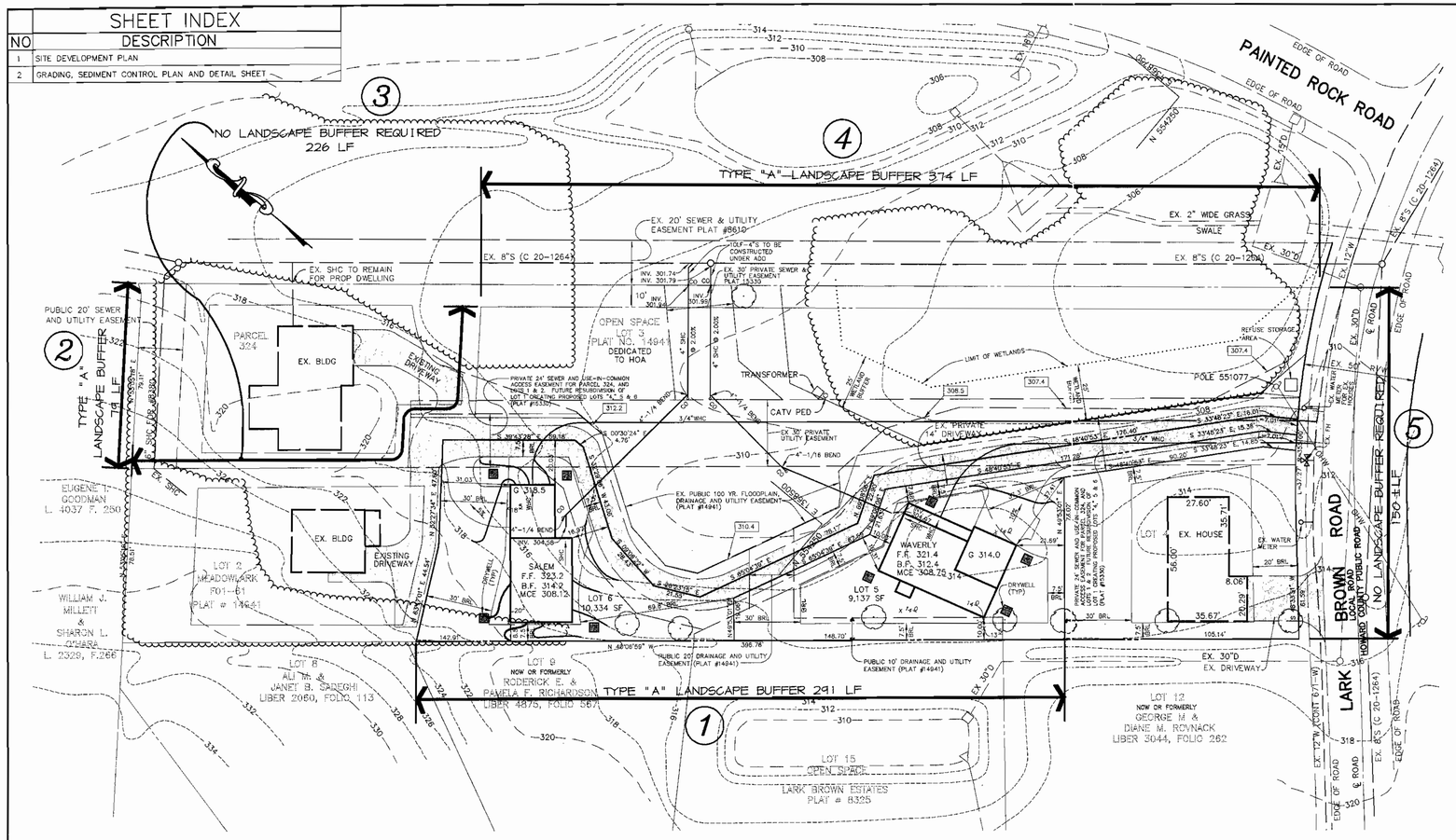
SHEET INDEX

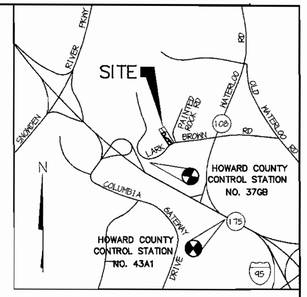
NO	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	GRADING, SEDIMENT CONTROL PLAN AND DETAIL SHEET



