SITE DEVELOPMENT PLAN

STEDDING PROPERTY LOTS 1 & 2 AND P/O PARCEL 663

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

INDEX OF DRAWINGS

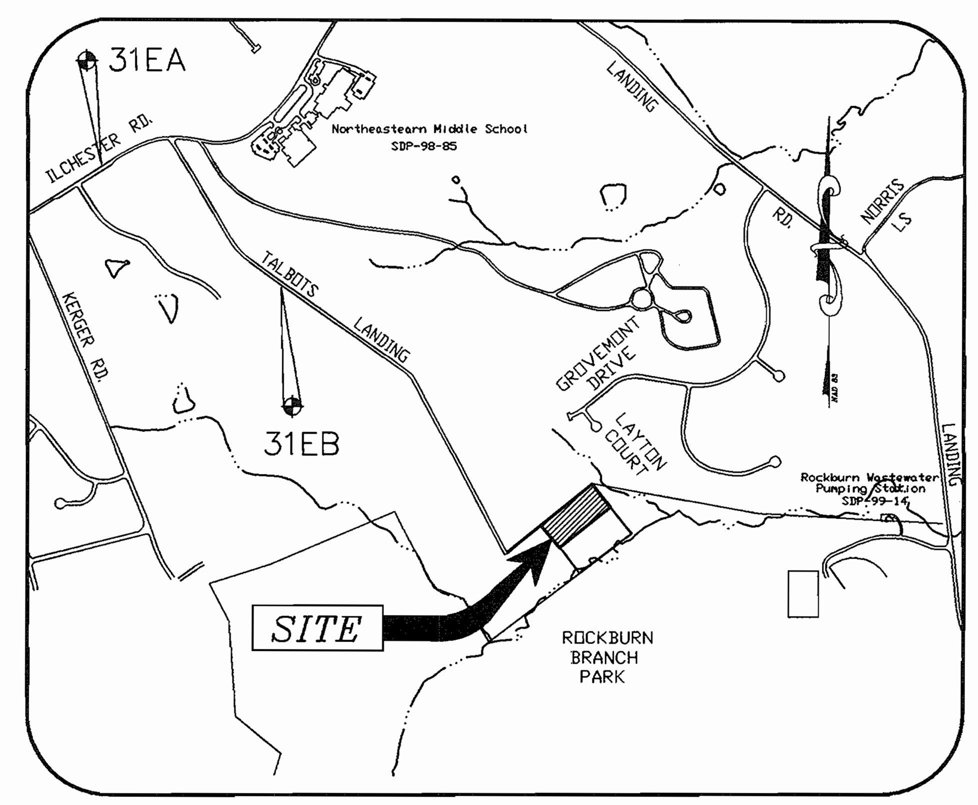
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

ADDRESS CHART

LOT NO.	STREET ADDRESS
PARCEL 662	
1	5283 TALBOT'S LANDING
2	5285 TALBOT'S LANDING
P/O PARCEL 663	
3	5287 TALBOT'S LANDING

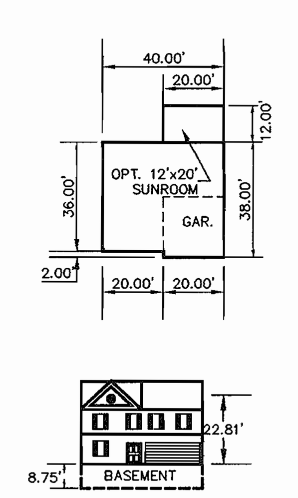
PERMIT INFORMATION CHART

SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #		
STEDDING PROPERTY		N/A	LOTS 1-3/PARCEL 662 & P/O 663		
PLAT # OR L/F: L.6663, F.585; PLAT # 17646	BLOCK #: 22 & 23	ZONE: R-20	TAX MAP: 31	ELEC. DIST.: 1ST	CENSUS TRACT: 601101
WATER CODE: 400/ D03			SEWER CODE: 1252600		
PROPOSED IMPROVEMENTS: SFD					



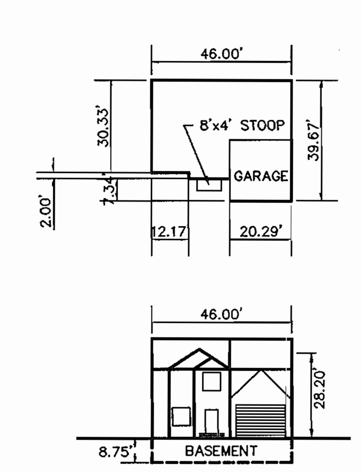
VICINITY MAP

SCALE: 1'=1200'



