

**LEGEND**

Existing Elevations: 400.00  
Proposed Elevations: 400.00  
Existing Contours: 300  
Proposed Contours: 300

Ex. Woods Line

Specific Trees (to remain): 4 OAK (SAVE)

Stream/Creek

Buffer Set back Line

Edge of paving

Sewer Line: EX. 8" S

Water Line: EX. 12" W

Soil Delimitation

Tax Conservation Area

Sewer Manhole (SM)

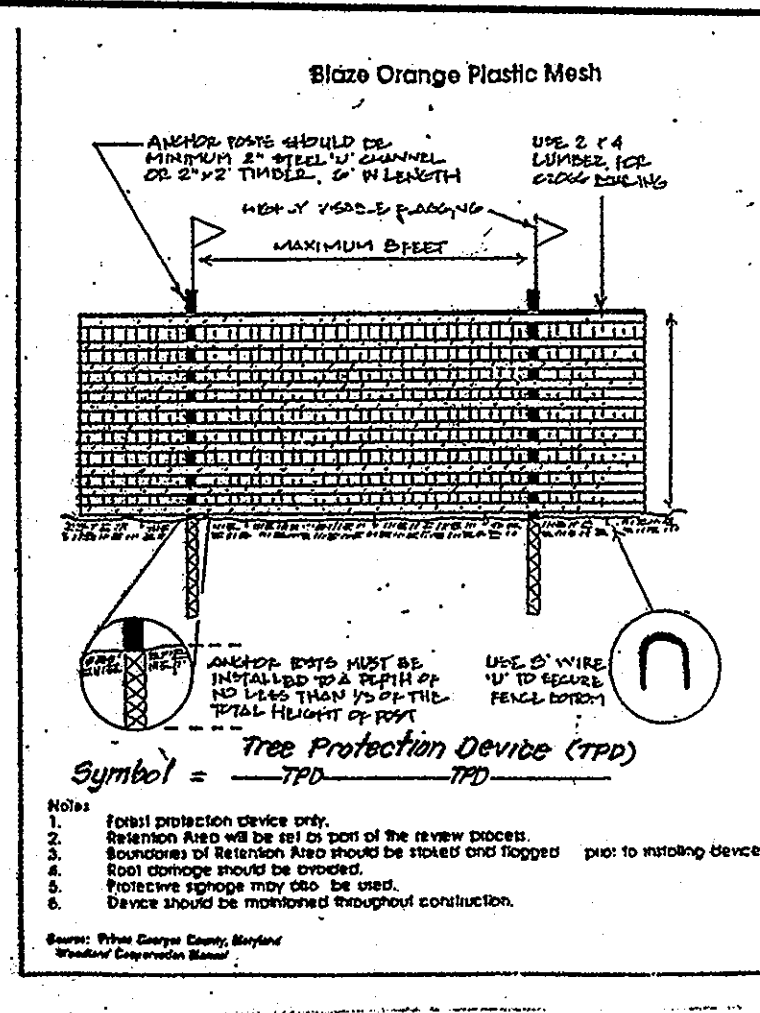
Water Valve (WV)

Fire hydrant (FH)

