

GENERAL NOTES:

- Subject property is zoned: RSA-8 per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 2,023 Ac.
- The total number of lots included in this submission is: 51
- Improvement to property: Single Family Detached.
- The maximum lot coverage permitted is: 60%
- Department of Planning and Zoning reference file numbers are: S-24-94, W-24-10, S-24-14, F-24-136
- Utilities shown as existing are taken from approved Water and Sewer Plans Contract #14-3437-D, approved Road Construction Plans F-25-136, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction Plans F-25-136 prepared by LDC, Inc.
- Coordinates shown hereon are based on the Maryland State Grid System (MAD 83) as projected by Howard County Geodetic Control Station Nos. 37A2 and 37A3.
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.0.03 and R.0.05.
- In accordance with Sections 126A.1.5 and c of the Zoning Regulations, any windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
- Stormwater Management is provided per: F-25-136
- No clearing, grading or construction is permitted within Wetlands and Stream Buffers or Forest Conservation Easements, subject to W.P. 94-10.
- W.P. 94-10 grants approval to waive section 16.116 (c) (i) and 16.116 (d) (2) (i) to permit clearing and grading within the 25 foot wetland buffers and the 50 foot and 75 foot stream buffers, 10.120 (c)(4) to permit a private road for SPA units to exceed 200 ft in length by 125 ft and 10.112 (c)(5) to not require truncation of the intersection of two public MW lines, subject to conditions and as amended and approved by the Planning Director on June 29, 1995.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 10.120 of the Howard County Code, Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- All individual water house connections to be 1/2" diameter minimum, all shared water connections to be 1/2" diameter and all units shall have 3/4" diameter water meters. All sewer house connections to be 4".

SEWER HOUSE CONNECTION TABLE					
LOT NO.	INV. @ PL.	MIN. CELL.	LOT NO.	INV. @ PL.	MIN. CELL.
1	435.74	437.50	27	428.79	432.50
2	435.40	438.00	28	428.62	432.00
3	435.67	438.00	29	428.19	432.00
4	435.79	438.50	30	428.96	431.50
5	436.09	438.50	31	428.54	432.00
6	436.30	439.00	32	428.95	432.50
7	436.64	439.00	33	430.14	432.50
8	436.74	439.50	34	430.52	433.00
9	437.03	439.50	35	430.70	433.50
10	437.09	439.50	36	431.07	433.50
11	437.49	440.50	37	431.34	434.00
12	437.88	437.50	38	431.75	434.50
13	437.65	437.50	39	432.17	434.50
14	437.82	437.50	40	432.57	435.00
15	435.11	437.50	41	432.77	435.50
16	435.12	437.50	42	433.11	435.50
17	436.40	439.00	43	433.59	436.00
18	436.60	437.00	44	433.77	436.50
19	435.09	437.50	45	433.87	436.50
20	434.81	437.50	46	434.29	437.00
21	434.49	437.00	47	434.53	437.00
22	434.29	437.00	48	434.82	437.50
23	434.04	436.50	49	434.97	437.50
24	433.89	436.50	50	435.20	437.70
25	433.07	435.50	51	435.36	438.00
26	430.18	433.00			

ADDRESS CHART			
LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
1	5700 GOLDFINCH COURT	27	5724 GOLDFINCH COURT
2	5702	28	5726
3	5704	29	5728
4	5706	30	5730
5	5708	31	5732
6	5710	32	5734
7	5712	33	5736
8	5714	34	5738
9	5716	35	5740
10	5718	36	5742
11	5720	37	5744
12	5722	38	5746
13	5724	39	5748
14	5726	40	5750
15	5728	41	5752
16	5730	42	5754
17	5732	43	5756
18	5734	44	5758
19	5736	45	5760
20	5738	46	5762
21	5740	47	5764
22	5742	48	5766
23	5744	49	5768
24	5746	50	5770
25	5748	51	5772
26	5750		

LOT AREA CHART			
LOT NUMBER	AREA	LOT NUMBER	AREA
1	2,125 SF	27	1,360 SF
2	1,700 SF	28	1,360 SF
3	1,700 SF	29	1,360 SF
4	1,700 SF	30	1,615 SF
5	2,125 SF	31	2,125 SF
6	2,125 SF	32	1,700 SF
7	1,700 SF	33	1,700 SF
8	1,700 SF	34	1,700 SF
9	1,700 SF	35	1,700 SF
10	1,700 SF	36	1,700 SF
11	2,125 SF	37	1,700 SF
12	1,951 SF	38	2,125 SF
13	1,919 SF	39	2,125 SF
14	1,949 SF	40	1,700 SF
15	1,658 SF	41	1,700 SF
16	1,754 SF	42	1,682 SF
17	1,753 SF	43	1,598 SF
18	1,964 SF	44	1,500 SF
19	2,038 SF	45	1,500 SF
20	1,348 SF	46	1,875 SF
21	1,248 SF	47	1,875 SF
22	1,390 SF	48	1,500 SF
23	1,513 SF	49	1,500 SF
24	1,460 SF	50	1,500 SF
25	1,986 SF	51	1,875 SF
26	1,692 SF		

SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-25-136 and/or approved Water and Sewer Plans Contract #14-3437-D.

