SITE DEVELOPMENT PLAN

CLARKS GLEN

SECTION 3, LOTS 206, 207 & 208

HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
2. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

MISS UTILITY	1-800-257-7777
BELL ATLANTIC TELEPHONE CO:	725-9976
HOWARD COUNTY BUREAU OF UTILITIES:	313-2366
VERIZON CABLE LOCATION DIVISION:	393-3553
B.G.&E. CO. CONTRACTOR SERVICES:	850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL:	787-4620
STATE HIGHWAY ADMINISTRATION:	531-5533

3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
4. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
5. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
6. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
7. 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.
8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
   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 45 FOOT TURNING RADIUS
   D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
   E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
   F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
   G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
9. THE SUBJECT PROPERTY IS ZONED R-12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
10. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003.
11. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2005.
12. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2005.
13. ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 44-3522-D AND PUBLIC SEWER PROVIDED UNDER 30-3690-D.
14. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
15. NO STREAMS OR WETLANDS EXIST ON SITE.
16. NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
17. NO STEEP SLOPES EXIST ON SITE.
18. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
19. FOREST CONSERVATION OBLIGATIONS HAVE BE PROVIDED UNDER F-97-92.
20. FOREST STAND DELINEATION HAS BEEN PROVIDED UNDER F-97-92.
21. OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED UNDER F-97-92 AND RECORDED ON PLAT 12879.
22. WATER METER TO BE LOCATED AT THE RIGHT OF WAY OF BALLYMORE LANE, SEE HO. CO. DETAIL W-3.33.
23. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF $ 4,500 FOR THE REQUIRED 12 SHADE TREES ($3,600) AND 6 EVERGREEN TREES ($900).
24. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
25. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
26. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
27. 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.
28. STORMWATER MANAGEMENT FOR QUANTITY AND QUALITY (EXTENDED DETENTION POND) HAS BEEN PROVIDED UNDER F-95-83, CLARKS GLEN SECTION 1 AND CONFIRMED BY F-97-92, CLARKS GLEN SECTION 3. Rev IS PROVIDED BY GRASS SWALES.
29. SITE ANALYSIS:

TOTAL AREA OF SITE:	1.09 AC±
PRESENT ZONING:	R-12
LIMIT OF DISTURBANCE:	0.90 AC
PROPOSED USE OF SITE:	SINGLE FAMILY DETACHED DWELLINGS

30. PROJECT BACKGROUND:

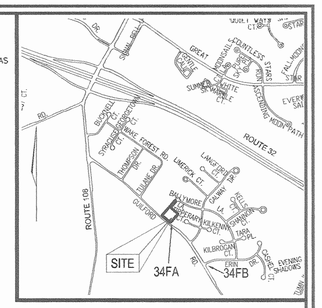
LOCATION:	CLARKSVILLE, TAX MAP 34, PARCEL 400, GRID 18
DPZ REFERENCES:	F-97-92, F-06-147, S-96-03, WP-96-54

31. THE EXISTING FOREST CONSERVATION EASEMENT AREAS ON ADJACENT OPEN SPACE LOT 204 HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THESE FOREST CONSERVATION EASEMENT AREAS; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
32. REFERENCE WAIVER PETITION WP-96-54 APPROVED ON JANUARY 22, 1996 TO WAIVE THE REQUIREMENT TO EXTEND A PUBLIC ROAD TO ADJACENT LAND LOCKED PARCELS AND TO PERMIT RESIDENTIAL DRIVEWAY ACCESS FOR THE EXISTING RESIDENCE TO A MAJOR COLLECTOR ROAD.

LEGEND

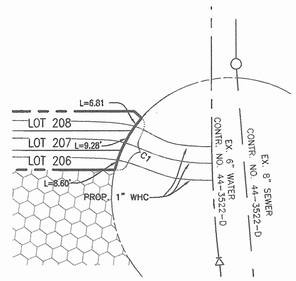
202 / 210	EXISTING 2 FT CONTOUR / EXISTING 10 FT CONTOUR
202 / 210	PROPOSED 2 FT CONTOUR / PROPOSED 10 FT CONTOUR
LOD LOD	LIMIT OF DISTURBANCE
	EXISTING TREELINE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN
SCE	STABILIZED CONSTRUCTION ENTRANCE
SSF	SUPER SILT FENCE
	EROSION CONTROL MATTING
	FOREST CONSERVATION AREA F-06-147

BENCHMARKS:(CONCRETE MONUMENTS)
STATION 34FA N 558334.7911 E 1329705.6990 ELEV =430.99
STATION 34FB N 557439.9153 E 1330191.3723 ELEV =406.28
COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.