Utility Pole

Anchor / Guy wire

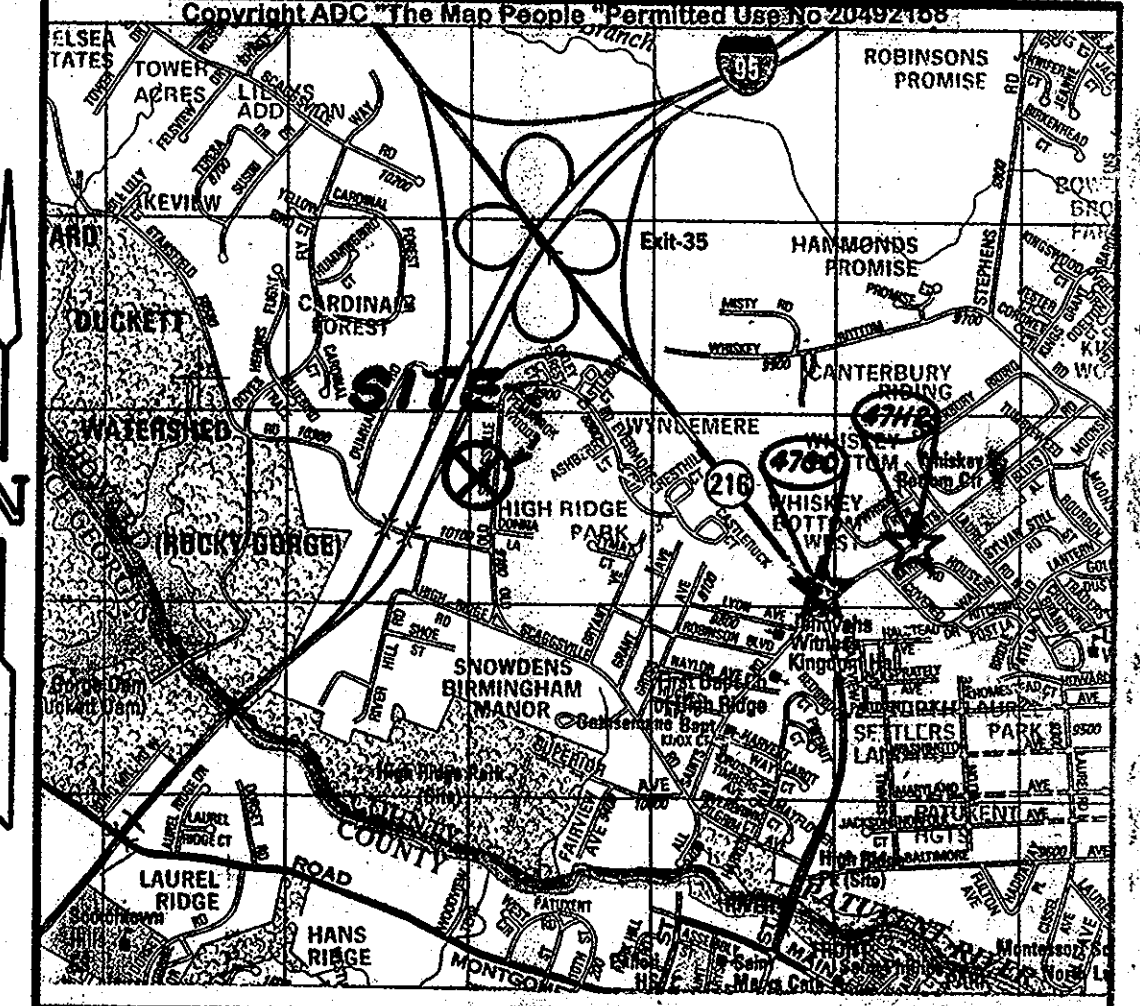
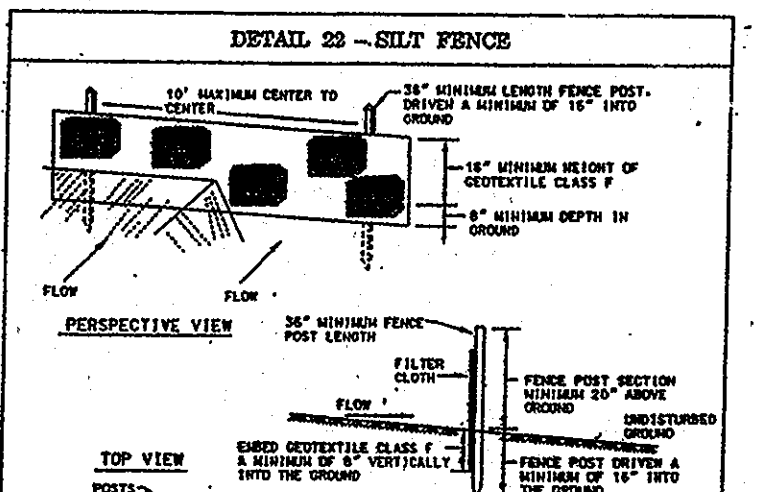
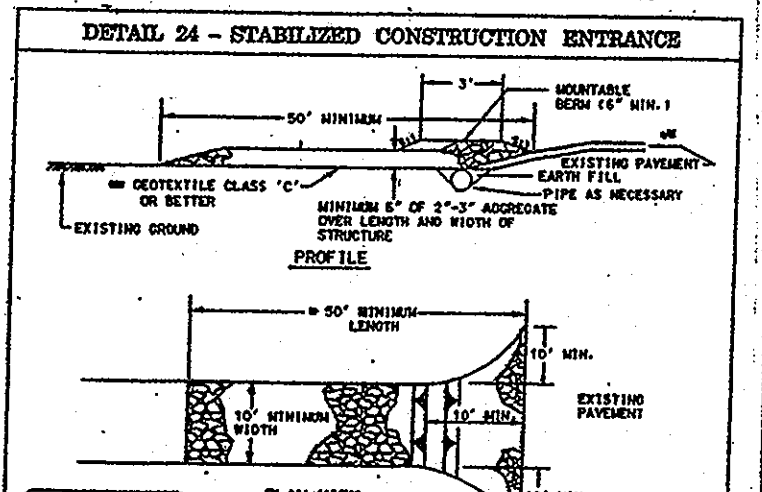
Limits of Disturbance: LOD