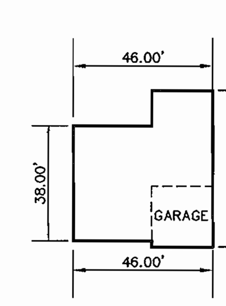
THE ROCKBURNE 40

SCALE 1"=50'



THE HIGHLAND

SCALE 1"=50'



GENERIC BOX "C"
THE HIGHLAND
THE ROCKBURNE 40

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
2. THIS SDP IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
4. 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.
5. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1 (800)257-7777
VERIZON TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880

6. SITE ANALYSIS CHART:
   a. LOCATION :TAX MAP 31, GRID 23 PARCELS 662 & P/O 663 DEED REFERENCE: 6663/585 2606/622
   b. TOTAL PROJECT AREA: 2.56 AC.±
   c. LIMIT OF DISTURBED AREA: 0.99 AC. ±
   d. ZONING : R-20
   e. PROPOSED USE FOR SITE : RESIDENTIAL
   f. TYPE OF PROPOSED UNIT: SFD
   g. NUMBER OF PROPOSED BUILDABLE LOTS : 3
   h. NUMBER OF PROPOSED OPEN SPACE LOTS : 0
   i. AREA OF BUILDABLE LOTS : 2.56 AC. ±
   j. MINIMUM LOT AREA: 20,000 SQ.FT.
   k. DPZ FILE NOS. : F-03-116, F-99-130, SDP-03-168, WP-04-080, SDP-05-092
7. TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT NOVEMBER 2002.
8. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY WHITMAN, REGUARDT AND ASSOCIATES, LLP IN OCTOBER 1998.
9. ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.06.
10. WATER IS PUBLIC, CONTRACT #'S 44-3727-D & 14-4159-D. SEWER IS PUBLIC, CONTRACT #'S 10-3697 & 14-4159-D.
11. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.31EA, 31EB.
    STA. No. 31EA N 569,641.149 E 1,374,816.064 ELEV. 469.628
    STA. No. 31EB N 568,731.012 E 1,376,273.622 ELEV. 453.415
12. ALL EXISTING STRUCTURES ON PROPERTY TO REMAIN UNLESS OTHERWISE NOTED.
13. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON P/O PARCEL 663 (5 SHADE TREES) IN THE AMOUNT OF $1,500.00 WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
14. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
    B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
    D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
    G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
16. STORMWATER MANAGEMENT IS PROVIDED VIA THE USE OF RAIN GARDENS, ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS. MANAGEMENT FOR THE SHARED PORTION OF THE DRIVEWAY WAS PREVIOUSLY ADDRESSED UNDER F-03-116.
17. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH 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. 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.
18. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
19. IN ACCORDANCE WITH SECTION 128 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.
20. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR STEDDING PROPERTY, LOTS 1 AND 2 WERE SATISFIED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.17 ACRES (7,405.2 SQ. FT.) IN THE AMOUNT OF $3,702.60 UNDER F-03-116. FOREST CONSERVATION OBLIGATIONS FOR P/O PARCEL 663 WAS SATISFIED UNDER TALBOT'S LAST SHIFT BY A DECLARATION OF INTENT FOR SINGLE LOT EXEMPTION FOR CLEARING LESS THAN 40,000 SQUARE FEET OF FOREST.
21. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM (S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
22. STEDDING PROPERTY LOTS 1AND 2 AND P/O PARCEL 663 WILL ALL SHARE ACCESS OF THE USE-IN-COMMON DRIVEWAY SHOWN.
23. APPROVAL OF THIS PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS SET FORTH FROM WP-04-080. THE STIPULATIONS ARE LISTED AS FOLLOWED:
    a). ALL PROPOSED LOTS SHALL USE A SHARED DRIVEWAY WITH A RECORDED SHARED ACCESS EASEMENT AND MAINTENANCE AGREEMENT. THIS AGREEMENT SHALL INCLUDE ALL OF THE ADJACENT PARCELS WHICH HAVE THE LEGAL RIGHT TO USE THE DRIVEWAY.
    b). RESUBMIT TO THE DEVELOPMENT ENGINEERING DIVISION THE DESIGN MANUAL WAIVER FOR THE NUMBER OF USERS/WIDTH OF THE SHARED ACCESS EASEMENT FOR THIS SUBDIVISION.
    c). UNDER F-03-116, RESUBMIT THE FINAL PLAT IN ACCORDANCE WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS, PER THE FEB. 2, 2004 COMPREHENSIVE REZONING. SIX SETS OF THIS REACTIVATED PLAT MUST BE SUBMITTED WITHIN 45 DAYS OF THE DATE OF THIS LETTER, (BY AUGUST 26, 2004) AND SHALL ADDRESS THE COMMENTS WHICH ACCOMPANIED OUR LETTER OF SEPTEMBER 16, 2003. IN ADDITION, ANY APPLICABLE REGULATION CHANGES MUST BE INCORPORATED INTO THE REVISED PLANS.
    d). A BUILDING PERMIT FOR EITHER OF THE TWO LOTS WILL NOT BE ISSUED UNTIL THIS DEVELOPER OR THE DEVELOPER OF THE ADJACENT TALBOT'S LAST VIEW SUBDIVISION, LOTS 1-4, TIM FRENCH, BUILDS THE DRIVEWAY TO CURRENT DRIVEWAY SPECIFICATIONS.
    e). DIVIDE THE 1.53 FEET OF PUBLIC ROAD FRONTAGE BETWEEN THE THREE LOTS AND CLEARLY DEMARCATE THIS ON THE PLAT.
    f). COMPLIANCE WITH THE DESIGN MANUAL SPECIFICATIONS FOR THE WIDTH OF THE DRIVEWAY PAVEMENT.
    g). ADD A NOTE TO THE PLAT LISTING ALL PARCELS AND/OR LOTS THAT WILL BE A USER OF THE SHARED DRIVEWAY AND SHARING IN THE MAINTENANCE OF THE DRIVEWAY.
24. HOUSE LOCATIONS FOR THESE LOTS MUST BE A MINIMUM OF 10' FROM THE PUBLIC SEWER OR WATER EASEMENTS.
25. THIS SDP WILL NOT PROVIDE A NEW USE-IN-COMMON DRIVEWAY ANY LONGER. THEREFORE, STORMWATER MANAGEMENT WAS REVISED.
26. THE DEVELOPER OF THE TALBOT'S LAST VIEW SUBDIVISION WILL BE REQUIRED TO IMPROVE/UPGRADE THE DRIVEWAY FOR ACCESS TO THE STEDDING PROPERTY AND ALL OTHER PROPERTIES THAT HAVE THE RIGHT TO USE THE DRIVEWAY, PER CONDITION #4 OF WP-04-080.
27. STEDDING PROPERTY LOTS 1 & 2 & P/O PARCEL 663, AND TALBOT'S LAST VIEW LOTS 1-4 WILL ALL SHARE ACCESS OF THE USE-IN-COMMON DRIVEWAY APPROVED UNDER F-03-116.
28. THE SWM RAIN GARDENS OUT-FALL PIPES HAVE BEEN CONSIDERED AS AN ACCEPTABLE LOCATION, PER DEVELOPMENT ENGINEERING DIVISION, DUE TO THE FACT THAT THERE IS NO BETTER ALTERNATIVE.

