

**21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL**

**Definition:** Placement of topsoil over prepared subsoil prior to establishment of permanent vegetation.

**Purpose:** To provide a suitable soil medium for vegetable growth. Soil of excessive low moisture content, low nutrient levels, low pH, metallic toxic to plants, and/or unacceptable soil gradation.

**Conditions Where Practice Applies:**

- This practice is limited to areas having 21' or flatter slopes where:
  - On soil meeting topsoil specifications, obtain test results indicating fertilizer and lime amendments required to bring the soil into compliance with the following:
    - 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.
    - Topsoil having available soil content greater than 500 parts per million shall not be used.
    - No soil 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.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuous supplies of moisture and nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with lime 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 as set forth in these specifications. Topsoil, the depth of topsoil to be salvaged for a given site may be found in the representative soil profile section in the Soil Survey published by USDA-NRCS in cooperation with the 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, heavy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate authority. If approved, topsoil shall not be a mixture of contrasting parent materials and shall contain less than 5% by volume of coarse stones, gravel, concrete 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 Bermuda grass, quackgrass, johnsongrass, nutgrass, poison ivy, blackberry, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-6 tons/acre (500-1000 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.

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

**SEDED 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.) before seeding. Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SEEDING:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 gal/1000 sq.ft.) of Kentucky 31 Tall Fescue for the period May 1 thru July 31, seed with 60 lbs./1000 sq.ft.) of Tall Fescue per acre and 2 lbs. per acre (0.05 lbs./1000 sq.ft.) of seeding legumes. During the period of October 16 thru February 28, plant site by Option (1) 2 tons per acre well conditioned straw mulch and seed as soon as possible in the spring. Option (2) Use soil. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well conditioned straw. Option (4) Use soil.

**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 (6 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 5 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 reseeding.

**TEMPORARY SEEDING NOTES**

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**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**

- 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 (313-1100).
- 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 redistribution, permanent or temporary stabilization shall be completed within:
  - 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1
  - 14 days for all other disturbed or graded areas on the project site.
- All disturbed areas shown must be fenced and warning signs posted around their perimeters in accordance with 301.17 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, soil, temporary seeding and mulching (see 301). Temporary stabilization with mulch alone can only be done when permanent 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:**

