

CO#6641
N 584.200

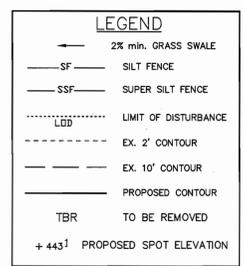
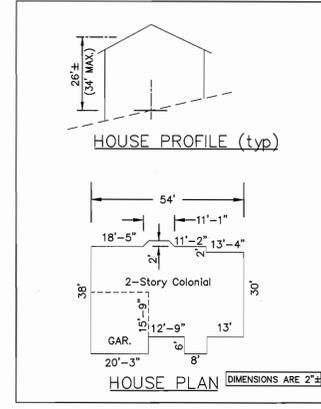
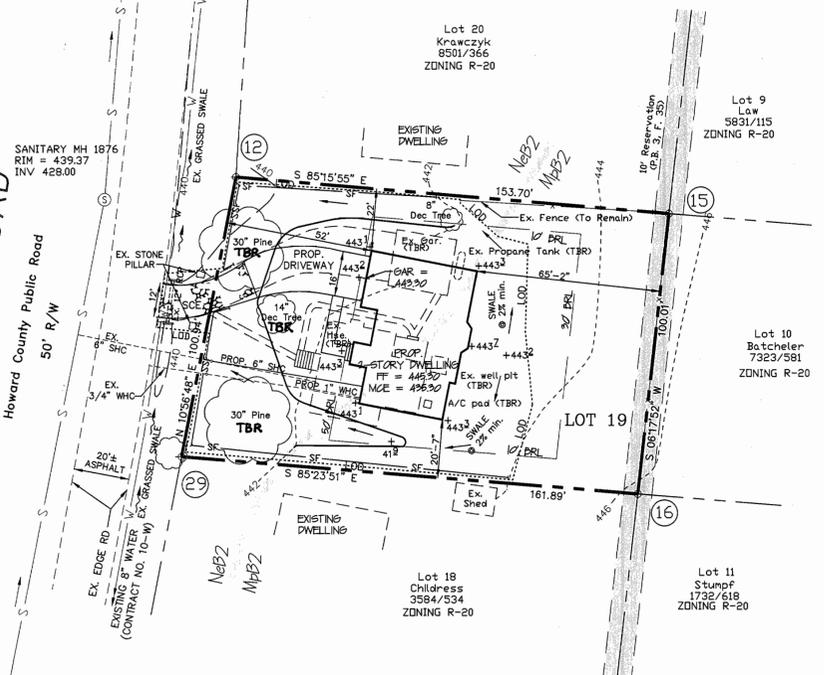
CO#6641
N 584.000



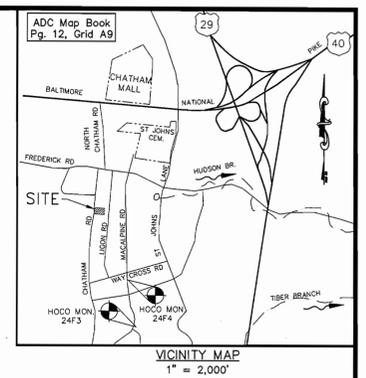
CHATHAM ROAD
Howard County Public Road
50' R/W

SANITARY MH 1876
RIM = 439.37
INV 428.00

SANITARY MH 1877
RIM = 445.76
INV 435.52



- GENERAL NOTES
1. SUBJECT PROPERTY ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE RE-ZONING PLAN.
2. LOT TOTAL AREA OF THE BUILDABLE LOT IS 0.36 ACRE (15,804 sf).
3. THE TOTAL NUMBER OF LOTS SUBMITTED: 1 SINGLE FAMILY DETACHED.
...
29. 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
B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM).
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
D) STRUCTURES - (CULVERTS/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 SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

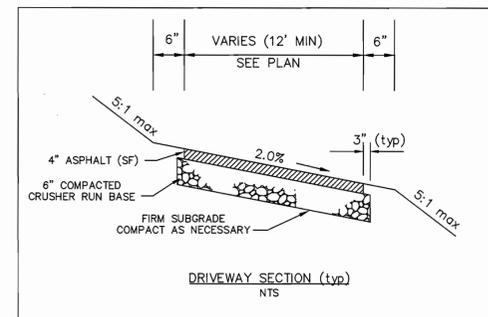
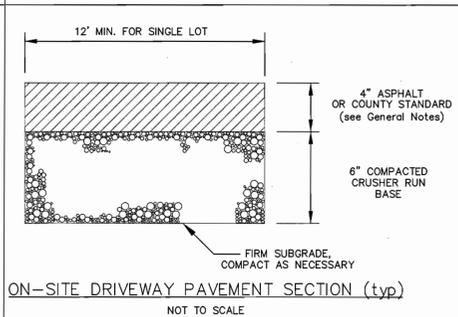


