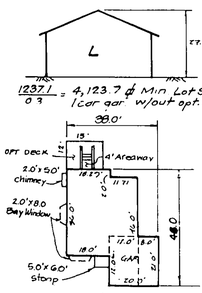
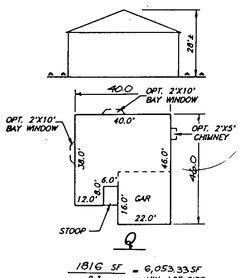
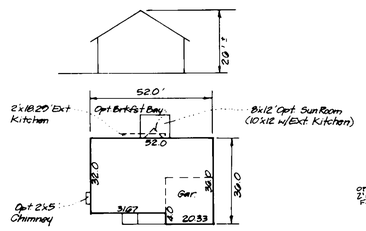
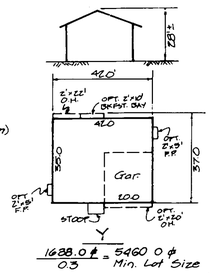
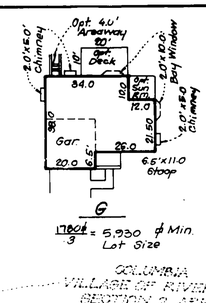
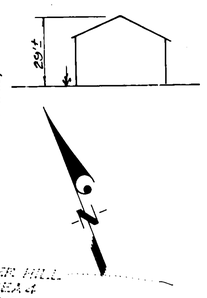


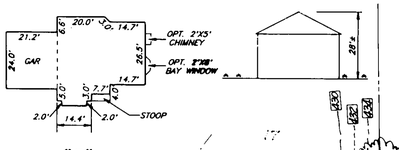


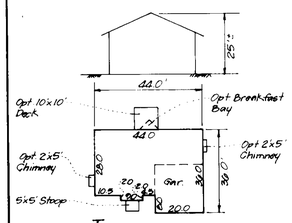


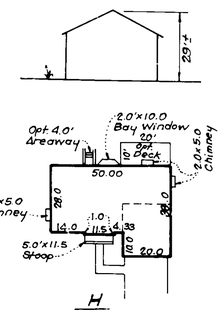


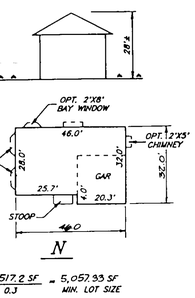


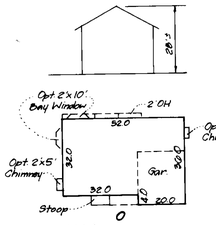


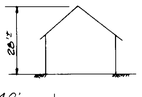


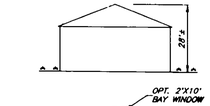


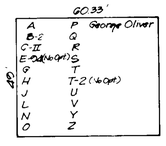


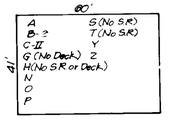


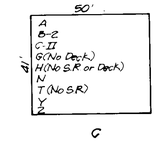


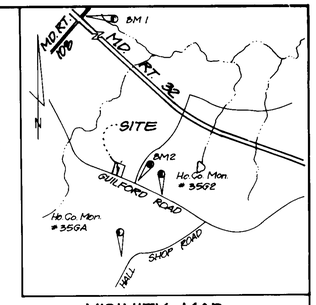












VICINITY MAP
1" = 2000'

LEGEND

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	480
PROPOSED CONTOUR	482
DIRECTION OF DRAINAGE	
WALK-OUT BASEMENT	W.O.
EXISTING SEWER MAIN	8" SEWER
EXISTING WATER MAIN	8" WATER
EXISTING STORM DRAIN	15" S.D.
EXISTING TREES TO REMAIN	

BENCHMARKS:

BM1
HOWARD COUNTY MONUMENT NUMBER 2637003
ELEVATION 481.25
CONCRETE MONUMENT

BM2
HOWARD COUNTY MONUMENT NUMBER 2437003
ELEVATION 472.12
CONCRETE MONUMENT

GENERAL NOTES:

