

**SITE ANALYSIS DATA CHART**

- General Site Data
    - Present Zoning: R-20
    - Applicable DPZ File References: SP#01-10, F-03-19
  - Proposed Use of Site or Structure(s): Single Family Detached Residence
  - Proposed Water and Sewer Systems: X Public - Private
  - Any Other Information Which May be Relevant:
- Area Tabulation
    - Total Project Area: 19,643.0 Sq. Ft. 0.45 Acres
    - Area of This Plan Submission: 19,643.0 Sq. Ft. 0.45 Acres
    - Limit of Disturbed Area: 16,250 Sq. Ft. 0.37 Acres
    - Building Coverage of Site: 3,000 Acres and 17.2 % of Gross Area (Proposed)

# SITE DEVELOPMENT PLAN

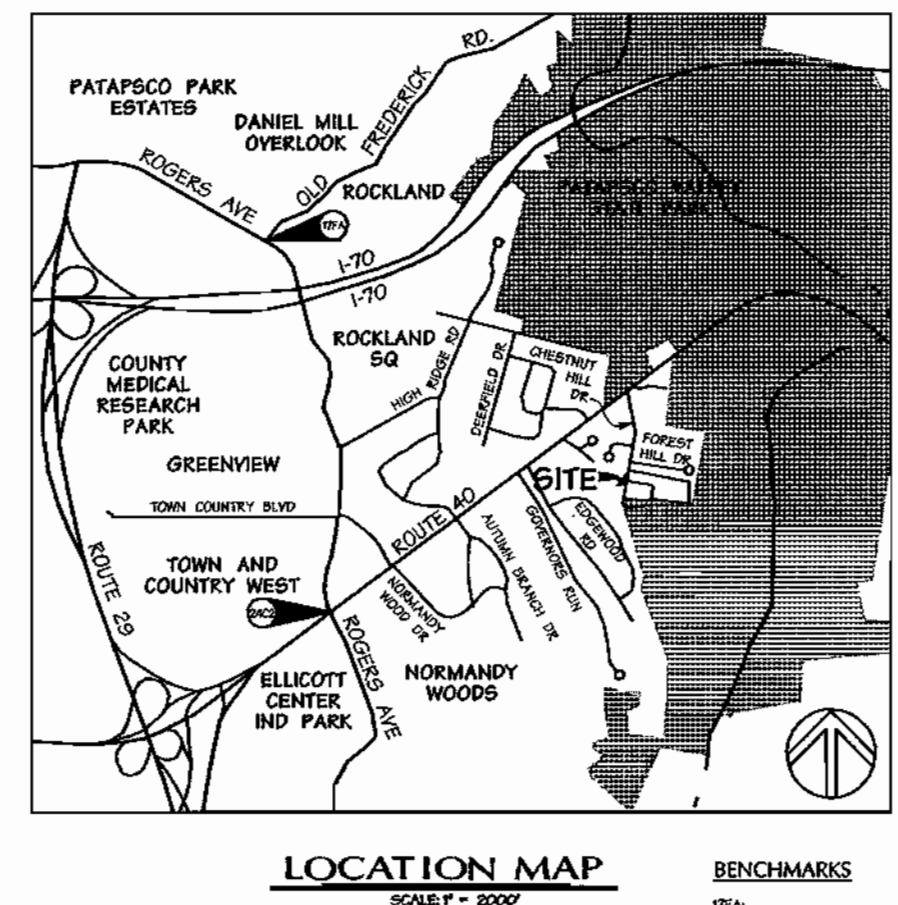
## CHESTNUT CREST

### LOT 1

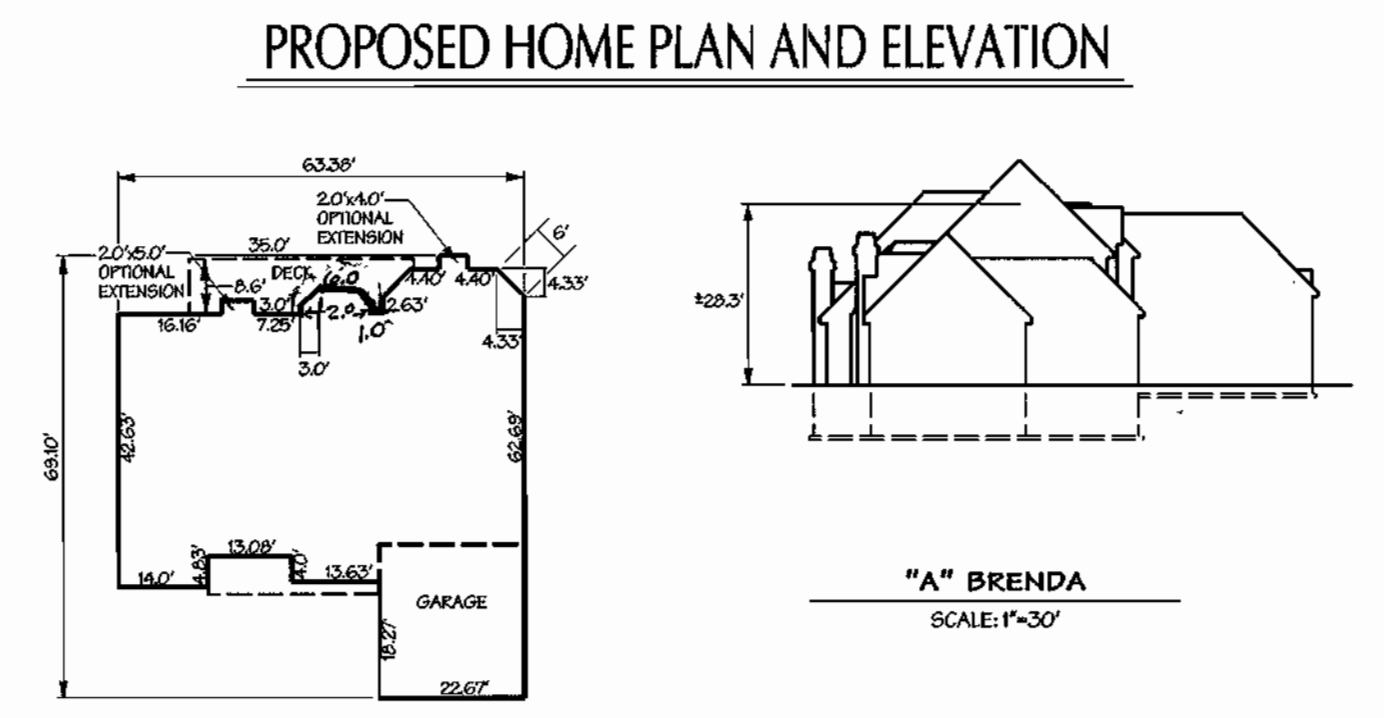
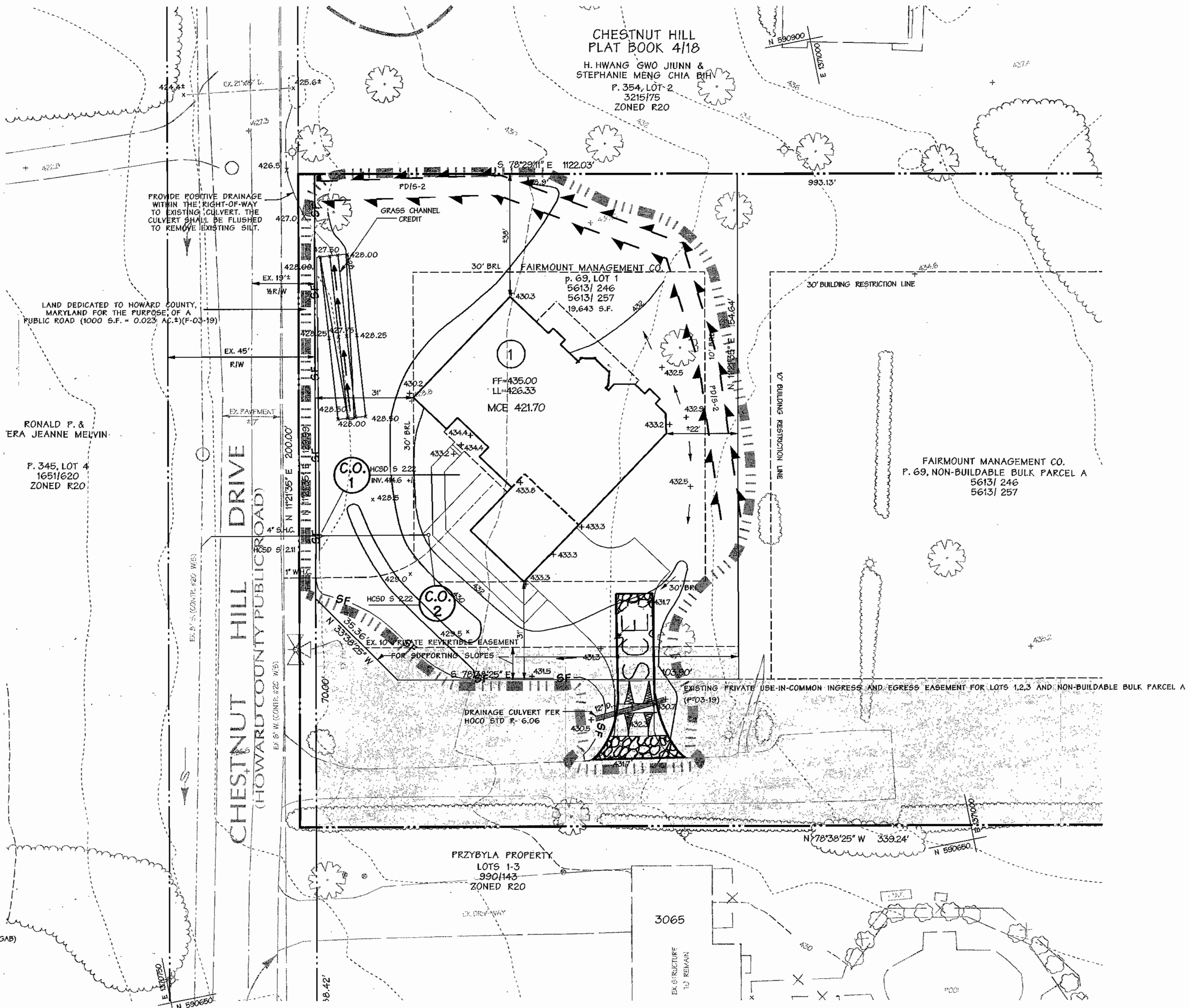
## HOWARD COUNTY, MARYLAND