**SCHEDULE A PERIMETER LANDSCAPE EDGE**

Category	P-1	P-2	P-3	P-4
Adjacent to	Properties	Properties	Properties	Adjacent to Roadway
Landscape Type	Type 'A'	Type 'A'	Type 'A'	
Linear Feet of Perimeter	149'	149'	149'	60'
Number of Plants Required	1 per 60 LF	1 per 60 LF	1 per 60 LF	N/A
Shade Trees	2 req.	1 req.	2 req.	N/A
Evergreen Trees	-	*1	1	N/A
Number of Plants Provided	2	0	1	N/A
Shade Trees	2	0	1	N/A
Evergreen Trees	-	-	-	-

\*Credit is being taken for 12 existing shade trees (P-1 = 2; P-2 = 6; P-3 = 2)



Soil Map Page 33/34

Soil Type: **SfB2**

**Sassafras gravelly sandy loam, 1 to 5% slopes, moderately eroded.**

**21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL**

**Definition:** Topsoil is the upper three inches of soil by rating, listing or other acceptable means before seeding, if not previously loosened.

**Purpose:** To provide a suitable soil medium for vegetable growth. Soil of concern here has 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 slope 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 satisfactory 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.

**TEMPORARY SEEDING NOTES**

**EDGED PREPARATION:** Loosen upper three inches of soil by raking, listing 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 October 15, seed with 1/2 bushel per acre of sorghum (32 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of vegetable grasses (27 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 2 1/2 gallons per acre (2 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 1 foot or higher use 348 gallons per acre (18 lbs./1000 sq.ft.) for anchoring.

**REFER TO THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR DETAILED METHODS NOT COVERED.**

**PERMANENT SEEDING NOTES**

**SOIL TO BE GRADDED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE OTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.**

**EDGED PREPARATION:** Loosen upper three inches of soil by raking, listing 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./1000 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 the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (14 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 of alfalfa or 210 lbs. per acre of vegetable grasses. 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. per 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 2 1/2 gallons per acre (2 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 1 foot or higher, use 348 gallons per acre (18 lbs./1000 sq.ft.) for anchoring.

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseeding.

**NOTE**

THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 410-313-1880

ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY SHALL BE THE DEVELOPER'S RESPONSIBILITY.