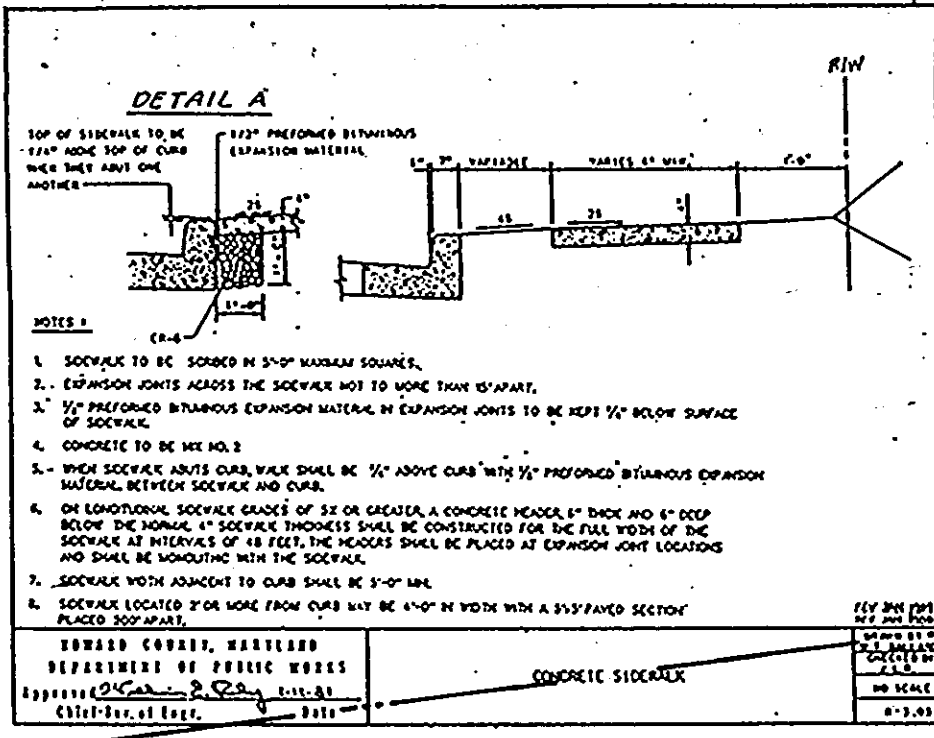
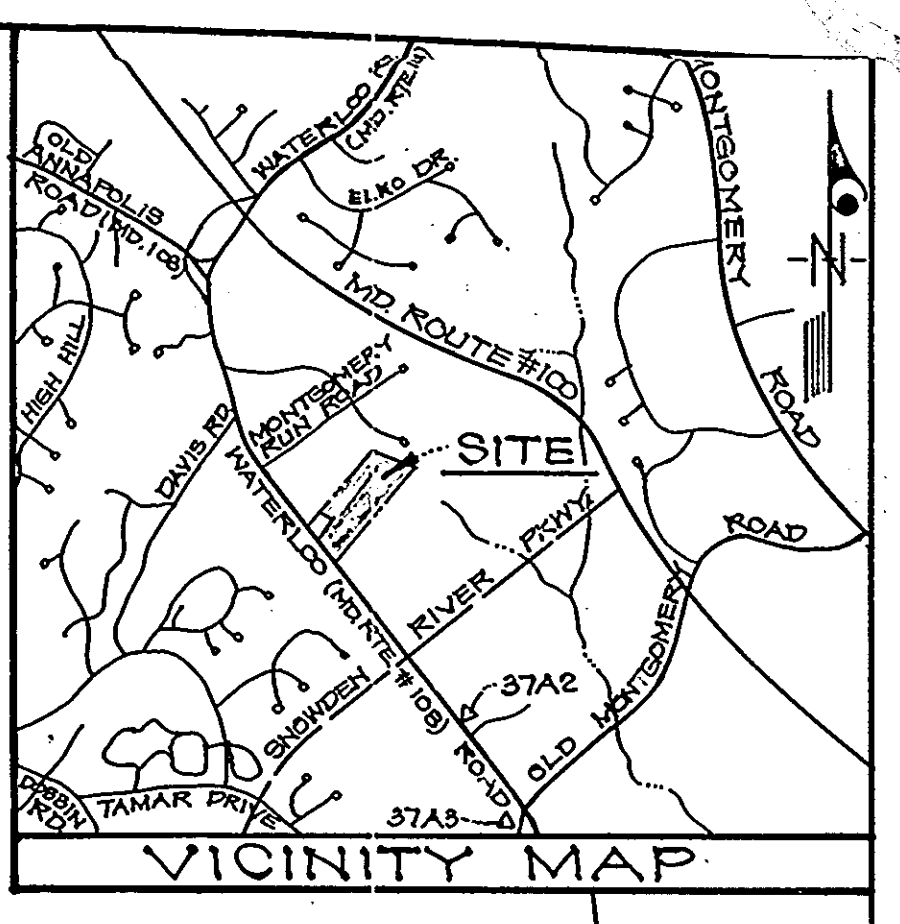
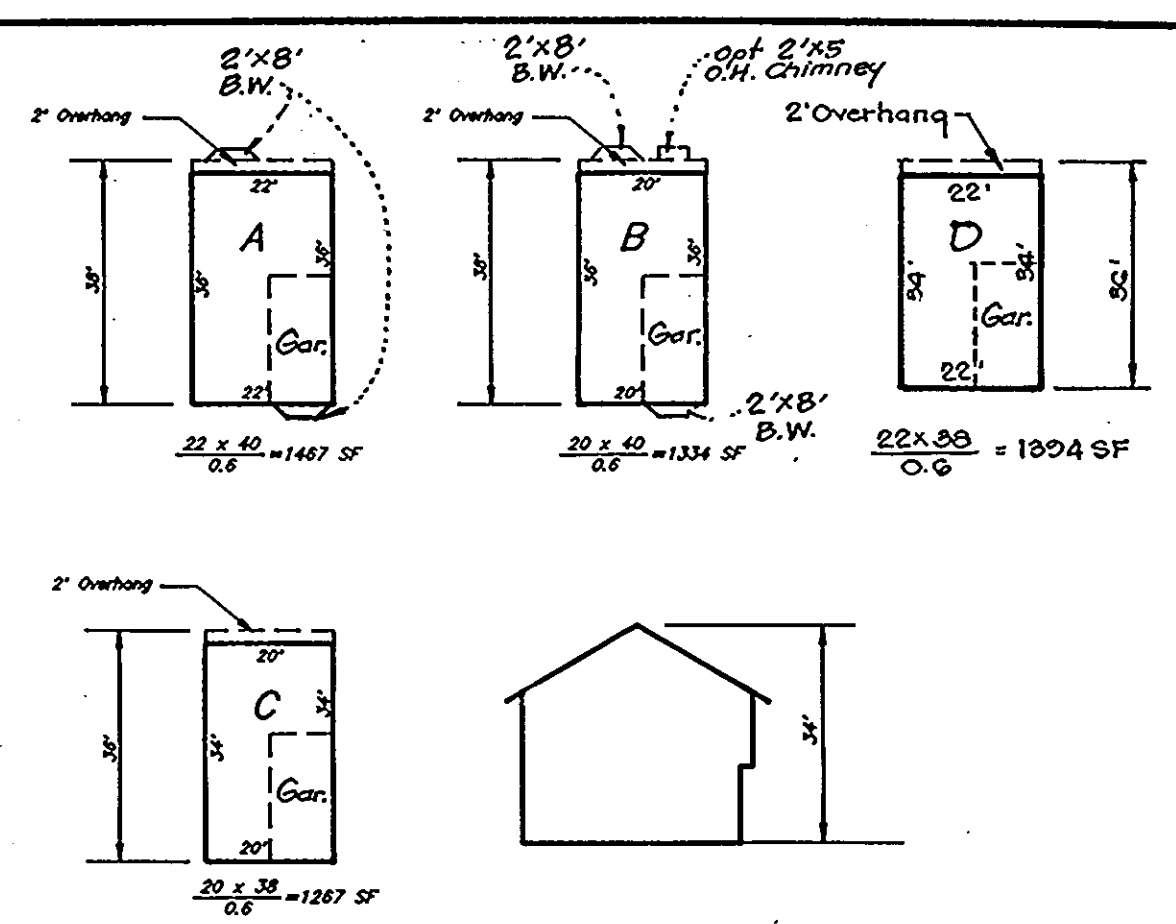
BENCHMARKS:

- 37A2: Elevation 403.707
Concrete Monument 0.1 feet below surface at top slope north side of Waterloo Road near #886.
- 37A3: Elevation 385.859
Concrete Monument 0.3 feet below surface at top slope southwest quadrant of Waterloo Road and Old Montgomery Road intersection.

SITE ANALYSIS

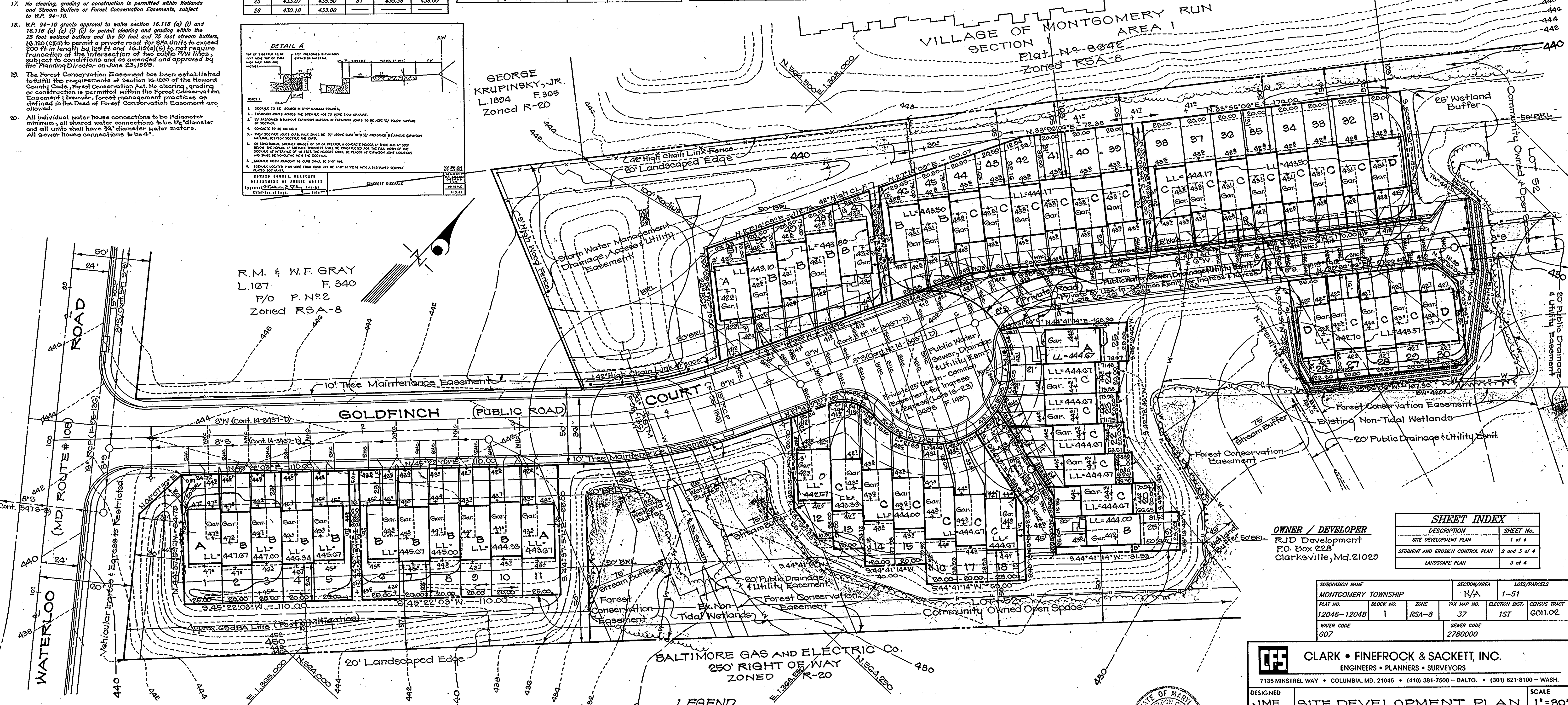
- Subject property is zoned: RSA-8 per Comprehensive Zoning Plan on Oct. 18, 1993.
- Unit type proposed: Single Family Attached.
- Number of units allowed: 51
- Number of units provided: 51
- Number of parking spaces required: 102
- Number of parking spaces provided: 102
- Driveways and Garages: 102
- Area tabulation:

a) Total area of the lots	2,023 Acres
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GEORGE KRUPINSKY, JR.
L.1804 F.305
Zoned R-20