DEVELOPERS CERTIFICATE

I 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — 6/16/06 DATE

DONALD R REINKE JR — PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDTIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — 6/16/06 DATE

JOHN MILDENBERG — PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE — 6/22/06 DATE

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

HOWARD SOIL CONSERVATION DISTRICT — 6/22/06 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION YQ — 6/29/06 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 7/5/06 DATE

DIRECTOR — 7/6/06 DATE

02-069\DWG\02-069-lots1-3_SDP_JAN.06-MAYA.dwg

OWNERS

R/E GROUP, LLC.
5300 DORSEY HALL DRIVE
ELLICOTT CITY, MD 21042

project	date	illustration	engineering	scale	approval
02-069	JUNE, 2006	EGJ	EGJ	NTS	

no.	description revisions	date

STEDDING LOTS 1-2 & P/O PARCEL 663
TAX MAP 31 PARCELS 662 & PART OF PARCEL 663
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

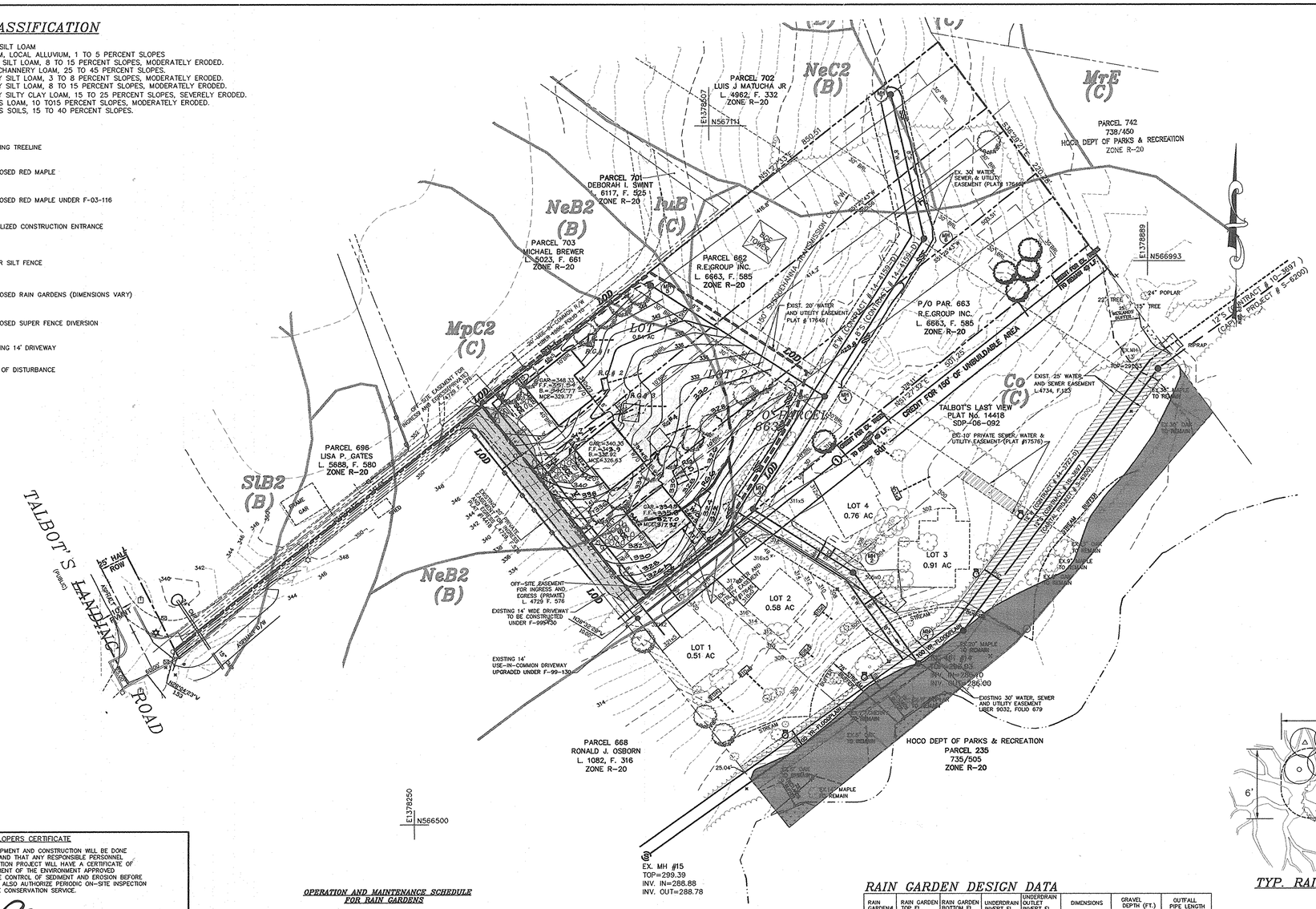
SDP-06-025

SOILS CLASSIFICATION

Co	(C)	CODORUS SILT LOAM
luB	(C)	LUCA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
MpC2	(C)	MONTALTO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
MrE	(A)	MT. AIRY CHANNERY LOAM, 25 TO 45 PERCENT SLOPES.
NeB2	(B)	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
NeC2	(B)	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
NsD3	(B)	NESHAMINY SILTY CLAY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED.
SlD2	(B)	SASSAFRAS LOAM, 10 TO15 PERCENT SLOPES, MODERATELY ERODED.
SsE	(C)	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES.

