

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
5	26,138 S.F.	2,880 S.F.	23,258 S.F.

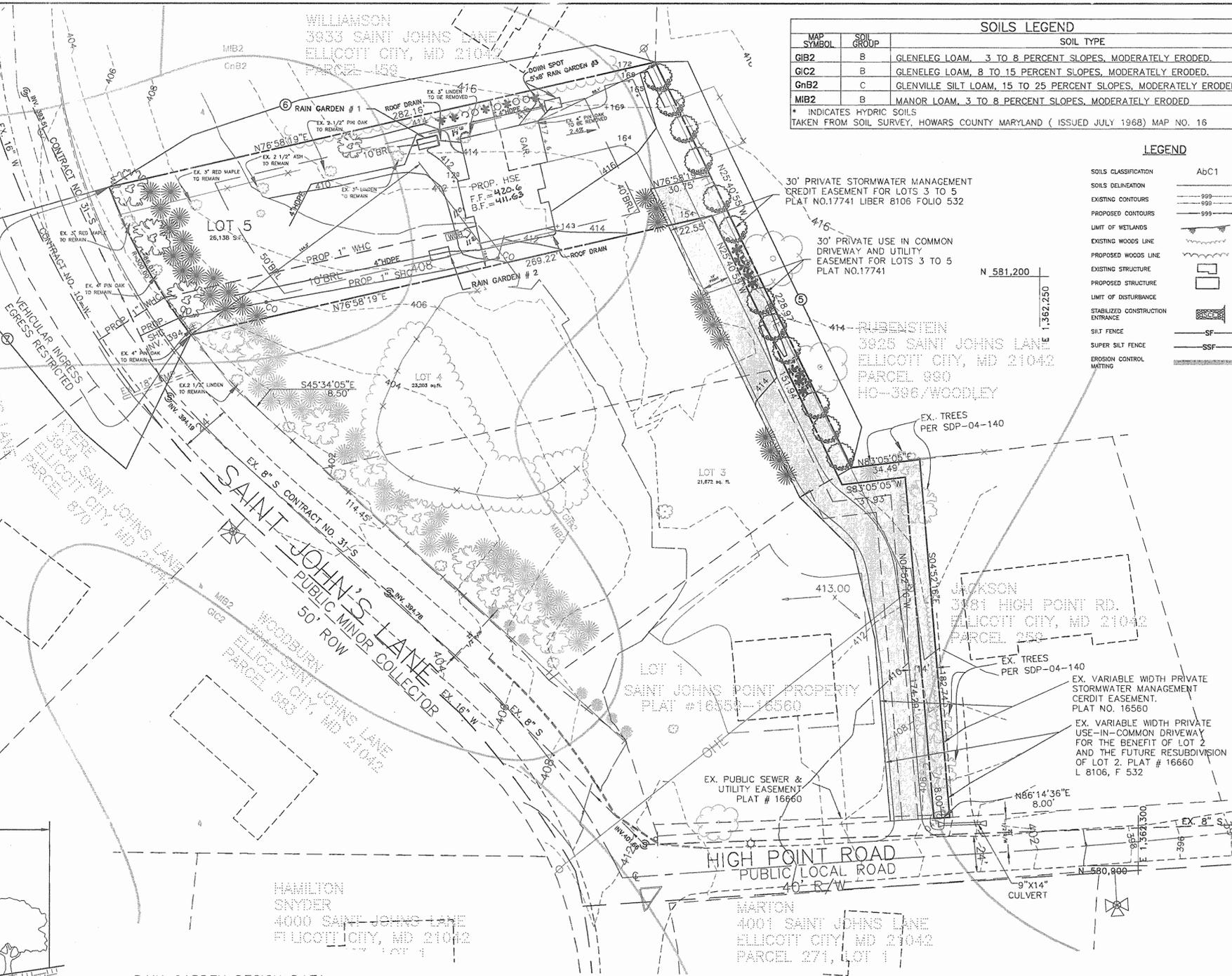
NO.	DESCRIPTION
1	SITE DEVELOPMENT AND LANDSCAPE PLAN
2	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark L. Naylor 2/4/06 DATE