GENERAL NOTES:

1. 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 THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
3. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PERFORMED BY LDE, INC. ON OR ABOUT JANUARY 1999.
4. 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 NO'S 37GB AND 43A1 WERE USED FOR THIS PROJECT. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2000 BY LDE, INC.
5. A FEE IN LIEU OF PROVIDING STORMWATER MANAGEMENT WAS PAID FOR THIS SUBDIVISION. INDIVIDUAL WATER QUALITY DEVICES WILL BE PROVIDED FOR EACH HOUSE IN ACCORDANCE WITH THE APPROVED DPW DRY WELL DETAIL AT SITE DEVELOPMENT PLAN APPROVAL. THIS PROJECT WAS APPROVED UNDER THE OLD SWM REGULATIONS AND IS NOT REQUIRED TO COMPLY WITH THE NEW MDE REGULATIONS.
6. EXISTING UTILITIES ARE BASED ON PUBLIC WATER AND PUBLIC SEWERAGE CONNECTIONS PROVIDED UNDER CONTRACT No. 20-1264 & 671-W
7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
8. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
9. FOR DRIVEWAY ENTRANCE DETAILS, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH – 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE) B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING C) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS D) STRUCTURES (CULVERTS/BRIDGES) – MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING) E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE F) STRUCTURE CLEARANCES – MINIMUM 12 FEET G) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE
10. BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE
11. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968.
12. THE WETLAND INVESTIGATION WAS COMPILED BY WILDMAN ENVIRONMENTAL SERVICES DATED MAY 13, 1999 AND REVIEWED BY THE ARMY CORPS OF ENGINEERS AS PART OF THE NOW VOID 599-22 PLAN. THE WETLAND DELINEATION HOWEVER WILL REMAIN CONSTANT UNTIL MAY 2004 ±.
13. THE FOREST CONSERVATION OBLIGATIONS FOR 0.16 AC. OF AFFORESTATION FOR THIS SITE HAVE BEEN FULFILLED UNDER F 01-61/MEADOWLARK SUBDIVISION BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF $3,060.00 TO THE FOREST CONSERVATION FUND IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL.
14. PERIMETER LANDSCAPING FOR LOTS 5, 6 AND O.S. LOT 3 SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND PER THE CERTIFIED LANDSCAPE PLAN ON FILE WITH F 01-61. SURETY FOR TWO SHADE TREES ON LOT 5 IN THE AMOUNT OF $600.00; TWO SHADE TREES ON LOT 6 IN THE AMOUNT OF $800.00 AND ONE SHADE TREE ON O.S. LOT 3 IN THE AMOUNT OF $300.00 SHALL BE POSTED WITH THE GRADING PERMIT FOR THESE LOTS, IN ADDITION, SURETY FOR THREE SHADE TREES ON LOT 4 SHALL ALSO BE INCLUDED IN THE AMOUNT OF $900.00 WITH THE GRADING PERMIT.*
15. THIS PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
16. NO CONSTRUCTION, GRADING OR DISTURBANCE IS PERMITTED WITHIN THE FLOODPLAIN AREA, WETLANDS OR THEIR BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
17. THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 4 TO 6 AND PARCEL 324 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD AS LIBER 5689, FOLIO 257.
18. THE HOMEOWNERS' DOCUMENTS OF INCORPORATION HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON JANUARY 12, 2001 AS NUMBER 0000553619.
19. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND THE ROAD RIGHT-OF-WAY LINE AND NOT TO THE FLAG OR PIPESTEM DRIVEWAY.
20. PROJECT BACKGROUND INFORMATION:

TAX MAP 37,	LOTS 5, 6 AND O.S. LOT 3
DEED REFERENCE :	L. 5122 F 678, L 5122 F 669
GROSS AREA	0.56 ACRES
ZONE	R-12
AREA OF STEEP SLOPES	0 ACRES
AREA OF WETLANDS	0 ACRES
AREA IN ROW AND ROAD	0 ACRES
TOTAL AREA OF DISTURBANCE	0.47 ACRES
DPZ FILE NOS.	F 01-61, F 01-62, WP 01-42, WP 01-119