SITE ANALYSIS CHART
a. Total project area: 0.36 Acre
b. Area of plan submission: 0.36 Acre (15,804 sf)
c. Limit of disturbed area: 0.25 Acre (11,000 sf)
d. The subject property is zoned R-20.
e. Proposed use for site: Single Family Dwelling
f. Floor Space on each level: 1,900 sf
g. Total Number of units allowed: 1
h. Total Number of units on submission: 1
i. Maximum number of employees: n/a
j. Parking Requirements: n/a
k. Parking spaces provided: n/a
l. Open Space On-Site: 0.0 Acre
m. Recreation Open Space required: n/a
n. Building Coverage: 0.04 Acre
o. Applicable DPZ File references: none

ADDRESS CHART
LOT NUMBER STREET ADDRESS
19 3629 CHATHAM ROAD

BOUNDARY COORDINATES
(12) 584172.2835 1359765.7601 pipe fd
(15) 584159.5969 1359918.9332 CM fd
(16) 584060.1884 1359907.9624 pipe fd
(29) 584073.1792 1359746.5921 pin set

SOILS TABLE
SYMBOL SOIL DESCRIPTION HSG
NaB2 NESHAMINY SILT LOAM, 3 to 8%, MODERATELY ERODED B
MpB2 MONTALTO SILT LOAM, 3 to 8%, MODERATELY ERODED C



SHEET INDEX
SHEET NO DESCRIPTION
1 SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
2 SEDIMENT/EROSION CONTROL NOTES & DETAILS

CIVIL DESIGN SERVICES, LC
6123 Holly Ridge Court, Columbia, Maryland 21044
410.531.0572 phone/fax
civildesign@comcast.net

REVISION table with columns for NO., REVISION, and DATE.

ENGINEER'S CERTIFICATE
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 of Engineer: Andrew A. Porter, P.E. Date: Feb. 28, 2006
BUILDER/DEVELOPER'S CERTIFICATE
I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that 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 Soil Conservation District.
Signature of Developer: Owen Kelly Date: 2-28-06

APPROVED FOR HOWARD SCD and meets Technical Requirements.
Signature: Jan Myrin Date: 3/23/06
Signature: John R. Rhoton Date: 3/23/06
OWNER: CREIGHTON E. NORTHROP, III, 3629 Chatham Road, Ellicott City, Maryland 21042
DEVELOPER/BUILDER: CARRIGAN HOMES, INC., 9812 Collins Court, Ellicott City, Maryland 21042, (410) 465-7755

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Signature: Cindy Hamilton Date: 3/28/06
Signature: [Signature] Date: 3/28/06
Signature: [Signature] Date: 3/29/06
PROJECT: NORTHROP PROPERTY SECTION: N/A LOT NO.: 19
PLAT: MACALPINE P.B.3/F.35 BLOCK: D ZONING: R-20 TAX MAP: 24 ELECTN. DIST.: 2nd CENSUS TRACT: 602306
WATER CODE: F-07 SEWER CODE: 5753700

SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
SINGLE FAMILY DETACHED
NORTHROP PROPERTY
3629 CHATHAM ROAD, ELICOTT CITY 21042
LOT 19, MACALPINE
TAX MAP NO: 24 PARCEL NO.: 148 GRID NO.: 10
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: FEBRUARY 28, 2006
SHEET 1 OF 2

SDP-06-092

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, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS:
APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1,000 SQ.FT.)

SEEDING:
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./ACRE OF WEEPING LOVEGRASS (.07 LBS./1,000 SQ.FT. FOR THE PERIOD NOVEMBER 16 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 SOD.

MULCHING:
APPLY 1 TO 2 TONS PER ACRE (70 TO 90 LBS./1,000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH OR 216 GALLONS PER ACRE (5 GAL./1,000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT ACRES ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1,000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1988 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED ABOVE.

PERMANENT SEEDING NOTES

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS.

SEEDBED PREPARATION:
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS:
APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1,000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (14 LBS./1,000 SQ.FT.) BEFORE SEEDING HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 38-0-0 UREAFORM FERTILIZER (9 LBS./1,000 SQ.FT.) AND 500 LBS. PER ACRE (11.5 LBS./1,000 SQ.FT.) OF 10-20-20 FERTILIZER.