Chad Hannon 2/2/06 DATE

William D. ... 1/31/06 DATE



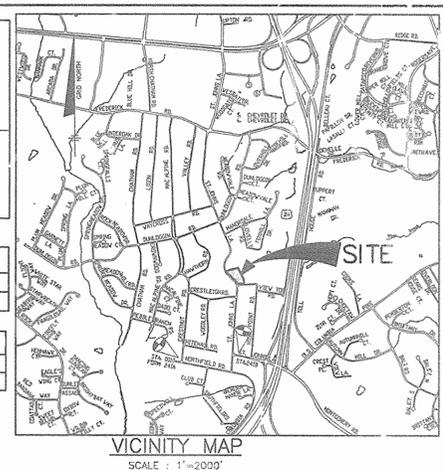
MAP SYMBOL	SOIL GROUP	SOIL TYPE
GIB2	B	GLENELEG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
GI2C	B	GLENELEG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
GnB2	C	GLENEVILLE SILT LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED.
MIB2	B	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARDS COUNTY MARYLAND (ISSUED JULY 1968) MAP NO. 16

HO. CO. #0010	NAD 83
N 579167.018	E 1360260.20
ELEV. 357.208	
LOCATION: DUNLOGGON MIDDLE SCHOOL AT NORTHFIELD RD.	
HO. CO. #2418	NAD 83
N 579753.499	E 1362302.95
ELEV. 350.616	
LOCATION: COLUMBIA RD. SIDE OF LATER DAY SAINTS CHURCH	

LOT NO.	STREET ADDRESS
5	3977 HIGH POINT ROAD

LOT NO.	MIN. CELLAR
5	401.12'



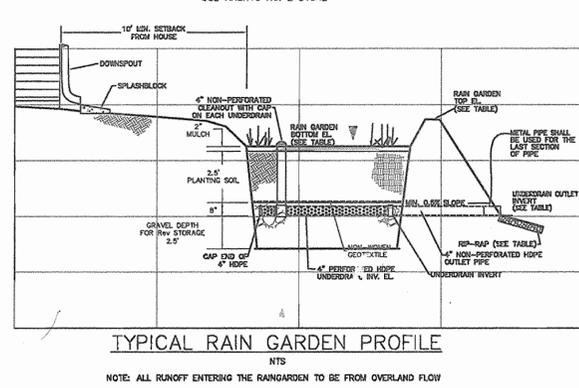
- ### GENERAL NOTES
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - EXISTING TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY MILDENBURG, BOENDER AND ASSOC., INC. DATED OCTOBER, 2002. CONTOUR INTERVAL IS 2 FEET.
 - HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - HO. CO. MONUMENTS 001C AND 241B.
 - EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS # 10-W AND 31-5 AND FIELD SURVEY LOCATIONS. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
 - STORMWATER MANAGEMENT IS PROVIDED BY THE USE OF ROOFTOP DISCONNECTION AND GRASS CHANNEL CREDIT IN ACCORDANCE WITH THE DESIGN PROVIDED UNDER F-04-14B.
 - THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 10C-1-A FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
 - 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 DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - [W] INDICATES WALKOUT BASEMENT.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: F-04-14B, F-03-212
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY ULDING RESTRICTION LINES IS RECOMMENDED.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAIL R-6-06.
 - DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR A BUILDING PERMIT TO INITIATE CONSTRUCTION ON THIS LOT WITHIN ONE YEAR OF SIGNATURE APPROVAL OF THIS SITE DEVELOPMENT PLAN.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FORES CONSERVATION MANUAL FOR THIS SITE HAVE BEEN FULFILLED UNDER F-03-212 (ST. JOHN'S POINT) BY OFF-SITE AFFORESTATION (LISTON FARM, MAP 2, PARCEL 7) IN THE AMOUNT OF 0.33 ACRES OF AFFORESTATION.
 - PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS PLAN. A TYPE C BUFFER SHALL BE PROVIDED ALONG THE EASTERN PERIMETER LINE OF LOT 2 AT THE TIME OF THE FUTURE RESUBDIVISION OF LOT 3 THRU 5, SINCE THIS PROPERTY ADJUTS A SITE WHICH CONTAINS A STRUCTURE LISTED ON THE HISTORIC SITES INVENTORY (PARCEL 990). IN ACCORDANCE WITH DEPARTMENT OF PLANNING AND ZONING REQUEST, AN INCREASED BUFFER PLANTING HAS BEEN SHOWN ALONG PERIMETER 7, WHICH SHALL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLAN AND FINANCIAL SURETY POSTED WITH THE DEVELOPER'S AGREEMENT FOR EACH OF THE LOTS. LOT 5 REQUIRES 4 SHADE TREES, 12 SHRUBS AND 27 EVERGREENS IN THE AMOUNT OF \$7,650.00.
 - ALL PLANT MATERIAL USED ALONG THE 25' REAR BUFFER TO ST. JOHN'S LANE WILL BE OF LARGER CALIPER AT THE TIME OF INSTALLATION.