1. Subject property is zoned: R-12 per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is : 1.8536 Ac or 80,741 ϕ
3. The total number of lots included in this submission is: 7
4. Improvement to property : Single Family Detached
5. Department of Planning and Zoning reference file numbers are: F-96-161, F-96-162, Water & Sewer Cont # 34-3551-D
6. Utilities shown as existing are taken from approved Water and Sewer plans Contract # 34-3551-D , approved Road Construction plans F-96-161 & F-96-162.
7. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
8. All roadways are public and existing.
9. The existing topography was taken from Road Construction plans F-96-161 & F-96-162 prepared by Reimer Mueggе & Associates, Inc.
10. 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.: 35GA & 35G-2.
11. 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.
12. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
13. In accordance with Sections 128.A.1.b and .c of the Zoning Regulations, bay windows or chimneys not more than 16 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.
14. Stormwater Management is provided per: F-96-161 & F-96-162 via fee in lieu.
15. No clearing, grading or construction is permitted within Wetlands and Stream Buffers or Forest Conservation Easements.
16. Landscape obligations for the required landscape trees are identified on F-96-161 and F-96-162.

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-96-161 & F-96-162 and/or approved Water and Sewer Plans Contract # 34-3551-D

MINIMUM LOT SIZE CHART

PARLETTE I

LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	11,277 SF	577 SF	10,700 SF	——	——	10,700 SF
3	11,958 SF	918 SF	11,040 SF	——	——	11,040 SF

PARLETTE II

LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	11,279 SF	479 SF	10,800 SF	——	——	10,800 SF
3	11,965 SF	920 SF	11,045 SF	——	——	11,045 SF
4	11,778 SF	967 SF	10,811 SF	——	——	10,811 SF

SHEET INDEX

DESCRIPTION	SHEET No.
SITE DEVELOPMENT PLAN	1 of 2
SEDIMENT AND EROSION CONTROL PLAN	2 of 2

ADDRESS CHART

PARLETTE I

LOT NUMBER	STREET ADDRESS
1	6561 GUILFORD ROAD
2	6565
3	6569

PARLETTE II

LOT NUMBER	STREET ADDRESS
1	6573 GUILFORD ROAD
2	6577
3	6581
4	6585

OWNER / DEVELOPER
SARGENT DEVELOPMENT CORP. II
13243 WESTMEATH LANE
CLARKSVILLE, MARYLAND 21029

SUBDIVISION NAME			SECTION/AREA	LOTS/PARCELS
PARLETTE I & II			4/2	1 – 3 & 1 – 4
PLAT NO. 12492 & 12493	BLOCK NO. 10	ZONE R-12	TAX MAP NO. 35	ELECTION DIST. 5TH	CENSUS TRACT 6055
WATER CODE I-11			SEWER CODE 6650000	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 11/8/96
Chief, Division of Land Development and Research	Date 12/9/96
Director	Date 12/10/96

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

DESIGNED	JME
DRAWN	PS
CHECKED	JME
DATE	10-30-96

SITE DEVELOPMENT PLAN
LOTS 1 THRU 3 & LOTS 1 THRU 4
PARLETTE I & II
TAX MAP 35 PARCEL 155
FIFTH (5th) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOR: PATRIOT HOMES
P.O. BOX 1018
COLUMBIA, MARYLAND 21044

SCALE	1"=30'
DRAWING	1 of 2
JOB NO.	96-133
FILE NO.	96-133X

SDP 97-10

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition

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

Purpose

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

Conditions Where Practice Applies

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 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

I. 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:

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, 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 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.

II. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in <u>20.0 Vegetative Stabilization</u> – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

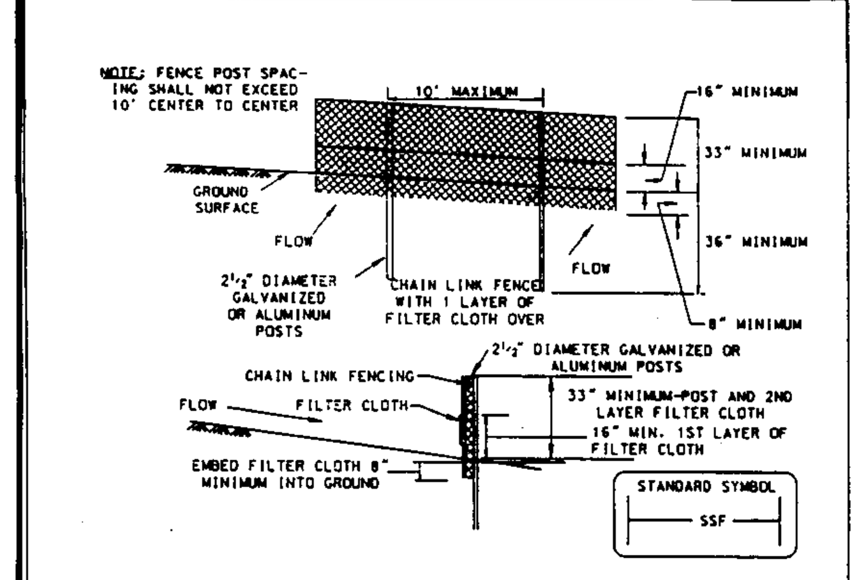
i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

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 place 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.

DETAIL 33 - SUPER SILT FENCE



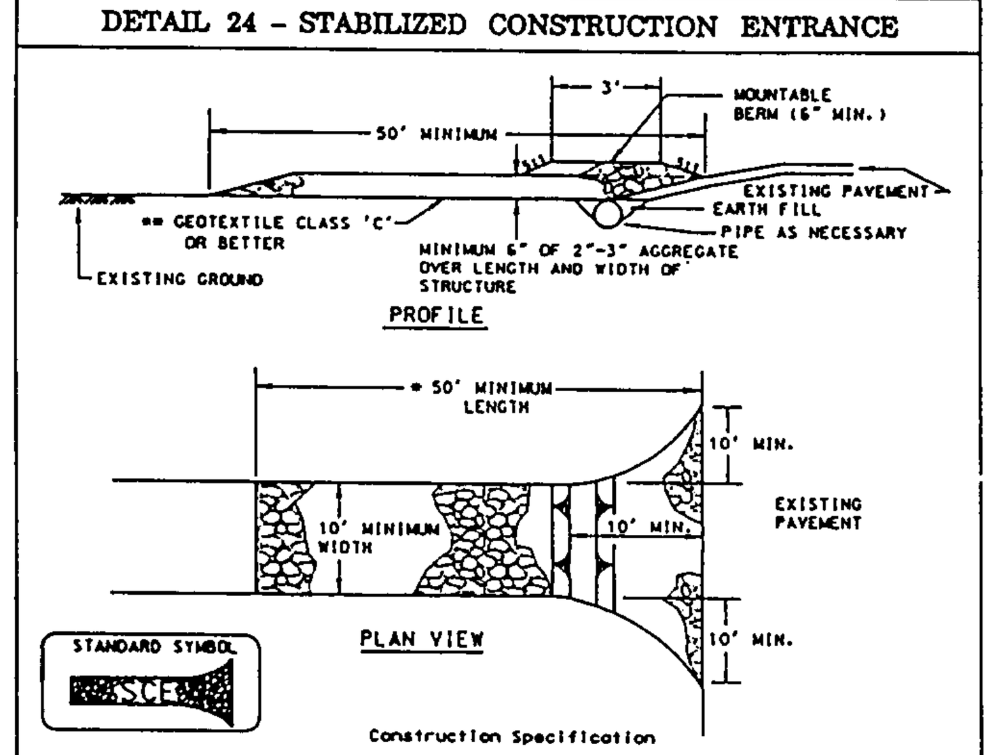
Construction Specifications

Fencing shall be 42 inches in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6 foot fence shall be used, substituting 42 inch fabric and 6 foot length posts.