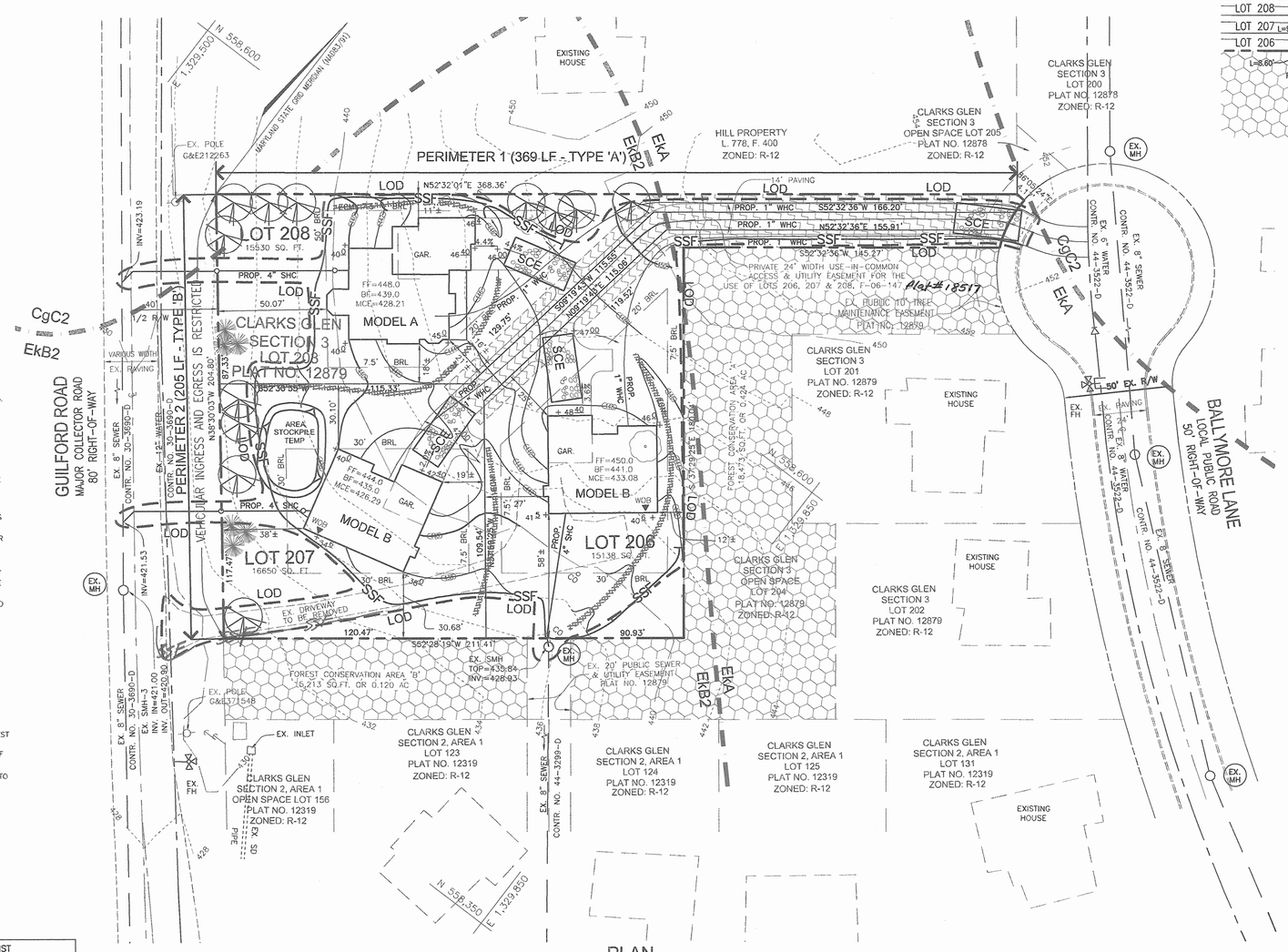
VICINITY MAP

SCALE: 1"=2000'



DETAIL

SCALE: 1"=30'



PLAN

SCALE: 1"=30'

COORDINATE LIST		
POINT	NORTH	EAST
1	N 558542.3990	E 1329548.7090
2	N 558766.4193	E 1329841.1196
3	N 558766.1350	E 1329845.2799
4	N 558742.0890	E 1329849.6284
5	N 558653.7112	E 1329734.2712
6	N 558510.8492	E 1329843.8542
7	N 558382.0984	E 1329676.1717

SHEET INDEX

DESCRIPTION	SHEET NO
SITE DEVELOPMENT PLAN	1 OF 2
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	2 OF 2

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
EkB2	ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
EkA	ELIOAK SILT LOAM, 0 TO 3 PERCENT SLOPES	C

HOWARD SOIL SURVEY MAP NO. 23

ADDRESS CHART

LOT NO	STREET ADDRESS
206	6265 BALLYMORE LANE
207	6269 BALLYMORE LANE
208	6273 BALLYMORE LANE

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS
PERIMETER/FRONTAGE DESIGNATION	1	2
LANDSCAPE TYPE	A	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	369'	205'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO 0	NO 0
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED(LF REMAINING) SHADE TREES EVERGREEN TREES SHRUBS	1:60 7 - -	1:50 5 1:40 6 -
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	7 0 - - -	5 6 - - -

PLANT LIST

QTY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT
12	ACER RUBRUM 'OCTOBER GLORY'/ OCTOBER GLORY RED MAPLE	2-1/2"-3" CAL	B & B
6	CEDRUS DEODORA DEODAR CEDAR	6'-8' HT	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AMERICAN STANDARD AND SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMW PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	24.69'	50.00'	12.60'	28°17'17"	S10°15'05"E 24.44"

BUILDER'S/DEVELOPER'S CERTIFICATE:

I/WE HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE HEREBY CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

BUILDER'S/DEVELOPER — DATE 8/30/06

NO.	REVISION	DATE

PERMIT INFORMATION CHART

PROJECT NAME			SECTION/AREA		LOT/PARCEL
CLARKS GLEN			III		400
PLAT REF	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR
18517	18	R-12	34	5TH	6051.02
WATER CODE: I-11			SEWER CODE: 6653000		

OWNER
LEVENT MUSLU & KEZBAN MUSLU
6221 GUILFORD ROAD
CLARKSVILLE, MARYLAND 21029

DEVELOPER
THE SANFORD COMPANIES
SUITE 207
8600 SNOWDEN RIVER PARKWAY
COLUMBIA, MARYLAND 21045
TEL. 410-953-0222

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/8/06
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/11/06
DIRECTOR — DATE 9/11/06

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER ROBERT H VOGEL, PE — DATE 8/21/06

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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.

SIGNATURE OF DEVELOPER — DATE 07/30/06

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

USDA - NATURAL RESOURCES CONSERVATION SERVICE — DATE 9/5/06

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

HOWARD SCD — DATE 9/5/06

SITE DEVELOPMENT PLAN
CLARKS GLEN
SECTION 3, LOTS 206, 207 & 208

TAX MAP 34 BLOCK: 18 5TH ELECTION DISTRICT
PARCEL 400 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.5961

STATE OF MARYLAND ROBERT HARRIS VOGEL NO. 16193 PROFESSIONAL ENGINEER
ROBERT H. VOGEL PE #16193

DESIGN BY:	MY/JCO
DRAWN BY:	MY/JCO
CHECKED BY:	RHV
DATE:	JULY 27, 2006
SCALE:	AS SHOWN
W.O. NO.:	05-56.00

SHEET 1 OF 2

SDP-06-136

21.0 STANDARDS 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 VEGETABLE 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 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 MATERIALS SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED 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–SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

A. 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 A 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.

B. TOPSOIL MUST BE FREE OF PLATS OR PLAT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

C. 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 LBS/1000 SF) PRIOR TO THE PLACEMENT OF TOPSOIL. LIMESTONE 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:

PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION 1 – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

A. ON SOIL MEETING TOPSOIL SPECIFICATION, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

1. 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 PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
2. ORGANIC CONTENT OF TOPSOIL SHALL NOT BE LESS THAN 1.5 PERCENT BY WEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
4. 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 PREVENT 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.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION 1 – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION:

A. 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.

B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"–8" HIGHER IN ELEVATION.

C. 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 SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRERCTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

D. 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.

TEMPORARY SEEDING NOTES

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/ACRE 10–10–10– FERTILIZER (14 LBS/1000 SF).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL/ACRE ANNUAL RYE (3.2 LBS/1000 SF). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS/ACRE WEEPING LOVEGRASS (0.07 LBS/1000 SF). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL–GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONGS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

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, DISCING 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 ACRE DOLOMITIC LIMESTONE (92 LBS/100 SF) AND 600 LBS/ACRE 10–10–10 FERTILIZER (14 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS/ACRE 20–0–0 UREAFORM FERTILIZER (9 LBS/1000 SF)
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMATIC LIMESTONE (92 LBS/1000 SF) AND APPLY 1000 LBS/ACRE 10–10–10 FERTILIZER (23 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC 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/ACRE (1.4 LBS/1000 SF) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEE WITH 60 LBS/ACRE OF KENTUCKY 31 TALL FESCUE AND 2 LBS/ACRE (0.05 LBS/1000 SF) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 29, PROTECT SITE BY: OPTION 1) 2 TONS/ACRE 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 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL–GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410) 313–1855.
2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISION 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.
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 SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITH THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOLD, TEMPORARY SEEDING, AND MULCHING (SEC G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROLS 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	1.09 AC.
AREA DISTURBED	0.90 AC.
AREA TO BE ROOFED OR PAVED	.31 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.59 AC.
TOTAL CUT	300 CY
TOTAL FILL	300 CY
OFFSITE WATE/BORROW AREA LOCATION	N/A

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 SHALL BE BACK–FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

*TO BE DETERMINED BY CONTRACTOR, WITH PRE–APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.

