2. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

MISS UTILITY BELL ATLANTIC TELEPHONE CO: HOWARD COUNTY BUREAU OF UTILITIES: 313-2366 VERIZON CABLE LOCATION DIVISION: B.G.&E. CO. CONTRACTOR SERVICES: 850-4620 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620

. 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.

. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE

TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE

DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE

SEE SECTION 128 A.1 FOR EXCEPTIONS TO THE SETBACK PEQUIREMENTS FOUND ON PAGE 237 OF THE HOWARD ROUNTY ZONING MANUAL.

SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE); SURFACE — 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2* MIN.); GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS; STRUCTURES (CULVERTS/ BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING); E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

, ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE

D. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES INC., DATED

THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL TOPOGRAPHIC SURVEY WITH TWO(2) FOOT CONTOUR INTERVALS PREPARED BY POTOMAC AERIAL SURVEYS, DATED MARCH 2003.

2. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER & SEWER WILL PROVIDED THROUGH CONTRACT NO. 14-4556-D.

3. STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT UNDER F-08-63 BY 3 POCKET PONDS FOR THE REQUIRED CPV AND WQV, DRY WELLS ARE PROVIDED FOR THE REQUIRED Rev. THE STORMWATER MANAGEMENT FACILITIES ARE HAZARD CLASS A. POND 3 ALSO PROVIDES QP AND QF MANAGEMENT.

. THIS SITE IS LOCATED IN THE LAWYERS HILL NATIONAL REGISTER HISTORIC DISTRICT, BUT IS NOT LOCATED IN THE LAWYERS HILL LOCAL DISTRICT.

15. STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED AUGUST 2002.

16. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.

7. FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JULY 2003, APPROVED UNDER F-08-63.

18. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 18.38 AC. OF EXISTING FOREST INTO RETENTION EASEMENTS WHICH IS SUFFICIENT TO MEET THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE, SURETY IN THE AMOUNT OF \$160,126.56 (800,632.5 SF. X .20) HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT FOR THE FINAL PLAT, F-08-63.

D. PERIMETER AND STORMWATER MANAGEMENT LANDSCAPING AND TRASH PAD SCREENING HAS BEEN PROVIDED FOR THIS SITE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN PROVIDED WITH THE DEVELOPER'S AGREEMENT UNDER THE FINAL PLAT, F-08-63 IN THE AMOUNT OF \$16,230.00. AN ADDITIONAL TYPE B LANDSCAPE EDGE IS REQUIRED ALONG THE "SIDE TO ROADWAY" PERIMETER FOR CORNER LOT 41.

THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.

22. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/ CEMETERY LOCATIONS ON SITE.

23. STREET TREES HAVE BEEN PROVIDED UNDER F-08-63. 24. A NOISE STUDY IS NOT REQUIRED FOR THIS PLAN.

5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.

6. PIPESTEM LOTS WILL UTILIZE A USE-IN-COMMON DRIVEWAY PER HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF CLAREMONT DRIVE.

REFUSE COLLECTION. SNOW REMOVAL, AND MAINTENANCE FOR PIPESTEM LOTS SHALL BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF CLAREMONT DRIVE.

8. LAWYERS HILL ROAD IS A SCENIC ROAD.

29. TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO

O. THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (CB-45-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.

THE EXISTING HOUSE, LOCATED ON ADJACENT LOT 6, IS LISTED AS HO-798 IN THE HOWARD COUNTY HISTORICAL INVENTORY.

2. INGRESS AND EGRESS IS RESTRICTED ALONG WASHINGTON BOULEVARD.

THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND THE COMPREHENSIVE LITE ZONING AMENDMENTS 07/28/06.

THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 32IA AND 38BB WERE USED FOR THIS

5. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.

6. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.

THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D12805198 DATED 11/14/2008.

THIS PLAN IS SUBJECT TO AIRPORT ZONING NUMBER 08-139, APPROVED ON JULY 10, 2008.

40. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL

LANDSCAPE SURETY IN THE AMOUNT OF \$1050.00 FOR THE REQUIRED 2 SHADE TREE AND 3 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 41.

FOR THE EXISTING HOUSE THAT IS TO REMAIN ON LOT 6, THE WATER AND SEWER CONTRACT PLAN WILL NEED TO BE RED-LINED WITH A NOTE INDICATING THAT THE "WATER METERS WILL NOT BE RELEASED BY HOWARD COUNTY TO ANY NEW BUILDINGS UNTIL THE EXISTING WELLS AND SEPTIC SYSTEMS HAVE BEEN ABANDONED IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS AND THE EXISTING BUILDINGS ARE CONNECTED TO THE PUBLIC WATER AND SEWER MAINS.

THE DISTURBANCE OF THE STEEP SLOPES FOR CLAREMONT DRIVE HAS BEEN CONSIDERED ESSENTIAL DISTURBANCE BY THE DEPARTMENT OF PLANNING AND ZONING PER SECTION 16.116(c) OF THE SUDDIVISION REGULATIONS.

. PREVIOUS DPZ FILING NO'S : F-08-63, F-09-45, F-10-117, WP-09-77, WP-09-207, WP-09-208, WP-09-223, SP-04-01, PB-365, F-12-040, W/S CONTRACT 14-4556-D.

WAIVER APPROVALS: WP-09-77, SEC.16.144(p)+(q), APPROVED 12/19/08. THIS WAIVER WAS TO GET A 6 MONTH EXTENSION ON THE DEVELOPERS AGREEMENT AND RECORDATION OF THE PLATS FOR F-08-063. WP-09-207, SEC.16.144(p)+(q), APPROVED 6/16/09, THIS WAIVER WAS TO GET ANOTHER 6 MONTH EXTENSION ON THE DEVELOPERS AGREEMENT AND RECORDATION OF THE PLATS FOR F-08-063.

WP-09-208, SEC.16.144(q). APPROVED 6/16/09, THIS WAIVER WAS TO GET A 6 MONTH EXTENSION ON THE DEVELOPERS AGREEMENT AND RECORDATION OF THE PLATS FOR F-09-045