LEGEND

- EXISTING TREELINE
- PROPOSED RED MAPLE
- PROPOSED RED MAPLE UNDER F-03-116
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- SSF — SUPER SILT FENCE
- R.G.# — PROPOSED RAIN GARDENS (DIMENSIONS VARY)
- SFD-1 — PROPOSED SUPER FENCE DIVERSION
- EXISTING 14' DRIVEWAY
- LOD — LIMIT OF DISTURBANCE


TALBOT'S LANDING ROAD
PARCEL 702
LUIS J MATUCHA JR
L. 4962, F. 332
ZONE R-20
PARCEL 701
DEBORAH I. SWINT
L. 6117, F. 525
ZONE R-20
PARCEL 703
MICHAEL BREWER
L. 5023, F. 661
ZONE R-20
PARCEL 662
R.E.GROUP INC.
L. 6663, F. 585
ZONE R-20
PARCEL 742
738/450
HOCO DEPT OF PARKS & RECREATION
ZONE R-20
PARCEL 696
LISA P. GATES
L. 5888, F. 580
ZONE R-20
P/O PAR. 663
R.E.GROUP INC.
L. 6663, F. 585
ZONE R-20
P/O PARCEL 663
TALBOT'S LAST VIEW
PLAT NO. 14418
SDP-06-092
PARCEL 668
RONALD J. OSBORN
L. 1082, F. 316
ZONE R-20
HOCO DEPT OF PARKS & RECREATION
PARCEL 235
735/505
ZONE R-20
EX. MH #15
TOP=299.39
INV. IN=288.88
INV. OUT=288.78
LOT 1 0.51 AC
LOT 2 0.58 AC
LOT 3 0.91 AC
LOT 4 0.76 AC
NeB2 (B)
NeC2 (B)
MpC2 (C)
SlB2 (B)
luB (C)
MrE (C)
Co (C)
E378507
N567114
E378889
N566993
E378250
N566500
LOD
EXISTING 14' MDE DRIVEWAY TO BE CONSTRUCTED UNDER F-99-130
EXISTING 14' USE-IN-COMMON DRIVEWAY UPGRADED UNDER F-99-130
OFF-SITE EASEMENT FOR INGRESS AND EGRESS (PRIVATE) L. 4729 F. 576
EXISTING 30' WATER, SEWER AND UTILITY EASEMENT LIBER 9032, FOLIO 679
EXIST. 20' WATER AND UTILITY EASEMENT PLAT # 17646
EXIST. 25' WATER AND SEWER EASEMENT L.4734, F.323
20' PRIVATE SEWER, WATER & UTILITY EASEMENT (PLAT #17576)
CREDIT FOR 150' OF UNBUILDABLE AREA
CREDIT FOR 25' TO ROAD OF LIT.
STREAM
FLOODPLAIN
EX. 30" MAPLE TO REMAIN
EX. 24" MAPLE TO REMAIN
EX. 15" MAPLE TO REMAIN
EX. 12" MAPLE TO REMAIN
EX. 10" MAPLE TO REMAIN
EX. 8" MAPLE TO REMAIN
EX. 6" MAPLE TO REMAIN
EX. 36" OAK TO REMAIN
EX. 24" POPLAR
EX. 22" TREE
EX. 15" TREE
EX. 12" MAPLE TO REMAIN
EX. 10" MAPLE TO REMAIN
EX. 8" MAPLE TO REMAIN
EX. 6" MAPLE TO REMAIN
EX. 36" MAPLE TO REMAIN
EX. 30" MAPLE TO REMAIN
EX. 24" MAPLE TO REMAIN
EX. 18" MAPLE TO REMAIN
EX. 15" MAPLE TO REMAIN
EX. 12" MAPLE TO REMAIN
EX. 10" MAPLE TO REMAIN
EX. 8" MAPLE TO REMAIN
EX. 6" MAPLE TO REMAIN
EX. 36" OAK

HOWARD SOIL CONSERVATION DISTRICT

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:
1) PREFERRED – APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 600 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 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
2) 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 1.4 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 LOBS. 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 SOD. OPTION (3) – SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONE/ACRE WELL ANCHORED STRAW.