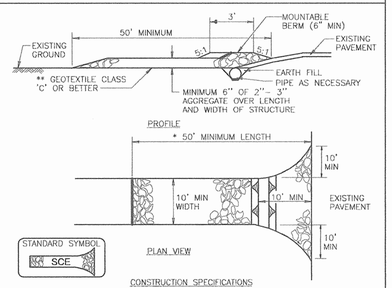
SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
3. INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS PERIODICALLY AND AFTER RAIN. (5 DAYS)
5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, GRADE SITE. (2 WEEKS)
6. CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)
   STOCKPILE TO REMAIN APPROXIMATLEY 6 MONTHS
7. INSTALL DRIVEWAYS AND LANDSCAPING. (3 DAYS)
8. REMOVE STOCKPILE, FINISH GRADING SITE. (1 DAYS)
9. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

NOTES

1. DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
2. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

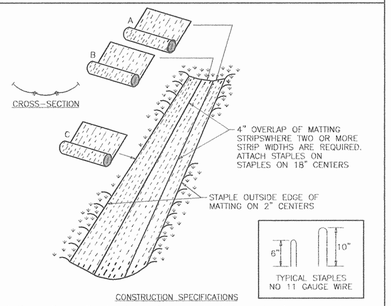


CONSTRUCTION SPECIFICATIONS

1. Length – Minimum of 50' (* 30' for a 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" 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.

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F–17–3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 30 - EROSION CONTROL MATTING



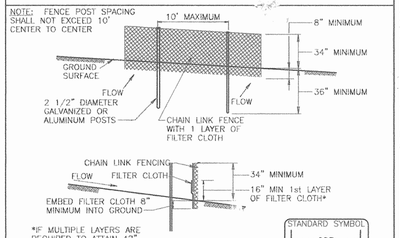
CONSTRUCTION SPECIFICATIONS

1. Key–in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross–section. Secure with arow of staples, about 4" down from the trench. Spacing between staples is 6".
2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
4. Staples shall be placed 2" apart with 4 rows for each strip, 2 outer row, and 2 alternating rows down the center.
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed–in.

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G–22–2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE

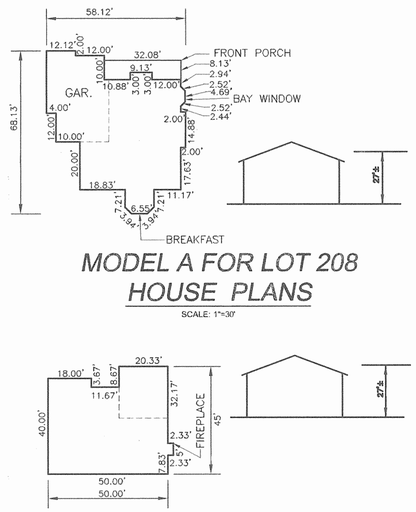


CONSTRUCTION SPECIFICATIONS

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 midsection.
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 8" 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 midsection 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

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H–26–3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

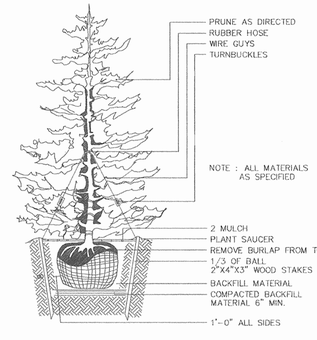


MODEL A FOR LOT 208 HOUSE PLANS

SCALE: 1"=30'

MODEL B FOR LOT 206 & 207 HOUSE PLANS

SCALE: 1"=30'

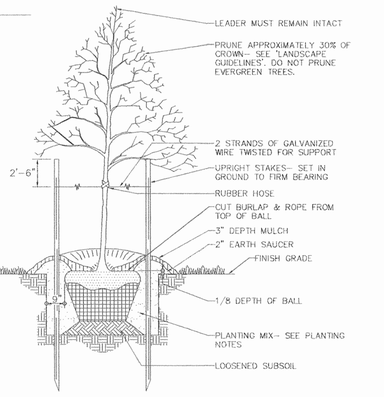


TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

NOTES

1. SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE–WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
2. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2–1/2" CALIPER.
3. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
4. KEEP MULCH 1" FROM TRUNK
5. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
6. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2–1/2" CALIPER NOT TO SCALE

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

CLARKS GLEN

SECTION 3, LOTS 206, 207 & 208

TAX MAP 34 BLOCK: 18 — PARCEL 400

5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET, ELLICOTT CITY, MD 21043 — TEL: 410.461.7666 FAX: 410.461.8961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/8/06

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/11/06

DIRECTOR — DATE 9/11/06

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER ROBERT H VOGEL, PE — DATE 8/27/06

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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.

SIGNATURE OF DEVELOPER — DATE 07/20/06

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

USDA — NATURAL RESOURCES CONSERVATION SERVICE — DATE 9/5/06

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

HOWARD SCD — DATE 9/5/06

OWNER

LEVENT MUSLU & KEZBAN MUSLU
6221 GUILFORD ROAD
CLARKSVILLE, MARYLAND 21029

DEVELOPER

THE SANFORD COMPANIES
SUITE 207
8600 SNOWDEN RIVER PARKWAY
COLUMBIA, MARYLAND 21045
TEL. 410–953–0222

STATE OF MARYLAND — ROBERT HARRIS VOGEL — No. 16193 — PROFESSIONAL ENGINEER

ROBERT H. VOGEL, PE #16193

DESIGN BY:	MY/JCO
DRAWN BY:	MY/JCO
CHECKED BY:	RHV
DATE:	JULY 27, 2006
SCALE:	AS SHOWN
W.O. NO.:	05-56.00

SHEET 2 OF 2

SDP-06-136

21.0 STANDARDS 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 VEGETABLE 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 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 MATERIALS SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED 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-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

A. 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 A 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.

B. TOPSOIL MUST BE FREE OF PLATS OR PLAT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

C. 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 LBS/1000 SF) PRIOR TO THE PLACEMENT OF TOPSOIL. LIMESTONE 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:

PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

A. ON SOIL MEETING TOPSOIL SPECIFICATION, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

1. 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 PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
2. ORGANIC CONTENT OF TOPSOIL SHALL NOT BE LESS THAN 1.5 PERCENT BY WEIGHT.
3. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
4. 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 PREVENT 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.

B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION:

A. 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.

B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8" HIGHER IN ELEVATION.

