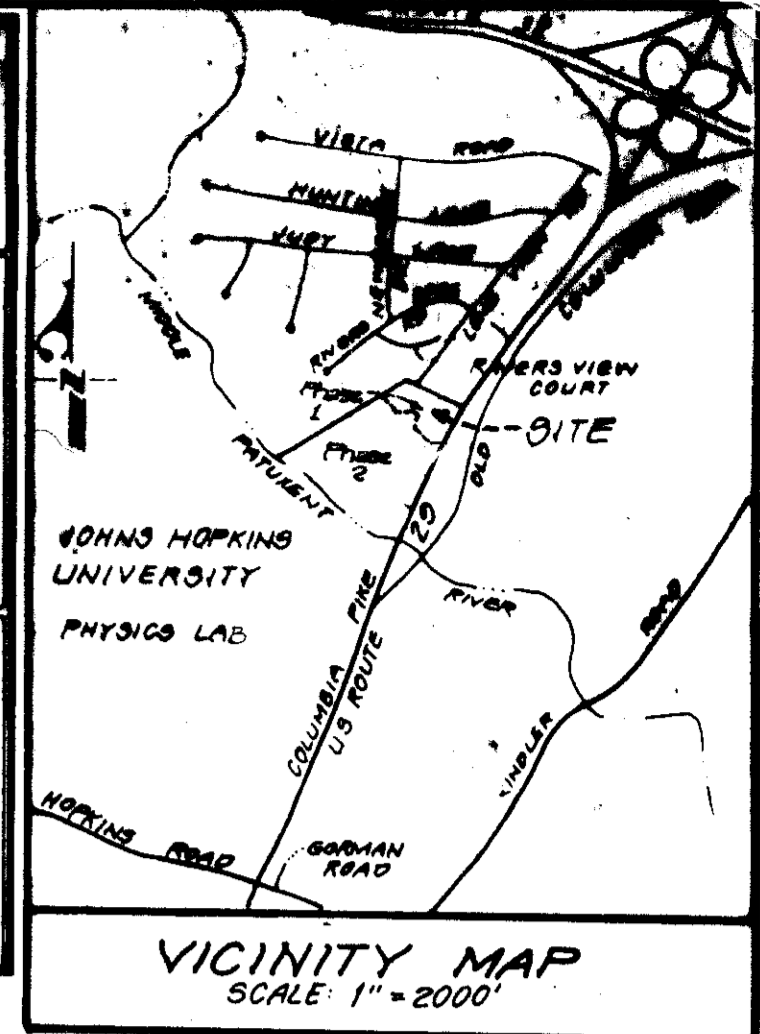


APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 Director: *James M. Boyd* Date: 2/3/93

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Director: *Anna Stokroth* Date: 2/5/93

APPROVED FOR PUBLIC WATER AND SEWERAGE, STORM DRAIN SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Director: *James M. Boyd* Date: 1/20/93



ADDRESS CHART

LOT NUMBER	STREET ADDRESS
179	7340 LONG VIEW ROAD

SUBDIVISION NAME			SECT/AREA		PARCEL #
MD. CHURCH OF GOD			N/A		179
L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELEC DIST	CENSUS TRACT
740/323	11&12	R	41	5th	6051.02
WATER CODE			SEWER CODE		
6440000			E22		

**CLEAN WATER ACT CERTIFICATION**

"I/We hereby certify that the proposed developments will not require Federal or State authorizations for purposes of administering Section 404 of the Clean Water Act, as published in the Federal Register (33CFR, Parts 320 thru 330) or for purposes of Section 401 of the Clean Water Act."

Signature: *Thomas W. Curtis*  
 Name (printed) Thomas W. Curtis, RPLS, MD License No. 290  
 Address 8100 Professional Place, PO Box 1450 Landover, MD 20785  
 Phone Number (301) 459-9200



OWNER, APPLICANT  
 MARYLAND CHURCH OF GOD STATE HEADQUARTERS  
 7340 LONG VIEW ROAD  
 COLUMBIA, MARYLAND 21044  
 ATTN: BILLY J. ONEIL  
 PHONE 301-531-5351

**SITE DEVELOPMENT PLAN**  
 FOR 3 CLERGY RESIDENCES - PHASE ONE  
**MARYLAND CHURCH OF GOD**  
**CHRISTIAN RETREAT CENTER**  
 PARCEL 179 LIBER 740 FOLIO 323  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SHEET 1 OF 2