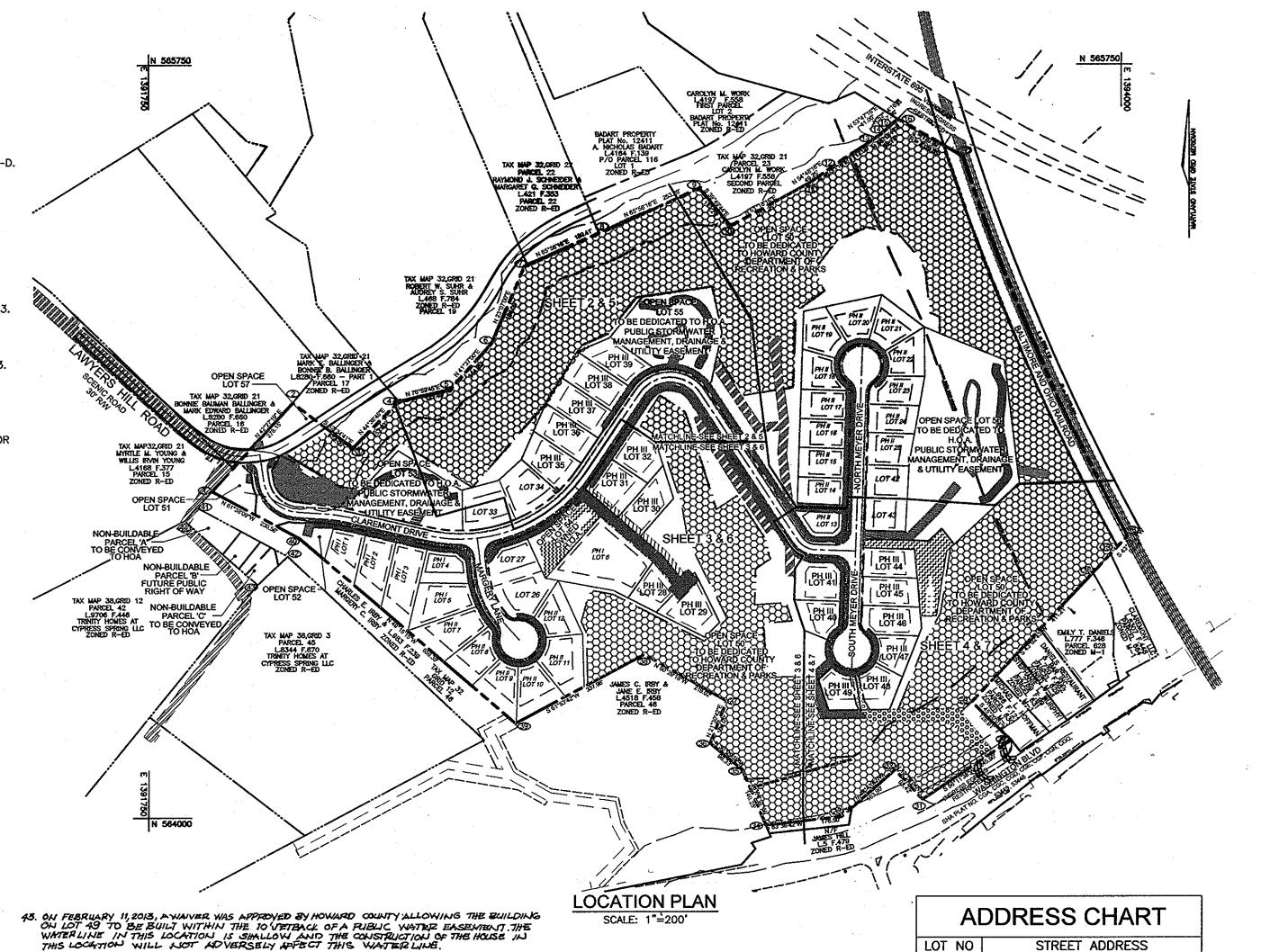
WP-09-223, SEC.16.121(a)(4) & 16.121(a)(4)(iii), APPROVED 6/24/09 THIS WAIVER WAS TO ALLOW THE ACCESS SLOPE TO A OPEN SPACE RECREATION LOT TO EXCEED 10% IN GRADE DUE TO EXISTING SLOPES.

THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

SITE DEVELOPMENT PLAN CLAREMONT OVERLOOK

PHASE 3 LOTS 28 - 32, 35 - 41, 44 - 49 HOWARD COUNTY, MARYLAND SDP-12-062



	SEWER CONNECTION TABULATION						
•	LOT NO	TYPE	elev. O main	ELEV. DHC	elev. g r/w g r/w or easement	elev. • Unit	M.C.E.
**	LOT 28	4" SHC, @2%	120.71	_	121.19	121.79	123.79
	LOT 29	4" SHC. @2%	122.47	_	122.95	123.65	125.63
	LOT 30	4" SHC, @2%	123.71		124.19	124.79	126.79
	LOT 31	4" SHC, @2%	125.18	_	125.66	126.26	128.26
	LOT 32	4" SHC, @2%	128.13		128.61	129.31	131.31
	LOT 35	4" SHC, @1%	135.64	_	136.09	136.49	138.49
	LOT 36	4" SHC, @1%	135.64	. –	135.93	136.23	13 8.23
	LOT 37	4" SHC, @1%	135.64	-	135.95	136.35	138 .35
	LOT 38	4" SHC, @1%	134.61	. –	135.07	135.33	137.3 3
	LOT 39	4" SHC, @2%	131.76	1	132.08	132.97	134.97
	LOT 40	4" SHC, ⊕ 2%	129.58		129.90	130.52	132.52
	LOT 41	4 SHC, @2%	127.00	1	127.32	127.92	129.92
	LOT 44	4" SHC, @1%	121.71	ı	121.85	122.15	124.15
	LOT 45	4" SHC, @1%	120.93	1	121.09	121.39	123.39
	LOT 46	4" SHC, @1%	120.41	-	120.57	120.95	122.95
- 1	LOT 47	4" SHC, @1%	120.40	-	120.87	121.12	123.12
1	LOT 48	4" SHC, @2%	120.27	1	120.93	121.43	123.43
	LOT 49	4" DHC, @2%	117.31	121.50	122.06	122.76	124 .76

-MANHOLES MUST BE CHANNELED FOR ALL SEWER HOUSE CONNECTIONS.

* 2.0' BETWEEN BASEMENT SLAB AND SHC INVERT AT HOUSE PER BUREAU OF ENGINEERING. ** NO BASEMENT GRAVITY SERVICE.

COOR DIN ATE TABLE							
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING		
1	564760.14	139 1895.5 7	28	564568.62	1393934.33		
2	564965.36	1392083.32	29	56 4268.11	1393653.65		
3	564859.56	1392221.58	30	564 178.89	1393743.91		
4	564968.38	1392328.92	31	564042.08	1393475.89		
5	564995.70	1392447.30	32	564110.42	1 3 93475.89		
6	565103.50	1392543.07	33	564002.31	1393352.71		
7	565281.98	1392619.26	34	563982.67	1393177.30		
8	565359.21	1392792.21	35	564111.64	1393122.19		
9	565462.48	1393023.48	36	564172.93	1393047.87		
10	565375.52	1393096.00	37	564271.54	1393086.74		
11	565476.96	1393281.31	38	564379.43	1392896.14		
12	565505.34	1393321.56	39	564220.21	1392598.01		
13	565567.12	1393414.97	40	564650.60	1392098.45		
14	565591.35	1393448.05	41	564722.27	1391860.92		
15	565617.84	1393477.69	42	564608.70	1392071.26		
16	565622.65	1393483.90	43	564542.47	1393996.62		
17	565537.81	1393631.88	44	564691. 44	1391832.72		
18	564654.09	1394014.15					
19	564612.47	1393975.28					

	321A 321A			
k k k	38BB 38BB			
VICINITY MAP				

SCALE: 1"=2000" ADC MAP: 4937, F6

BENCHMARKS					
O.	NORTHING	EASTING	ELEVATION		
2IA	565,065.463'	1,395,212.248	27.696'		
BB	564,007.646	1,393,649.975	27.696		

MINIMUM LOT SIZE CHART						
LQT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	NET LOT SIZE		
28	8,595 S.F.	1,398 S.F.	6,000 S.F.	7,197 S.F.		
29	12,769 S.F.	1,920 S.F.	6,000 S.F.	10,849 S.F.		
30	10,490 S.F.	618 S.F.	6,000 S.F.	9,872 S.F.		

