1 THRU B-34* (F-04-22), APPROVED DECEMBER 2003.

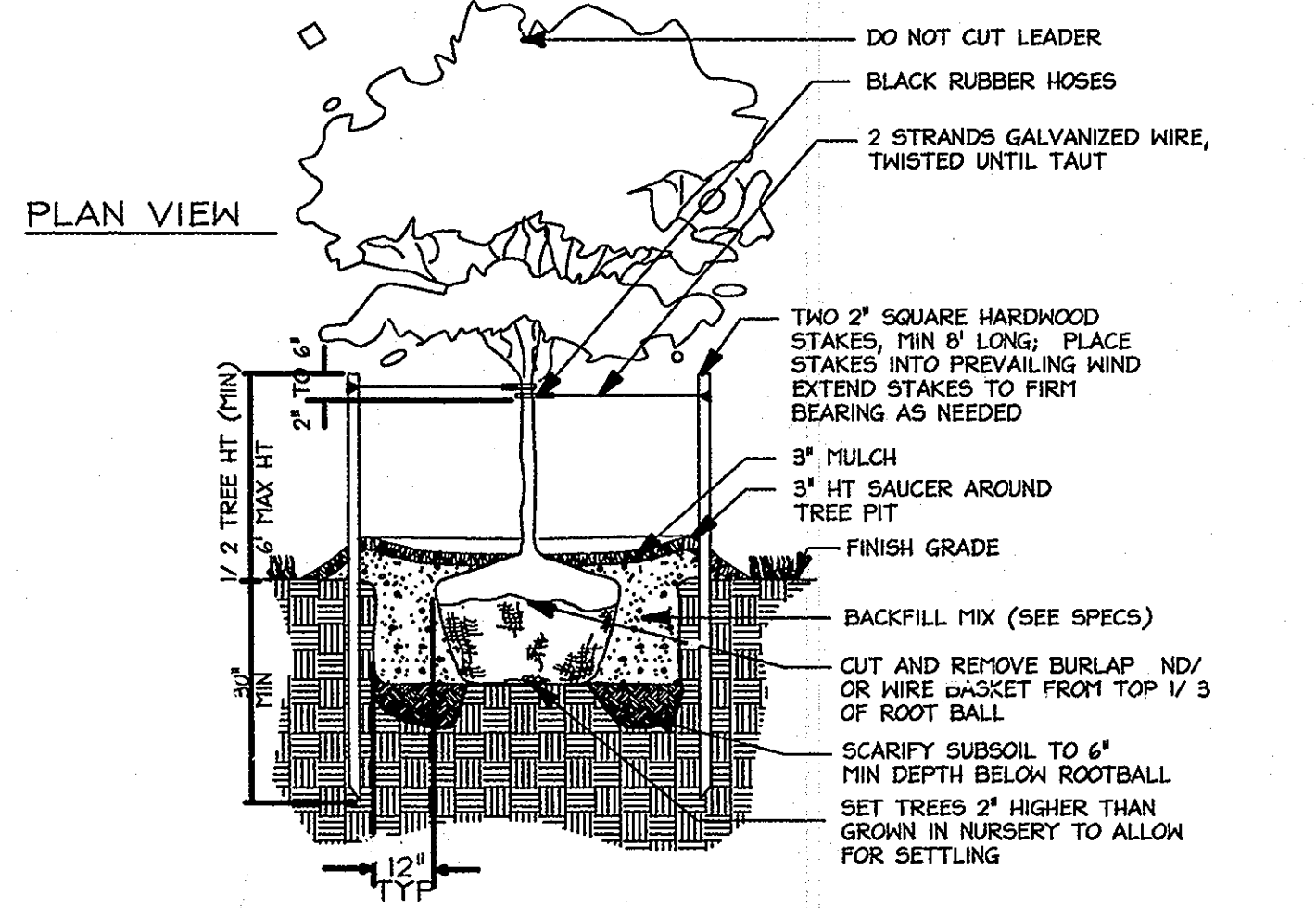


A Typical Board-On-Board Privacy Fence Detail
Not To Scale

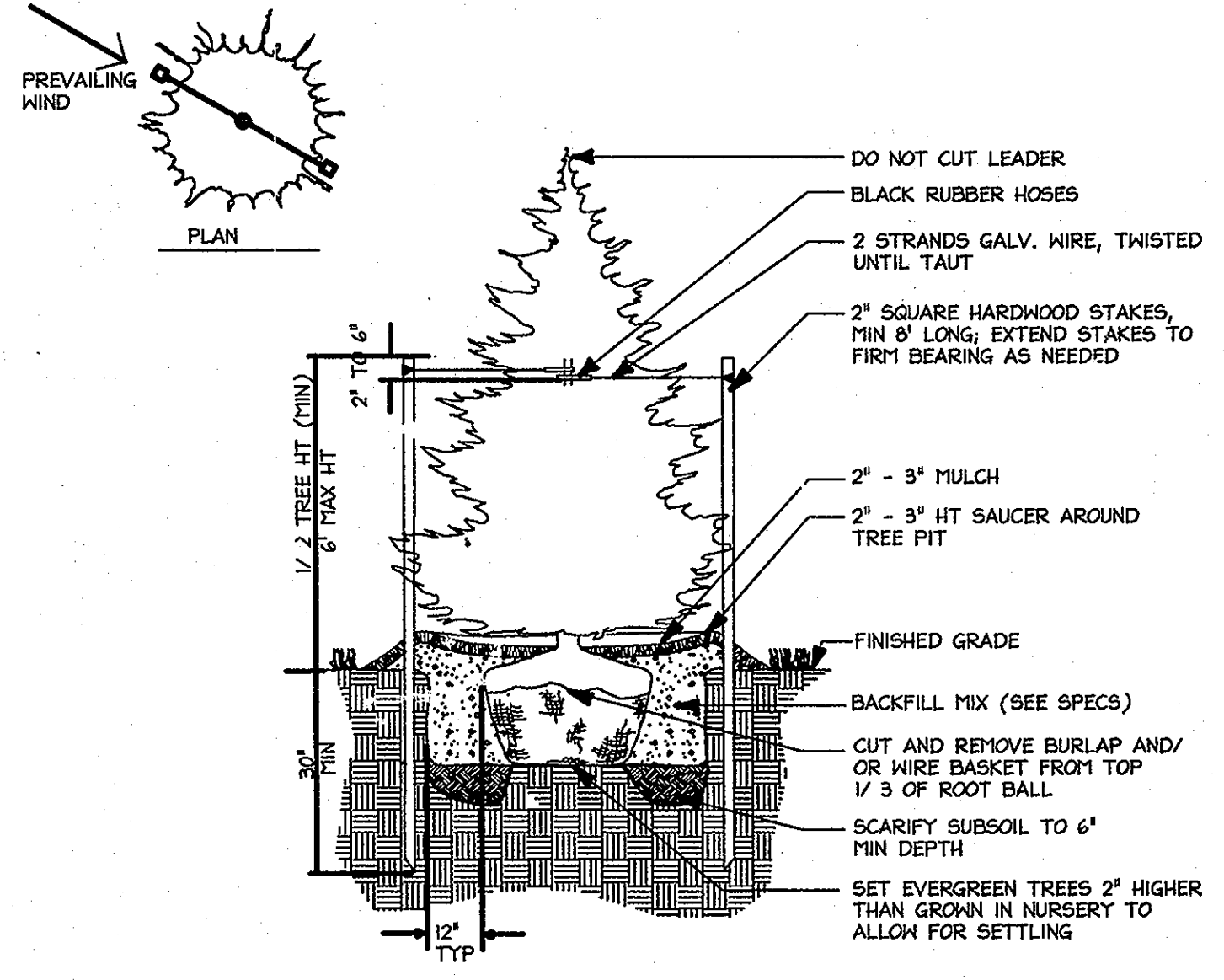
GENERAL PLANTING NOTES

- ALL PLANT MATERIAL TO MEET A.A.N. STANDARDS.
- LANDSCAPING CONTRACTOR TO FOLLOW LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METRO AREA APPROVED BY LCA/PAH.
- NO SUBSTITUTIONS TO BE MADE WITHOUT CONSENT OF LANDSCAPE ARCHITECT OR OWNER.
- IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANT LIST SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN THE PLANT LIST.
- ALL BEDS TO BE TOPPED WITH THREE INCHES OF HARDWOOD MULCH.
LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UTILITIES WITH OWNERS BEFORE PLANTING.