DATE	DESCRIPTION	BY	SCALE	REVISIONS
			1" = 100'	

ONE METRO PLAZA  
 8100 PROFESSIONAL PLACE, LANDOVER, MARYLAND 20785  
**BEN DYER ASSOCIATES, INC.**  
 Engineers / Surveyors / Planners  
 TELEPHONE (301) 458-9200

DRAWN BY: *J. J. 92020*  
 CHECKED BY: *J. J. 92020*  
 DATE: OCTOBER 1992  
 DRAWING NO.: 6-004-Y



**SEDIMENT CONTROL NOTES**

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (992-2437).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and later revisions.
- Following initial soil disturbance or redistribution, 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 for all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and later revisions, for permanent seedings (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.
- All sediment control structures are to remain in place and are to be maintained in operative conditions until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
 

Total Area of Site	28.4339	acres
Area Disturbed	2.0	acres
Area to be roofed or paved	0.5	acres
Area to be vegetatively stabilized	1.5	acres
Total Cut	0	cu yds.
Total Fill	2000	cu yds.

 Off-site waste/borrow are location: to be approved by the sediment control inspector.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
- On all sites with disturbed areas in excess of two 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.

**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a long-term permanent vegetative cover is needed.

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

**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:

- Preferred:** Apply two tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq. ft.).
- Acceptable:** Apply two tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.

**Seeding:** For the periods March 1 thru April 30 and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 tall fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 tall fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq. ft.) of weeping lovegrass. During the period of October 16 thru 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 60 lbs./acre Kentucky 31 tall fescue and mulch with two tons/acre well anchored straw.

**Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes eight feet or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.

**Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

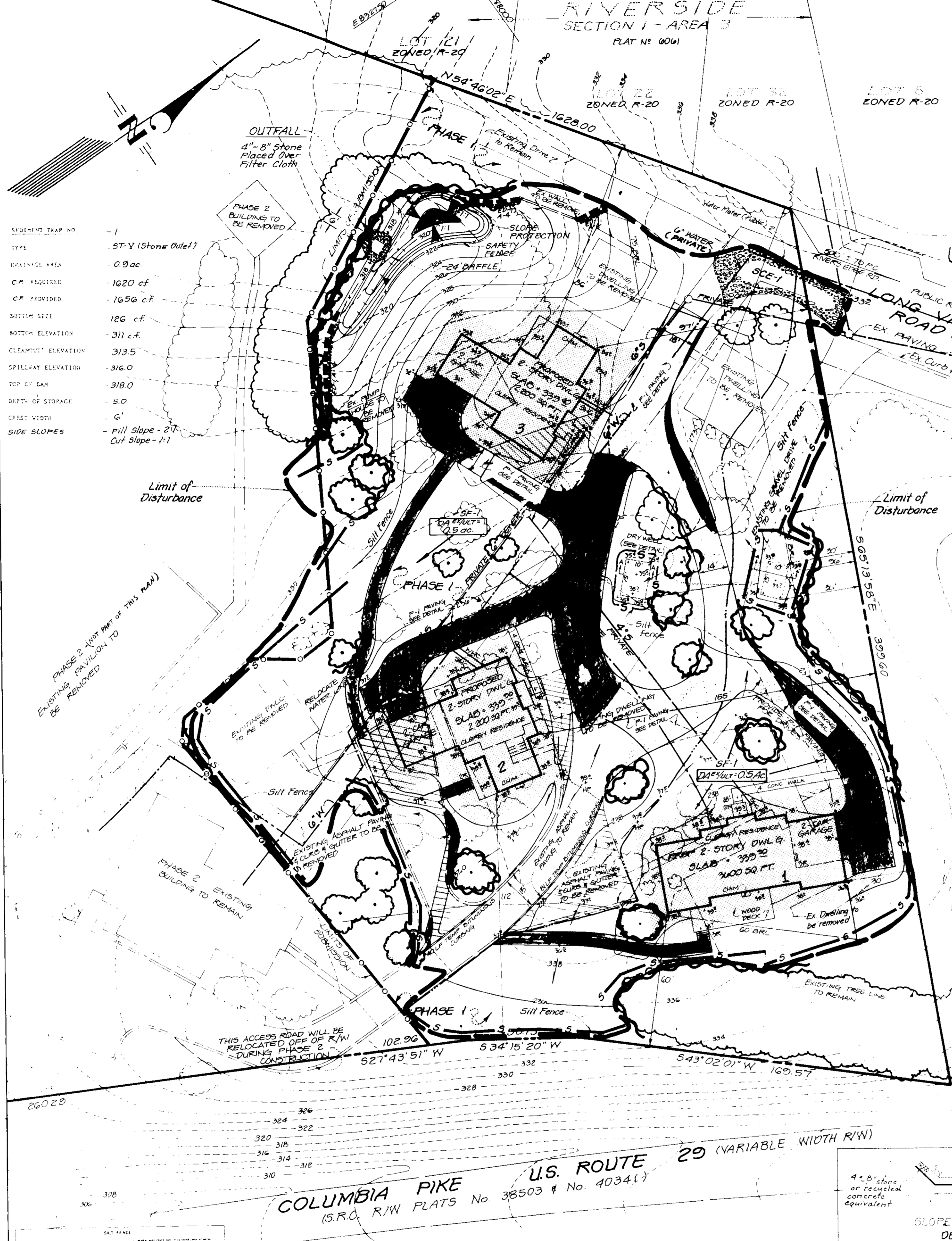
**Seedbed Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**Soil Amendments:** Apply 60 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.).