SITE DATA

LOCATION: TAX MAP 32 AND 38, GRID 21, PARCELS 632 AND P/O 24 1ST ELECTION DISTRICT

EXISTING ZONING: R-ED TOTAL AREA OF PROJECT: 43.20± AC

TOTAL AREA OF PLAN SUBMISSION: AREA OF LOTS 3.92 AC NUMBER OF LOTS/ PARCELS PROPOSED: 18 SFD PREVIOUS DPZ FILE REFERENCE NO.: SP-04-001, F-08-63, F-09-45,

> WP-09-207, WP-09-208, WP-09-223 & PB CASE# 365

F-12-040 LIMIT OF DISTURBED AREA: 5.07 AC± PARKING SPACES REQUIRED: 2 SPACES PER LOT (18) = 36 SPACES PARKING SPACES PROVIDED:

5842 CLAREMONT DRIVE

5844 CLAREMONT DRIVE 5846 CLAREMONT DRIVE

5848 CLAREMONT DRIVE

5852 CLAREMONT DRIVE

5839 CLAREMONT DRIVE

5843 CLAREMONT DRIVE

5847 CLAREMONT DRIVE

5851 CLAREMONT DRIVE

5855 CLAREMONT DRIVE

6110 SOUTH MEYER DRIVE

6106 SOUTH MEYER DRIVE

6103 SOUTH MEYER DRIVE

6107 SOUTH MEYER DRIVE

6111 SOUTH MEYER DRIVE

6115 SOUTH MEYER DRIVE 6119 SOUTH MEYER DRIVE

6118 SOUTH MEYER DRIVE

35

LEGEND.	
= = =	EXISTING CURB AND GUTTER EXISTING UTILITY POLE
\Rightarrow	EXISTING LIGHT POLE
- 6	EXISTING SIGN
Š	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
000	EXISTING CLEANOUT
∑ i FH	EXISTING FIRE HYDRANT
W	EXISTING WATER LINE
O	EXISTING 1" WHC
SS	EXISTING SEWER LINE
o	EXISTING 4" SHC
SD x x x x x x x x x x x x x x x x x x x	EXISTING STORM DRAIN LINE EXISTING FENCE EXISTING GUARDRIAL EXISTING C OF STREAM EXISTING 50' STREAM BUFFER PROPERTY LINE RIGHT-OF-WAY LINE
. ~~~~~	EXISTING TREELINE
4 4	EXISTING SIDEWALK (F-08-63)
	EXISTING PUBLIC SIGHT DISTANCE EASEMENT (F-08-63) PLAT# 20995-21001 EXISTING FOREST
	CONSERVATION EASEMENT (F-08-63 PLAT# 20995-21001
+++++++++++	EXISTING NO WOODY VEGETATION ZONE (F-08-63)
	EXISTING PUBLIC TREE MAINTENANCE EASEMENT (F-08-63) PLAT# 20995-21001
	EXISTING PRTIVATE STORMDRAIN AND UTILITY EASEMENT (F-08-63) PLAT# 20995-21001
	EXISTING PUBLIC STORMDRAIN AND UTILITY EASEMENT (F-08-63) PLAT# 20995-21001
	EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (F-08-63) PLAT# 20995-21001
	EXISTING PUBLIC WATER AND UTILITY EASEMENT (F-08-63) PLAT# 20995-21001
	EXISTING PUBLIC SEWER AND UTILITY EASEMENT (F-08-63) PLAT# 20995-21001

EA
R

SHEET INDEX	
DESCRIPTION	SHEET NO
COVER SHEET	1 OF 9
SITE LAYOUT	2 OF 9
SITE LAYOUT	3 OF 9
SITE LAYOUT	4 OF 9
GRADING, SEDIMENT, AND EROSION CONTROL AND SOILS PLAN	5 OF 9
GRADING, SEDIMENT, AND EROSION CONTROL AND SOILS PLAN	6 OF 9
GRADING, SEDIMENT, AND EROSION CONTROL AND SOILS PLAN	7 OF 9
SEDIMENT AND EROSION CONTROL AND LANDSCAPE NOTES AND DETAILS	8 OF 9
HOUSE PLANS	9 OF 9

CLAREMONT L.L.C. 11046 DORSCH FARM ROAD

ELLICOTT CITY, MARYLAND 21042

(410) 730-4556

DEVELOPER

RYAN HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 (410) 796-0980

5	REVISE HOUSE TYPE AND ADDRESS	04/15/13
2	REVISE HOUSE TYPE ON LOT 49 ADD DESIGN MANUAL WAINER NOTE.	02/21/13
NO.	REVISION	DATE
· · · · · · · · · · · · · · · · · · ·		

SITE DEVELOPMENT PLAN **COVER SHEET**

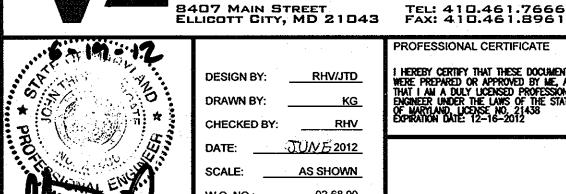
CLAREMONT OVERLOOK PHASE 3

SINGLE FAMILY DETACHED DWELLINGS LOTS 28 - 32, 35 - 41, 44 - 49

F-08-63, F-09-45, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223 TAX MAP 32 GRID 21 **PARCELS 24 & 632** 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