C. 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 SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRERCTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

D. 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.

TEMPORARY SEEDING NOTES

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/ACRE 10-10-10- FERTILIZER (14 LBS/1000 SF).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL/ACRE ANNUAL RYE (3.2 LBS/1000 SF). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS/ACRE WEEPING LOVEGRASS (0.07 LBS/1000 SF). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONGS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

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, DISCING 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 ACRE DOLOMITIC LIMESTONE (92 LBS/100 SF) AND 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS/ACRE 20-0-0 UREAFORM FERTILIZER (9 LBS/1000 SF)
2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMATIC LIMESTONE (92 LBS/1000 SF) AND APPLY 1000 LBS/ACRE 10-10-10 FERTILIZER (23 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC 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/ACRE (1.4 LBS/1000 SF) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEE WITH 60 LBS/ACRE OF KENTUCKY 31 TALL FESCUE AND 2 LBS/ACRE (0.05 LBS/1000 SF) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 29, PROTECT SITE BY: OPTION 1) 2 TONS/ACRE 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 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410) 313-1855.
2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISION 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.
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 SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITH THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOLD, TEMPORARY SEEDING, AND MULCHING (SEC G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROLS 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	1.09 AC.
AREA DISTURBED	0.90 AC.
AREA TO BE ROOFED OR PAVED	.31 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.59 AC.
TOTAL CUT	300 CY
TOTAL FILL	300 CY
OFFSITE WATE/BORROW AREA LOCATION	N/A

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 SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

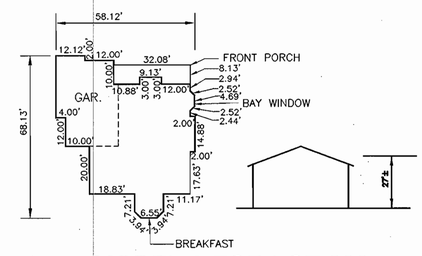
*TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
3. INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS PERIODICALLY AND AFTER RAIN. (5 DAYS)
5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, GRADE SITE. (2 WEEKS)
6. CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS) STOCKPILE TO REMAIN APPROXIMATLEY 6 MONTHS
7. INSTALL DRIVEWAYS AND LANDSCAPING. (3 DAYS)
8. REMOVE STOCKPILE, FINISH GRADING SITE. (1 DAYS)
9. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

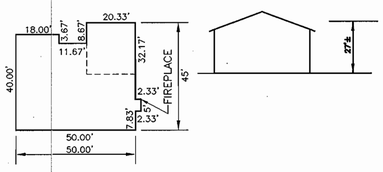
NOTES

1. DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
2. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.



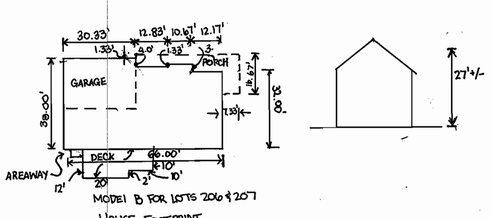
MODEL A FOR LOT 208 HOUSE PLANS

SCALE: 1"=30'

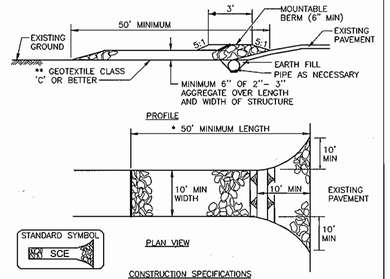


MODEL B FOR LOT 206 & 207 HOUSE PLANS

SCALE: 1"=30'



DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

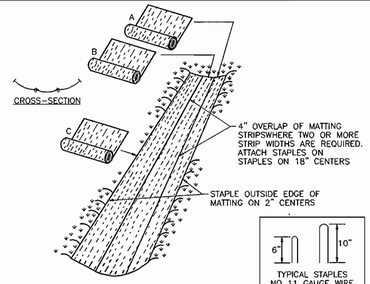


CONSTRUCTION SPECIFICATIONS

1. Length - Minimum of 50' (* 30' for a 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" 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" minimym 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.

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F-17-3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 30 - EROSION CONTROL MATTING



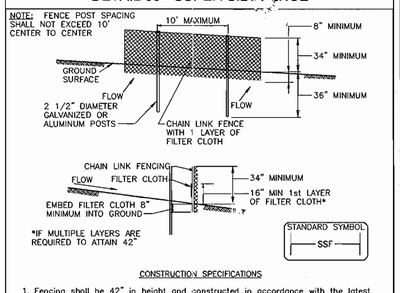
CONSTRUCTION SPECIFICATIONS

1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with arow of staples, about 4" down from the trench. Spacing between staples is 6'.
2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
4. Staples shall be placed 2" apart with 4 rows for each strip, 2 outer row, and 2 alternating rows down the center.
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G-22-2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE

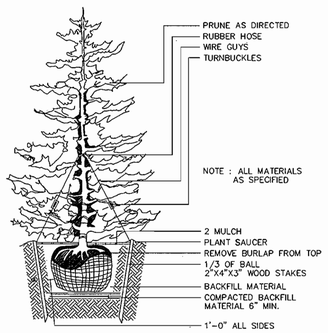


CONSTRUCTION SPECIFICATIONS

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 midsection.
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 8" 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 midsection 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

US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE M-26-3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

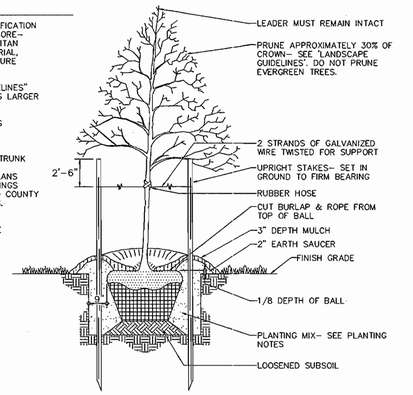


TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

NOTES

1. SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
2. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
3. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
4. KEEP MULCH 1" FROM TRUNK
5. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
6. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

NO.	REVISION	DATE
1	LOTS 206 & 207 NEW MODEL	11-7-06

SITE DEVELOPMENT PLAN

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

CLARKS GLEN

SECTION 3, LOTS 206, 207 & 208

TAX MAP 34 BLOCK: 18 PARCEL 400
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/8/06
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/11/06
DIRECTOR — DATE 9/11/06

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER ROBERT H VOGEL, PE — DATE 8/27/06

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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.

SIGNATURE OF DEVELOPER — DATE 07/20/06

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

USDA - NATURAL RESOURCES CONSERVATION SERVICE — DATE 9/5/06

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

HOWARD SCD — DATE 9/5/06

OWNER
LEVENT MUSLU & KEZBAN MUSLU
6221 GUILFORD ROAD
CLARKSVILLE, MARYLAND 21029

DEVELOPER
THE SANFORD COMPANIES
SUITE 207
8600 SNOWDEN RIVER PARKWAY
COLUMBIA, MARYLAND 21045
TEL. 410-953-0222

STATE OF MARYLAND — ROBERT HARRIS VOGEL — NO. 19193 — PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE #16193

DESIGN BY:	MY/JCO
DRAWN BY:	MY/JCO
CHECKED BY:	RHV
DATE:	JULY 27, 2006
SCALE:	AS SHOWN
W.O. NO.:	05-56.00

SHEET 2 OF 2

SDP-06-136

SITE DEVELOPMENT PLAN
CLARKS GLEN
SECTION 3, LOTS 206, 207 & 208
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
2. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

MISS UTILITY	1-800-257-7777
BELL ATLANTIC TELEPHONE CO:	725-9976
HOWARD COUNTY BUREAU OF UTILITIES:	313-2366
VERIZON CABLE LOCATION DIVISION:	393-3553
B.G.&E. CO. CONTRACTOR SERVICES:	850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL:	787-4620
STATE HIGHWAY ADMINISTRATION:	531-5533