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

Chief, Development Engineering Division: *[Signature]* 3/3/09 Date

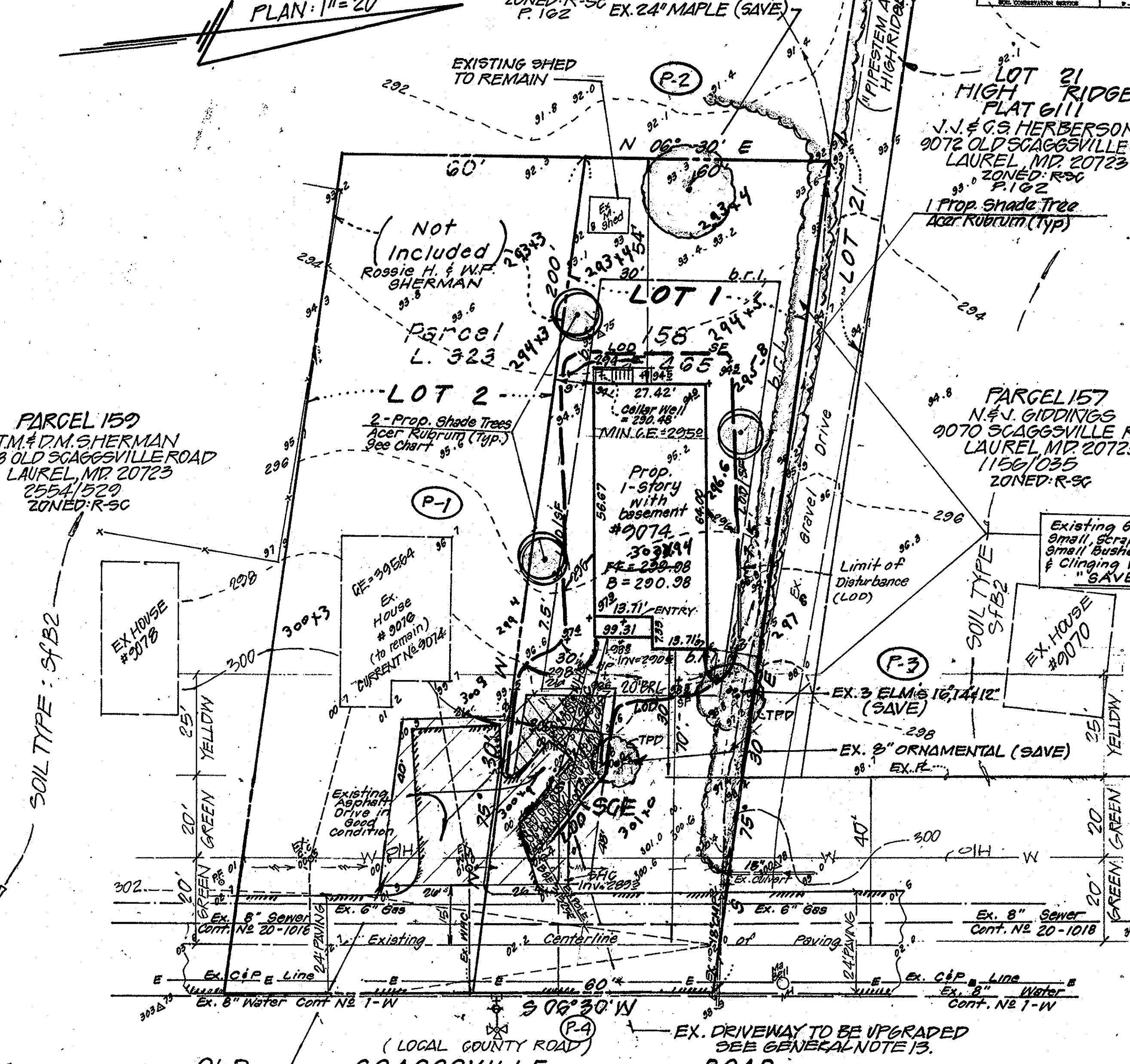
Chief, Division of Land Development: *[Signature]* 4/1/09 Date

Director, DEP: *[Signature]* 4/1/09 Date

**OWNER / DEVELOPER**

**Chris Falkenberg**  
3323 Old Scaggsville Rd.  
Laurel, Md. 20723  
Md. Registration # 338

**MISS UTILITY NOTICE**  
FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO OR http://www.Missutility.Net  
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY



- LANDSCAPE NOTES**
- "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 required Landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced."
  - "No clearing of existing vegetation is permitted within the landscaping edge for which credit is being taken; however, landscape maintenance is authorized."
  - "At the time of installation, all trees and shrubs 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."
  - This plan was prepared in accordance with section 16.124 of the Howard County Code and the Landscape Manual, requiring 3 shade trees in the amount of \$10000. SURETY FOR THE THREE (3) SHADE TREES SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT APPLICATION.