R.M. & W.F. GRAY
L.107 F.340
P/O P.N.2
Zoned RSA-8



SHEET INDEX		
DESCRIPTION	SHEET No.	
SITE DEVELOPMENT PLAN	1 of 4	
SEDIMENT AND EROSION CONTROL PLAN	2 and 3 of 4	
LANDSCAPE PLAN	3 of 4	

OWNER / DEVELOPER
RJD Development
P.O. Box 228
Clarkeville, Md. 21029

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
MONTGOMERY TOWNSHIP	N/A	1-51
PLAT NO.	BLOCK NO.	ZONE
12046-12048	1	RSA-8
WATER CODE	SEWER CODE	ELECTION DIST.
G07	2780000	1ST
		CENSUS TRACT
		G011.02

CLARK • FINEROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7600 - BALTO. • (301) 621-8100 - WASH.

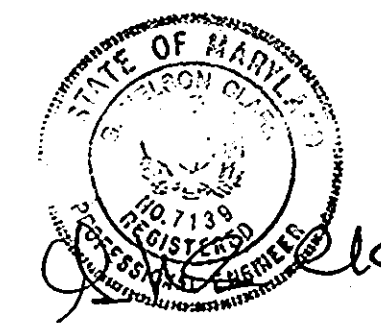
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division
Chief, Division of Land Development and Research
Director

5/31/96
5/31/96
6/3/96

NO.	REVISIONS	Date
4	Reverse house lot 25	11-4-97
3	Reverse house lot 12	5-15-97
2	Reverse houses lots 18 & 10	3-27-97
1	Reverse houses lots 47 & 51	2-14-97

LEGEND

- Contour Interval: 2 Ft.
- Existing Contour: -492
- Proposed Contour: -430
- Spot Elevation: +30%
- Direction of Drainage: →
- Tree Protection Fence: —



DESIGNED: JME
DRAWN: [Signature]
CHECKED: jme
DATE: 5-17-96

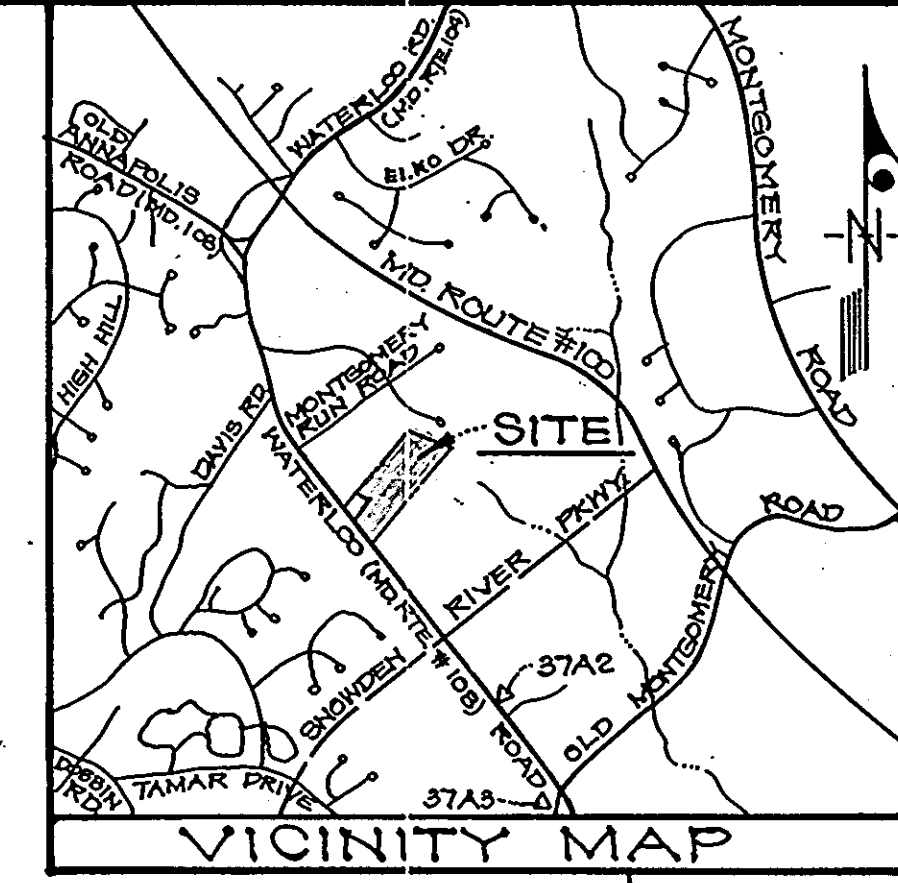
SCALE: 1"=30'
DRAWING: 1 of 4
JOB NO.: 06-057
FILE NO.: 06-057X

FOR: ALTIERI ENTERPRISES, INC.
3017 RED BRANCH ROAD # 201
COLUMBIA, MARYLAND 21045

SDP 06-116

LEGEND

- Contour Interval 2 Ft.
- Existing Contour
- Proposed Contour
- Spot Elevation +30'
- Direction of Drainage
- 6 1/2' Fence
- Existing Earth Dike
- Stabilized Construction Entrance



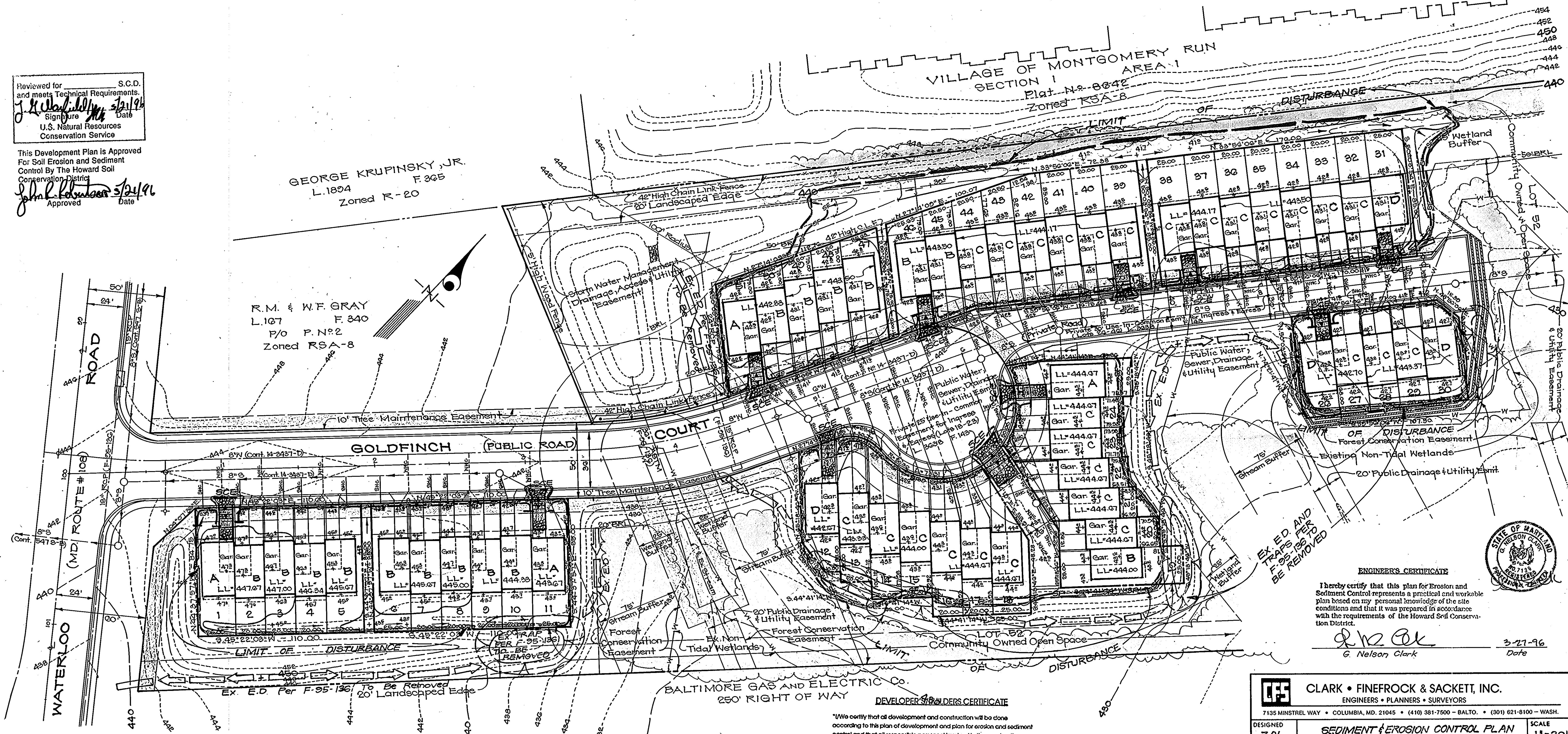
Reviewed for S.C.D. and meets Technical Requirements.
J. H. [Signature] 5/21/96
 Signature Date
 U.S. Natural Resources Conservation Service