**LEGEND**

	Proposed Tree Line		Existing Contours
	Existing Property Line		Proposed Contours
	Limit of Disturbance		Existing Utilities
	Easements		Proposed Utilities
	Lot Line		Existing Building
	Ex Trees and Shrubs		Proposed Building
	(6%-24.9%) Slopes		Existing Curb
	SF Fence		Proposed Curb
	Clean Out		Existing Tree Line
	Perimeter Ditch Swale		



- GENERAL NOTES**
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 330-1900 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 BEING DONE.
  - THE EXISTING TOPOGRAPHY AND SITE ELEMENTS ARE TAKEN FROM AERIAL TOPOGRAPHY FLOWN BY 30L LLC DATED 11/3/2001 AND SUPPLEMENTED BY DMW FIELD SURVEY, DATED JANUARY 2002.
  - 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 17A AND 24C WERE USED FOR THIS PROJECT.
  - A STORMWATER MANAGEMENT FACILITY IS NOT REQUIRED FOR THIS PROJECT. WATER QUALITY IS PROVIDED IN A GRASS SWALE FOR THE AREAS THAT DO NOT MEET THE 75 FEET OF SHEET FLOW.
  - EX UTILITIES ARE BASED ON EX HOWARD CO RECORDS AND FIELD SURVEY BY DMW DATED MARCH 2002.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - 6.5MCH ELEVATION IS NOTED ON PROPOSED DWELLING.
  - FOR DRIVEWAY ENTRANCE DETAILS, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
  - THE PROPERTY IS ZONED R-20 PER THE 1993 COMPREHENSIVE ZONING PLAN.
  - IN ACCORDANCE WITH SECTION 126 OF THE HOWARD COUNTY ZONING REGULATIONS (DAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR CLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
  - DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH -- 12' (SERVING MORE THAN ONE RESIDENCE)
    - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
    - GEOMETRY -- MAX 1% GRADE, MAX 10% GRADE CHANGE AND MIN 45' TURNING RAD.
    - STRUCTURES (SILVERSIDINGS) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING).
    - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
  - FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING 0.63 +/- ACRES OF EXISTING FOREST WITH THE RECORDING OF F-03-09.
  - THERE ARE NO STREAMS, WETLANDS, OR ASSOCIATED BUFFERS ON THIS SITE.
  - THERE ARE NO KNOWN CEMETERIES ON SITE.
  - THIS PROJECT IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - LANDSCAPING WILL BE PROVIDED IN ACCORDANCE TO THE LANDSCAPE PLAN SHOWN ON SHEET 2 AND THE FINANCIAL SURETY IN THE AMOUNT OF \$2000 (\$600 FOR 5 SHADE TREES AND \$600 FOR 4 EVERGREEN TREES) WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION.



**SHEET INDEX**

SHEET	DESCRIPTION
1	SITE, GRADING, AND SEC. PLAN
2	LANDSCAPE PLAN
3	SEDIMENT CONTROL NOTES & DETAILS

**ADDRESS CHART**

PARCEL NUMBERS	STREET ADDRESS
Lot 1	3035 Chestnut Hill Dr.

- DATA SOURCES:**
- EXISTING TOPO INFORMATION SHOWN IS FROM AERIAL TOPOGRAPHY, FLOWN BY 30L LLC DATED JANUARY 13, 2001 AND DMW FIELD SURVEY DATED JAN. 2002.
  - BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED JANUARY 2002.
  - EXISTING UTILITIES SHOWN ARE FROM EXISTING HOWARD CO. RECORDS AND FIELD SURVEY BY DMW DATED JAN. 2002.