**GENERAL NOTES CONTINUED:**

- SWM FACILITIES - EXEMPT FOR THIS PROPERTY. THE DISTURBED AREA WILL BE 4,100 SF ± OF 8,000 SF. THERE ARE NO STREAMS, WETLANDS, FLOOD PLAINS OR STEEP SLOPES FOUND ON THIS PROPERTY BY A FIELD INSPECTION BY GREGORY BENEFIEL, JANUARY 09/2008.
- THERE ARE NO HISTORIC SITES OR MONUMENTS ON THIS SITE.
- This lot was created by deed L. 323, P. 463; there are no plats of subdivision recorded for this lot and there are no previous DPZ files of record.
- This lot is exempt from Forest Conservation requirements, per Section 16.120(b)(4), of the County Code, because this site development is occurring on land that is less than 40,000 square feet.
- 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, waiver petition application, or building / grading permit.

**GENERAL NOTES**

- This property is zoned R-3C, per the 2/24/04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7/28/06.
- Total area included in this subdivision = 11,883 sq. ft.
- The total number of lots included in this subdivision = 1.
- Development of this property = Single Family Detached.
- Any change to a city owned right of way shall be corrected at the developers expense.
- Topography done by Surveys Inc., field run, March 28, 2007.
- Coordinates based on NAD 27, Maryland coordinate system as projected by Howard County Geodetic Control No. 4762 and 47H2.
- The Contractor shall notify the Department of Public Works/Division of Construction Inspection @ (410) 313-1880 at least 5 working days prior to any construction and excavation.
- The Contractor shall provide "Miss Utility" At 1-800-257-7777 at least 48 hours prior to construction.
- Driveways shall not provide prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width 12 feet (16 feet to serve more than one residence).
  - Surface - 1/2 inches of compacted crusher run base with tar and chip coating (1" - 1 1/2" min).
  - Geometry - Maximum 14% grade 10% grade change.
  - Structures (culvert/bridges) - capable of supporting 25 gross tons (4-25' loading)
  - Drainage Element - capable of safety passing 100 year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - 12 feet minimum.
  - Maintenance - sufficient to insure all weather use.
- This plan is subject to the amended fifth edition of the Subdivision and Land Development Regulations as amended by Council Bill 73-2003. Development or construction on this lot must comply with the setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.
- Existing utilities are based on s-b-ult drawings and actual field location.
- For driveway entrance details refer to Howard County Design Manual, Volume IV, Standard Detail R-6.06.

**ADDRESS CHART**

LOT/PARCEL #	STREET ADDRESS
ONE	3074 OLD SCAGGSVILLE ROAD

**PERMIT INFORMATION CHART**

Subdivision Name	Section/Area	Lot/Parcel #
N/A	N/A	1

Water Code: 606903

**DEVELOPER'S / BUILDER'S CERTIFICATE**

I certify that the Landscaping shown on this plan will be done in accordance to the plan, Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. I 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.

*[Signature]* 8/15/08  
Developer / Builder Date

**ENGINEER'S CERTIFICATE**

I hereby 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.

*[Signature]* 8/15/08  
Date

Gregory Benefiel  
Registered Professional  
Land Surveyor, Md. # 10994

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Date

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Land Surveyor, Md. # 10994

**SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT CONTROL PLAN**

LOT 1  
Christopher S. and Dawn M.  
**FOLKENBERG PROPERTY**  
Sixth Election District  
Howard County, Maryland

**SURVEYS, INC.**

Scale: 1" = 20' Date: 4-9-08  
Parcel: 158 Drawn By: LC  
Tax Map: 47 Grid: # 2  
Lib: 8309 Folio: 111  
Job No.: 05-84 Drawing No.: L-293

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

Chief, Development Engineering Division: *[Signature]* 3/3/09 Date

Chief, Division of Land Development: *[Signature]* 4/1/09 Date

Director, DEP: *[Signature]* 4/1/09 Date

**OWNER / DEVELOPER**

**Chris Falkenberg**  
3323 Old Scaggsville Rd.  
Laurel, Md. 20723  
Md. Registration # 338

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**SHEET INDEX**

- 2 OF 2 - SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT CONTROL PLAN
- 2 OF 2 - SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT CONTROL NOTES & DETAILS

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

*[Signature]* 3/16/09  
Howard SCD Date

**DEVELOPER'S/BUILDERS CERTIFICATE**

"I/We certify that all development and construction will be done according to this plan of development and 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 Soils conservation District or their authorized agents, as are deemed necessary."