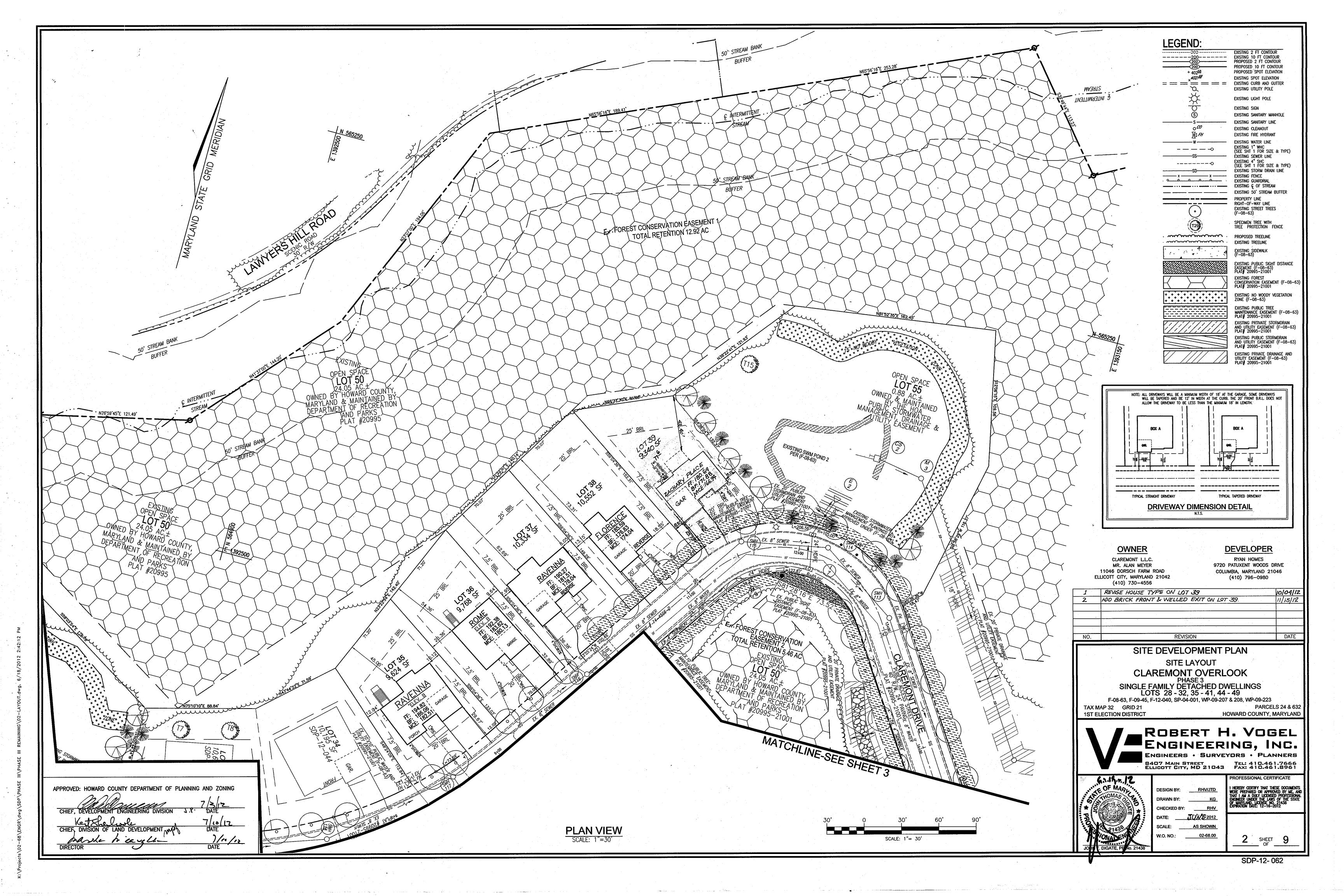
ROBERT H. VOGEL Engineering, Inc. ENGINEERS · SURVEYORS · PLANNERS