RAIN GARDEN	RAIN GARDEN DIMENSIONS	RAIN GARDEN TOP EL.	RAIN GARDEN BOTTOM EL.	UNDERDRAIN INVERT EL.	UNDERDRAIN OUTLET INVERT EL.	MAX. PONDING DEPTH
1	5'x10'	412.5	412.0	408.9	408.7	6"
2	5'x10'	409.0	408.5	405.4	405.2	6"
3	5'x8'	417.0	416.5	413.1	408.7	6"

* USE AASHTO NO. 2 STONE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4	(Symbol)	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
5	(Symbol)	CORNUS FLORIDA OR EQUIVALENT	WHITE FLOWERING DOGWOOD	8" - 10" HT.
20	(Symbol)	PINUS STROBUS OR EQUIVALENT	WHITE PINE OR EQUIVALENT	6" - 8" HT.
12	(Symbol)	AZALEA 'HERSHEY RED'	HERSHEY RED AZALEA	18" - 24" SPACING
13	(Symbol)	HEX ORNATA	HELLER'S HOLLY	18" - 24" HT.

A.) TOTAL PROJECT AREA	26,138 S.F.
B.) AREA OF THIS PLAN SUBMISSION	SAME AS ABOVE
C.) APPROXIMATE LIMIT OF DISTURBANCE	29,340 S.F.
D.) PRESENT ZONING	R-20 RESIDENTIAL SINGLE FAMILY DETACHED UNIT
E.) PROPOSED USE OF SITE	N/A
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLATS	1
H.) TOTAL NUMBER OF UNITS PROPOSED	1
I.) APPLICABLE DPZ FILE REFERENCES	F-04-14B F-03-212
J.) PROPOSED WATER AND SEWER SYSTEMS	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE



CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	TOTAL
LANDSCAPE TYPE	C (PERIMETER 5)	A (PERIMETER 6)	B (PERIMETER 7)
LINEAR FEET OF PERIMETER	229 LF	282 LF	86.01 LF
NUMBER OF PLANTS REQUIRED			
SHADE TREES	6 SHADE TREES	5 SHADE TREES	2 SHADE TREES
EVERGREEN TREES	11 EVERGREEN TREES	3 EVERGREEN TREES	3 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
CREDIT FOR EXISTING TREES	N/A	4 SHADE TREES	3 SHADE TREES
SHADE TREES		0 EVERGREEN TREES	7 SHADE TREES
EVERGREEN TREES		0 SHRUBS	0 EVERGREEN TREES
SHRUBS		0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED			
SHADE TREES	0 SHADE TREES	1 SHADE TREES	3 SHADE TREES
EVERGREEN TREES	11 EVERGREEN TREES	0 EVERGREEN TREES	16 EVERGREEN TREES
OTHER TREES (2-1 SUBSTITUTION)	12 SUBSTITUTION TREES	0 SUBSTITUTION TREES	12 SUBSTITUTION TREES
SHRUBS (0-1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	20 SHRUBS

* ALONG PERIMETER 6, CREDIT IS BEING TAKEN FOR FOUR (4) EXISTING TREES: 3" RED MAPLE, 2 1/2" ASH, 3" LINDEN, 2 1/2" PIN OAK. ALONG PERIMETER 7, CREDIT IS BEING TAKEN FOR THREE (3) EXISTING TREES: TWO (2) 4" PIN OAKS, 3" RED MAPLE.

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844
www.bsl-civilengineering.com

OWNER: MR. TRACY MASON
1167 INGATE ROAD
BALTIMORE, MD 21227

PROJECT: SAINT JOHN'S POINT LOT 5 AND USE-IN-COMMON DRIVEWAY FOR LOTS 1, 3-5

LOCATION: TAX MAP: 24, GRID: 17 PARCEL: 45B and ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN (SINGLE FAMILY DWELLING)

DATE: SEPTEMBER, 2005 PROJECT NO. 1877
JANUARY, 2006 SHEET 1 OF 2

DESIGN: DAM DRAFT: EDD CHECK: DAM SCALE: AS SHOWN

- SEDIMENT CONTROL NOTES**
- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (311-1650).
 - ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE CONFORMANT WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, REVISIONS THERE TO.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 47 CALENDAR DAYS FOR THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, REVISIONS THERE TO. PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1 (9) 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, REVISIONS THERE TO. 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 OF SITE (THIS SUBMISSION)	0.6	ACRES
AREA DISTURBED	0.57	ACRES
AREA TO BE ROOFED OR PAVED	0.21	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.46	ACRES
TOTAL CUT	359	CY
TOTAL FILL	442	CY
OFFSITE WASTE/BORROW AREA LOCATION	*	

*IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE SPILL/BORROW SITE AND NOTIFY AGENCY APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR OF THE SITE AND ITS GRADING EXIST NUMBER AT THE 48-HOUR CONSTRUCTION. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRA. NO 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 SEDIMENT CONTROL INSPECTOR.

ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE PROTECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL, BUT NOT PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR DRAINAGE OTHER THAN THE PROTECTION AGENCY APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE PROTECTION AGENCY IS MADE.

THENCE IF THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT A CUT CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

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

SOIL AMENDMENTS: IN 1/4" OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- UNFERTERED - APPLY 2 TONS PER ACRE OF MARINE LIMESTONE (92 LBS/1000 SQ FT) AND 300 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC 1/2" DEEP THREE INCHES OF SOIL, AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE OF MARINE LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC 1/2" DEEP THREE INCHES OF SOIL.

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 1 THROUGH OCTOBER 15, SEED 1/2" DEEP PER ACRE 1.4 BUSHELS PER ACRE OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2.85 PER ACRE (25 LBS/1000 SQ FT) OF WEEDING LOVEGRASS DURING THE PERIOD OF SEEDING. FOR PERIOD NOVEMBER 1 THROUGH FEBRUARY 28, SEED 1/2" DEEP PER ACRE 2 TONS OF WOODBRUNN STRAW MULCH AND SEED AS POSSIBLE IN THE SPRING. 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 8 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDBED PREPARATIONS

APPLY 1/2" 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, DISING 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 PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 1 THROUGH NOVEMBER 15, SEED 1/2" DEEP 1 1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEDING LOVEGRASS (0.7 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 1 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WOODBRUNN STRAW MULCH AND SEED AS POSSIBLE IN THE SPRING OR USE 300 LBS PER ACRE OF WOODBRUNN STRAW MULCH.

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 8 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT OTHERWISE SPECIFIED.

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 COUNTY CONSERVATION DISTRICT.

Donald A. Mason 1/13/06
ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

LOOPER'S CERTIFICATE

WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN 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 COUNTY CONSERVATION DISTRICT.

Tracy Mason 1/3/06
TRACY MASON DATE

REVIEWED FOR HOWARD COUNTY AND MEETS TECHNICAL REQUIREMENTS

Jim Mayne 1/26/06
USEE - NATIONAL RESOURCES CONSERVATION SERVICE DATE

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

Jeffrey W. Schomberg 1/26/06
HOWARD COUNTY CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark A. Leung 2/3/06
DIRECTOR DATE

Colanville 2/3/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Donna D... 1/31/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

- TOPSOIL SPECIFICATIONS**
- Topsoil salvaged from the existing site may be used provided that it meets that 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-NRCS 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, r. very 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 subsols and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, rock, 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, quack grass, Johnson grass, nutgrass, 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 2.0.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - 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 present to raise the pH to 6.5 or higher.
 - Organic content or topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No soil or sand 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.
 - Place topsoil (if required) and apply soil amendments as specified in 2.0.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

Topsoil Application

- 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.
- Grades on areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 8" higher in elevation.
- 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 seeding or sodding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from spreading or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
- 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.

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:

- 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 sites having disturbed areas under 5 acres shall conform to the following requirements:
 - 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.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - 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: Guidelines Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

- 1) OBTAIN GRADING PERMIT.
- 2) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
- 3) INSTALL AND PERMANENTLY STABILIZE USE-IN-COMMON DRIVEWAY AND DITCH WITH WRITTEN APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 4) EVALUATE FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
- 5) CONSTRUCT HOUSE, BACKFILL AND CONSTRUCT DRIVEWAY.
- 6) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES.
- 7) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SOLID SOIL SHOULD BE USED.

DETAIL 33 - SUPER SILT FENCE

CONSTRUCTION SPECIFICATIONS

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Safety for Chain Link Fencing. The specifications for a fence shall be used, including 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The wire ties shall be spaced every 6 feet along the length of the fence.
- Fence posts shall be fastened securely to the chain link fence with wire spaced every 6 feet along the length of the fence.
- Fence posts shall be embedded a minimum of 8" into the ground.
- When two sections of fence are joined together, they shall be overlapped by 8" and fastened.
- Maintenance shall be performed as needed and all debris removed when "drip" occurs in the silt fence, or when it reaches 50% of fence height.
- Fence posts 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 Galvalume Chain Link Fencing:

Twist Strength	50 lbs/ft (min.)	Test Method	ASTM F 2119
Tensile Strength	20 lbs/ft (min.)	Test Method	ASTM F 2119
Flow Rate	1.5 gals./min./ft. (max.)	Test Method	ASTM F 2119
Filling Efficiency	75% (min.)	Test Method	ASTM F 2119