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

MAINTENANCE – INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

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, FOR NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM 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 16 THRU NOVEMBER 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./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

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 NAY 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 MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.

3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

5) 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.

6) SITE ANALYSIS:

TOTAL AREA OF SITE:	2.56	ACRES
AREA DISTURBED:	0.99	ACRES
AREA TO BE ROOFED OR PAVED:	0.37	ACRES
AREA TO BE VEGITATIVELY STABILIZED:	0.62	ACRES
TOTAL CUT:	3,500	CU. YDS.
TOTAL FILL:	3,500	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	(NOT REQUIRED)	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY.
CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

7) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

8) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

9) 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.

10) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

DEVELOPERS CERTIFICATE

I 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 6/16/06

DONALD R. REUWER JR
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDTIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 1/23/06

JOHN MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA – NATURAL RESOURCE CONSERVATION SERVICE — DATE 6/22/06

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 6/22/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/29/06

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/5/06

DIRECTOR — DATE 7/6/06

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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 SPECIFICATION. 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 EXPERIMENTAL 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 LARGER THAN 1 1/2" IN DIAMETER.
  ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONSON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  iii. WHERE THE 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.

III. 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.

IV. 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 TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED 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 PHYTO-TOXIC 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.

SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE

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" TO 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

  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:
  i. 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 AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
    a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO 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 LEASE 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOURUS, 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.
    c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
  iv. 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.

TEMPORARY DUST CONTROL MEASURES

1. MULCHES – SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

2. VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

3. TILLAGE – TO ROUGHTN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

4. 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 THAT RUNOFF BEGINS TO FLOW.

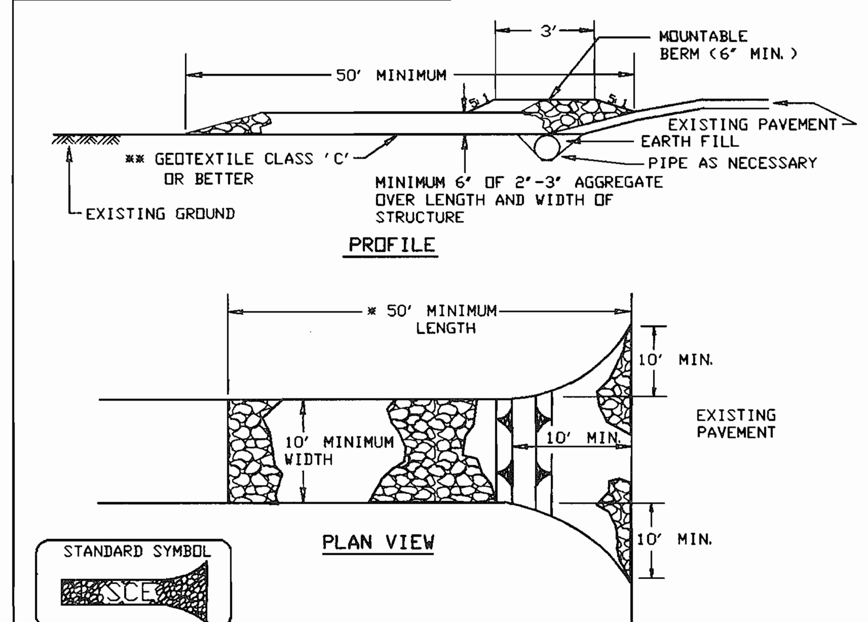
5. BARRIERS – SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALT OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

6. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT. (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS INDICATED. (1 DAY)
3. CONSTRUCT SUPER SILT FENCES (3 DAYS)
4. CONSTRUCT EARTH DIKES (2 DAYS)
5. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR BRING SITE TO GRADE INDICATED.
6. INSTALL RAIN GARDENS AND SURROUND THEM WITH SILT FENCE.
7. COMPLETE CONSTRUCTION. (120 DAYS)
8. STABILIZE DISTURBED AREAS. (3 DAYS)
9. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILZE REMAINING DISTURBED AREAS (10 DAYS)