- LANDSCAPE ARCHITECT/OWNER SHALL SELECT, VERIFY AND/OR APPROVE ALL PLANT MATERIAL. AT OWNER'S DISCRETION, SPECIMEN AND OTHER PLANT MATERIAL WILL BE SELECTED.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANT BED FILLING OPERATIONS AND PLANT MATERIAL INSTALLATION WITH GENERAL CONTRACTOR AND UTILITIES CONTRACTOR. AT THE TIME OF FINAL INSPECTION WITH ACCEPTANCE, ALL ELECTRIC, WATER, DRAINAGE, AND FOUNTAIN UTILITIES, AS WELL AS ALL PLANT MATERIALS, SHALL REMAIN UNDAMAGED. LIKEWISE, LANDSCAPE CONTRACTOR AND UTILITIES CONTRACTOR SHALL COORDINATE EFFORTS TO ENSURE THAT ALL UTILITIES ARE AT THE PROPER ELEVATION RELATIVE TO FINISH GRADES.
- CONTRACTOR SHALL NOTIFY MISS UTILITY 72 HOURS PRIOR TO CONSTRUCTION.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERRIS, 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.

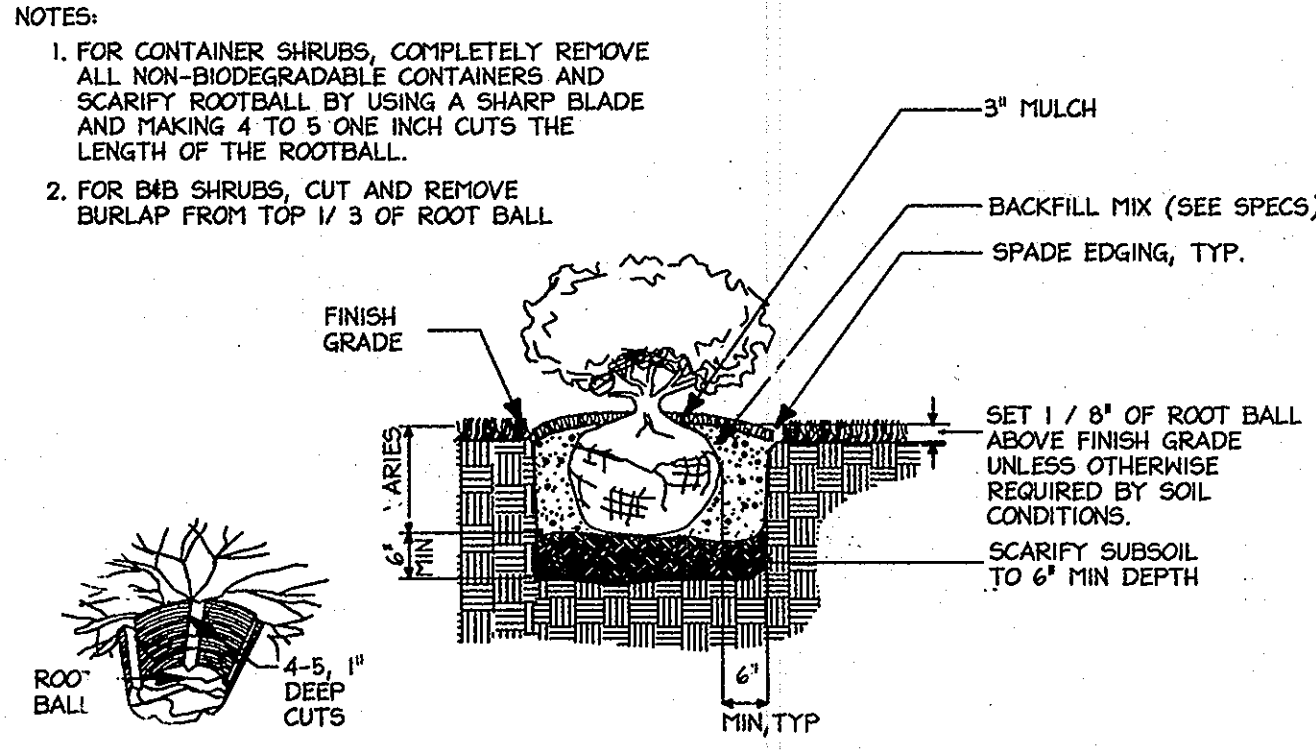
- TOPSOIL MIX
 - Planting mix shall be prepared at approved on-site staging area using approved on-site existing soil. Mix minimum quantities of 20 cubic yards or sufficient mix for entire job if less than 20 cubic yards is required.
 - Thoroughly mixed in the following proportions for tree and shrub planting mix:
 - .5 cy existing soil
 - 2 cy sharp sand
 - 1 cy wood residuals
 - 4 lbs treble superphosphate
 - 5 lbs dolomite limestone (eliminate for acid loving plants)
 - For bed planting, shrubs and groundcover spaces 24 inches or closer, incorporate the following ingredients per 20 sf and incorporate into top 8 inches of existing soils by rototilling or similar method of incorporation.
 - 2 cy sharp sand
 - 3 cy organic material
 - 4.5 lbs treble superphosphate
 - 5 lbs dolomite limestone (eliminate for acid loving plants)
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HO. CO. CODE. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$30,100.00 MUST BE POSTED AS PART OF THE GRADING PERMIT APPLICATION. (118 SHADE TREES AND 18 EVERGREEN TREES).
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE 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 THE APPLICABLE PLANS.
- DEVELOPER'S BUILDER: 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 LANDSCAPING MANUAL. I/WE FURTHER CERTIFY THAT UPON TREES COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.