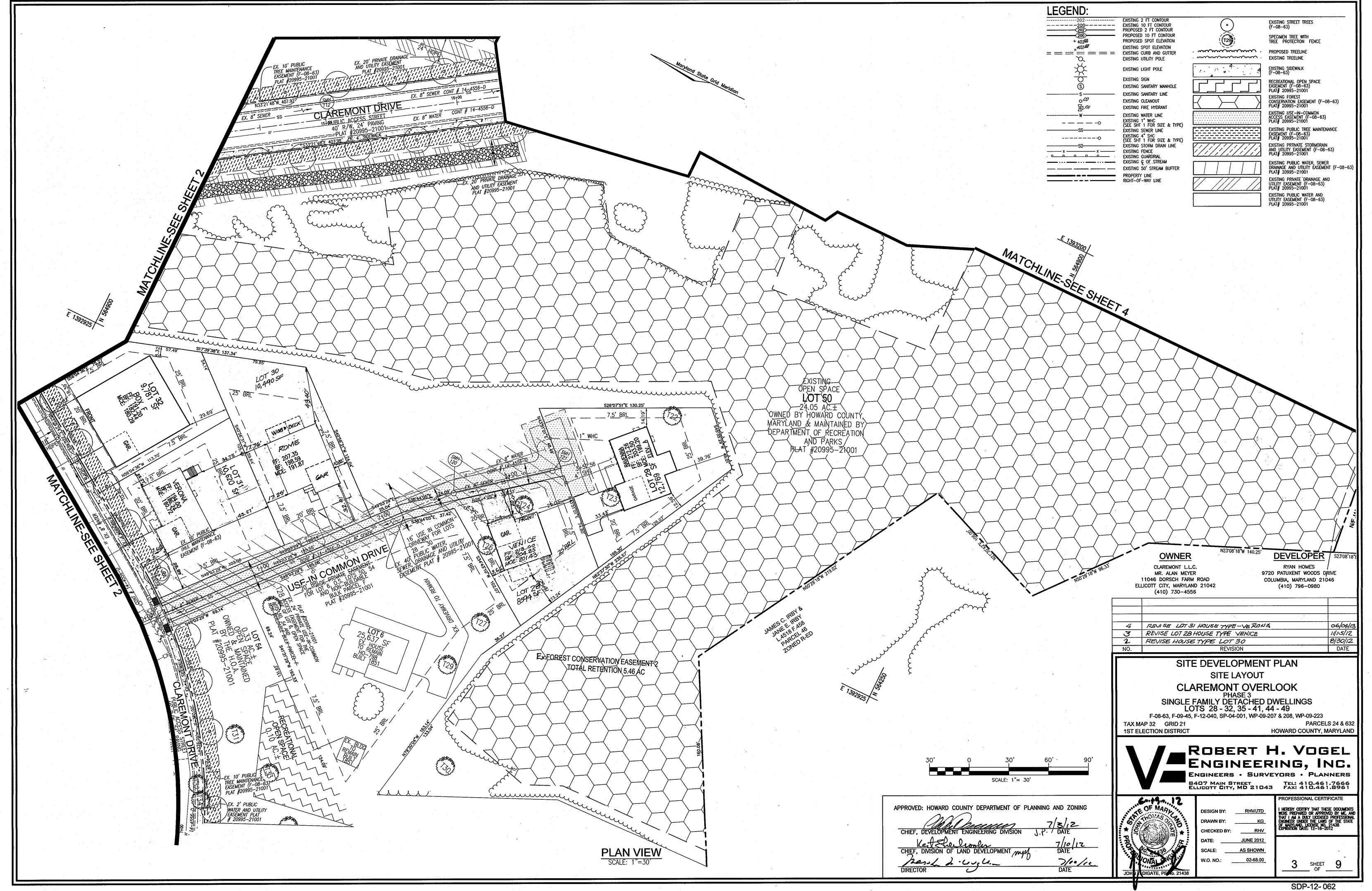


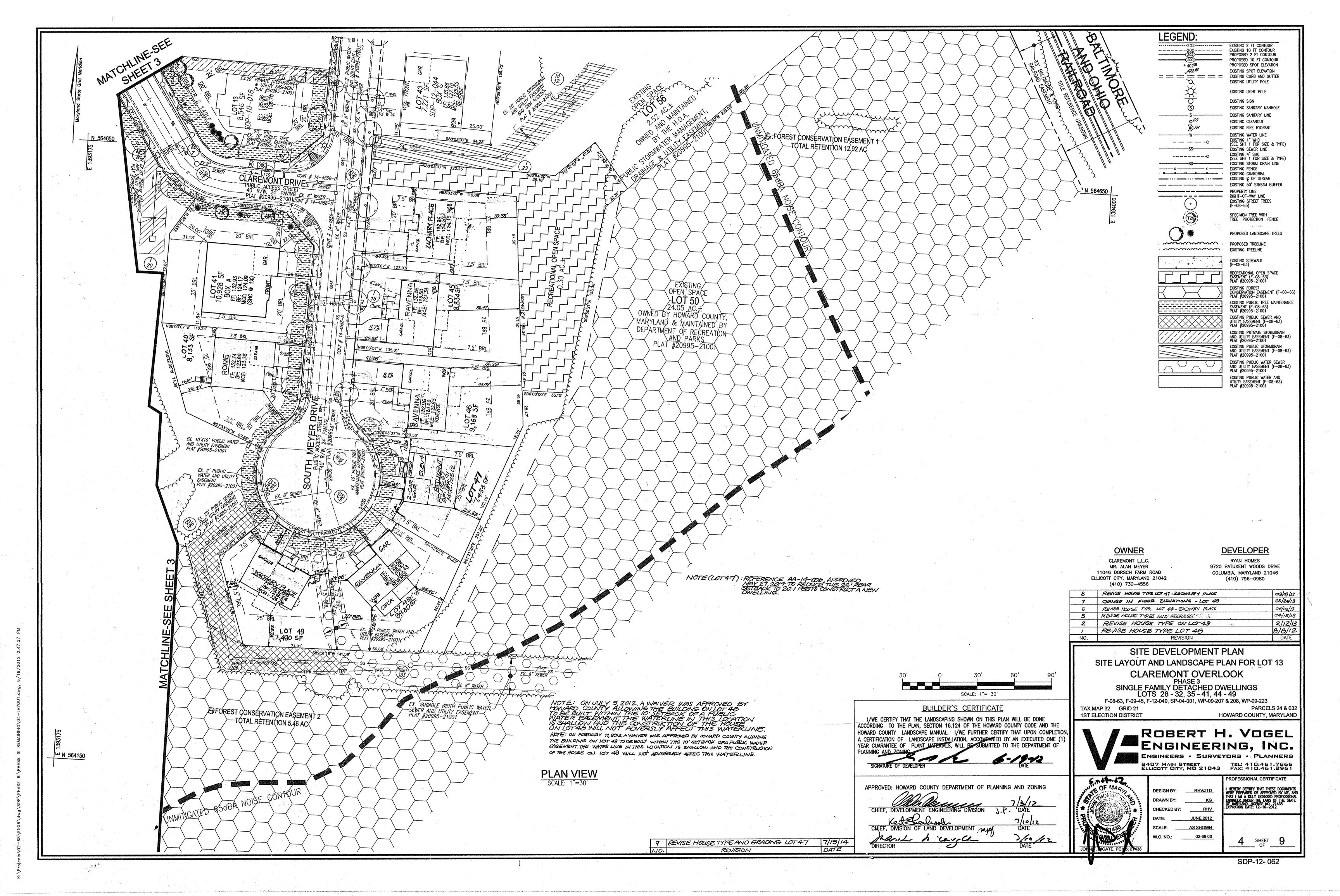
DESIGN BY: ____RHV/JTD JUNE 2012 AS SHOWN