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

APPROVED:   
HOWARD SOIL CONSERVATION DISTRICT  
DATE: 11-03-03

PLAN NUMBER \_\_\_\_\_

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

U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE  
DATE: 11-03-03

**CERTIFICATION BY THE DEVELOPER:**

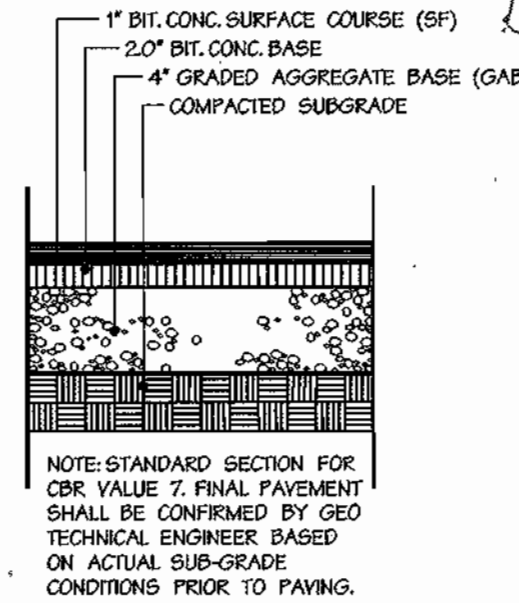
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONS INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I/ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

DATE: 10-17-03

**CERTIFICATION 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."

DATE: 10-20-03



10-20-03  
Date

Professional Engr. No. 16557

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 11/14/03

CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 11/25/03

DIRECTOR  
DATE: 11/25/03

Date	No.	Revision Description

OWNER: CHESTNUT HILL PROPERTIES LLC  
386-A MARKUM COURT  
ELDERSBURG, MD 21784  
410-781-3400

DEVELOPER: RACHUBA HOME BUILDERS, LLC  
846-A MARKUM COURT  
ELDERSBURG, MD 21784  
410-781-3400

**DMW**  
Darr-McCune-Walker, Inc.  
300 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3353  
Fax 296-4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
CHESTNUT CREST	P. 69, LOT 1	
PLAT OF LOT	BLOCK #	ZONE
<u>16353</u>	<u>1</u>	<u>R20</u>
TAX MAP	TAXZONE MAP	ELECT. DISTRICT
<u>16353</u>	<u>15</u>	<u>6029</u>

TITLE: **CHESTNUT CREST**  
LOT 1 -- SITE, GRADING, & SEDIMENT AND EROSION CONTROL PLAN

Des By	DWR	Scale	1"=20'	Proj. No.	00091.C
Drn By	DWR	Date	10-20-03		
Chk By	JWR / JRLH	Approved			<b>1 OF 3</b>

Professional Engr. No. 16557



### DUST CONTROL SPECIFICATIONS

**TEMPORARY METHODS:**

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE FLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR FLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THE RUNOFF BEGINS TO FLOW.
- BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT A RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

**PERMANENT METHODS:**

- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOIL EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - COVERING WITH LESS ERODIBLE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE H - 30 - 1 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

### SEDIMENT CONTROL GENERAL 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 (303-1855).
- 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.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
  - SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1.
  - FOURTEEN DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPPING 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 SEEDINGS, SODS, TEMPORARY SEEDING AND MULCHING (SECTION G), TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO 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 PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 

TOTAL AREA OR SITE	0.45 ACRES
AREA DISTURBED	0.33 ACRES
AREA TO BE ROOFED OR PAVED	0.11 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.28 ACRES
TOTAL CUT	102 CUBIC YARDS
TOTAL FILL	102 CUBIC YARDS
OFF-SITE WASTE/BORROW AREA LOCATION WASTE	= 0
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST 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 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.
- 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.

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

### FOR SEDIMENT CONTROL / STABILIZATION PURPOSES

#### 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**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - 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.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- 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**

- 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-SCS in cooperation with Maryland Agricultural Experiment Station.
- 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 mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slags, coarse fragments, gravel sticks, roots, trash, and other materials larger than 1 1/2 inch in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutedge, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-6 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.
- For sites having disturbed areas under 5 acres:
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

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

### STABILIZED CONSTRUCTION ENTRANCE

Sequence of Construction

SEQUENCE	NUMBER OF DAYS
1. OBTAIN A GRADING PERMIT.	7
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND STABILIZE.	1
3. WHILE CONSTRUCTING UTILITIES THE LIMIT OF DISTURBANCE SHALL INCLUDE ONLY THOSE (S) PIPE LENGTHS OR THAT WHICH WILL BE BACKFILLED AND STABILIZED IN ONE WORK DAY.	14
4. CONSTRUCT HOUSE	90
5. STABILIZE ALL AREAS IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS. FLUSH EXISTING CULVERT IN CHESTNUT HILL DRIVE.	7
6. UPON APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES AND STABILIZE.	1

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

### DUST CONTROL SPECIFICATIONS

Not To Scale

**PERMANENT SEEDING NOTES**

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

**SEEDBED PREPARATION** - LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

**SOIL AMENDMENTS** - IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREferred - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS. PER ACRE 30-0-0 UREA-FORM FERTILIZER (9 LBS/1000 SQ.FT.).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK 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 (14 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 OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE 500. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

**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 250 GALLONS PER ACRE (5 GALL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 340 GALLONS PER ACRE (8 GALL/1000 SQ.FT.) FOR ANCHORING.

**MAINTENANCE** - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

**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, DISKING 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 THRU APRIL 30, AND AUGUST 15 THRU OCTOBER 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 15 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 SOO.