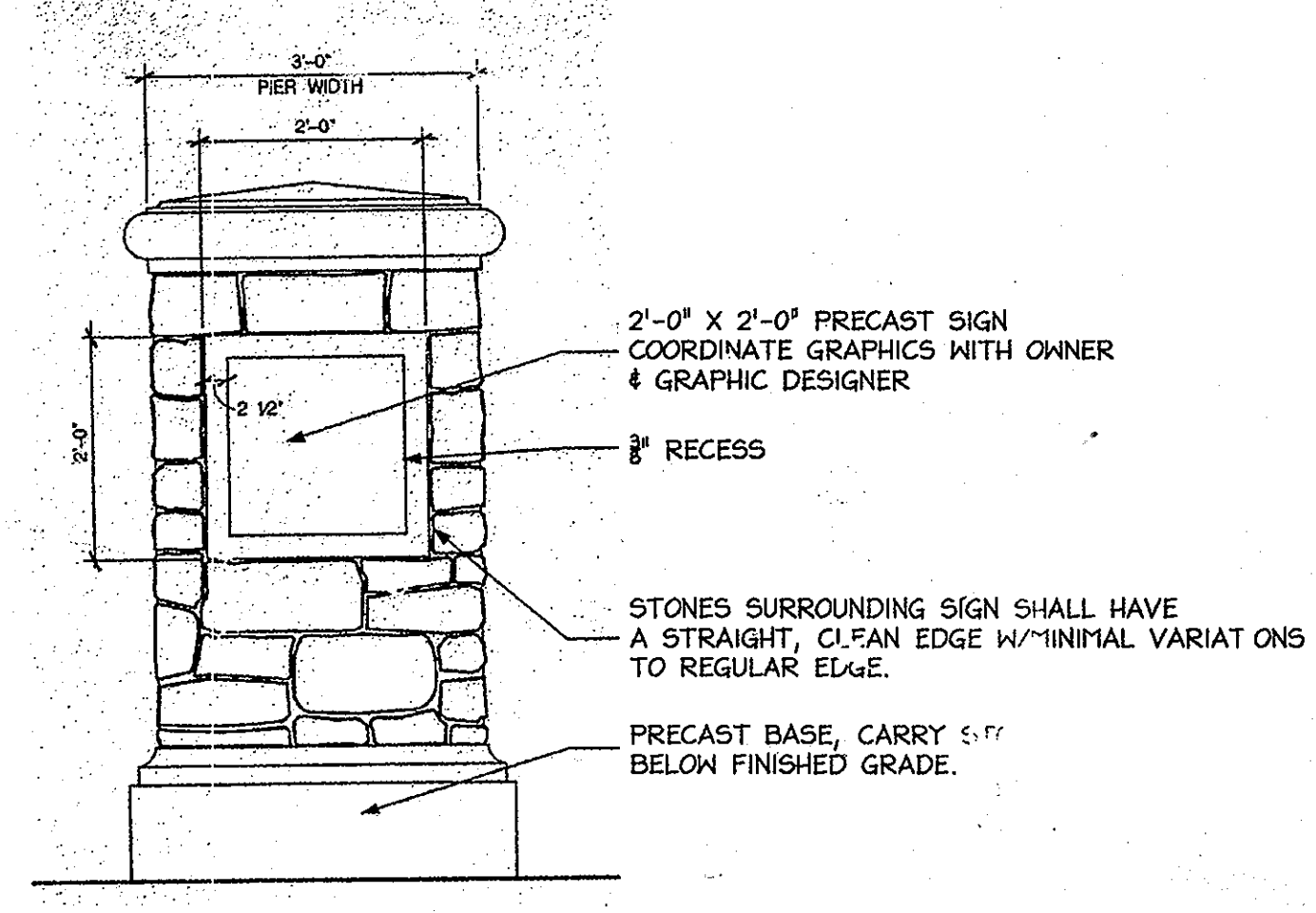
B Tree Planting Detail
Not To Scale



C Evergreen Tree Planting Detail
Not To Scale



D Shrub Planting Detail
Not To Scale



E STONE PIER ELEVATION
Not To Scale

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Planning and Development
 Chief, Development Engineering Division
 Director, Department of Planning and Zoning

Date	No.	Revision Description
7/27/06	1	REVISE SDP TO MODIFY LOT LINES FOR LOTS B-79 - B-82

**STONE LAKE : LOTS B-40 - B-82
(SFA DWELLING)**

OWNER / DEVELOPER
 GOODIER BUILDERS
 CONTACT: M. STEVEN APPLER
 10705 CHARTER DRIVE, SUITE 320
 COLUMBIA, MARYLAND 21044
 TEL. (410) 997-7400 FAX (410) 997-5305

christopher consultants
 engineering surveying - land planning
 christopher consultants, inc.
 7172 columbia gateway drive suite 100 - columbia, md. 21046-2900
 410.872.8880 metro 301.881.0146 fax 410.872.8885

PERMIT INFORMATION CHART

PROJECT NAME	LOT/PAR. EL. NO.	CENSUS TRACT
STONE LAKE	B40-B P/O PARCEL B	6069.02
PLAN NO.	GRID NO. ZONE	TAX MAP ELECTION DISTRICT
10451-19-452	9/10 RE-D	47 6TH
WATER CODE	SEWER CODE	
#34-4183-D	#34-4183-D	

LANDSCAPE PLAN DETAILS

DESIGN: LMG	SCALE: 1" = 30'	PROJECT: 05W201.00
DRAWN: ADL	DATE: 7-27-2006	
CHECKED: BKC	APPROVED:	6 OF 6

M. Steven Appler
 NAME DATE 7/27/06

7.21.09
 For Revision #1 ONLY
 7.27.06
 DATE



MDC-406(SDP)