VICINITY MAP

SCALE: 1" = 2000'

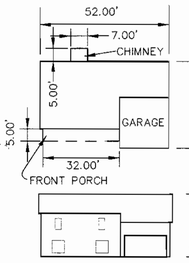
BENCHMARKS

BM1

HOWARD COUNTY MONUMENT NO. 37GB
N 553452.800
E 1368503.210
ELEV. 325.919

BM2

HOWARD COUNTY MONUMENT NO. 43A1
N 552081.801
E 1370625.859
ELEV. 307.455



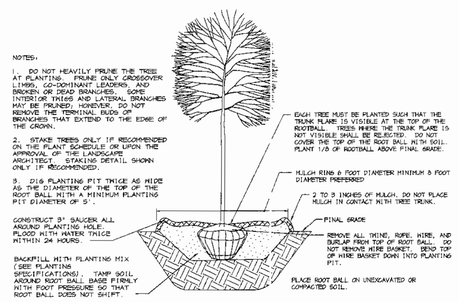
HOUSE TYPE

LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. PERIMETER LANDSCAPING FOR LOTS 5, 6 AND O.S. LOT 3 SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND PER THE CERTIFIED PLAN ON FILE WITH F 01-61. SURETY FOR TWO SHADE TREES ON LOT 5 IN THE AMOUNT OF $600.00; TWO SHADE TREES ON LOT 6 IN THE AMOUNT OF $800.00 AND ONE SHADE TREE ON O.S. LOT 3 IN THE AMOUNT OF $300.00 SHALL BE POSTED WITH THE GRADING PERMIT FOR THESE LOTS, AS WELL AS SURETY FOR LOT 4 IN THE AMOUNT OF $ 900.00 FOR THREE SHADE TREES. TOTAL SURETY REQUIRED $ 2400.00 .
3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREINTH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING.
4. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

PLANTING SPECIFICATIONS

1. Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
2. All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug; no healed-in plants or plants from cold storage will be accepted.
3. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
4. Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
5. Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
6. Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
7. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Landscape plants are not to be installed before site is graded to final grade.
8. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
9. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
10. Planting mix: For trees not in a prepared bed, mix 50% compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
11. Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid dessication.
12. Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.



DECIDUOUS B&B TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2-2 1/2" - 3" CAL

SCHEDULE A - PERIMETER LANDSCAPE EDGE PER F-01-61

	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			
LANDSCAPE TYPE	⑤	①	②	③	④
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	150'±	291'	79'	226'	374'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	YES 175'	YES 79'	YES 75'	YES 315'
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	N/A	NO -	NO -	NO -	NO -
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	N/A	4 SHADE	N/A	N/A	1 SHADE
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES SMALL FLOWERING TREES SHRUBS	N/A	7* SHADE	N/A	N/A	1 SHADE

* PERIMETER LANDSCAPING FOR LOT 4 IS INCLUDED UNDER THIS SITE DEVELOPMENT PLAN. SUBMITTED FOR LOTS 5-6 + O.S. LOT 3, PER THE CERTIFIED LANDSCAPE PLAN ON FILE WITH F 01-61, THREE SHADE TREES SHALL BE REQUIRED ON LOT 4 (old Lot 1) SURETY FOR LOT 4 SHALL ALSO BE POSTED WITH THE GRADING PERMIT FOR LOTS 5 and 6 and O.S. Lot 3.

DEVELOPER'S/BUILDER'S CERTIFICATE:

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Mark S. Pritchett 9/27/02

SIGNATURE DATE

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA			MIN LOT AREA
5	9,137	737	8,400			8,400
6	10,334	1,934	8,400			8,400

* ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
5	8382 - LARK BROWN ROAD
6	9378 - LARK BROWN ROAD

SUBDIVISION NAME			SECT./AREA	LOT #
MEADOWLARK			N/A	LOTS 5, 6 AND O.S. LOT 3
PLAT #15330	BLOCK # 19	ZONING R-12	TAX MAP NO. 37	ELECT. DIST. 6th	CENSUS TRACT 6069.01
L. 5122, F. 669				
WATER CODE E 08			SEWER CODE 3540000	