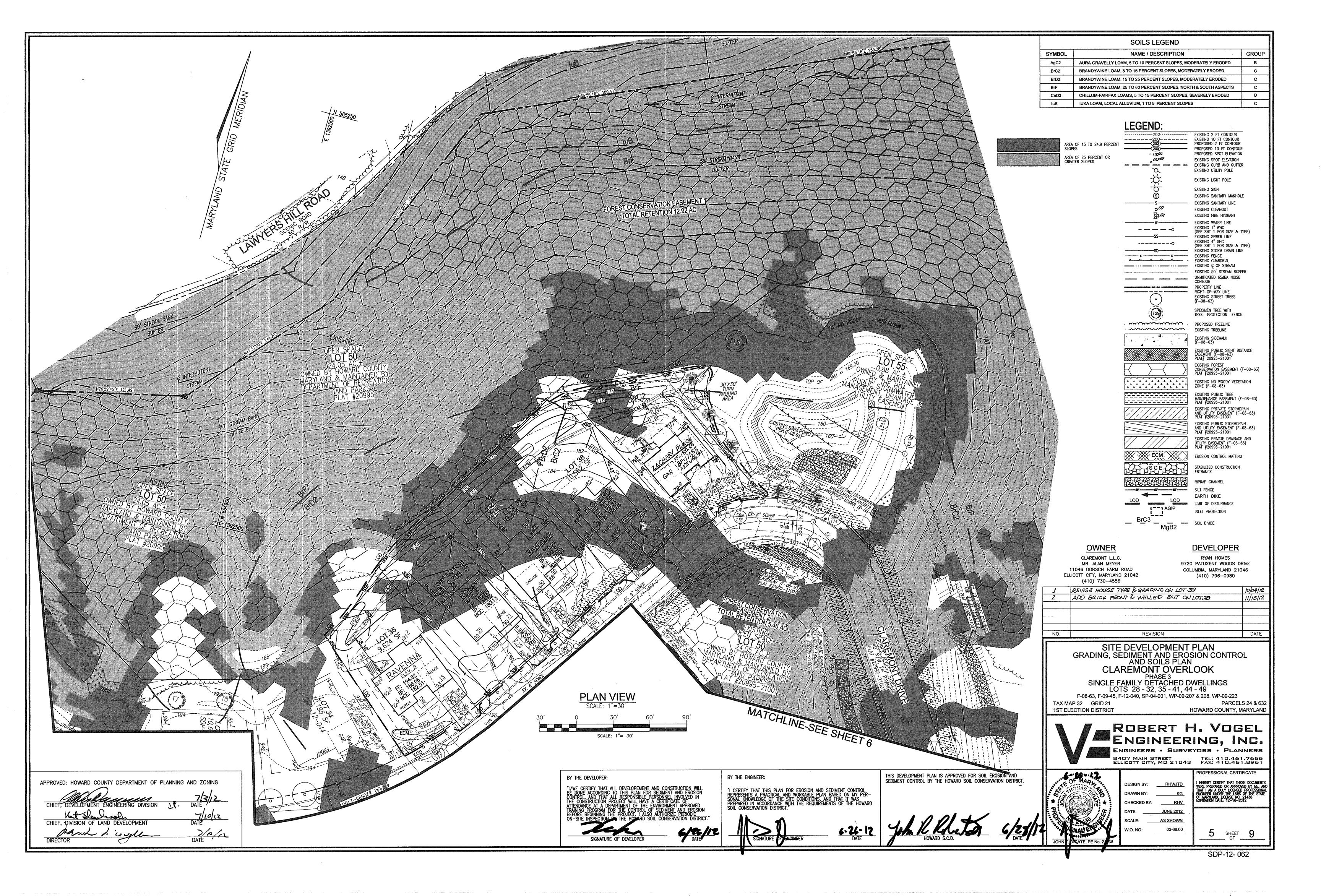
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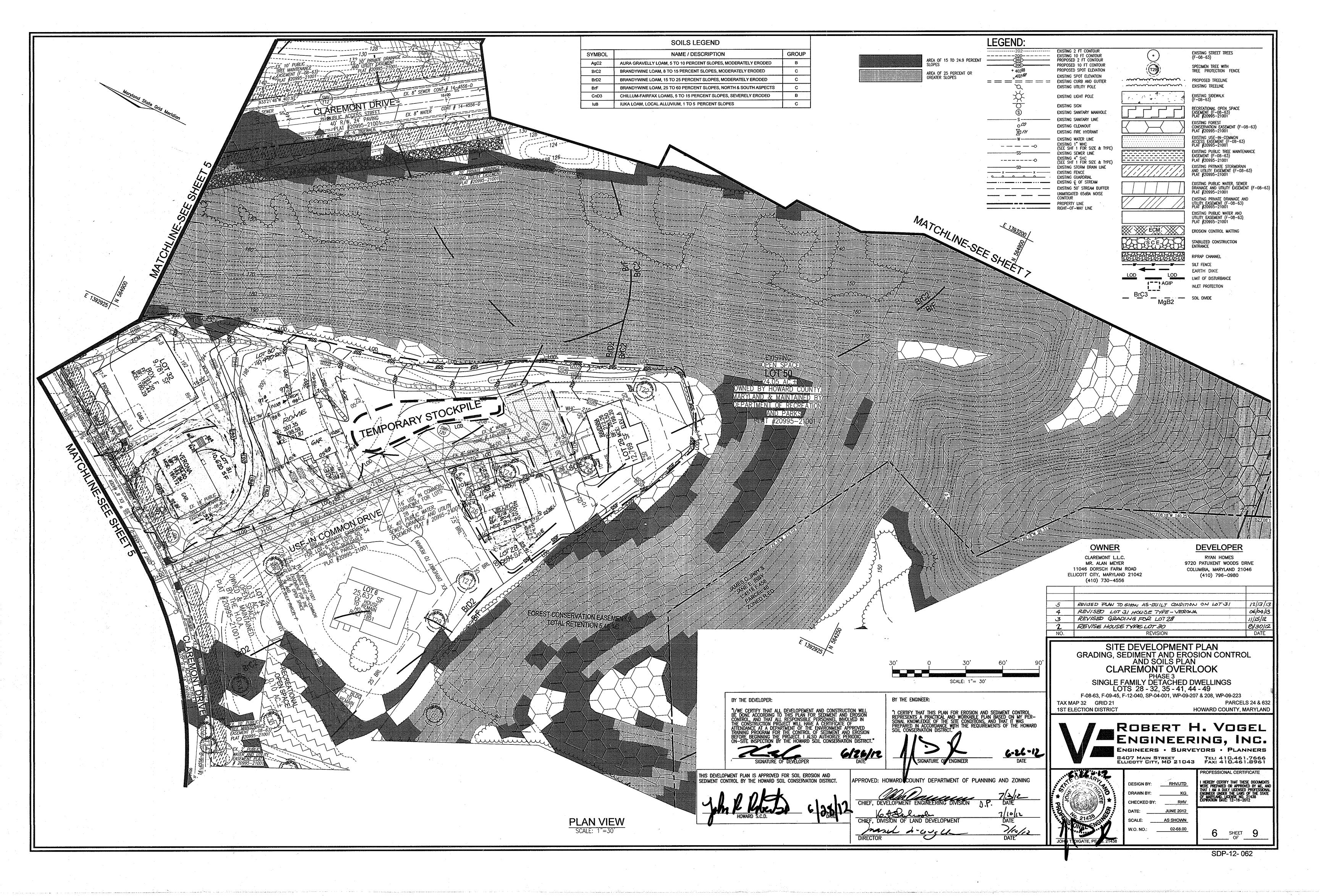
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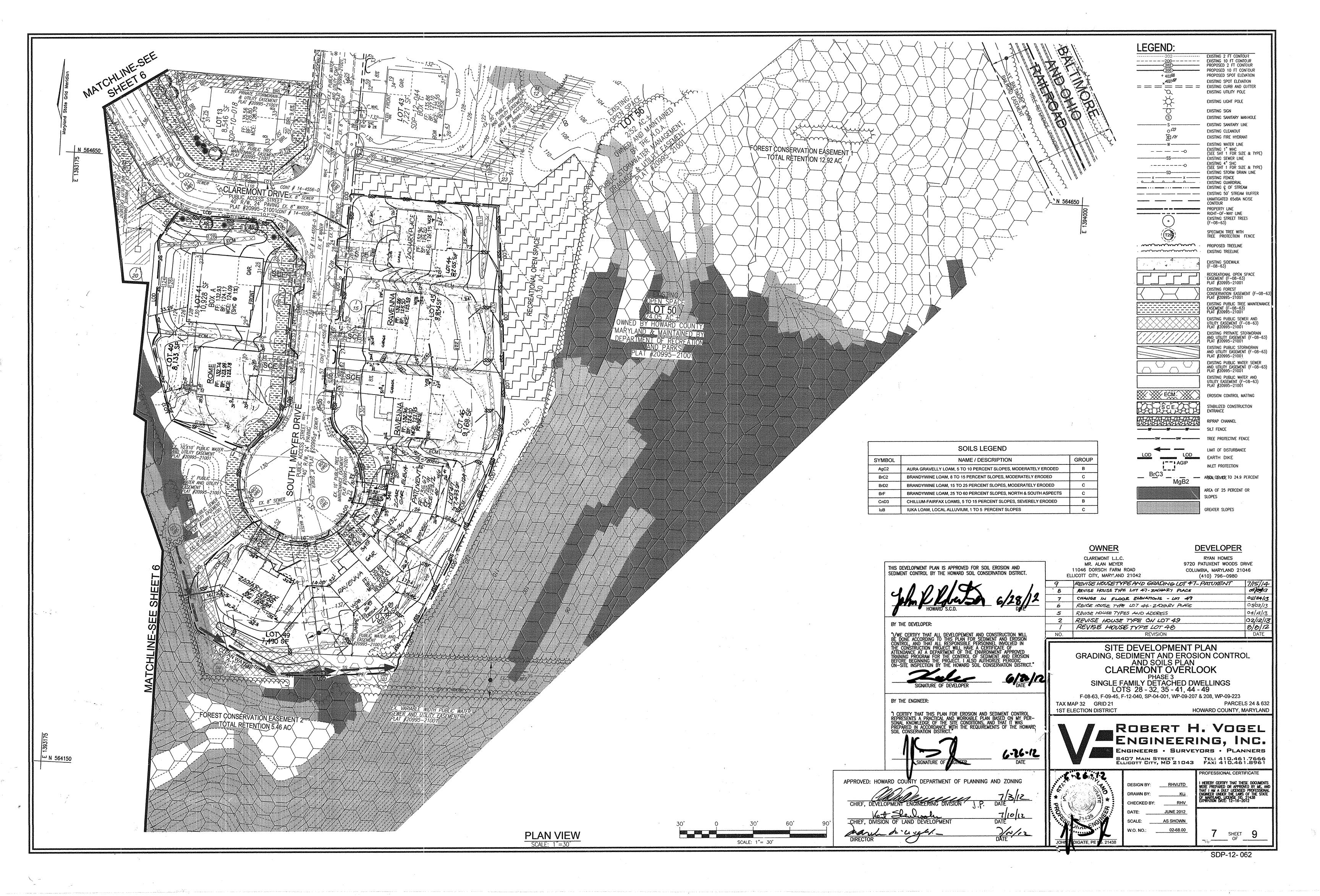