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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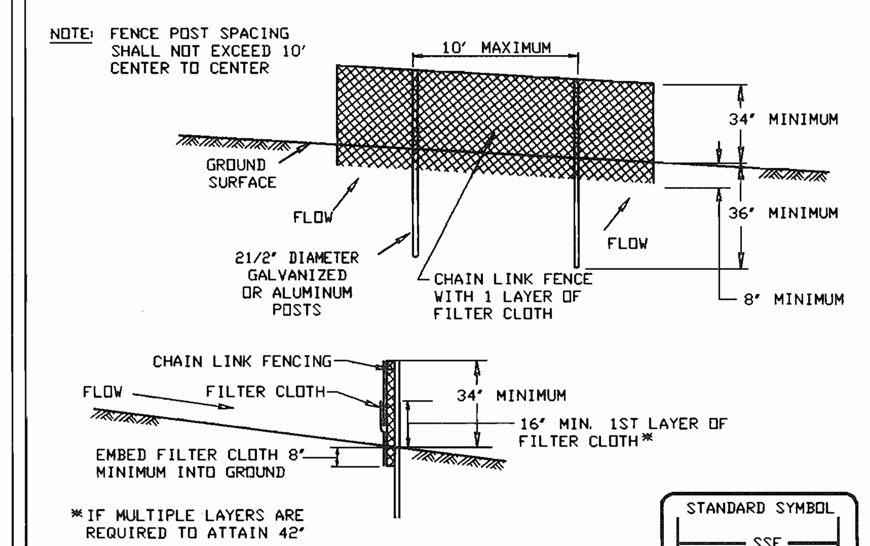
DETAIL 33 - SUPER SILT FENCE



Construction Specifications

1. 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.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth 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

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SUPER SILT FENCE

Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

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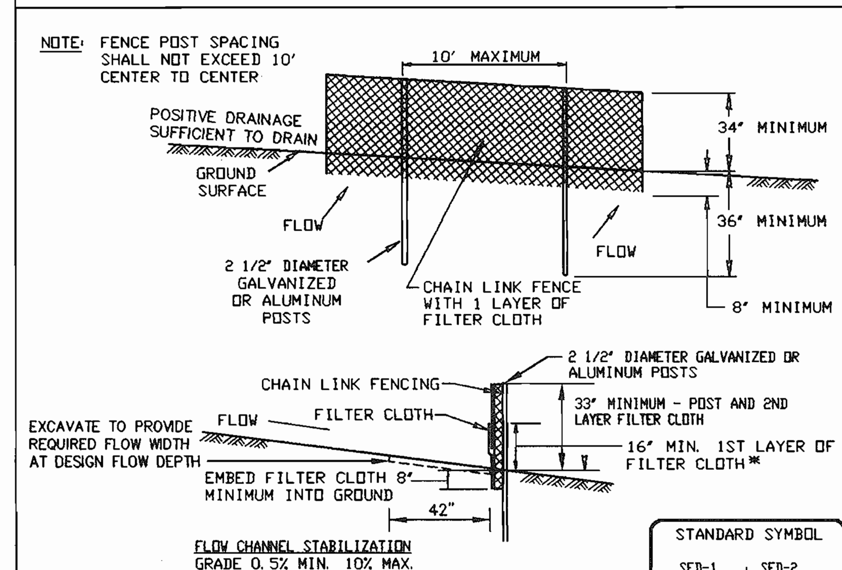
DETAIL - SUPER FENCE DIVERSION



1. Seed and cover with straw mulch.
2. Seed and cover with erosion control matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.

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.

1. The poles do not need to set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Filter cloth and erosion control matting shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence.

	PAGE	

SUPER FENCE DIVERSION

Construction Specifications (Continued)

7. All temporary SFD dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grade less than 1%.
8. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
9. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
10. All trees, brush, stumps, obstructions and other objectional material shall be removed and disposed of so as not to interfere withe the proper funtioning of the dike.
11. The dike shall be excavated or shaped to lin, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
12. Fill shall be compacted by earth moving equipment.
13. All earth removed and not needed for construction shall be placed so that it will not interfere withe the functioning of the dike.
14. Inspection and maintenance must be provided periodically and after each rain event.

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OWNERS

R/E GROUP LLC.
5300 DORSEY HALL DRIVE
ELLICOTT CITY, MD 21042

project	date	illustration	engineering	scale	approval
02-069	JAN.2006	EGJ	EGJ	1"=50'	

no.	description / revisions	date

STEDDING LOTS 1-2 & P/O PARCEL 663
TAX MAP 31 — PARCEL 662 & PART OF PARCEL 663
FIRST ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-06-025