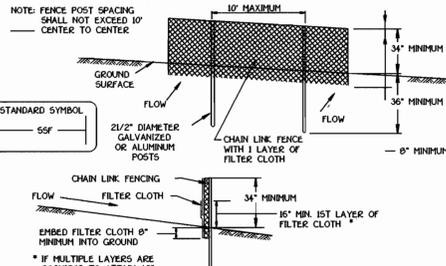


**SEDIMENT CONTROL NOTES**

- 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 (311-1852).
- ALL NEGATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, 10 TO 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1 CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 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 (SEC. 50), SEC. 51 TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN BE DONE WHEN RECOMMENDED SEEDING DOES NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
  - TOTAL AREA OF SITE: 0.5611 ACRES
  - AREA TO BE ROOFED OR PAVED: 0.0699 ACRES
  - AREA TO BE VEGETATIVELY STABILIZED: 0.1863 ACRES
  - TOTAL CUT: 474 CUBIC YDS.
  - TOTAL FILL: 21 CUBIC YDS.
  - OFFSITE WASTE/BORROW AREA LOCATION: N/A
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES SHALL BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY MUST BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BEST-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



- Construction Specifications**
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
  - Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and fruse rods, drive anchors and post caps are not required except on the ends of the fence.
  - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
  - Filter cloth shall be embedded a minimum of 8" into the ground.
  - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
  - Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT.
- INSTALL SEDIMENT CONTROLS AS SHOWN ON PLAN (1 day)
- PERFORM NECESSARY GRADING AND STABILIZE THE SITE (2 days)
- CONSTRUCT DWELLING ON SITE (90 days)
- AFTER THE SITE IS STABILIZED AND REVISIONS IS GRANTED FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

**TEMPORARY SEEDING NOTES**

- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
- SEEDING 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 THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1/2 BUSEL PER ANNUAL RATE (2.3 LBS./1000 SQ. FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS./ACRE OF WEEDING LOVEGRASS (0.7 LBS./1000SQ.FT.). FOR THE PERIOD NOVEMBER 15 THROUGH FEBRUARY 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE 500.

**MULCHING:**

- APPLY 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 8 FEET OR HIGHER. USE 340 GALLONS PER ACRE OR GAL./1000 SQ.FT. FOR ANCHORING. REFER TO THE 1998 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

**PERMANENT SEEDING NOTES:**

- ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
- SEEDING PREPARATION:**  
 LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

**SOIL AMENDMENTS:**

- APPLY TWO TONS PER ACRE DOLOMITE LESTONITE (92 LBS./1000 SQ.FT.) AND 500 LBS. PER ACRE 10-20-20 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 30-10-10 URGECORP FERTILIZER (19 LBS./1000 SQ.FT.) AND 500 LBS. PER ACRE (11.5 LBS./1000 SQ.FT.) OF 10-20-20 FERTILIZER.

**SEEDING:**

- FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (2.3 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (14 LBS./1000 SQ.FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1000 SQ.FT.) OF WEEDING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY: OPTION 1 - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OPTION 2 - USE 500 OPTER 13 - SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEDED.

**MULCHING:**

- APPLY 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 8 FEET OR HIGHER. USE 340 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING.

**MAINTENANCE:**

- INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.
- FOR PUBLIC PONDS SUBSTITUTE CHEMUNG CROWNWITCH AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMAL SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING 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 TEXTURE SUBSOILS AND SHALL CONTAIN LESS THAN 2% BY VOLUME OF CHISELS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS TRASH OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.**

- TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACKGRASS, JOHNSONGRASS, NUTBUSH, POISON IVY, TRISTLE, OR OTHERS AS SPECIFIED.**

- WHERE THE TOPSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LESTONITE SHALL BE SPREAD AT THE RATE OF 4-9 TONS/ACRE (200-400 POUNDS PER 1000 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.

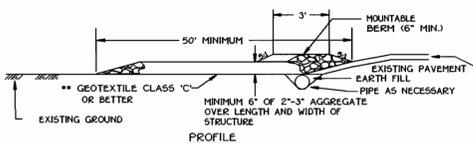
**EROSION CONTROL MATTING**

NOT TO SCALE



**LEVEL SPREADER**

NOT TO SCALE



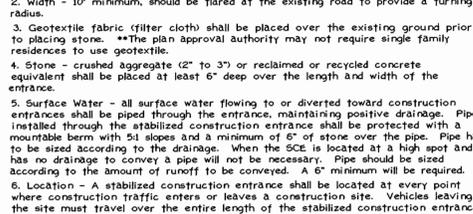
**STABILIZED CONSTRUCTION ENTRANCE - 2**

NOT TO SCALE

- Construction Specifications**
- Length - minimum of 50' (\*30' for single residence lot).
  - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
  - 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.
  - 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.
  - 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.
  - 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.