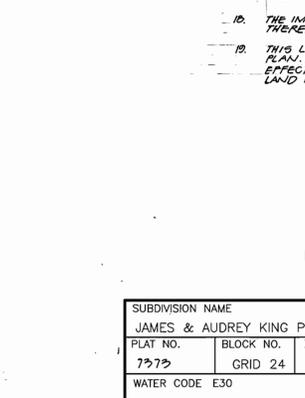
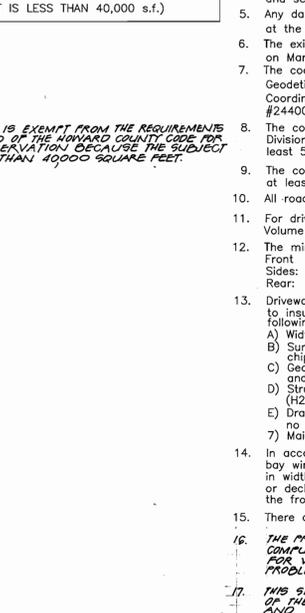
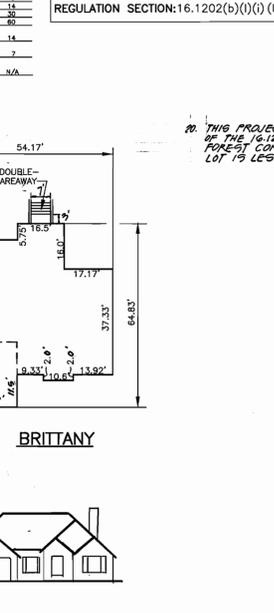
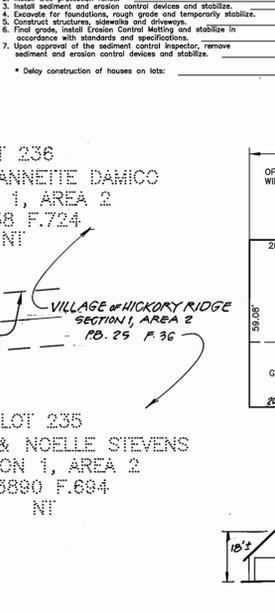
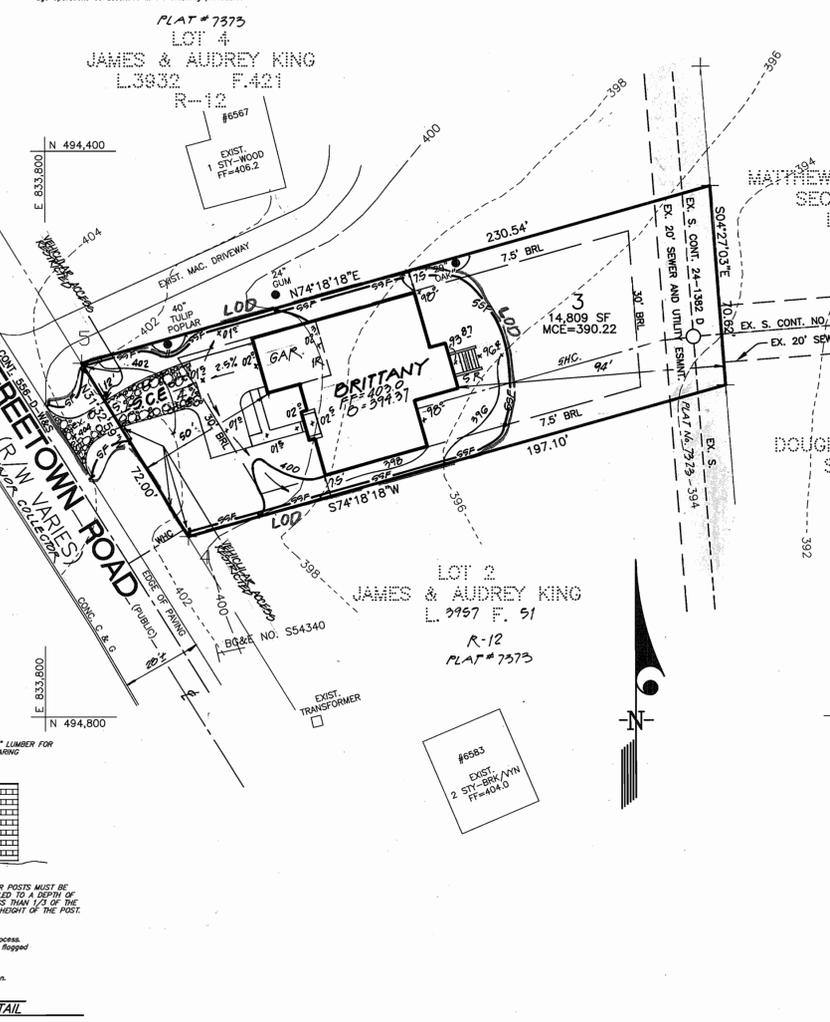
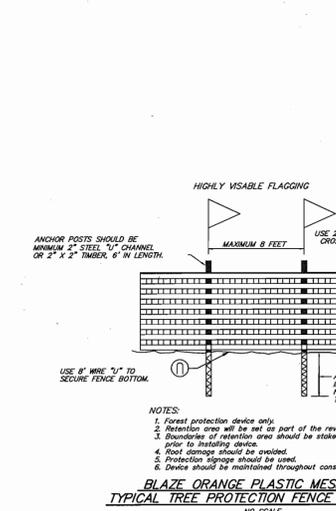
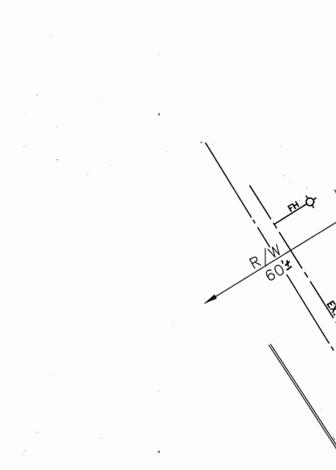
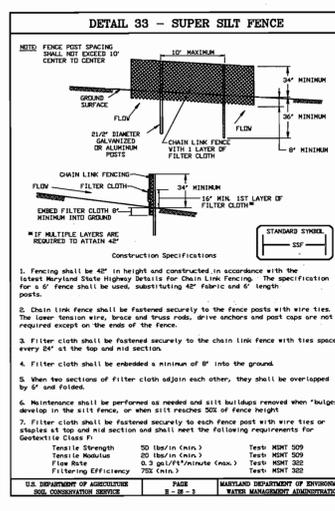
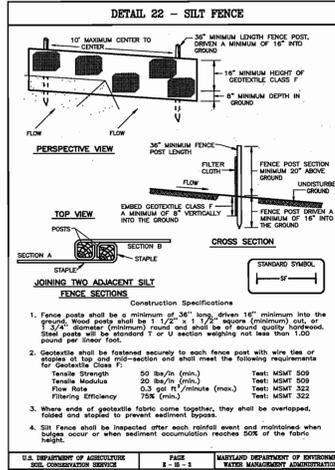
Total Area of Site: 0.34 AC.  
 Area Disturbed: 0.27 AC. 78.8%  
 Area to be reseeded: 0.02 AC. 5.9%  
 Area to be vegetatively stabilized: 1.02 AC. 297.1%  
 Total Filled: 1.26 AC. 367.0%  
 Official Water/Borrow Area Location: \*

- 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 control must be provided, if deemed necessary by the Howard County DPM Sediment Control Inspector.
- All areas with disturbed areas in excess of 2 acres, approval of installation of perimeter erosion and sediment controls, but before proceeding with any earth disturbing or grading. Other building or grading inspection approvals may not be authorized until the sediment control inspector by the inspection agency in made.
- Trenches for the construction of utilities shall be backfilled and stabilized within one working day, or is limited to three pipe lengths.
- The total amount of silt fence = 82 LF.
- The total amount of super silt fence = 320 LF.