1. The poles do not need to set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

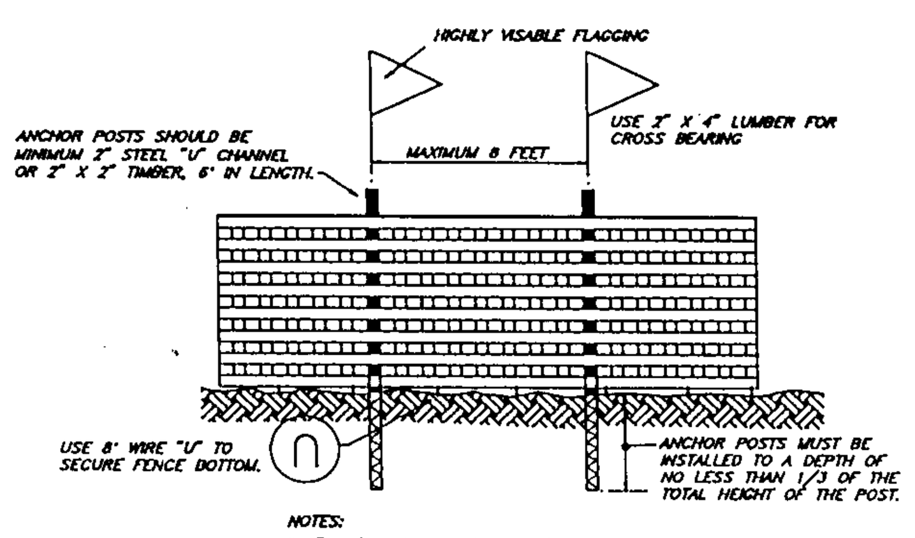
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).
2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone – 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.
5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE 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" minimum will be required.
6. 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 F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



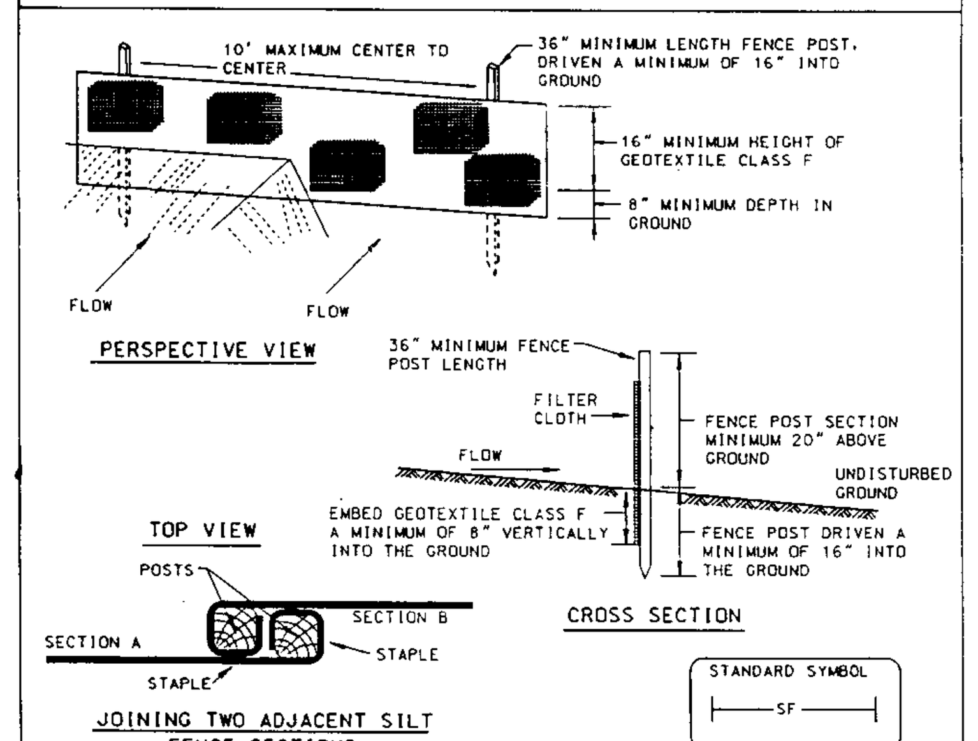
NOTES:

1. Forest protection device only.
2. Retention area will be set as part of the review process.
3. Bounderies of retention area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protection signage may also be used.
6. Device should be maintained throughout construction.

BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL

NO SCALE

DETAIL 22 - SILT FENCE



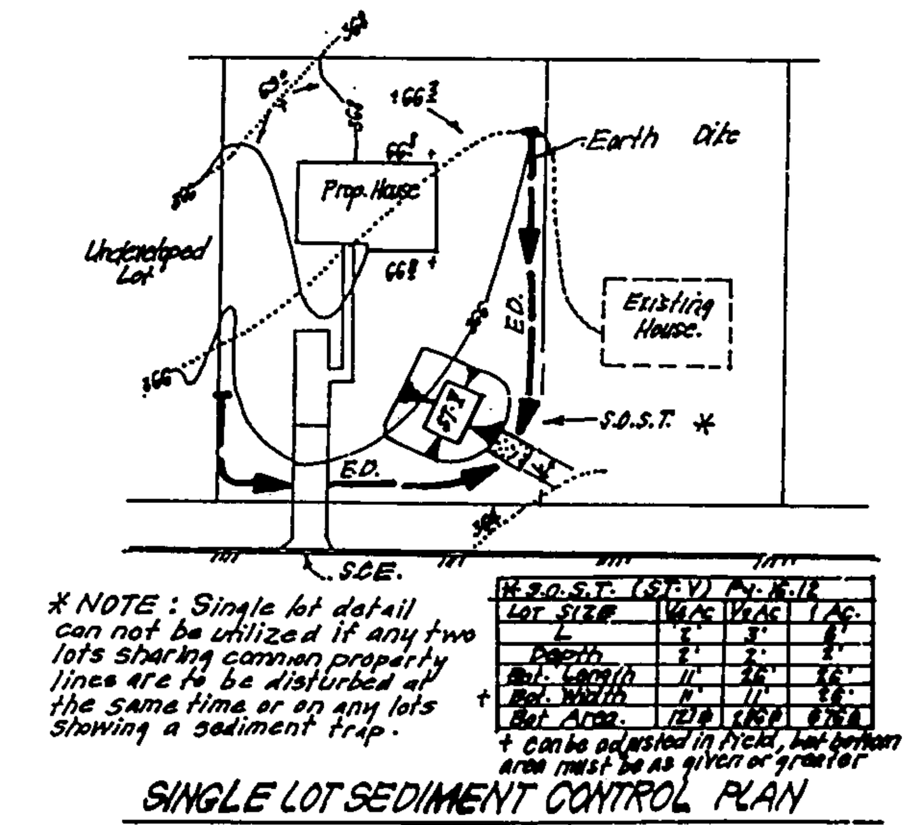
Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.
2. Geotextile 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 F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