This Development Plan is Approved For Soil Erosion and Sediment Control By The Howard Soil Conservation District
John [Signature] 5/24/96
 Approved Date

GEORGE KRUPINSKY, JR.
 L. 1894 F. 365
 Zoned R-20

R.M. & W.F. GRAY
 L. 167 F. 340
 P/O P.N. 2
 Zoned RSA-8

VILLAGE OF MONTGOMERY RUN
 SECTION 1
 Plat. N. 8642
 Zoned RSA-8



ENGINEER'S CERTIFICATE
 I hereby 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.
G. Nelson Clark
 G. Nelson Clark
 3-27-96
 Date



DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. 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 Howard Soil Conservation District or their authorized agencies, as deemed necessary.
[Signature]
 Signature of Developer/Builder
 3-27-96
 Date

NOTE ALL EXISTING SEDIMENT AND EROSION CONTROLS PER F. 95-136 ARE TO BE REMOVED.

OWNER / DEVELOPER
 RJD Development
 P.O. Box 228
 Clarksville, Md. 21020

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 5/31/96
 Chief, Development Engineering Division
[Signature] 5/31/96
 Chief, Division of Land Development and Research
[Signature] 6/3/96
 Director

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 • BALTO. • (301) 621-8100 • WASH.

DESIGNED ZAL	SEDIMENT & EROSION CONTROL PLAN	SCALE 1"=30'
DRAWN BAL		DRAWING 2 of 4
CHECKED JTB		JOB NO. 96-057
DATE 5-17-96		FILE NO. 96-057

FOR: ALTIERI ENTERPRISES, INC.
 3017 RED BRANCH ROAD #201
 COLUMBIA, MARYLAND 21045

21.0 STANDARD AND SPECIFICATIONS

TOPSOIL

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

Purpose

To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

- I. 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 containing 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

- I. Topsoil salvaged from the existing site may be used provided that it meets the standards 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-NRCS in cooperation with Maryland Agricultural Experiment Station.
- II. Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - i. 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, 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, trash, or other materials larger than 1 and 1/2" in diameter.
 - ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, 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 areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

- 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.

V. Topsoil Application

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

SEDIMENT AND EROSION CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (313-1855).
2. All vegetative 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 SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redistribution, 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 perimeters in accordance with Vol. 1, Chapter 12, of the 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 seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
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:

Total Area of Site:	2.023 Ac.
Area Disturbed:	2.34 Ac.
Area to be roofed or paved:	1.10 Ac.
Area to be vegetatively stabilized:	1.24 Ac.
Total Cut:	42 cu yd.
Total Fill:	1388 cu yd.
Off-site Waste/Borrow Area Location:	#
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 control must be provided, if deemed necessary by the Howard County DPW 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. The total amount of silt fence = 2245 LF

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

CONSTRUCTION SEQUENCE:

	NO. OF DAYS
1. Obtain grading permit.	
2. Install tree protection fence.	N/A
3. Install sediment and erosion control devices and stabilize.	14
4. Excavate for foundations, rough grade and temporarily stabilize.	30
5. Construct structures, sidewalks and driveways.	30
6. Final grade and stabilize in accordance with Stds. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred—Apply 2 tons per acre dolomitic limestone (92 lbs./100 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.)
- 2) 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 (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

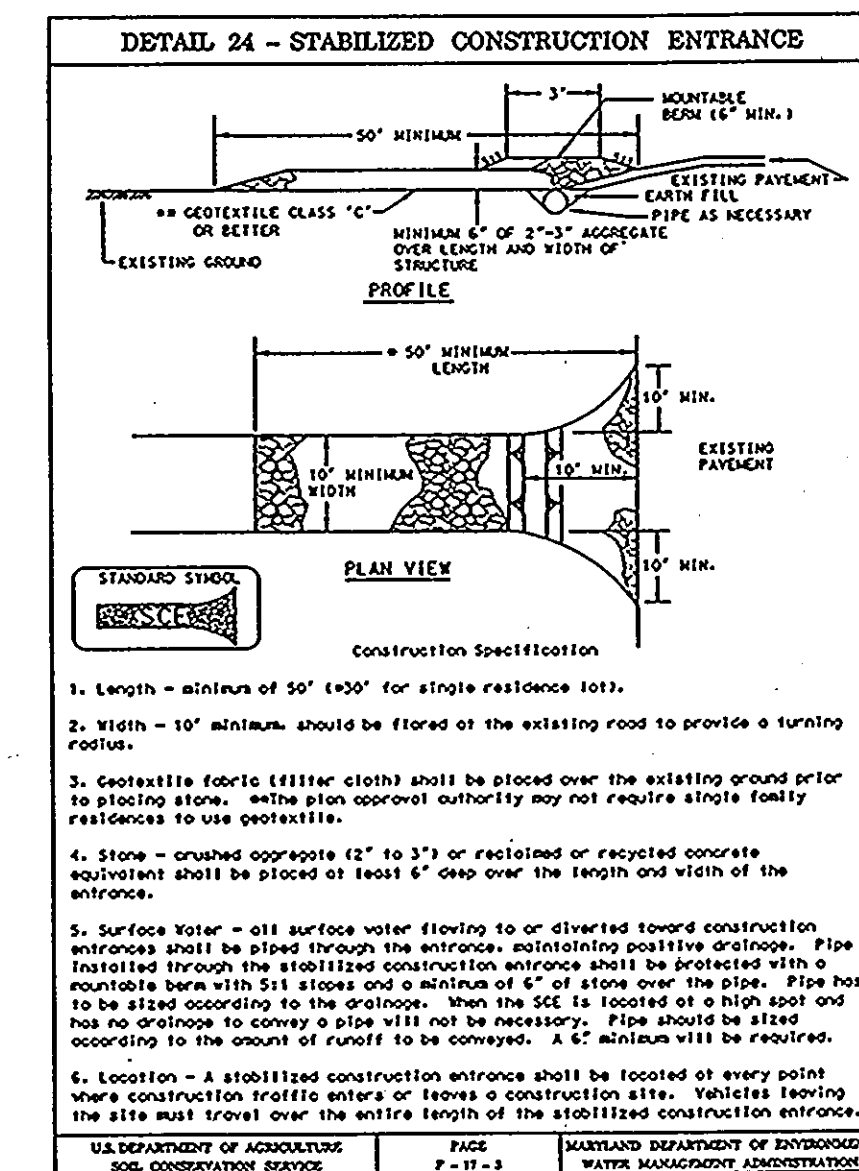
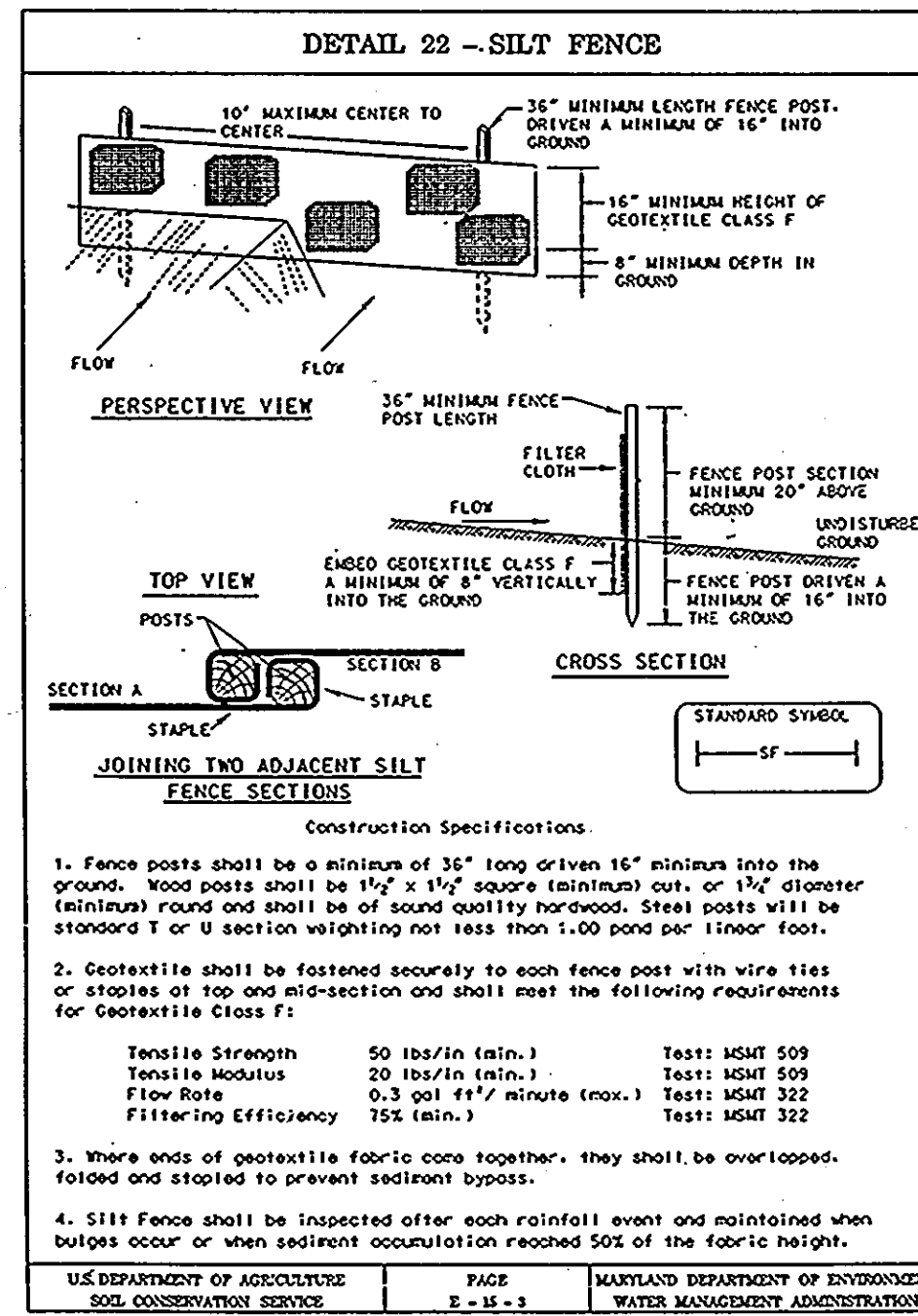
SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.)