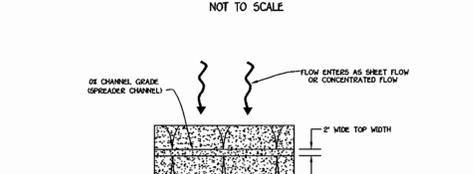
**COMMON DRIVEWAY DETAIL**

NOT TO SCALE



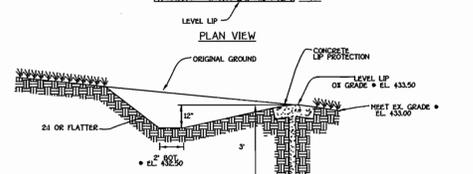
**LEVEL SPREADER**

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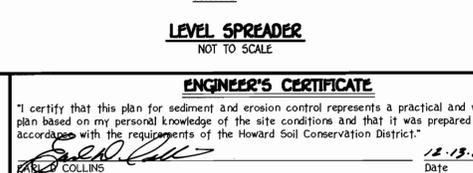
**COMMON DRIVEWAY DETAIL**

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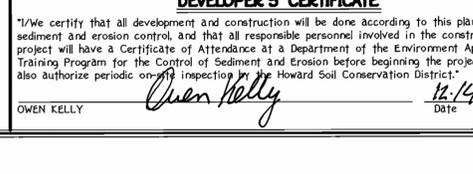
**LEVEL SPREADER**

NOT TO SCALE



**LEVEL SPREADER**

NOT TO SCALE



**LEVEL SPREADER**

NOT TO SCALE

**ENGINEER'S CERTIFICATE**

"I 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."

*John M. Collins*  
 Date: 12-15-02

**DEVELOPER'S CERTIFICATE**

"I/we certify that all development and construction will be done according to this 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 inspections by the Howard Soil Conservation District."

*Owen Kelly*  
 Date: 12-14-02

**DEVELOPER/OWNER/BUILDER**

Reviewed for HOWARD SCD and meets Technical Requirements.  
*Jim Murray*  
 Date: 1/29/03

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
*John M. Collins*  
 Date: 1/29/03

**DEVELOPER/OWNER/BUILDER**

CARRIGAN HOMES  
 9812 CAITLIN CT.  
 ELLICOTT CITY, MD. 21042  
 410-465-7755

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

*Doreen S. Duggan*  
 Director, Department of Planning and Zoning  
 Date: 2/3/03

*Chris Harvath*  
 Chief, Development and Land Development  
 Date: 2-3-03

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

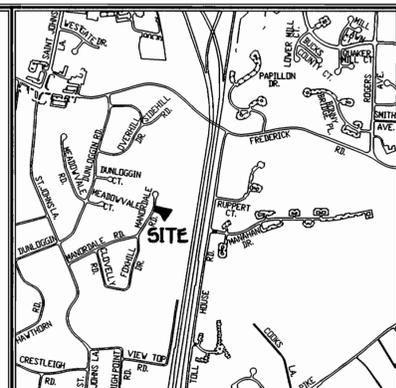
SUBDIVISION: GREER'S SUBDIVISION  
 SECTION/AREA: N/A  
 LOT NO.: II

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
II	9007-A MANORDALE ROAD

**ADDRESS CHART**

LOT NUMBER: II  
 STREET ADDRESS: 9007-A MANORDALE ROAD



**VICINITY MAP**

SCALE: 1" = 1200'