3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
4. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
5. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
6. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
7. 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.
8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A) WIDTH – 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
   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 45 FOOT TURNING RADIUS
   D) STRUCTURES (CULVERTS/BRIDGES) – MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
   E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
   F) STRUCTURE CLEARANCES – MINIMUM 12 INCHES
   G) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE
9. THE SUBJECT PROPERTY IS ZONED R-12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
10. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003.
11. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2005.
12. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2005.
13. ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 44-3522-D AND PUBLIC SEWER PROVIDED UNDER 30-3690-D.
14. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
15. NO STREAMS OR WETLANDS EXIST ON SITE.
16. NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
17. NO STEEP SLOPES EXIST ON SITE.
18. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
19. FOREST CONSERVATION OBLIGATIONS HAVE BE PROVIDED UNDER F-97-92.
20. FOREST STAND DELINEATION HAS BEEN PROVIDED UNDER F-97-92.
21. OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED UNDER F-97-92 AND RECORDED ON PLAT 12879.
22. WATER METER TO BE LOCATED AT THE RIGHT OF WAY OF BALLYMORE LANE, SEE HO. CO. DETAIL W-3.33.
23. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF $ 4,500 FOR THE REQUIRED 12 SHADE TREES ($3,600) AND 6 EVERGREEN TREES ($900).
24. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
25. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
26. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
27. 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.
28. STORMWATER MANAGEMENT FOR QUANTITY AND QUALITY (EXTENDED DETENTION POND) HAS BEEN PROVIDED UNDER F-95-83, CLARKS GLEN SECTION 1 AND CONFIRMED BY F-97-92, CLARKS GLEN SECTION 3. Rev IS PROVIDED BY GRASS SWALES.
29. SITE ANALYSIS:

TOTAL AREA OF SITE:	1.09 AC±
PRESENT ZONING:	R-12
LIMIT OF DISTURBANCE:	0.90 AC
PROPOSED USE OF SITE:	SINGLE FAMILY DETACHED DWELLINGS

30. PROJECT BACKGROUND:

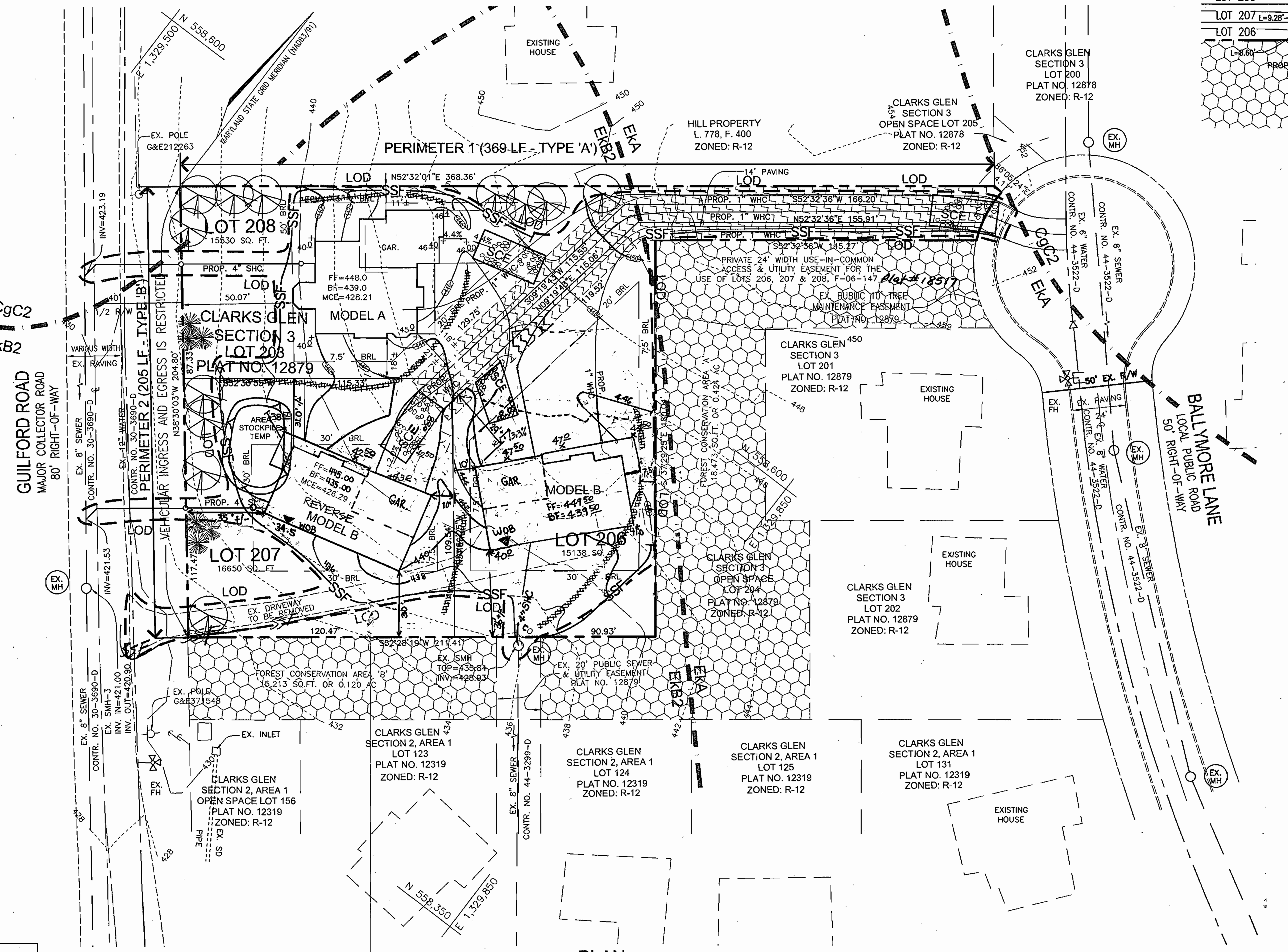
LOCATION:	CLARKSVILLE, TAX MAP 34, PARCEL 400, GRID 18
DPZ REFERENCES:	F-97-92, F-06-147, S-96-03, WP-96-54

31. THE EXISTING FOREST CONSERVATION EASEMENT AREAS ON ADJACENT OPEN SPACE LOT 204 HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THESE FOREST CONSERVATION EASEMENT AREAS; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
32. REFERENCE WAIVER PETITION WP-96-54 APPROVED ON JANUARY 22, 1996 TO WAIVE THE REQUIREMENT TO EXTEND A PUBLIC ROAD TO ADJACENT LAND LOCKED PARCELS AND TO PERMIT RESIDENTIAL DRIVEWAY ACCESS FOR THE EXISTING RESIDENCE TO A MAJOR COLLECTOR ROAD.