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



Reviewed for HOWARD S.C.D. and meets Technical Requirements
Signature: [Signature] Date: 5/21/96
Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: John R. [Signature] Date: 5/21/96
Approved

DEVELOPER'S/BUILDER'S 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/We also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
Signature: [Signature] DATE: 3-27-96

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: G. Nelson Clark DATE: 3-21-96



OWNER / DEVELOPER
RJD Development
P.O. Box 228
Clarksville, Md. 21029

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED ZAL	SEDIMENT & EROSION CONTROL PLAN LOTS 1 THRU 51 MONTGOMERY TOWNSHIP 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: ALTIERI ENTERPRISES, INC. 3017 RED BRANCH ROAD #201 COLUMBIA, MARYLAND 21045	SCALE As Shown
DRAWN BAL		DRAWING 3 of 4
CHECKED JLB		JOB NO. 06-057
DATE 5-17-96		FILE NO. 06-057

SDP 06-116

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: [Signature] Date: 8/21/96
Chief Development Engineering Division
Signature: Richard Blodgett Date: 5/31/96
Chief, Division of Land Development and Research
Signature: [Signature] Date: 4/3/96

**SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

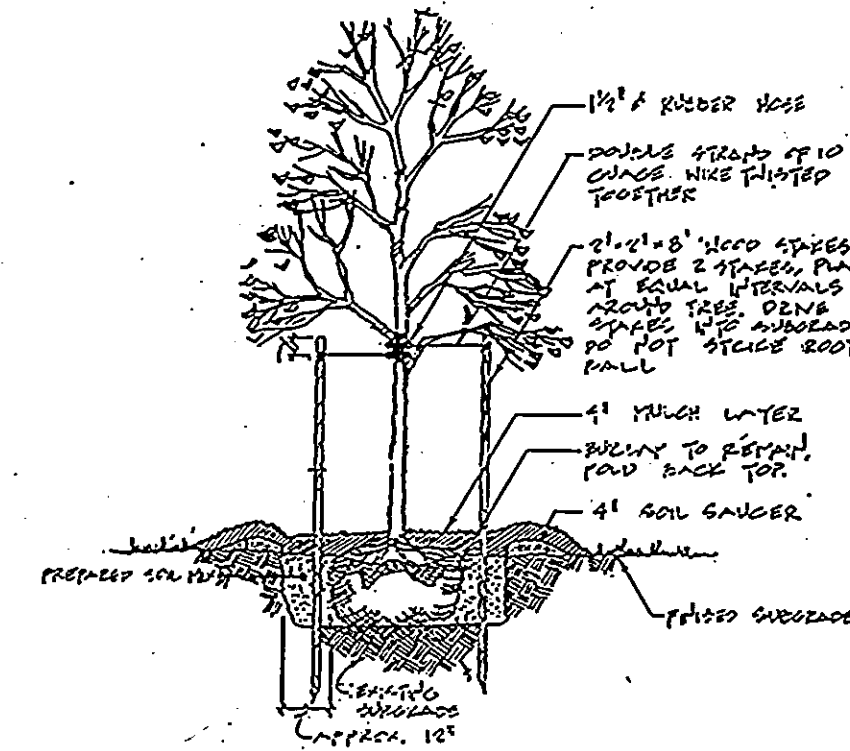
Number of Dwelling Units	51
Number of Trees Required (1:DU SFA; 1:3 DU APTS)	51
Number of Trees Provided Shade Trees * Other Trees (2:1 substitution)	51 (26) (50)

* Two (2) flowering/evergreen trees are substituted for one (1) shade tree.

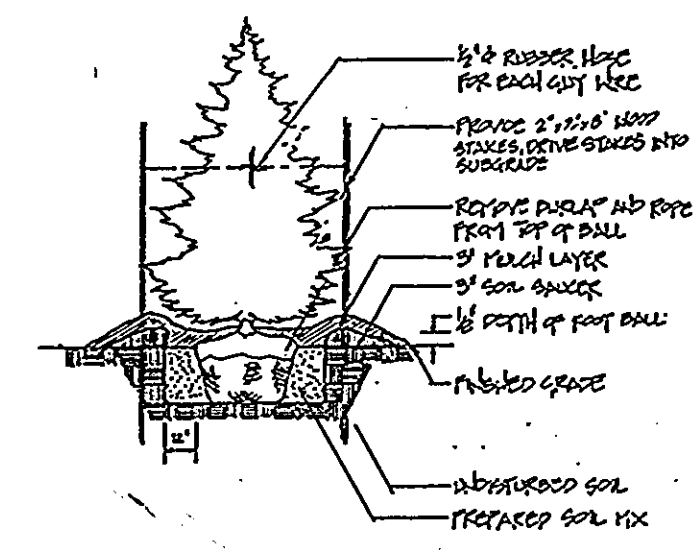
KEY QNTY.	PLANT NAME	SIZE	REMARKS
SHADE TREES			
AR 11	ACER RUBRUM "October Glory" October Glory Red Maple	2 1/2"-3" C	B & B
FP 7	FRAXINUS PENN. "Marshall's" Marshall's Seedless Green Ash	2 1/2"-3" C	B & B
PC 8	PYRUS CALL. "Redspire" Redspire Pear	2 1/2"-3" C	B & B
FLOWERING/EVERGREEN TREES			
CF 17	CORNUS FLORIDA "Rubra" Pink Flowering Dogwood	1 1/2"-2" C	"
HS 7	MAGNOLIA SOULANGIANA Saucer Magnolia	1 1/2"-2" C	"
PK 20	PRUNUS X KWANZAN Kwanzan Cherry	1 1/2"-2" C	"
CL 6	CUPRESSOCYPRIS LEYLANDII Leyland Cypress	5'-6" HT	"