*[Signature]* 4/15/08  
Chris Falkenberg Date

**DEVELOPER'S / BUILDER'S CERTIFICATE**

I certify that the Landscaping shown on this plan will be done in accordance to the plan, Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. I 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.

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Developer / Builder Date

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Date

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Land Surveyor, Md. # 10994

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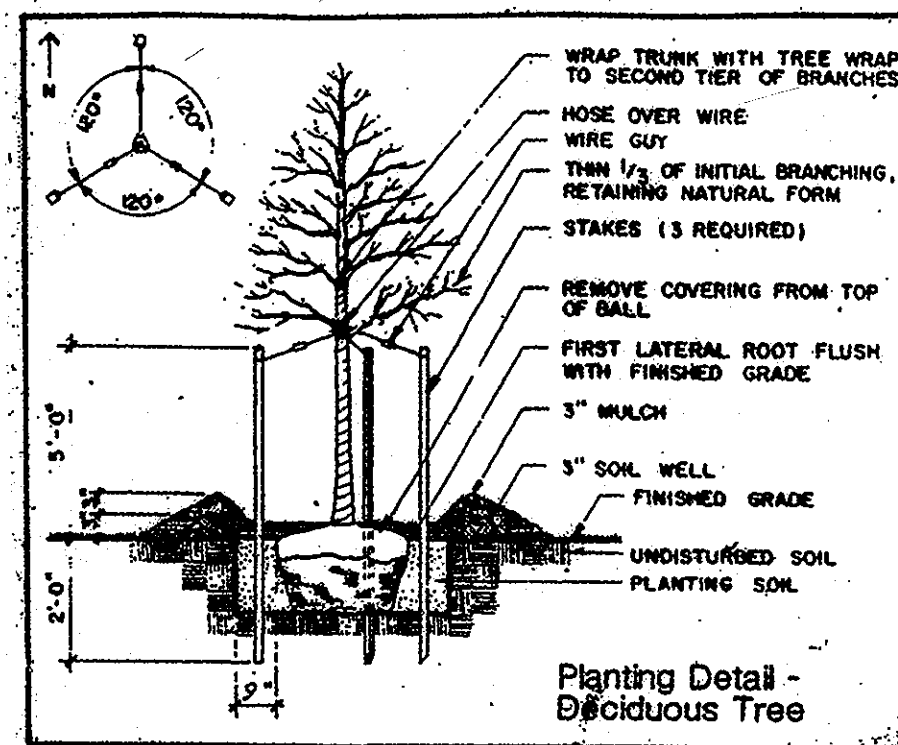
**SEDIMENT CONTROL NOTES:**

- The developer is responsible for the acquisition of all required easement, right and/or rights-of-way pursuant to the discharge from the sediment and erosion control practices, stormwater management practices and the discharge of stormwater onto or across and grading or other work to be performed on adjacent or downstream properties affected by this plan.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) seven calendar days as to the surface of all perimeter controls, ditches, swales, ditches, perimeter slopes, and all slopes greater than three horizontal to one vertical (3:1) and b) fourteen days for all other disturbed or graded areas on the project site. The in-place sediment control measures will be maintained on a continuing basis until the site is permanently stabilized and all permit requirements are met.
- On all sites with disturbed areas in excess of two acres, approval of the inspection agency is requested upon completion of installation of perimeter erosion and sediment controls before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals will not be authorized until this initial approval by the inspection agency is made.
- Approval shall be requested upon final stabilization of all sites with disturbed areas in excess of two acres before removal of controls.
- Disturbed surface area: 4100 SF OF 0.09446  
Volume of spoil material: 250 CY  
Volume of borrow material: 250 CY
- List predominant soil types and general description per No. Co. soil survey: MAP 32434 - SOIL TYPE: C1B2  
SASAPRAS - GRAVELLY SANDY LOAM  
1% TO 5% SLOPES, MODERATELY ERODED