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED R-20 AS PER 10-10-93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF SUBMISSION, 0.5611 ACRES.
- TOTAL NUMBER OF LOT 1.
- SEE PLANNING AND ZONING FILE F-01801-262, WP 02-05, SEWER CONT. #646-S, WATER CONT. #94-W.
- WP-02-05 - A WAIVER TO WAIVE SECTION 15120(b)(4) (MINIMUM 35 FOOT SETBACK FROM WETLANDS BUFFERS ON LOTS GREATER THAN 10,000 SQ. FT. IN SIZE WAS GRANTED ON OCTOBER 28, 2002).
- COORDINATES ARE BASED ON HAD 93, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 24F3 AND 24F4.
- TOPOGRAPHY WAS TAKEN FROM PLANS PREPARED BY PATTON HARRIS ROUST & ASSOC. ON OR ABOUT DEC. 2000.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS #4-W FOR WATER & #46-S FOR SEWER.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
- THE SUBDIVISION HAS MET THE REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PLACING 52 ACRES OF REFORESTATION IN AN OFFSITE EASEMENT ON THE SOUTH PROPERTY LINE (SECTION 15122 (HND)).
- LANDSCAPING REQUIRED FOR THIS RESUBDIVISION WILL BE PROVIDED BY RETAINING A MINIMUM OF 20' OF VEGETATION ALONG THE EASTERN PROPERTY BOUNDARY. NO OTHER LANDSCAPING IS REQUIRED PER THE HOWARD COUNTY LANDSCAPE MANUAL.
- STORMWATER MANAGEMENT FOR THE DEVELOPMENT IS PROVIDED AS FOLLOWS: RECHARGE VOLUME AND WATER QUALITY VOLUME ARE ADDRESSED VIA SHEET FLOW TO BUFFER USING A LEVEL SPREADER AND CHANNEL PROTECTION VOLUME WILL BE MET THROUGH A FEE-IN-LIEU PAYMENT SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE).
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TYPICAL 1% SLOPE (15:12" MIN).
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LBS) LOADING.
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE OBLIGATION HAS BEEN FULFILLED BY THE PAYMENT OF \$15,000 FOR LOT II.
- NO GRADING, CLEARING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS BUFFERS OR STEEP SLOPES EXCEPT AS AUTHORIZED BY THE DEPARTMENT OF PLANNING AND ZONING AS PART OF WP-02-05.
- THE 65 DBA NOISE LINE DOES NOT AFFECT THE REAR USABLE YARD PER 54A NOISE STUDY ASSOCIATED WITH THE CONSTRUCTION OF THE NOISE WALL ALONG ROUTE #29.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN HEIGHT MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
- A DECK WILL NOT BE PERMITTED IN THE REAR OF THE HOUSE DUE TO THE EXISTING DRAINAGE EASEMENT RUNNING ALONG THE REAR OF THE PROPERTY.

LEGEND	
SYMBOL	DESCRIPTION
- - - - -	PROPOSED CONTOUR INTERVAL
+ 624	SPOT ELEVATION
-SF-	SUPER SILT FENCE
WALK	PROPOSED WALKOUT
-TP-TP-	TREE PROTECTION
---	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
ECM	EROSION CONTROL MATTING

**SITE DEVELOPMENT PLAN**

**SINGLE FAMILY DETACHED**

**GREER'S SUBDIVISION**

LOT 11

TAX MAP NO. 24 PARCEL No. 755

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' DATE: OCTOBER 18, 2002

SHEET 1 OF 1

SDP 03-60

K:\SDP\PROJ\830 GREER'S\DWG\830 GREER LOT 11 SDP.dwg, 12/19/2002 08:12:28 PM

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTRAL SQUARE OFFICE PARK - 1022 BALTIMORE NATIONAL Pkz  
 ELLICOTT CITY, MARYLAND 21042  
 410-461-2055

DESIGN BY: JME  
 DRAWN BY: TF  
 CHECKED BY: JME

NO.	REVISION	DATE

**STATE OF MARYLAND**  
 PROFESSIONAL ENGINEER

*John M. Collins*  
 Date: 12-15-02

**DEVELOPER'S CERTIFICATE**

*Owen Kelly*  
 Date: 12-14-02

**DEVELOPER/OWNER/BUILDER**

CARRIGAN HOMES  
 9812 CAITLIN CT.  
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**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

*Doreen S. Duggan*  
 Director, Department of Planning and Zoning  
 Date: 2/3/03

*Chris Harvath*  
 Chief, Development and Land Development  
 Date: 2-3-03

**SITE DEVELOPMENT PLAN**

**SINGLE FAMILY DETACHED**

**GREER'S SUBDIVISION**

LOT 11

TAX MAP NO. 24 PARCEL No. 755

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' DATE: OCTOBER 18, 2002

SHEET 1 OF 1