EXISTING PLANTS PER P-95-36

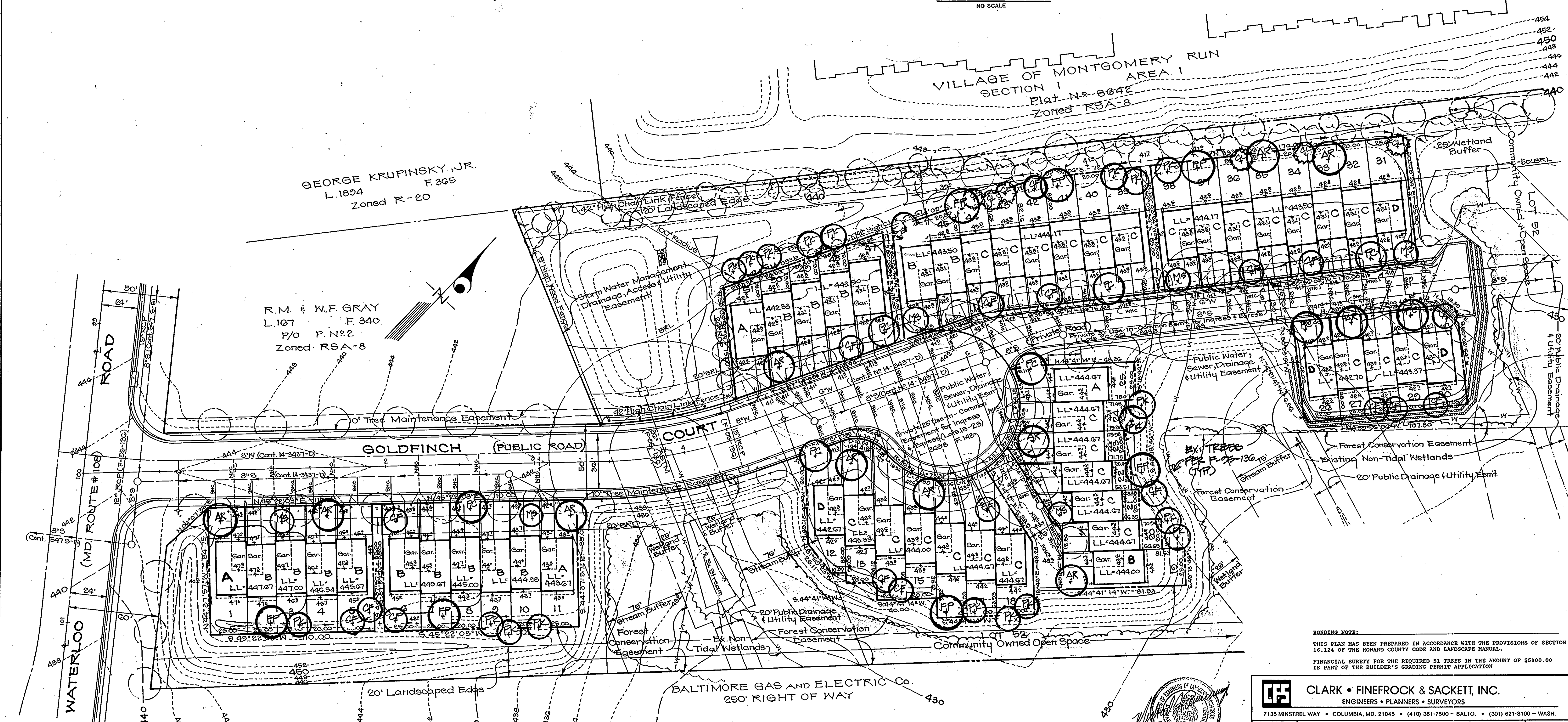
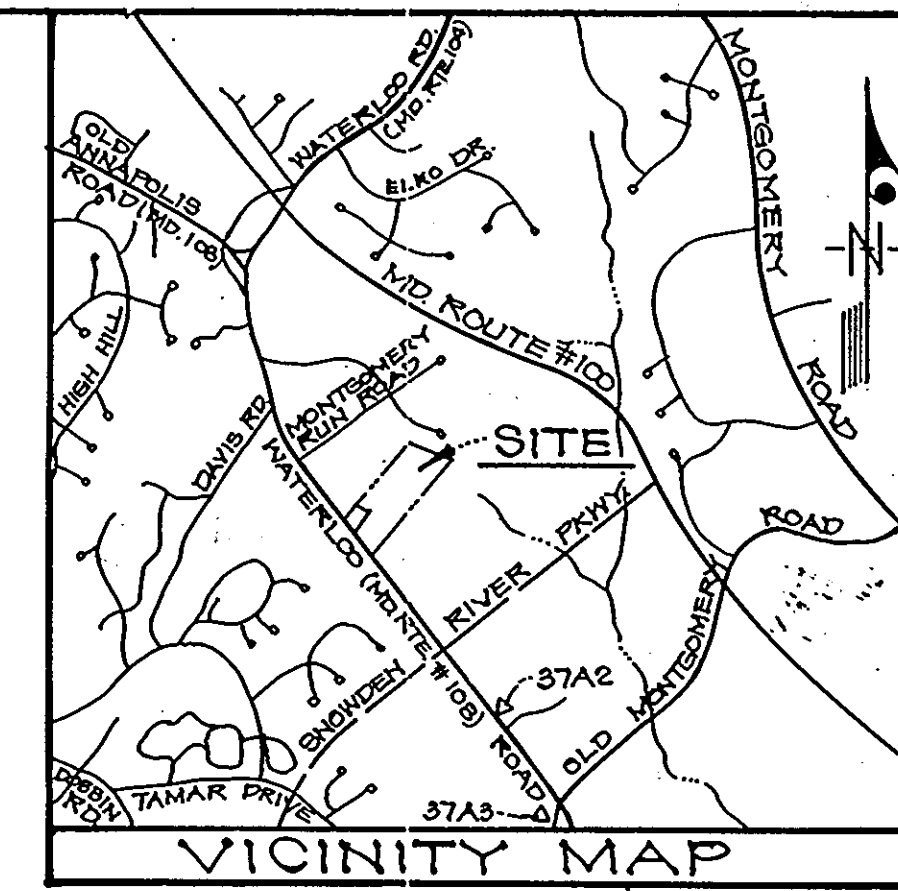
- NOTES:**
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BALT./WASH. LANDSCAPE SPECIFICATIONS OF L.C.A.M.W.
 - ALL PLANT INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE LANDSCAPE CONTRACTOR'S ASSOCIATION.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - FINAL LOCATION OF PLANT MATERIAL MAY VARY PER FINAL FIELD CONDITIONS.



SHADE TREE PLANTING DETAIL
NO SCALE



EVERGREEN TREE PLANTING DETAIL
NO SCALE



BONDING NOTE:
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
FINANCIAL SURETY FOR THE REQUIRED 51 TREES IN THE AMOUNT OF \$5100.00 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION

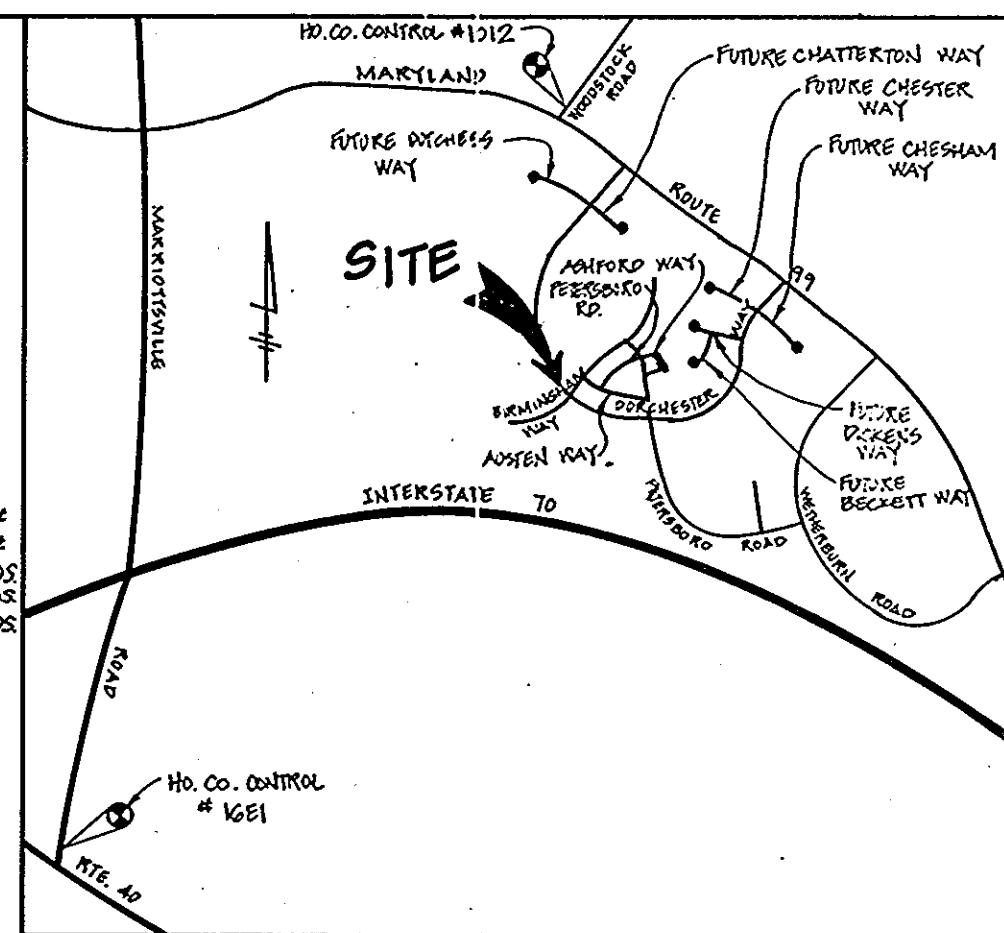
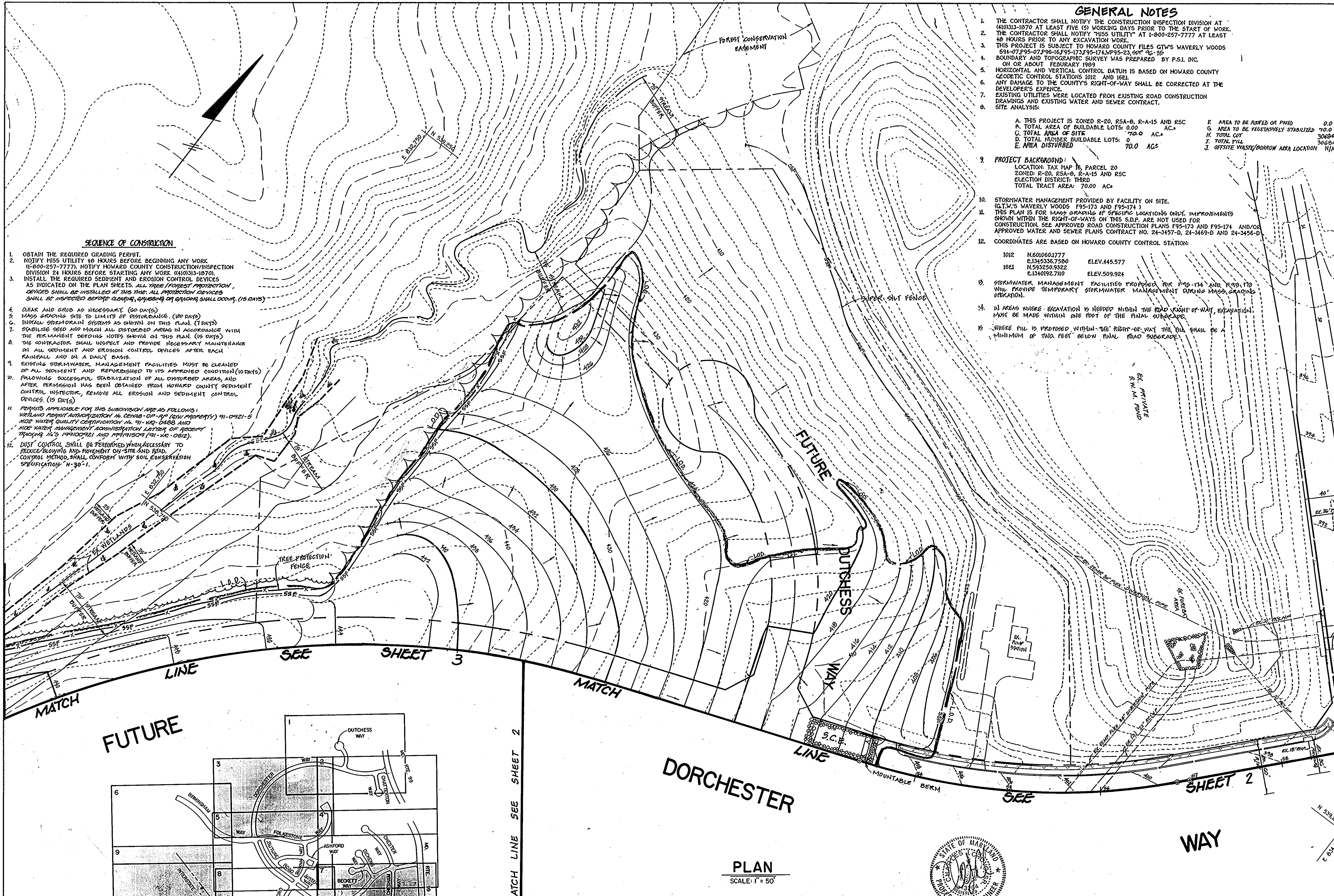


OWNER/DEVELOPER
RJO Development
P.O. Box 228
Clarksville, Md. 21020

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.	
DESIGNED MJP	SCALE 1" = 30'
DRAWN	DRAWING 4 of 4
CHECKED MJP	JOB NO. 06-057
DATE 5-17-96	FILE NO. 06-057

APPROVED - DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 5/31/96
 Chief, Division of Land Development and Research: *[Signature]* 5/31/96
 Director: *[Signature]* 6/3/96



- GENERAL NOTES**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410)313-1870 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES GTW'S WAVERLY WOODS 594-07195-07196-16195-173195-174, MP95-23, 50' AC-35 BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY P.S.I. INC. ON OR ABOUT FEBRUARY 1989.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS 1012 AND 1061.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - EXISTING UTILITIES WERE LOCATED FROM EXISTING ROAD CONSTRUCTION DRAWINGS AND EXISTING WATER AND SEWER CONTRACT.
 - SITE ANALYSIS:

A. THIS PROJECT IS ZONED R-20, RSA-B, R-A-15 AND RSC	F. AREA TO BE ROOFED OR PAID	0.0 AC±
A. TOTAL AREA OF BUILDABLE LOTS: 0.00 AC±	G. AREA TO BE VEGETATIVELY STABILIZED	70.0 AC±
C. TOTAL AREA OF SITE: 770.0 AC±	H. TOTAL CUT	30684.4 CY±
D. TOTAL NUMBER BUILDABLE LOTS: 0	I. TOTAL FILL	30684.4 CY±
E. AREA DISTURBED: 70.0 AC±	J. OFFSITE WASTE/DORROW AREA LOCATION	N/A
		CY±
 - PROJECT BACKGROUND:

LOCATION: TAX MAP 16, PARCEL 20	
ZONED: R-20, RSA-B, R-A-15 AND RSC	
ELECTION DISTRICT: 13RD	
TOTAL TRACT AREA: 770.00 AC±	
 - STORMWATER MANAGEMENT PROVIDED BY FACILITY ON SITE. (GTW'S WAVERLY WOODS F95-173 AND F95-174)
 - THIS PLAN IS FOR MAJOR GRADING & SLOPING LOCATIONS ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS ON THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. SEE APPROVED ROAD CONSTRUCTION PLANS F95-173 AND F95-174 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-3457-D, 24-3469-D AND 24-3456-D.
 - COORDINATES ARE BASED ON HOWARD COUNTY CONTROL STATION:

1012	N 601060.777	E 1345336.7580	ELEV. 445.577
1061	N 593250.9322	E 1340952.7110	ELEV. 509.924
 - STORMWATER MANAGEMENT FACILITIES PROPOSED FOR F95-174 AND F95-173 WILL PROVIDE TEMPORARY STORMWATER MANAGEMENT DURING MASS GRADING OPERATION.
 - IN AREAS WHERE ELEVATION IS NEEDED WITHIN THE ROAD RIGHT-OF-WAY, ELEVATION MUST BE MADE WITHIN ONE FOOT OF THE FINAL SUBGRADE.
 - WHERE FILL IS PROPOSED WITHIN THE RIGHT-OF-WAY THE FILL SHALL BE A MINIMUM OF TWO FEET BELOW FINAL ROAD SUBGRADE.