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 10/17/02

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/11/02

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10/15/02

DATE	NO.	REVISION

OWNER / DEVELOPER

PRITCHETT FAMILY HOMES, LLC
6375 HANOVER CROSSING WAY
ELKRIDGE MD, 21076
410 796-6505

PROJECT: MEADOWLARK
LOTS 5-6 AND O.S. LOT 3

AREA: TAX MAP 37 BLOCK 19
ZONED: R-12 PARCEL: 323
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

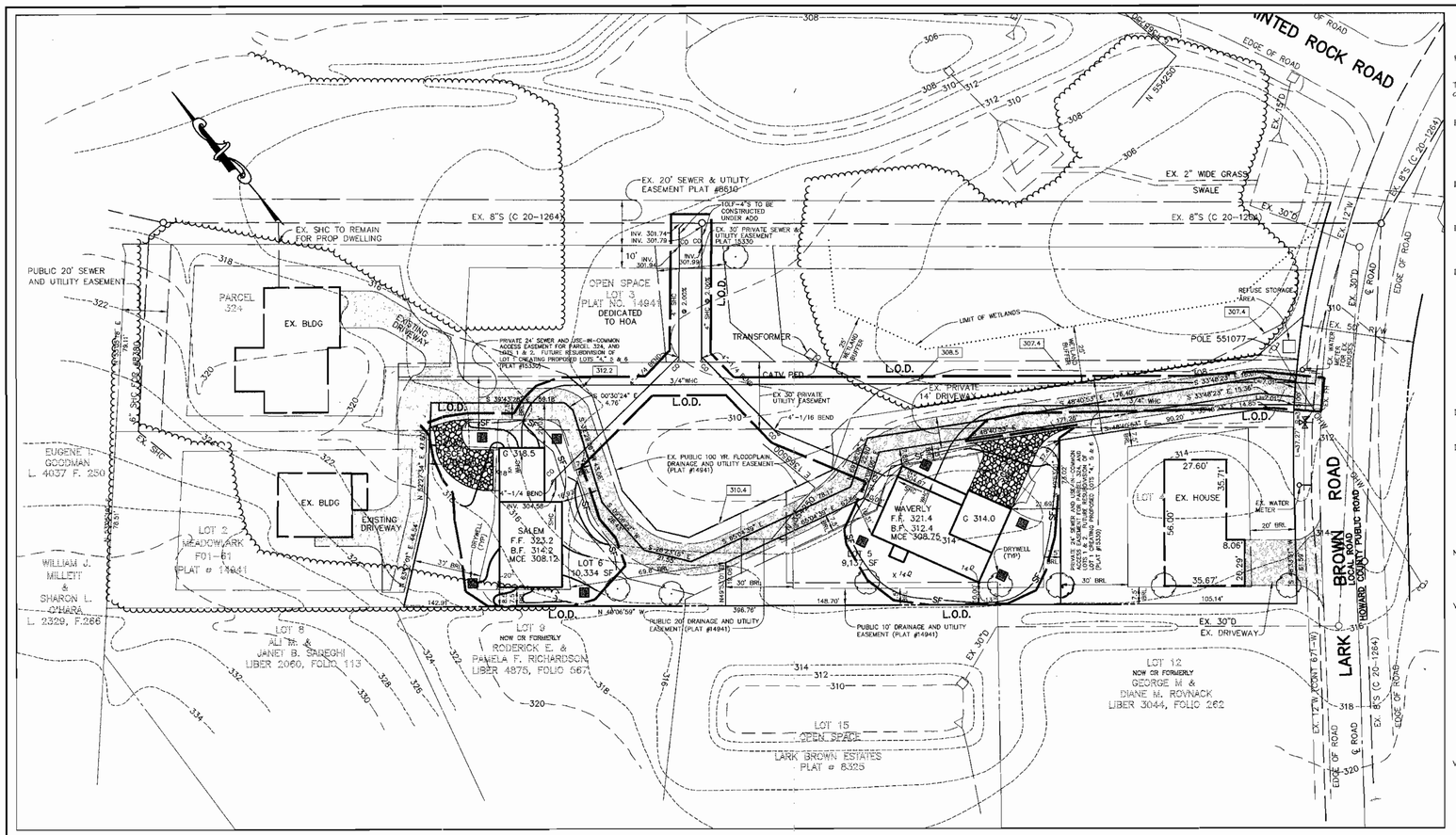
9.27.02 DATE

STATE OF MARYLAND — CHRISTOPHER J. REID — 19949 — PROFESSIONAL ENGINEER

CHRISTOPHER J. REID #19949

DESIGNED BY :	C.J.R.
DRAWN BY:	SN
PROJECT NO :	22486 C400SIT.DWG
DATE :	AUGUST 30, 2002
SCALE :	1"=30'
DRAWING NO.	1 OF 2