**SEQUENCE OF CONSTRUCTION**

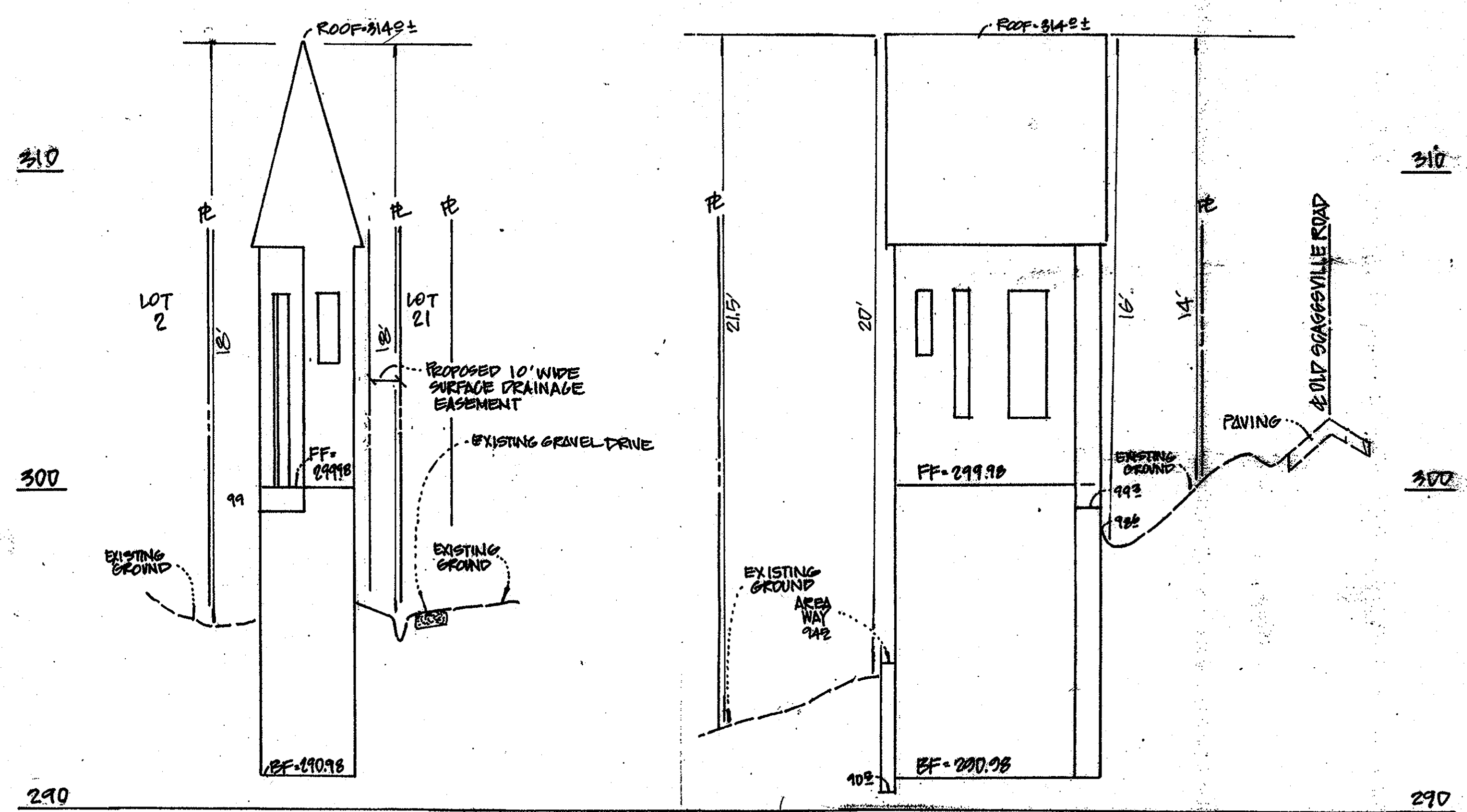
- NOTIFY HOWARD COUNTY DEPARTMENT OF CODE ENFORCEMENT 48 HOURS PRIOR TO COMMENCEMENT OF WORK (410-222-7780) 1 DAY
- PRECONSTRUCTION MEETING PRIOR TO THE ISSUANCE OF BUILDING PERMIT AND FIELD VERIFICATION OF TOPOGRAPHY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR 1 DAY
- OBTAIN NECESSARY PERMITS 2 DAYS
- NOTIFY "MISS UTILITY" AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION (1-800-257-7777) 1 DAY
- CLEAR FOR AND INSTALL SEDIMENT CONTROL DEVICES:
  - STABILIZED CONSTRUCTION ENTRANCE
  - SUPER SILT FENCE
  - SILT FENCE
  - TREE PROTECTION
 5 DAYS
- WITH THE HOWARD COUNTY SEDIMENT CONTROL INSPECTORS APPROVAL, BEGIN CONSTRUCTION:
  - HOUSE
  - UTILITIES
  - DRIVEWAY
 90 DAYS
- FINAL SITE GRADING 5 DAYS
- STABILIZE ALL AREAS DISTURBED BY THIS CONSTRUCTION 30 DAYS
- WITH THE HOWARD COUNTY SEDIMENT CONTROL INSPECTORS APPROVAL, REMOVE ALL SEDIMENT CONTROL DEVICES, STABILIZE REMAINING DISTURBED AREAS 5 DAYS