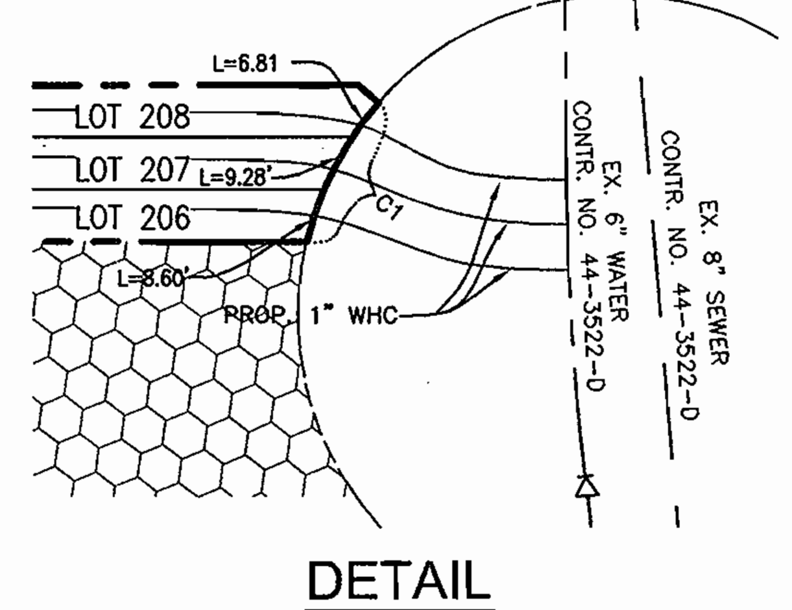
LEGEND

202	EXISTING 2 FT CONTOUR
210	EXISTING 10 FT CONTOUR
202	PROPOSED 2 FT CONTOUR
210	PROPOSED 10 FT CONTOUR
LOD LOD	LIMIT OF DISTURBANCE
	EXISTING TREELINE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN
SCE	STABILIZED CONSTRUCTION ENTRANCE
SSF	SUPER SILT FENCE
	EROSION CONTROL MATTING
	FOREST CONSERVATION AREA F-06-147

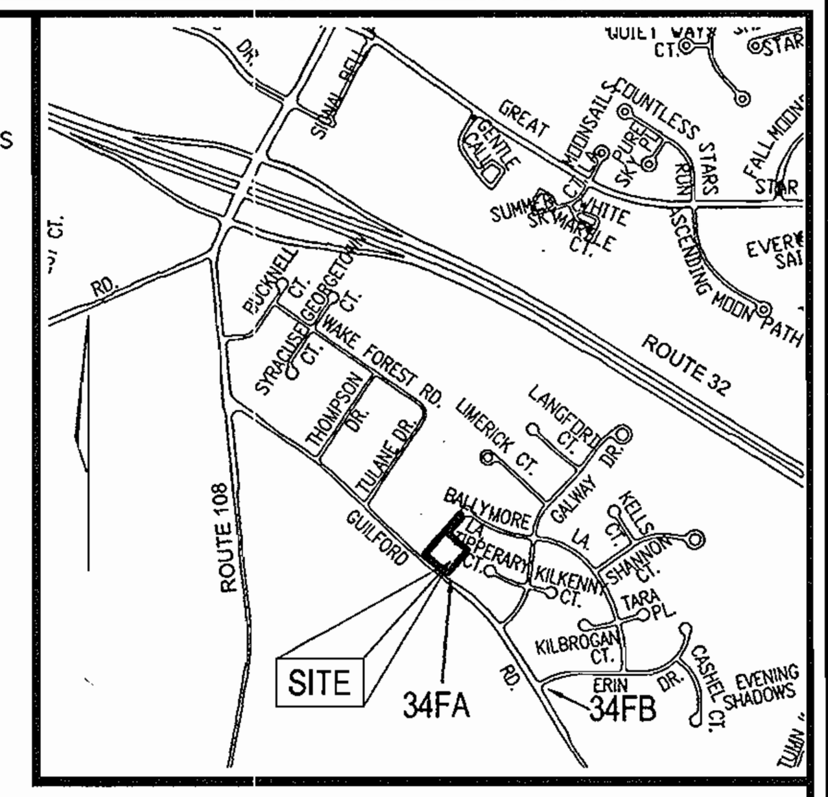
BENCHMARKS:(CONCRETE MONUMENTS)
STATION 34FA N 558334.7911 E 1329705.6990 ELEV.=430.99
STATION 34FB N 557439.9153 E 1330191.3723 ELEV.=406.28
COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.



PLAN
SCALE: 1"=30'



DETAIL
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=2000'

ADDRESS CHART

LOT NO	STREET ADDRESS
206	6265 BALLYMORE LANE
207	6269 BALLYMORE LANE
208	6273 BALLYMORE LANE

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	1 A	2 B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	369'	205'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO 0	NO 0
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED(LF REMAINING) SHADE TREES EVERGREEN TREES SHRUBS	1:60 7 – –	1:50 5 1:40 6 –
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	7 0 – – –	5 6 – – –

PLANT LIST

QTY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT
12	ACER RUBRUM 'OCTOBER GLORY'/ OCTOBER GLORY RED MAPLE	2-1/2"-3" CAL	B & B
6	CEDRUS DEODORA DEODAR CEDAR	6' -8' HT	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMW PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

CURVE DATA

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	24.69'	50.00'	12.60'	28°17'17"	S10°15'05"E 24.44"

BUILDER'S/DEVELOPER'S CERTIFICATE:

I/WE HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE HEREBY CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

BUILDER'S/DEVELOPER — DATE 07/20/06

COORDINATE LIST

POINT	NORTH	EAST
1	N 558542.3990	E 1329548.7090
2	N 558766.4193	E 1329841.1196
3	N 558766.1350	E 1329845.2799
4	N 558742.0890	E 1329849.6284
5	N 558653.7112	E 1329734.2712
6	N 558510.8492	E 1329843.8542
7	N 558382.0984	E 1329676.1717

SHEET INDEX

DESCRIPTION	SHEET NO
SITE DEVELOPMENT PLAN	1 OF 2
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	2 OF 2

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
EkB2	ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
EkA	ELIOAK SILT LOAM, 0 TO 3 PERCENT SLOPES	C

HOWARD SOIL SURVEY MAP NO. 23

PERMIT INFORMATION CHART

PROJECT NAME			SECTION/AREA		LOT/PARCEL
CLARKS GLEN			III		[illegible] 400
PLAT REF	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR
18517	18	R-12	34	5TH	6051.02
WATER CODE: I-11			SEWER CODE: 6653000		

OWNER
LEVENT MUSLU & KEZBAN MUSLU
6221 GUILFORD ROAD
CLARKSVILLE, MARYLAND 21029

DEVELOPER
THE SANFORD COMPANIES
SUITE 207
8600 SNOWDEN RIVER PARKWAY
COLUMBIA, MARYLAND 21045
TEL. 410-953-0222

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/8/06
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/11/06
DIRECTOR — DATE 9/11/06

BY THE ENGINEER

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER — DATE 8/21/06
ROBERT H VOGEL, PE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, 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.