**MULCHING** - APPLY 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ.FT.) OF UNROTTED WEEP FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 250 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT. OR HIGHER, USE 340 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

### Silt Fence

Not To Scale

**CONSTRUCTION SPECIFICATIONS**

- FENCE POSTS SHALL BE A MINIMUM OF 30" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" SQUARE (MINIMUM CUT) OR 1 1/2" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 100 POUND PER LINEAR FOOT.
- 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/M (MIN)	TEST: MGMT 500
TENSILE MODULUS	20 LBS/M (MIN)	TEST: MGMT 500
FLOW RATE	0.3 GAL/FT/MIN (MAX)	TEST: MGMT 322
FILTERING EFFICIENCY	70% (MIN)	TEST: MGMT 322
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEEDMENT PASSES.
- 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 E - 15 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

### Topsoil Specifications

Not To Scale

**CONSTRUCTION SPECIFICATIONS**

- ALL PERIMETER DIKES/SWALES SHALL HAVE AN UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%.
- RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
- RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED STABILIZED AREA AT A NON-EROSIVE VELOCITY.
- THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS-SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED IN THE STANDARD.
- FILL SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- STABILIZATION WITH SEED AND MULCH OR AS SPECIFIED OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE COMPLETED WITHIN 7 DAYS UPON REMOVAL.
- INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

NOTE: THE MAXIMUM DRAINAGE AREA FOR THIS PRACTICE IS 2 ACRES.

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

### Stabilized Construction Entrance

Not To Scale

Sequence of Construction

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

OWNER: CHESTNUT HILL PROPERTIES, LLC  
346-A MARMONCH COURT  
ELKERSBURG, MD 21784  
410-781-3400

DEVELOPER: RACHUBA HOME BUILDERS, LLC  
346-A MARMONCH COURT  
ELKERSBURG, MD 21784  
410-781-3400

**DMW**  
Duff-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4706  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

DATE: 10-20-03

SUBDIVISION NAME: CHESTNUT CREST SECTION AREA: 17.63 ACRES LOT 1  
PLAT NO.: 16353 BLOCK # 20 ZONE R20 18 TOWN/STATE MAP ELECT. PERMIT NO. 6029

TITLE: CHESTNUT CREST LOT 1 - SEDIMENT CONTROL NOTES AND DETAILS

Des By: DWR Scale: AS NOTED Proj. No.: 00091.C  
Dwn By: DWR Date: 10-20-03  
Chk By: JWR /RLN Approved: 3 OF 3

Professional Engr. No. 16551

### Temporary and Permanent Seeding Notes

**OWNER'S CERTIFICATION:**  
I HEREBY 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 COUNTY SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER: Christopher C. Rachuba  
DATE: 10-17-03

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS  
JIM MYRIN, Natural Resource Conservation Service Date: 11/3/03  
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.  
John W. Rameckie, Sr., Howard S.C.D. Date: 11/3/03

### Silt Fence

Not To Scale

**ENGINEER'S CERTIFICATION:**  
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 COUNTY SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: John W. Rameckie, Sr.  
DATE: 10-20-03

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

### Perimeter Dike /Swale

Not To Scale

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

10-20-03  
Date

Professional Engr. No. 16551

3 OF 3

SDP-03-69

**SITE ANALYSIS DATA CHART**

1. General Site Data
  - a. Present Zoning: R-20
  - b. Applicable DPZ File References: SP#01-10, F-03-19
  - c. Proposed Use of Site or Structure(s): Single Family Detached Residence
  - d. Proposed Water and Sewer Systems: Public - Private
  - e. Any Other Information Which May be Relevant:
2. Area Tabulation
  - a. Total Project Area: 29,643.0 Sq. Ft. 0.45 Acres
  - b. Area of This Plan Submission: 29,643.0 Sq. Ft. 0.45 Acres
  - c. Limits of Disturbed Area: 16,955 Sq. Ft. 0.39 Acres
  - d. Building Coverage of Site: 3,028 Acres and 17.8 % of Gross Area (Proposed)