APPROXIMATE CONSTRUCTION TIME: 5 MONTHS



**LANDSCAPE SCHEDULE**

NO.	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	METHOD	QTY
1.		Acer rubrum	Red Maple	12'-14'	As shown	B&B	3



APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chris Falkenberg* 3/31/09 Date  
Chief, Development Engineering Division J.P.

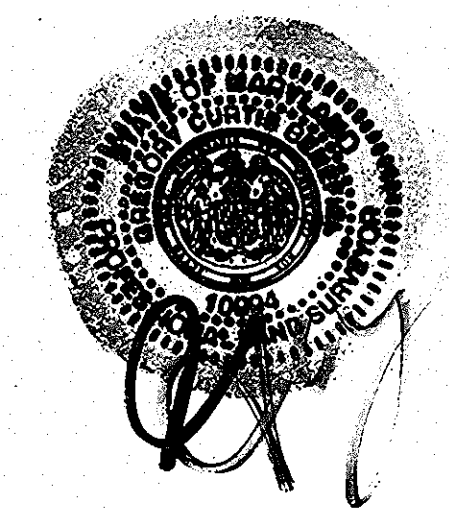
*Cindy Hamm* 4/1/09 Date  
Chief, Division of Land Development

*Thomas E. Suttle* 4/1/09 Date  
Director, DEP

OWNER / DEVELOPER  
**Chris Falkenberg**  
9323 Old Scaggsville Rd.  
Laurel, Md. 20783  
Md. Registration # 338

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OR <http://www.Missutility.Net>  
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This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Blanton* 3/26/09 Date  
Howard SCD



**SURVEYS, INC.**  
SURVEYORS • ENGINEERS • LAND PLANNERS  
PERMIT SERVICES  
250 MAIN STREET  
LAUREL, MARYLAND, 20701  
PHONE 202-716-0544 FAX 202-716-0642

DATE	REVISION

**SITE DEVELOPMENT, LANDSCAPE AND SEDIMENT CONTROL NOTES & DETAILS**

LOT 1  
Christopher S. and Dawn M. FOLKENBERG PROPERTY  
Sixth Election District  
Howard County, Maryland

SCALE	DESIGNER	CHECKED BY
AS NOTED	G.G.P.	E.A.
DATE	DRAFTER	FIELD BOOK
09/23/05	E.A.	
JOB NUMBER	SHEET NUMBER	FILE NUMBER
05-34	2 OF 2	L-293

SDP-08-095