VICINITY MAP
SCALE: 1" = 200'

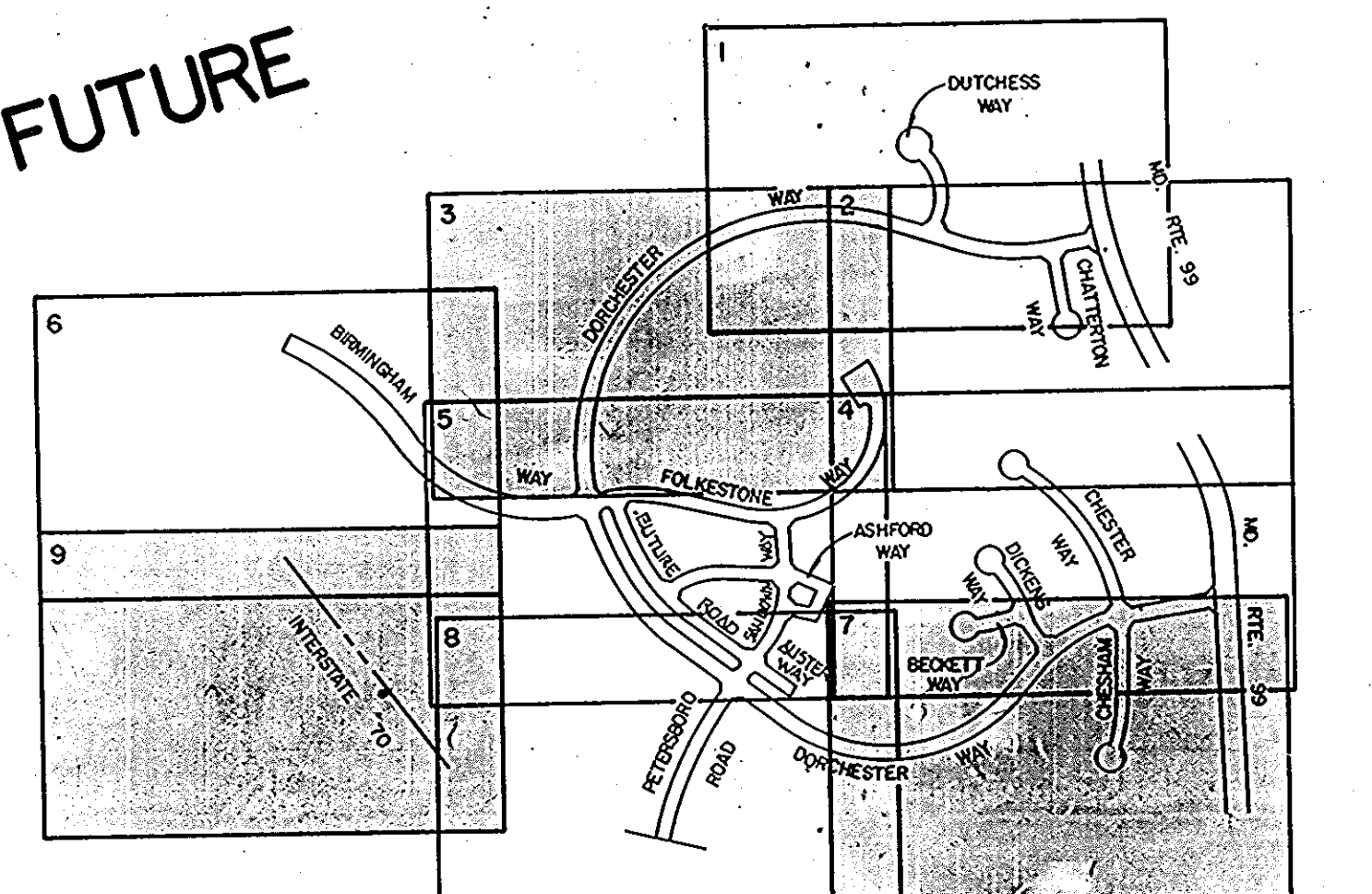
SHEET INDEX

NO.	DESCRIPTION
1.	PLAN VIEW
2.	PLAN VIEW
3.	PLAN VIEW
4.	PLAN VIEW
5.	PLAN VIEW AND DETAILS
6.	PLAN VIEW
7.	PLAN VIEW AND DETAILS

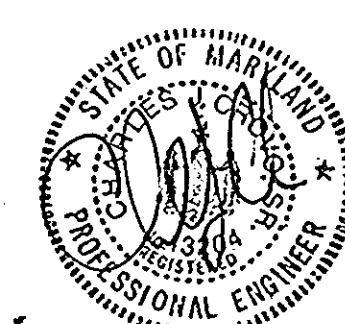
- SEQUENCE OF CONSTRUCTION**
- OBTAIN THE REQUIRED GRADING PERMIT.
 - NOTIFY MISS UTILITY 48 HOURS BEFORE BEGINNING ANY WORK (1-800-257-7777). NOTIFY HOWARD COUNTY CONSTRUCTION/INSPECTION DIVISION 24 HOURS BEFORE STARTING ANY WORK (410)313-1870.
 - INSTALL THE REQUIRED SEDIMENT AND EROSION CONTROL DEVICES AS INDICATED ON THE PLAN SHEETS. ALL TREE PROTECTION DEVICES DESIGNED SHALL BE INSTALLED AT THIS TIME. ALL PROTECTION DEVICES SHALL BE INSPECTED BEFORE ANY GRADING OR GRADING SHALL OCCUR. (15 DAYS)
 - DEAR AND GROW AS NECESSARY. (60 DAYS)
 - MAJOR GRADING SITE TO LIMITS OF DISTURBANCE. (10 DAYS)
 - INSTALL STORMDRAIN SYSTEMS AS SHOWN ON THIS PLAN. (1 DAY)
 - STABILIZE SOIL AND MULCH ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES SHOWN ON THIS PLAN. (15 DAYS)
 - THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL DEVICES AFTER EACH RAINFALL AND ON A DAILY BASIS.
 - EXISTING STORMWATER MANAGEMENT FACILITIES MUST BE CLEANED OF ALL SEDIMENT AND REPAIR/REPLISHED TO ITS APPROVED CONDITION (10 DAYS)
 - FOLLOWING SUCCESSFUL STABILIZATION OF ALL DISTURBED AREAS, AND AFTER PERMISSION HAS BEEN OBTAINED FROM HOWARD COUNTY PERMIT CONTROL INSPECTOR, REMOVE ALL EROSION AND SEDIMENT CONTROL DEVICES. (15 DAYS)
 - PERMITS APPLICABLE FOR THIS SUBDIVISION ARE AS FOLLOWS:
 - WETLAND PERMIT AUTHORIZATION NO. CENAS-07-010 (GTW PROPERTY) 91-0921-5
 - WATER QUALITY CERTIFICATION NO. 91-WQ-D488 AND
 - WATER QUALITY MANAGEMENT ADMINISTRATION LETTER OF PERMITTING TRACING NO. 19400201 AND 19410001 (91-WQ-021)
 - DUST CONTROL SHALL BE PERFORMED WHEN NECESSARY TO REDUCE BLOWING AND MOVEMENT ON-SITE AND ROAD. CONTROL METHOD SHALL CONFORM WITH SOIL CONSERVATION SPECIFICATION N-30-1.

LEGEND

- EXISTING CONTOUR 2' INTERVAL
- EXISTING CONTOUR 10' INTERVAL
- - - - - PROPOSED CONTOUR 2' INTERVAL
- - - - - PROPOSED CONTOUR 10' INTERVAL
- SPOT ELEVATION
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING TREE LINE
- EXISTING STREET TREE
- EARTH DIKE
- L.O.D. LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- GASHION INFLOW PROTECTION



PLAN
SCALE: 1" = 50'



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 (Print name below signature) John R. Robertson Date 3/24/96

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 (Print name below signature) John R. Robertson Date 3/24/96

Reviewed for HOWARD SCD and meets Technical Requirements.

Signature: John R. Robertson Date: 7/10/96

Signature: John R. Robertson Date: 7/10/96

OWNER AND DEVELOPER

GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #215
COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: [Signature] Date: 7/24/96

Signature: [Signature] Date: 7/23/96

Signature: [Signature] Date: 7/10/96

SUBDIVISION	SECTION/AREA	PARCEL
G.T.W. WAVERLY WOODS	16	20
1.2222 E. 96	BLOCK NO. 9, G, 11, 12	TAX/ZONE 16
WATER CODE	SEWER CODE	ELEC. DIST. THIR D
		CENSUS TR.

MASS GRADING AND SEDIMENT CONTROL PLAN

GTW'S WAVERLY WOODS

SECTION 4, AREA 1, SECTION 5 AND FUTURE DEVELOPMENT

TAX MAP No: 16 PARCEL: p/o 20
3rd ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: AS SHOWN DATE: _____

SHEET 1 OF 9

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PARK
ELKTON CITY, MARYLAND 21822
410 461-2855