SEEDING:
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (2.3 LBS./1,000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE, FOR MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (1.4 LBS./1,000 SQ.FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1,000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY: OPTION (1) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING; OPTION (2) - USE SOD; OPTION (3) - SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDED.

MULCHING:
APPLY 1 TO 2 TONS PER ACRE (10 TO 90 LBS./1,000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GAL./1,000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT ACRES. ON SLOPES 8 FEET OR HIGHER USE 348 GALLONS PER ACRE (8 GAL./1,000 SQ.FT.) FOR ANCHORING.

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

NOTE: FOR PUBLIC PONDS SUBSTITUTE CHEMUNG CROWN VETCH AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AT THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

STANDARDS AND SPECIFICATIONS FOR TOPSOIL FOR SITES UNDER 5 ACRES

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

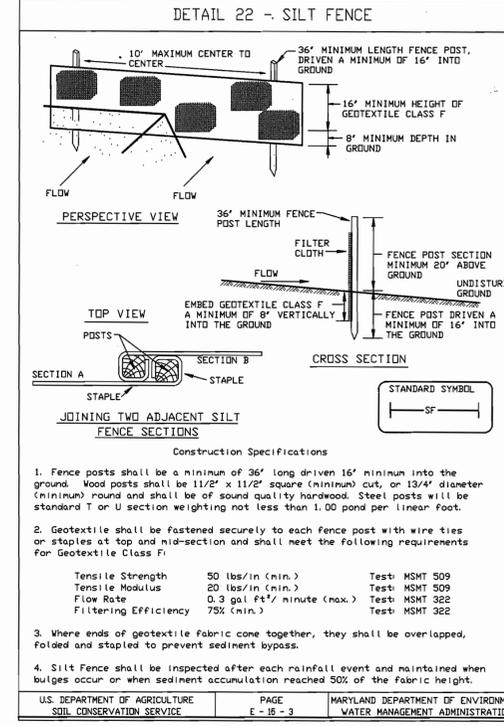
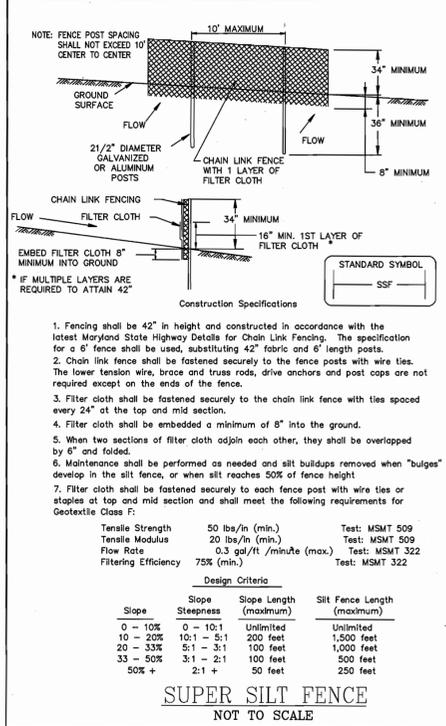
- I. This practice is limited to areas having 2:1 or flatter slopes where:
 - a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies 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 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-SOS 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, stumps, silt, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1.5" in diameter.
 - ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnson 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.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT
2. NOTIFY HOWARD COUNTY D.I.P.L. (410-313-1330) AND MISS UTILITY (800-257-7777) AT LEAST TWO (2) DAYS PRIOR TO BEGINNING WORK. (7 DAYS)
3. INSTALL PERIMETER SEDIMENT AND EROSION CONTROL DEVICES (SILT FENCE, S.C.E., TREE PROTECTION FENCING). (2 DAYS)
4. CLEAR AND GRUB AND BEGIN SITE GRADING WITHIN LIMITS OF DISTURBANCE. (10 DAYS)
5. INSTALL TEMPORARY SEEDING. (2 DAYS)
6. CONSTRUCT HOUSE AND DRIVEWAY. (120 DAYS)
7. FINE GRADE AND INSTALL PERMANENT SEEDING AND LANDSCAPING. (14 DAYS)
8. WITH PERMISSION OF THE S.E.C. INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE AREAS DISTURBED BY THIS PROCESS. (5 DAYS)



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 ANY 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 RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. 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.

5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 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.

6. 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.