# SITE DEVELOPMENT PLAN

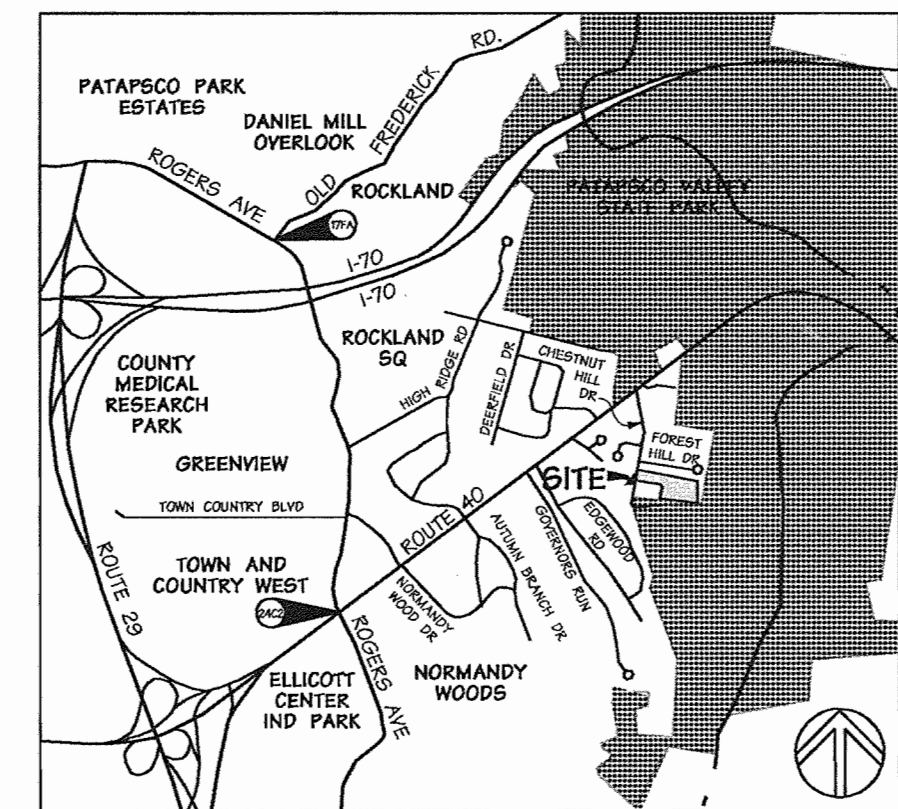
# CHESTNUT CREST

## LOT 1

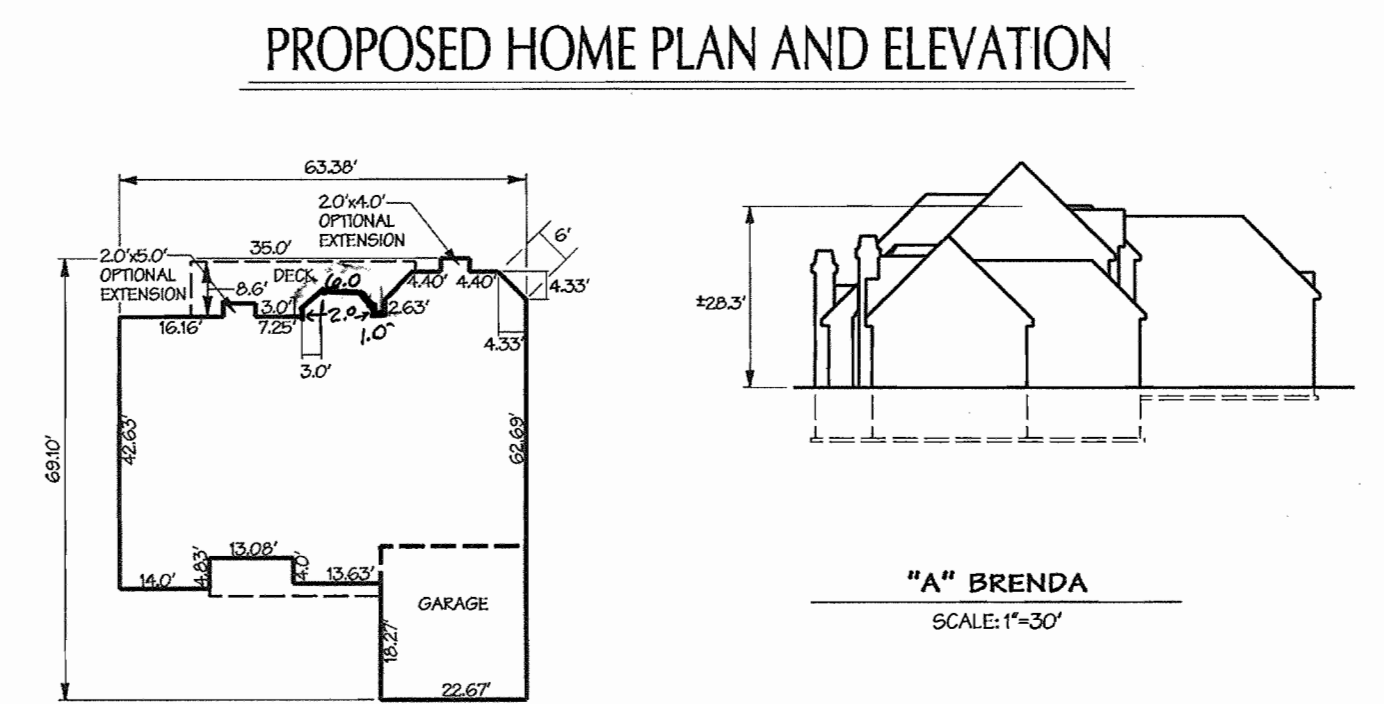
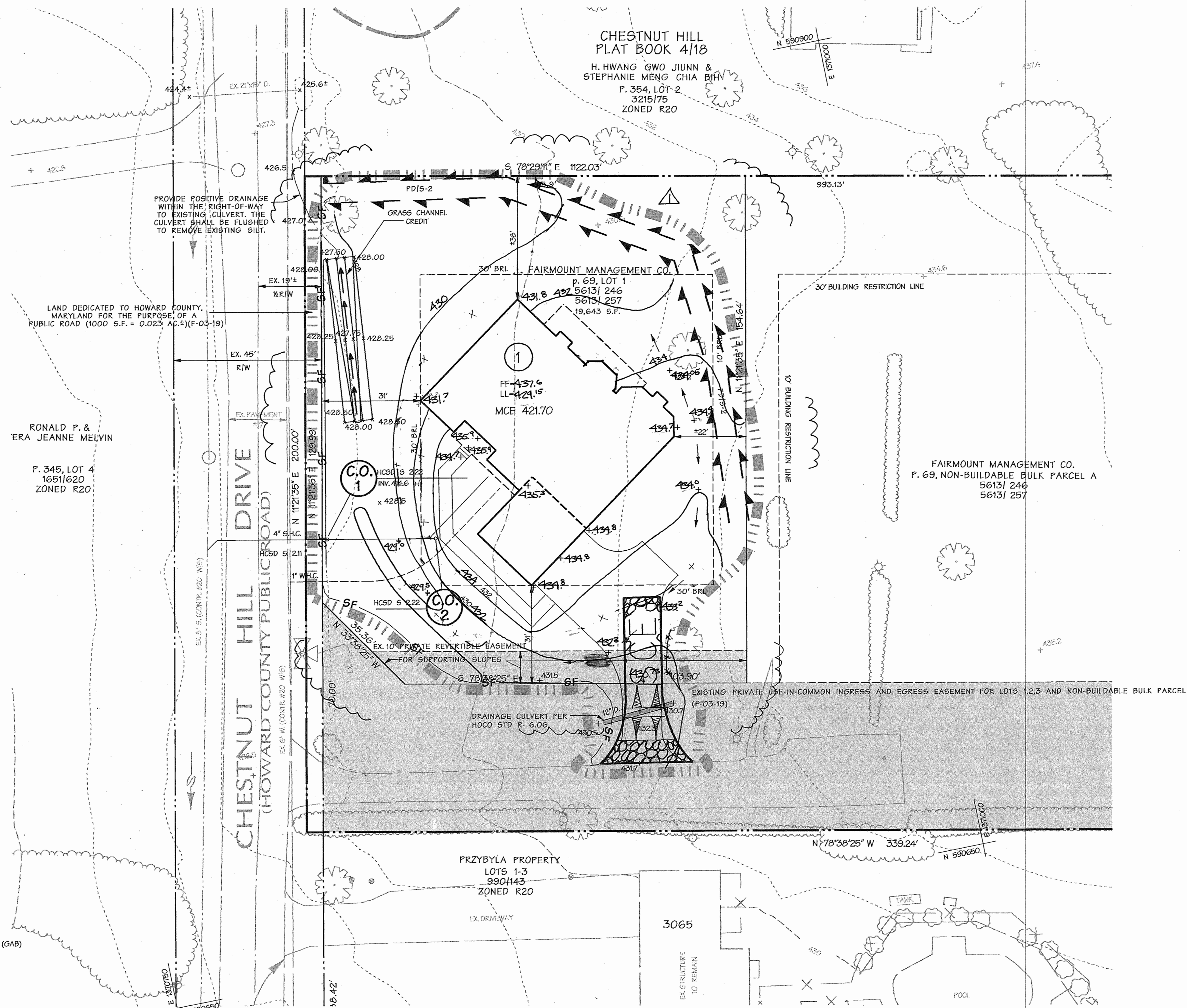
# HOWARD COUNTY, MARYLAND

**LEGEND**

	Proposed Tree Line		Existing Contours
	Existing Property Line		Proposed Contours
	Limit of Disturbance		Existing Utilities
	Easements		Proposed Utilities
	Lot Line		Existing Building
	Ex Trees and Shrubs		Proposed Building
	(15%-24.9%) Slopes		Existing Curb
	Site Fence		Proposed Curb
	Clean Out		Existing Tree Line
	Perimeter Ditch Swale		