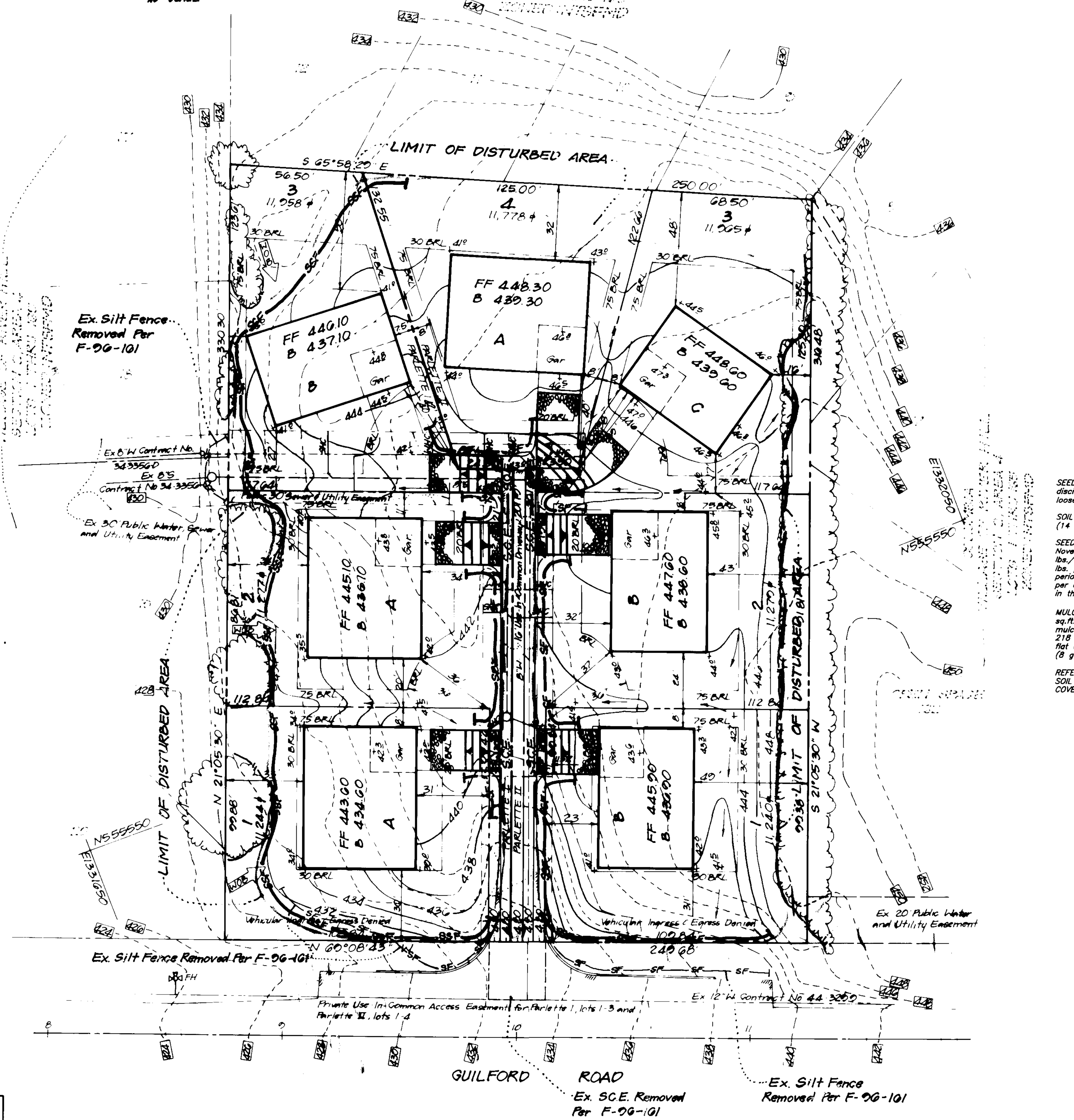
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



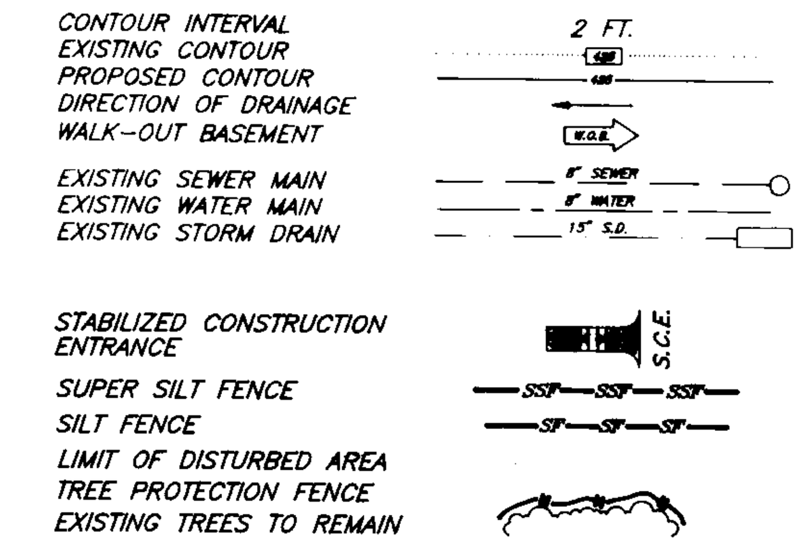
*NOTE: Single lot detail can not be utilized if any two lots sharing common property lines are to be disturbed at the same time or on any lots showing a sediment trap.