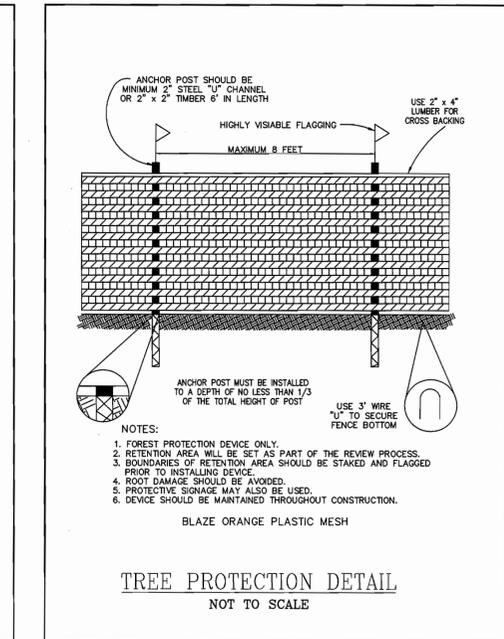
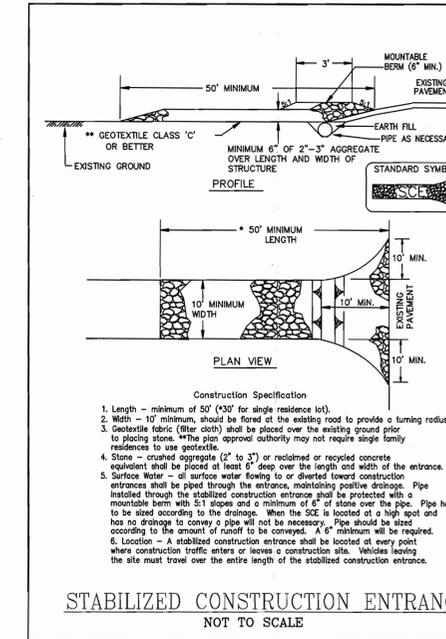
7. SITE ANALYSIS:
TOTAL AREA OF SITE = 0.36 ACRES AREA
DISTURBED AREA = 0.25 ACRES
AREA TO BE ROOFED OR PAVED = 0.07 ACRES
AREA TO BE VEGETATIVELY STABILIZED = 0.18 ACRES
TOTAL CUT = 600 CY
TOTAL FILL = 600 CY
(C/F VOLUMES ARE NOT FOR BIDDING USE)
OFFSITE WASTE/BORROW AREA, IF NEEDED, WILL BE FROM AN H.S.C.D.-APPROVED SITE.

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

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

10. 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.

11. 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.



CIVIL DESIGN SERVICES, LC
6123 Holly Ridge Court, Columbia, Maryland 21044
410.531.0572 phone/fax
civildesign@comcast.net

Signature: Andrew A. Porter
Date: 2/28/06

NO.	REVISION	DATE

ENGINEER'S CERTIFICATE
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 of Engineer: Andrew A. Porter, P.E.
Date: Feb 28, 2006

BUILDER/DEVELOPER'S CERTIFICATE
I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that 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 Soil Conservation District.

Signature of Developer: Owen J. Kelly
Date: 2-28-06

Reviewed for HOWARD SCD and meets Technical Requirements.
Signature: Jairo Moya
Date: 3/23/06

U.S.D.A. - Natural Resources Conservation Service
This development plan is approved for sediment and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature: John R. Roberts
Date: 3/23/06

OWNER
CREIGHTON E. NORTHRUP, III
3629 Chatham Road
Ellicott City, Maryland 21042

DEVELOPER/BUILDER
CARRISAN HOMES, INC.
9812 Collins Court
Ellicott City, Maryland 21042
(410) 465-7755

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Signature: Cindy Hamilton
Date: 3/28/06

Signature: [Signature]
Date: 3/28/06

Signature: [Signature]
Date: 3/28/06

PROJECT	SECTION	LOT NO.
NORTHRUP PROPERTY	N/A	19
PLAT	BLOCK	ZONING
MACALPINE P.B.3/F.35	D	R-20
TAX MAP	ELECTN DIST.	CENSUS TRACT
24	2nd	602306
WATER CODE	SEWER CODE	
F-07	5753700	

SEDIMENT/EROSION CONTROL NOTES & DETAILS

SINGLE FAMILY DETACHED
NORTHRUP PROPERTY
3629 CHATHAM ROAD. ELLICOTT CITY 21042
LOT 19, MACALPINE

TAX MAP NO.: 24 PARCEL NO.: 148 GRID NO.: 10
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: FEBRUARY 28, 2006

SHEET 2 OF 2

SDP-06-092