\* It is the responsibility of the contractor to identify the total borrow area and notify and gain approval from the sediment control inspector of the site and it's working 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 temporary stabilizes.	14
5. Construct structures, sidewalks and driveways.	28
6. Final grade, install Erosion Control Matting and stabilize in accordance with standards and specifications.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7
* Delay construction of houses on lots:	N/A



**APPROVED:** DEPARTMENT OF PLANNING & ZONING

*John J. Williams* 7/23/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Harms* 7/23/03  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Mark L. Wolfe* 7/23/03  
 DIRECTOR DATE

Reviewed for HOWARD S.C.D. and meets Technical Requirements  
*John M. Williams* 7/18/03  
 Signature Date  
 U.S. Natural Resource Conservation Service

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

*John M. Williams* 7/18/03  
 HOWARD S.C.D. DATE

**DEVELOPER'S/BUILDER'S CERTIFICATE**

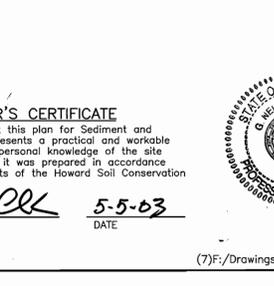
"I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training 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."

NAME: *[Signature]* DATE: 5-1-03

**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]* 5-5-03  
 G. NELSON CLARK DATE



**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
3	6979 FREETOWN ROAD

**GENERAL NOTES:**

- Subject property is zoned R-12 per the 10/8/93 Comprehensive Zoning Plan.
- The total number of lots included in this submission is: 1.
- Department of Planning and Zoning reference file numbers: F-35-20 and F-92-01.
- Utilities shown as existing are taken from approved water and sewer plans contract no. 2556 D-W & S and 24-1382 D.
- Any damage to county owned right-of-ways shall be corrected at the developers expense.
- The existing topography was field run by Clark, Finefrock and Sackett on March 14, 2003.
- The coordinates shown hereon are based on the Howard County Geodetic Control which is based upon Maryland State Plane Coordinate System - Howard County Monument #2440001 and 2439001.
- The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least 5 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.
- All roadways are public and existing.
- For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R.6.03 & R.6.05.
- The minimum setbacks for structures shall be as follows:  
 Front: 30'  
 Sides: 7.5'  
 Rear: 30'
- Driveway shall be constructed prior to issuance of a building permit to insure safe access for fire and emergency vehicles per the following minimum requirements:  
 A) Width - 12 feet  
 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 of 45 foot turning radius.  
 D) Structures (culverts/bridges) - Capable of supporting 25 gross tons (125 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.
- In accordance with Section 128 of the Howard County Zoning Regulation bay windows or exterior stairways more than 16 feet in width 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 setback.
- There are no 100 year floodplains or wetlands on this site.
- THE PROPOSED DWELLING ON LOT 3 SHOULD BE ACCURATELY COMPLETED AND STAKED ON THIS LOT TO AVOID NECESSITY FOR VARIANCE TO CORRECT SETBACK INFRINGEMENT PROBLEMS.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND CONSTRUCTION REGULATIONS AS AMENDED UNDER COUNCIL BILL #30-1101.
- THE INTERVIEWS AREA FOR LOT 3 IS LESS THAN 5000 SQ.FT., THEREFORE, STORMWATER MANAGEMENT IS NOT REQUIRED.
- THIS LOT IS EXEMPT FROM THE REQUIREMENTS OF A LANDSCAPE PLAN. THE PLAN WAS RECORDED IN 1981 AND RE-DATED THE EFFECTIVE DATE OF THE 1995 EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

**OWNER**  
 CONCHITA NEWTON  
 6567 FREETOWN ROAD  
 COLUMBIA MARYLAND, 21044  
 (410) 992-7741

**DEVELOPER**  
 T.B.I. HOMES, INC.  
 3675 PARK AVENUE, SUITE 301  
 ELLICOTT CITY, MARYLAND 21043  
 (410) 984-2824

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

DESIGNED	SINGLE FAMILY DETACHED SITE DEVELOPMENT PLAN	SCALE
B.C.	SEDIMENT AND EROSION CONTROL PLAN <td>1"=30'</td>	1"=30'
DRAWN	LOT 3 <td>DRAWING</td>	DRAWING
ZAH	<b>JAMES &amp; AUDREY KING PROPERTY</b> <td>1 of 1</td>	1 of 1
CHECKED	5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND <td>JOB NO.</td>	JOB NO.
DAR		03-023
DATE	FOR: T.B.I. HOMES, INC. 3675 PARK AVENUE, STE. 301 ELLICOTT CITY, MARYLAND 21043	FILE NO.
4-16-03		03-023-X