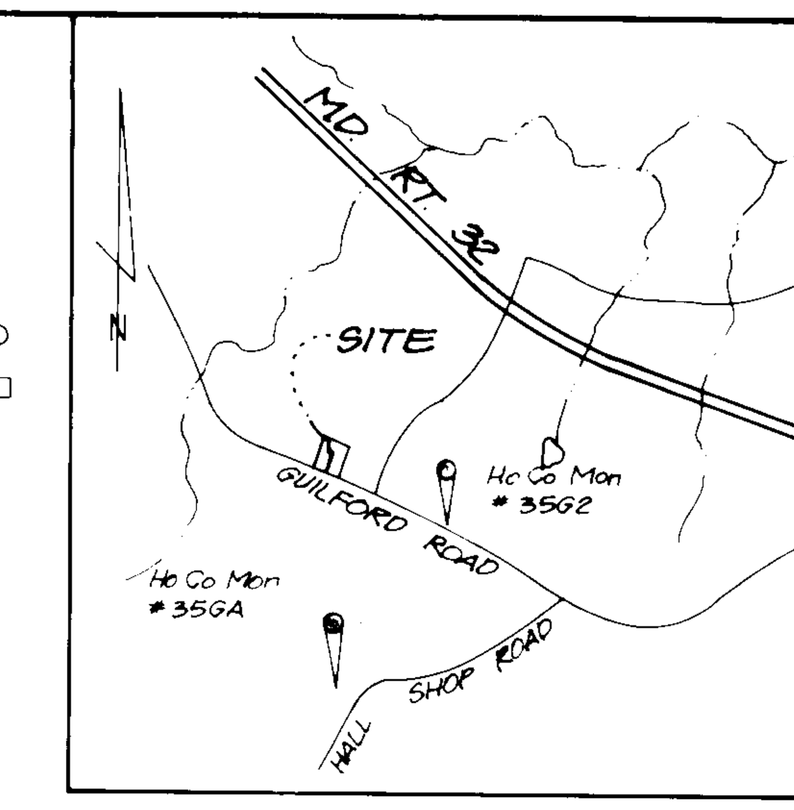
SINGLE LOT SEDIMENT CONTROL PLAN

NO SCALE



LEGEND





VICINITY MAP

1" = 2000'

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 dolomatic 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.

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 redisturbance, permanent or temporary stabilization shall be completed within:
   a) 7 calendar days for all perimeter sediment control stuctures, 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:	1.85 Ac
Area Disturbed:	1.55 Ac.
Area to be roofed or paved:	0.58 Ac.
Area to be vegetatively stabilized:	0.57 Ac.
Total Cut:	3000 CY
Total Fill:	1460 CY
Offsite 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 = 315 LF
12. ~~The total amount of super silt fence~~ = 624 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	7
2. Install tree protection fence.	7
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.	60
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

OWNER / DEVELOPER
SARGENT DEVELOPMENT CORP. II
13243 WESTMEATH LANE
CLARKSVILLE, MARYLAND 21029

APPROVED: DEPARTMENT OF PLANNING & ZONING

[signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION	11/18/96 DATE
[signature] CHIEF, DIVISION OF LAND DEVELOPMENT	12/9/96 DATE
[signature] DIRECTOR	12/10/96 DATE

Reviewed for HOWARD S.C.D. and meets Technical Requirements
[signature] 11-14-96
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.
[signature] 11/19/96
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 also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary".

[signature] NAME — 7-24-96 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] G. NELSON CLARK — 7-24-96 DATE

[Seal: STATE OF MARYLAND, G. NELSON CLARK, No. 7139, REGISTERED PROFESSIONAL ENGINEER] 7-24-96

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

DESIGNED KIWM JME	SEDIMENT & EROSION CONTROL PLAN AND DETAILS	SCALE 1"=30'
DRAWN PS	LOTS 1 THRU 3 & LOTS 1 THRU 4	DRAWING 2 of 2
CHECKED KM JME	PARLETTE I & II — TAX MAP 35 PARCEL 155, FIFTH (5th) ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	JOB NO 96–133
DATE 10-30-96	FOR: PATRIOT HOMES, P.O. BOX 1018, COLUMBIA, MARYLAND 21044	FILE NO. 96–133SE

SDP 97-10