SDP-03-02



STANDARD SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (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 SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A.) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES STEEPER 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 THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, 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 SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. 6.) TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHED 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	0.44 ACRES
AREA DISTURBED	0.43 ACRES
AREA TO BE ROOFED OR PAVED	0.11 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.36 ACRES
TOTAL CUT	600 CU. YARDS
TOTAL FILL	600 CU. YARDS
OFFSITE WASTE AREA LOCATION TO HAVE ACTIVE GRADING PERMIT	

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.
12. SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
13. SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
14. CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.

DRY WELL SPECIFICATIONS

3.4.6. 2. Dry Well Preparation

Excavate the dry well to the design dimensions. Excavated materials shall be placed away from the excavated sides to enhance well stability. Large tree roots shall be trimmed flush with the sides in order to prevent fabric puncturing or tearing during subsequent installation procedures. The side walls of the dry well shall be roughened where sheared and sealed by heavy equipment.

3.4.6.3. Fabric Laydown

The filter fabric roll shall be cut to the proper width prior to installation. The cut width must include sufficient material to conform to well perimeter irregularities and for a 6-inch minimum top overlap. Place the fabric roll over the well and unroll a sufficient length to allow placement of the fabric down into the well. Stones or other anchoring objects should be placed on the fabric at the edge of the well to keep the lined well open during windy periods. When overlaps are required between rolls, the upstream roll shall lap a minimum of 2 feet over the downstream roll in order to provide a shingled effect. The overlap ensures fabric continuity or the fabric conforms to the excavation surface during aggregate placement and compaction.

3.4.6.4. Aggregate Placement and Compaction

Drainage aggregate shall be placed in lifts and compacted using plate compactors. As a rule of thumb, a maximum loose lift thickness of 12 inches is recommended. The compaction process ensures fabric conformity to the excavation sides, thereby reducing the potential for soil piping and fabric clogging.

3.4.6.5. Overlapping and covering

Following aggregate placement, the fabric previously weighted by stones should be folded over the aggregate to form a 6" minimum longitudinal lap. The desired fill soil should be placed over the lap at sufficient intervals to maintain the lap during subsequent backfilling.

3.4.6.6. Contamination

Care shall be exercised to prevent natural or fill soils from intermixing with the drainage aggregate. All contaminated aggregate shall be removed and replaced with uncontaminated aggregate.

3.4.6.7. Voids Behind Fabric

Voids can be created between the fabric and excavation sides and should be avoided. Removing boulders or other obstacles from the trench walls is one source of such voids. Natural soils should be placed in these voids at the most convenient time during construction to ensure fabric conformity to the excavation sides. Soil piping, fabric clogging, and possible surface subsidence will be avoided by this remedial process.

3.4.6.8. Unstable Excavation Sides

Vertically excavated trench walls may be difficult to maintain in areas where the soil moisture is high or where soft cohesive or cohesionless soils predominate. These conditions may require laying back of the side slopes to maintain stability; trapezoidal rather than rectangular cross sections may result.

3.4.6.9 Foundation Protection

Dry wells 3 or more feet deep shall be located at least 10 feet down gradient from foundation walls.

3.4.6.10. Observation Well

An observation well, as described in subsection 3.4.4.8 and Figure 3-5, subsection 3.4.4.8 and Figure 3-5, will be provided. The depth of the well, at the time of installation, will be clearly marked on the well cap.

3.4.7. Maintenance

Dry wells shall be designed to minimize maintenance. However, it is recognized that all infiltration facilities are subject to clogging by sediment, oil, grease, grit and other debris. In addition, the performance and longevity of these structures is not well documented. Consequently, a monitoring observation well is required for all infiltration structures.