SIGNATURE OF DEVELOPER — DATE 07/30/06

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

USDA – NATURAL RESOURCES CONSERVATION SERVICE — DATE 9/5/06

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

HOWARD SCD — DATE 9/5/06

NO.	REVISION	DATE
1	LOTS 206 & 207 NEW MODEL	11.7.06

SITE DEVELOPMENT PLAN
CLARKS GLEN
SECTION 3, LOTS 206, 207 & 208

TAX MAP 34 BLOCK: 18 — PARCEL 400
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET, ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

STATE OF MARYLAND — ROBERT HARRIS VOGEL — No. 16193 — PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE #16193

DESIGN BY:	MY/JCO
DRAWN BY:	MY/JCO
CHECKED BY:	RHV
DATE:	JULY 27, 2006
SCALE:	AS SHOWN
W.O. NO.:	05-56.00

SHEET 1 OF 2

SDP-06-136

SITE DEVELOPMENT PLAN
CLARKS GLEN
SECTION 3, LOTS 206, 207 & 208
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
2. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:

MISS UTILITY	1-800-257-7777
BELL ATLANTIC TELEPHONE CO:	725-9976
HOWARD COUNTY BUREAU OF UTILITIES:	313-2366
VERIZON CABLE LOCATION DIVISION:	393-3553
B.G.&E. CO. CONTRACTOR SERVICES:	850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL:	787-4620
STATE HIGHWAY ADMINISTRATION:	531-5533

3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
4. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
5. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
6. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
7. 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.
8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A) WIDTH – 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
   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 45 FOOT TURNING RADIUS
   D) STRUCTURES (CULVERTS/BRIDGES) – MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
   E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
   F) STRUCTURE CLEARANCES – MINIMUM 12 INCHES
   G) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE
9. THE SUBJECT PROPERTY IS ZONED R-12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
10. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003.
11. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2005.
12. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER 2005.
13. ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 44-3522-D AND PUBLIC SEWER PROVIDED UNDER 30-3690-D.
14. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
15. NO STREAMS OR WETLANDS EXIST ON SITE.
16. NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
17. NO STEEP SLOPES EXIST ON SITE.
18. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
19. FOREST CONSERVATION OBLIGATIONS HAVE BE PROVIDED UNDER F-97-92.
20. FOREST STAND DELINEATION HAS BEEN PROVIDED UNDER F-97-92.
21. OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED UNDER F-97-92 AND RECORDED ON PLAT 12879.
22. WATER METER TO BE LOCATED AT THE RIGHT OF WAY OF BALLYMORE LANE, SEE HO. CO. DETAIL W-3.33.
23. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF $ 4,500 FOR THE REQUIRED 12 SHADE TREES ($3,600) AND 6 EVERGREEN TREES ($900).
24. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
25. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
26. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
27. 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.
28. STORMWATER MANAGEMENT FOR QUANTITY AND QUALITY (EXTENDED DETENTION POND) HAS BEEN PROVIDED UNDER F-95-83, CLARKS GLEN SECTION 1 AND CONFIRMED BY F-97-92, CLARKS GLEN SECTION 3. Rev IS PROVIDED BY GRASS SWALES.
29. SITE ANALYSIS:

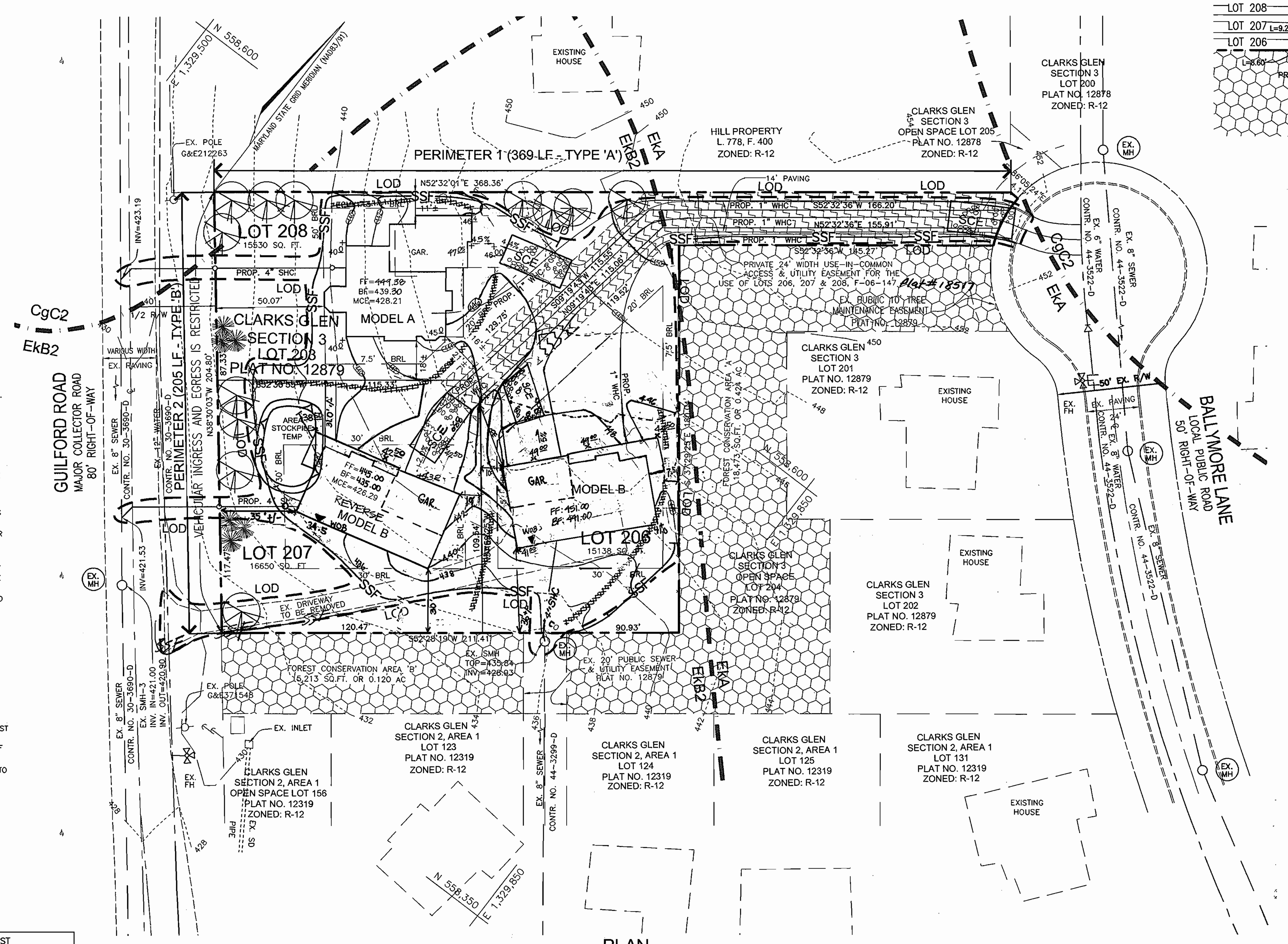
TOTAL AREA OF SITE:	1.09 AC±
PRESENT ZONING:	R-12
LIMIT OF DISTURBANCE:	0.90 AC
PROPOSED USE OF SITE:	SINGLE FAMILY DETACHED DWELLINGS