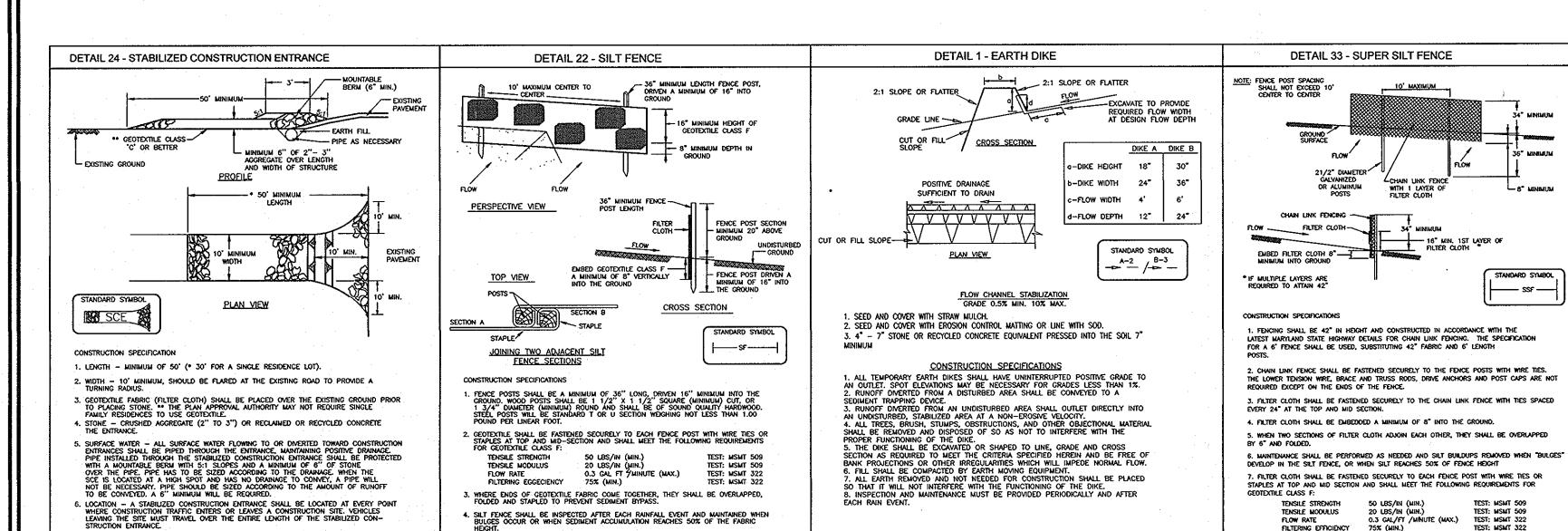












PERMANENT SEEDING NOTES APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

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 1. PREFERRED: APPLY 2 TONS/ACRE DOLOMITIC LIMESTONE (92 IBS/1000 SQ. FT.) AND 600 IBS/ACRE 10-10-10 FERTILIZER (14 IBS/1000 SQ. FT.) BEFORE SEEDING HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 IBS/ACRE 30-0-0 UREAFORM FERTILIZER (9 IBS/1000 SQ. FT.) 2. ACCEPTABLE: APPLY 2 TONS/ACRE DOLOMITIC LIMESTONE (92 IBS/1000 SQ. FT.) AND 1000 IBS/ACRE 10-10-10 FERTILIZER (23 IBS/1000 SQ. FT.) BEFORE

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

SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. SEEDING: FOR THE PERIODS MARCH 1 THUR APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 IBS/ACRE (1.4 IBS/1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 IBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 IBS/ACRE (.05 IBS/100() SQ. FT.) OF WEEPING LOVEGRASS. DURING OPTION 1: TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING.

OPTION 3: SEER: WITH 60 IBS/ACRE KENTUCKY 30 TALL FESCUE AND MULCH WITH 2

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 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

SOIL AMENDMENTS: APPLY 600 IBS/ACRE 10-10-10 FERTILIZER (14 IBS/1000

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 IBS/1000 SQ. FT.). FOR THE PERIOD MAY 1 -- AUGUST 14, SEED WITH 3 IBS/ACRE OF WEEPING LOVEGRASS (.07 IBS/1000 SQ. FT.). FOR THE PERIOD NOVEMBER 16 --- FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING,

MULCHING: APPLY L-1/2 TO 2 TONS/ACRE (70 TO 90 IBS/1000 SQ. FT.) OF UNROTTED WEED-FREE, 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 REFER TO THE 1994 MAR4AND STANDARDS AND SPECIFICATIONS FOR SOIL

EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT

BUILDER'S CERTIFICATE

ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE

HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION.

A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1)

YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF

PLANNING AND ZONING.

SIGNATURE OF DEVELOPER

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE 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

I. THIS PRACTICE I 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 MATERIAL TOXIC TO PLANT GROWTH. D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. II. 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

1. 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. II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

1. 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 A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS,

U.S. DEPARTMENT OF AGRICULTURE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT SOIL CONSERVATION SERVICE E-15-3 WATER MANAGEMENT ADMINISTRATION

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 THAT 1 AND 1/2" IN DIAMETER.

II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON 1YY, THISTLE, OR OTHERS AS SPECIFIED.

III. 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 ARFAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH THE STALL BE DISTRIBUTED ON FORMER OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION—SECTION I-VEGETATIVE STABILIZATION METHODS AND MATERIALS. NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF

II. PLACE TOPSOIL (IF REQURED) AND APPLY SOIL AMENDMENTS

AS SPECIFIED IN AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION — SECTION I — VEGETATIVE STABILIZATION METHODS AND MATERIALS.

I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING: A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE pH TO 6.5 OR HIGHER. B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT. C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED. D. 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 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS. NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION — SECTION I — VEGETATIVE STABILIZATION METHODS AND MATERIALS. I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS. TOPSOIL APPLICATION II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". 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.