The observation well should be monitored periodically. For the first year after completion of construction, the well should be monitored on a quarterly basis and after every large storm. It is recommended that a log book be maintained indicating the rate at which the facility dewaters after large storms and the depth of the well for each observation. Once the performance characteristics of the structure have been verified, the monitoring schedule can be reduced to an annual basis, unless the performance data indicate that a more frequent schedule is required.

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 :

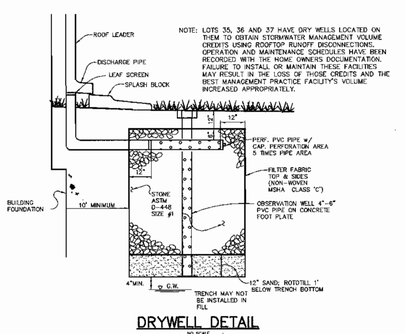
1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.)
2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding : For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 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 (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options :

1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
2) Use sod.
3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

Mulching : Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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



DRYWELL DETAIL

NO SCALE

21.0 STANDARD 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 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 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 Experimentation 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 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 longer than 1½" 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 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 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

III. For sites having disturbed areas over 5 acres:
   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 phytotoxic 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 natural topsoil.

   ii. 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.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
   1. 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 site having disturbed areas under 5 acres shall conform to the following requirements:
      a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
      b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 1.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
      c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
      d. 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.

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

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMITS FOR SINGLE FAMILY HOME CONSTRUCTION.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCE. BEGIN ROUGH GRADING.
3. INSTALL UTILITIES AND BEGIN HOUSE CONSTRUCTION.
4. INSTALL DRY WELLS AND FINE GRADE SITE AND CONSTRUCT DRIVEWAY.
5. UPON APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term 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 : Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.).

Seeding : For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq.ft.) For the period November 16 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. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 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.

BY THE DEVELOPER :

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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Mark A Pritchett 9/27/02
DEVELOPER DATE

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.

Christopher J Reid 9.27.02
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Myers 10/8/02
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John L Robertson 10/8/02
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Lewis Taylor 10/17/02
DIRECTOR DATE

Valdis Lazdins 10/11/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andy Hanson 10/15/02
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER / DEVELOPER

PRITCHETT FAMILY HOMES, LLC
6375 HANOVER CROSSING WAY
ELKRIDGE MD, 21076
410 796-6505

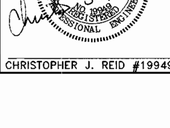
PROJECT
MEADOWLARK
LOTS 5-6 AND O.S. LOT 3

AREA
TAX MAP 37 BLOCK 19
ZONED: R-12 PARCEL: 323
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
GRADING, SEDIMENT CONTROL PLAN AND DETAIL SHEET

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

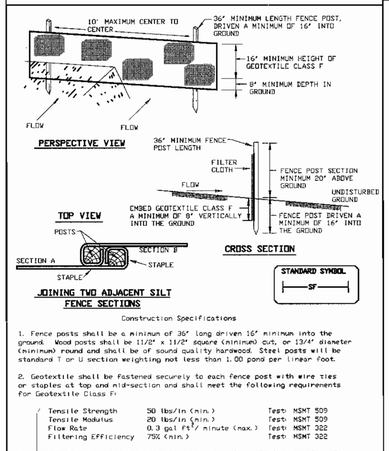
9.27.02
DATE



CHRISTOPHER J. REID #19949

DESIGNED BY :	C.J.R.
DRAWN BY:	SN
PROJECT NO :	22486 C200ESC.DWG
DATE :	AUGUST 30, 2002
SCALE :	1"=30'
DRAWING NO.	2 OF 2

DETAIL 22 - SILT FENCE



JOINING TWO ADJACENT SILT FENCE SECTIONS

Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" 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.

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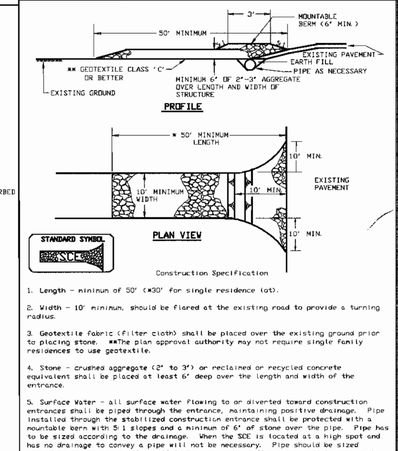
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



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.

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SDP-03-02