30. PROJECT BACKGROUND:

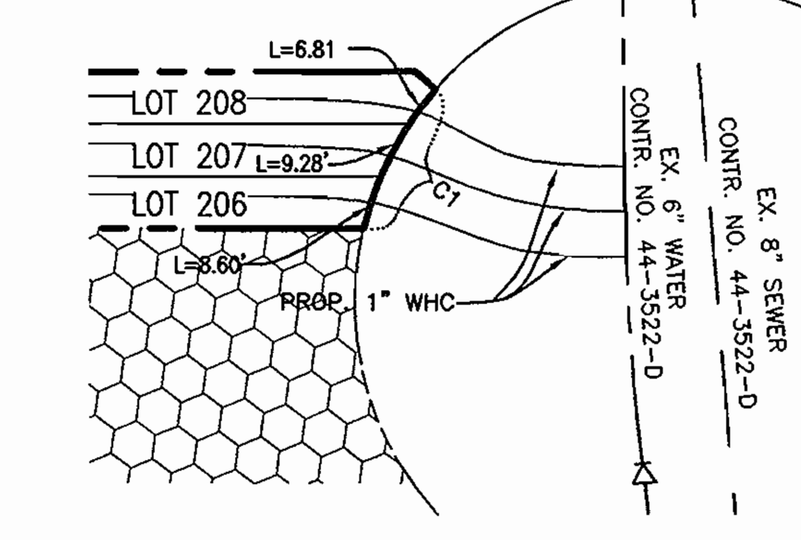
LOCATION:	CLARKSVILLE, TAX MAP 34, PARCEL 400, GRID 18
DPZ REFERENCES:	F-97-92, F-06-147, S-96-03, WP-96-54

31. THE EXISTING FOREST CONSERVATION EASEMENT AREAS ON ADJACENT OPEN SPACE LOT 204 HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THESE FOREST CONSERVATION EASEMENT AREAS; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
32. REFERENCE WAIVER PETITION WP-96-54 APPROVED ON JANUARY 22, 1996 TO WAIVE THE REQUIREMENT TO EXTEND A PUBLIC ROAD TO ADJACENT LAND LOCKED PARCELS AND TO PERMIT RESIDENTIAL DRIVEWAY ACCESS FOR THE EXISTING RESIDENCE TO A MAJOR COLLECTOR ROAD.

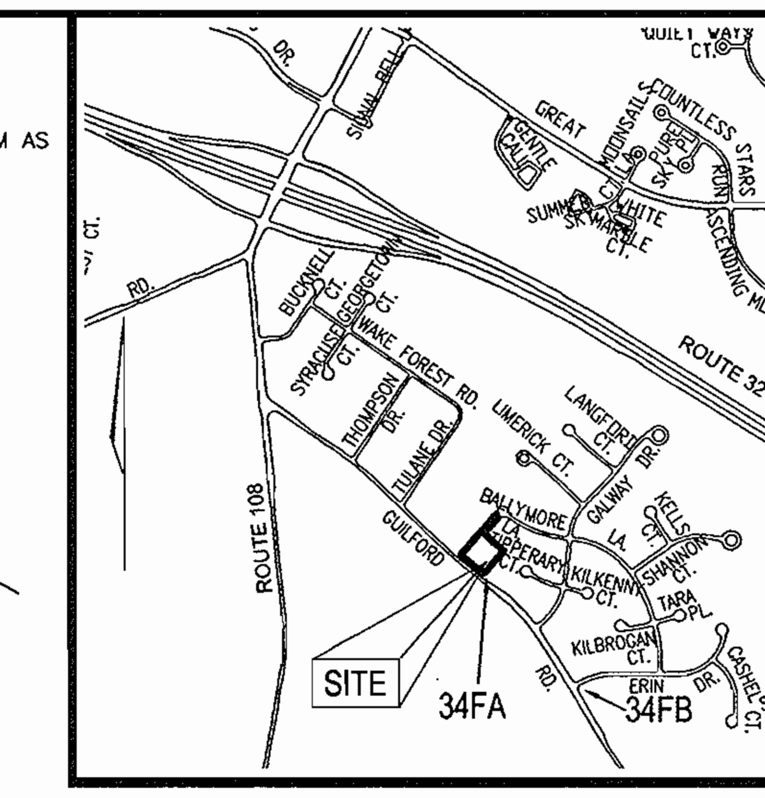
BENCHMARKS:(CONCRETE MONUMENTS)
STATION 34FA N 558334.7911 E 1329705.6990 ELEV.=430.99
STATION 34FB N 557439.9153 E 1330191.3723 ELEV.=406.28
COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.



PLAN
SCALE: 1"=30'



DETAIL
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=2000'

ADDRESS CHART

LOT NO	STREET ADDRESS
206	6265 BALLYMORE LANE
207	6269 BALLYMORE LANE
208	6273 BALLYMORE LANE

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	1 A	2 B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	369'	205'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO 0	NO 0
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED(LF REMAINING) SHADE TREES EVERGREEN TREES SHRUBS	1:60 7 –	1:50 5 1:40 6
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	7 0 – –	5 6 – –
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	–	–

PLANT LIST

QTY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT
12	ACER RUBRUM 'OCTOBER GLORY'/ OCTOBER GLORY RED MAPLE	2-1/2"-3" CAL	B & B
6	CEDRUS DEODORA DEODAR CEDAR	6' -8' HT	B & B

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BUILDER'S/DEVELOPER — DATE 07/20/06

LEGEND

202	EXISTING 2 FT CONTOUR
210	EXISTING 10 FT CONTOUR
202	PROPOSED 2 FT CONTOUR
210	PROPOSED 10 FT CONTOUR
LOD LOD	LIMIT OF DISTURBANCE
	EXISTING TREELINE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN
SCE	STABILIZED CONSTRUCTION ENTRANCE
SSF	SUPER SILT FENCE
	EROSION CONTROL MATTING
	FOREST CONSERVATION AREA F-06-147

COORDINATE LIST

POINT	NORTH	EAST
1	N 558542.3990	E 1329548.7090
2	N 558766.4193	E 1329841.1196
3	N 558766.1350	E 1329845.2799
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SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
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EkA	ELIOAK SILT LOAM, 0 TO 3 PERCENT SLOPES	C

HOWARD SOIL SURVEY MAP NO. 23

PERMIT INFORMATION CHART

PROJECT NAME CLARKS GLEN			SECTION/AREA III		LOT/PARCEL [illegible],400
PLAT REF	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR
18517	18	R-12	34	5TH	6051.02
WATER CODE: I-11			SEWER CODE: 6653000		

OWNER
LEVENT MUSLU & KEZBAN MUSLU
6221 GUILFORD ROAD
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9/8/06
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/11/06
DIRECTOR — DATE 9/11/06

BY THE ENGINEER

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SIGNATURE OF ENGINEER ROBERT H VOGEL, PE — DATE 8/21/06

BY THE DEVELOPER

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USDA – NATURAL RESOURCES CONSERVATION SERVICE — DATE 9/5/06

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

HOWARD SCD — DATE 9/5/06

NO.	REVISION	DATE
3	REVISE GRADING AND FIRST FLOOR ELEVATION LOT 208 TO AS-BUILT	10.2.07
2	REVISE LOT 206 FIRST FLOOR ELEVATION AND ASSOCIATED GRADING TO AS-BUILT	8/31/07
1	LOTS 206 & 207 NEW MODEL	11.7.06

SITE DEVELOPMENT PLAN
CLARKS GLEN
SECTION 3, LOTS 206, 207 & 208

TAX MAP 34 BLOCK: 18 — PARCEL 400
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

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8407 MAIN STREET ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

STATE OF MARYLAND ROBERT HARRIS VOGEL No. 16193 PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE #16193

DESIGN BY:	MY/JCO
DRAWN BY:	MY/JCO
CHECKED BY:	RHV
DATE:	JULY 27, 2006
SCALE:	AS SHOWN
W.O. NO.:	05-56.00

SHEET 1 OF 2

SDP-06-136