IV. 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. ALTERNATIVE TO 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 MATERIAL 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: FOLLOWING REQUIREMENTS:

A. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06

B. 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 REQUIRMENTS PRIOR TO LISE C. 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 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

SEQUENCE OF CONSTRUCTION

FILTERING EFFICIENCY 75% (MIN.)

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE

1. OBTAIN GRADING PERMIT 2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.

3. INSTALL SEDIMENT CONTROL MEASURES AND TREE
PROTECTIVE FENCE AS SHOWN ON PLAN AND IN ACCORDANCE (5 DAYS) 4. INSPECT SEDIMENT CONTROL MEASURES FROM F-08-63 TO REMAIN PER SDP. REPAIR AS NEEDED. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)

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TEST: MSMT 509 TEST: MSMT 509 TEST: MSMT 322

 CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS (6 MONTHS) SHOWN ON THIS PLAN. 7. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND TREE PROTECTIVE. (2 DAYS)

DURING GRADING AND AFTER EACH RAINFALL, CONTRACTOR WILL INSPECT
AND PROVIDE NECESSARY MAINTENANCE TO THE SEDIMENT CONTROL
MEASURES ON THIS PLAN.

FOLLOWING INITIAL SOIL DISTURBANCES OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A. 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.

. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855). 2. 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.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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

4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

5. 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 SHAL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION

6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7. SITE ANALYSIS: AREA TO BE ROOFED OR PAVED.
AREA TO BE VEGETATIVELY STABILIZED.

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE. 9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. 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.

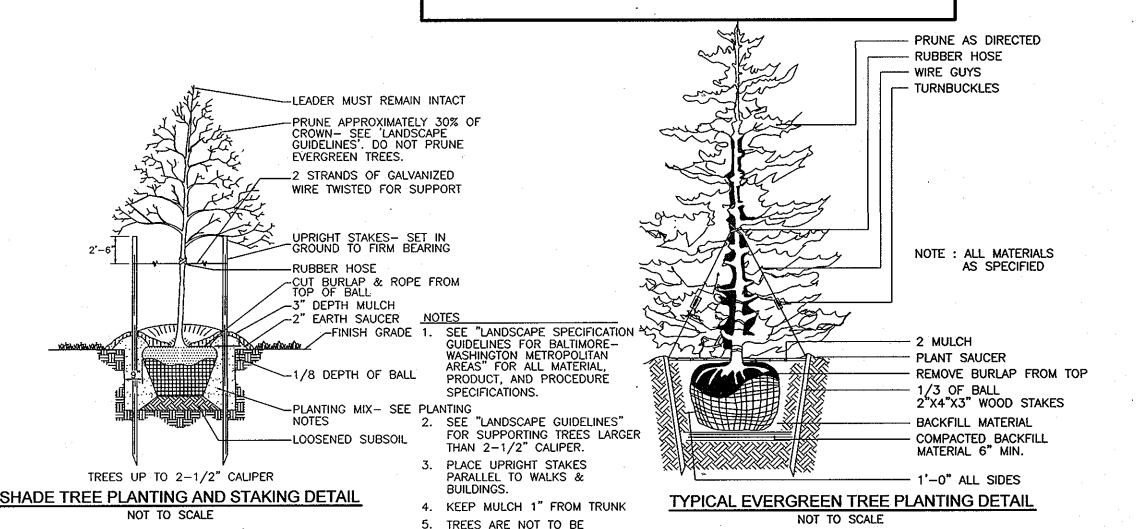
* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

30.0 DUST CONTROL

Controlling dust blowing and movement on construction sites and roads. To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health Conditions Where Practice Applies This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment. fulches - 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. 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 Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water un the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that 5. Barriers - Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar material 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 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. Topsoiling - Covering with less erosive soil materials. See standards for topsoiling 3. Stone - Cover surface with crushed stone or coarse gravel. 1. Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting

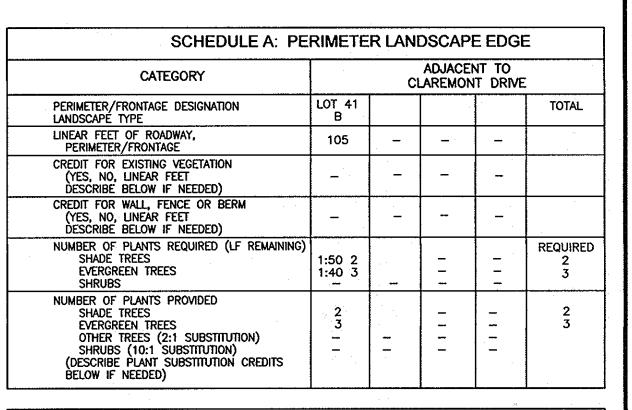
2. Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA-ARS.

H-30-1



PLANTED OVER PRIVATE

SEWAGE EASEMENT.



PLANT SCHEDULE						
KEY	QUAN.	PLANT NAME	SIZE	REMARK		
	2	ACER RUBRUM RED MAPLE	2-1/2" - 3" CAL.	B&B		
**	3	PINUS STROBUS EASTERN WHITE PINE	6'-8' Ht.	B&B		

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMW PLANTING SPECIFICATIONS.

2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. 3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL CONDITIONS.

TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.

4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

LANDSCAPE NOTES

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.

THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND VALLS. 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 PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY FOR LOT 41 IN THE AMOUNT OF \$1050.00 FOR THE REQUIRED 2 SHADE TREE AND 3 EVERGREEN TREES WILL BE POSTED WITH THE GRADING PERMIT.

THE LOCATION AND SPECIES FOR PERIMETER LANDSCAPING WILL BE PROVIDED WITH THE FINAL ROAD CONSTRUCTION PLANS.

NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER OR

NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WITCH CREDIT IS TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.

OWNER

CLAREMONT L.L.C. MR. ALAN MEYER 11046 DORSCH FARM ROAD ELLICOTT CITY, MARYLAND 21042 (410) 730-4556

DEVELOPER RYAN HOMES

9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 (410) 796-0980

	·	•
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN SEDIMENT AND EROSION CONTROL AND LANDSCAPE NOTES AND DETAILS **CLAREMONT OVERLOOK**

PHASE 3 SINGLE FAMILY DETACHED DWELLINGS LOTS 28 - 32, 35 - 41, 44 - 49 F-08-63, F-09-45, F-12-040, SP-04-001, WP-09-207 & 208, WP-09-223

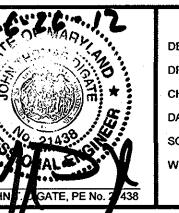
TAX MAP 32 GRID 21 1ST ELECTION DISTRICT

PARCELS 24 & 632 HOWARD COUNTY, MARYLAND



ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS . SURVEYORS . PLANNERS

8407 MAIN STREET TEL: 410.461.7666 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



DESIGN BY: RHV/JTD DRAWN BY: CHECKED BY: DATE: JUNE 2012 SCALE: AS SHOWN W.O. NO.: 02-68.00

SHEET OF _

ROFESSIONAL CERTIFICATE

SDP-12-062

BY THE DEVELOPER:

BY THE ENGINEER: "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."

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