- GENERAL NOTES**
1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-281-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  3. THE EXISTING TOPOGRAPHY AND SITE ELEMENTS ARE TAKEN FROM AERIAL TOPOGRAPHY FLOWN BY 30L LLC, DATED 1/13/2001 AND SUPPLEMENTED BY DMW FIELD SURVEY, DATED JANUARY 2002.
  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 17A AND 24C2 WERE USED FOR THIS PROJECT.
  5. A STORMWATER MANAGEMENT FACILITY IS NOT REQUIRED FOR THIS PROJECT. WATER QUALITY IS PROVIDED IN A GRASS SWALE FOR THE AREAS THAT DO NOT MEET THE 75 FEET OF SHEET FLOW.
  6. EX UTILITIES ARE BASED ON EX HOWARD CO. RECORDS AND FIELD SURVEY BY DMW DATED MARCH 2002.
  7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  8. SHC ELEVATION IS NOTED ON PROPOSED DWELLING.
  9. FOR DRIVEWAY ENTRANCE DETAILS, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
  10. THE PROPERTY IS ZONED R-20 PER THE 1993 COMPREHENSIVE ZONING PLAN.
    - A. IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR REAR, OPEN OR CLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
    - B. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
    - C. DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
      1. WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
      2. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN);
      3. GEOMETRY - MAX 5% GRADE, MAX 10% GRADE CHANGE AND MIN 45° TURNING RAD;
      4. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (4-25 TONS LOADING);
      5. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
      6. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
    - D. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.220 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETAINING 0.63 ± ACRES OF EXISTING FOREST WITH THE RECORDING OF F-03-03.
    - E. THERE ARE NO STREAMS, WETLANDS, OR ASSOCIATED BUFFERS ON THIS SITE.
    - F. THERE ARE NO KNOWN CEMETERIES ON SITE.
    - G. THIS PROJECT IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
    - H. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE TO THE LANDSCAPE PLAN SHOWN ON SHEET 2 AND THE FINANCIAL SURETY IN THE AMOUNT OF \$500 (\$500 FOR 5 SHADE TREES AND \$500 FOR 4 EVERGREEN TREES) WILL BE POSTED WITH THE BUILDERS GRADING PERMIT APPLICATION.



**SHEET INDEX**

SHEET	DESCRIPTION
1	SITE, GRADING, AND SEC. PLAN
2	LANDSCAPE PLAN
3	SEDIMENT CONTROL NOTES & DETAILS

**ADDRESS CHART**

PARCEL NUMBERS	STREET ADDRESS
Lot 1	3035 Chestnut Hill Dr.

- DATA SOURCES:**
1. EXISTING TOPO INFORMATION SHOWN IS FROM AERIAL TOPOGRAPHY, FLOWN BY 30L LLC DATED JANUARY 13, 2001 AND DMW FIELD SURVEY DATED JAN 2002.
  2. BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED JANUARY 2002.
  3. EXISTING UTILITIES SHOWN ARE FROM EXISTING HOWARD CO. RECORDS AND FIELD SURVEY BY DMW DATED JAN 2002.

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: *[Signature]*  
HOWARD SOIL CONSERVATION DISTRICT  
DATE: 11-03-03

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

*[Signature]* 11-03-03  
U.S.A. NATURAL RESOURCES CONSERVATION SERVICE

**CERTIFICATION BY THE DEVELOPER:**

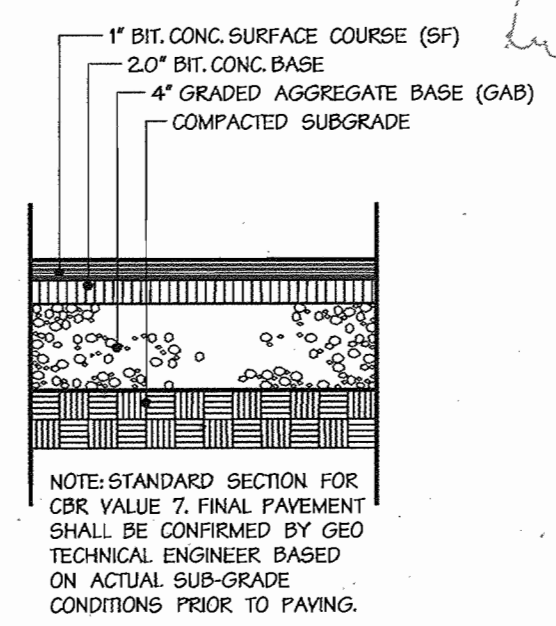
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*[Signature]* 10-17-03  
DATE

**CERTIFICATION 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."

*[Signature]* 10-20-03  
DATE



Professional Engr. No. 1057

Date: 10-20-03

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

*[Signature]* 11/16/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/25/03  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 11/25/03  
DIRECTOR DATE

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7/16/04 1 REVISED FF & ASSOCIATED GRADES

Date No. Revision Description

OWNER: CHESTNUT HILL PROPERTIES LLC  
946-T LAURENCE COURT  
ELDERSBURG, MD 21784  
410-781-3400

DEVELOPER: RACHUBA HOME BUILDERS, LLC  
946-A MARKERS COURT  
ELDERSBURG, MD 21784  
410-781-3400

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**DMW**  
Darr McCune-Walkers, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax: 296-4706

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

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SUBDIVISION NAME: CHESTNUT CREST SECTION/AREA: P. 69, LOT 1

PLATE # / LOT: 10333 / 1 BLOCK # ZONE TAZONING MAP SHEET DISTRICT DENSITY TRACT

207 R20 1b 2 6029

TITLE: **CHESTNUT CREST**  
LOT 1 - SITE, GRADING, & SEDIMENT AND EROSION CONTROL PLAN

Des By	DWR	Scale	1"=20'	Proj. No.	00091.C
Drn By	DWR	Date	10-20-03		
Chk By	JWR /RLM	Approved			

**1 OF 3**