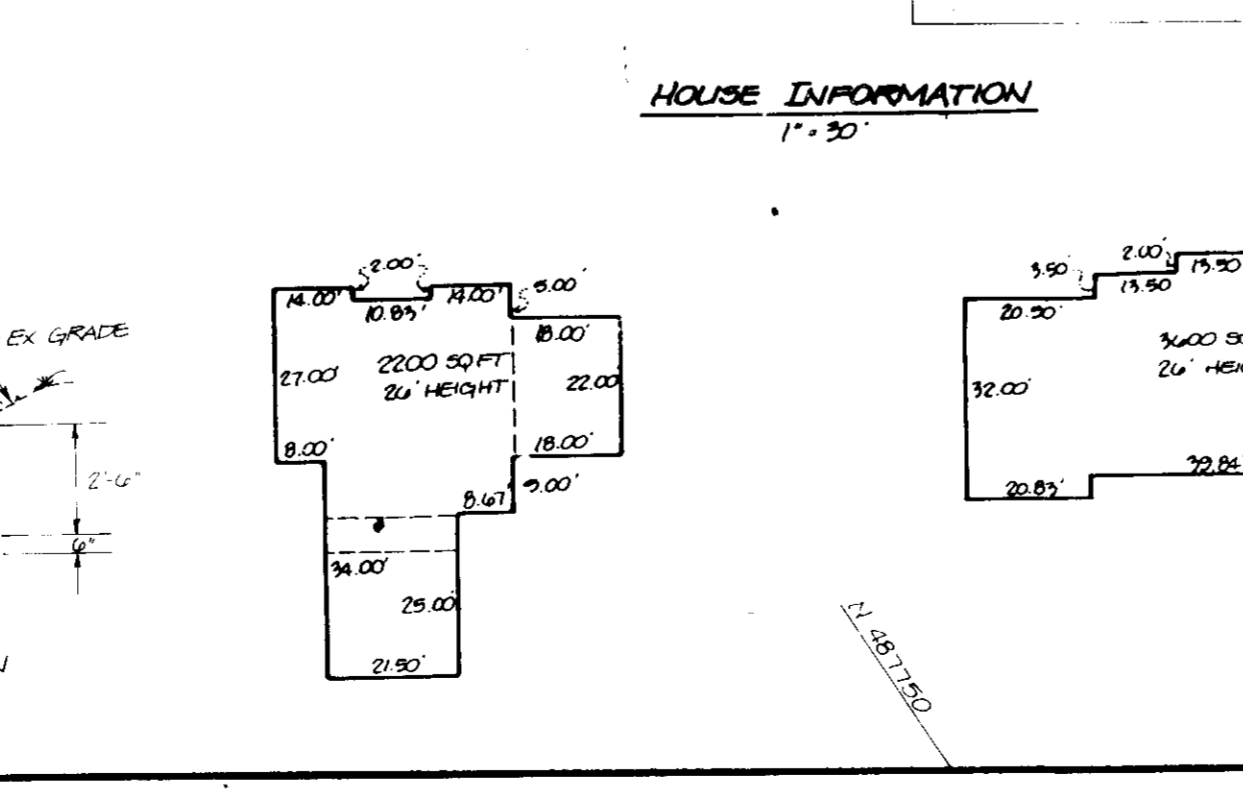
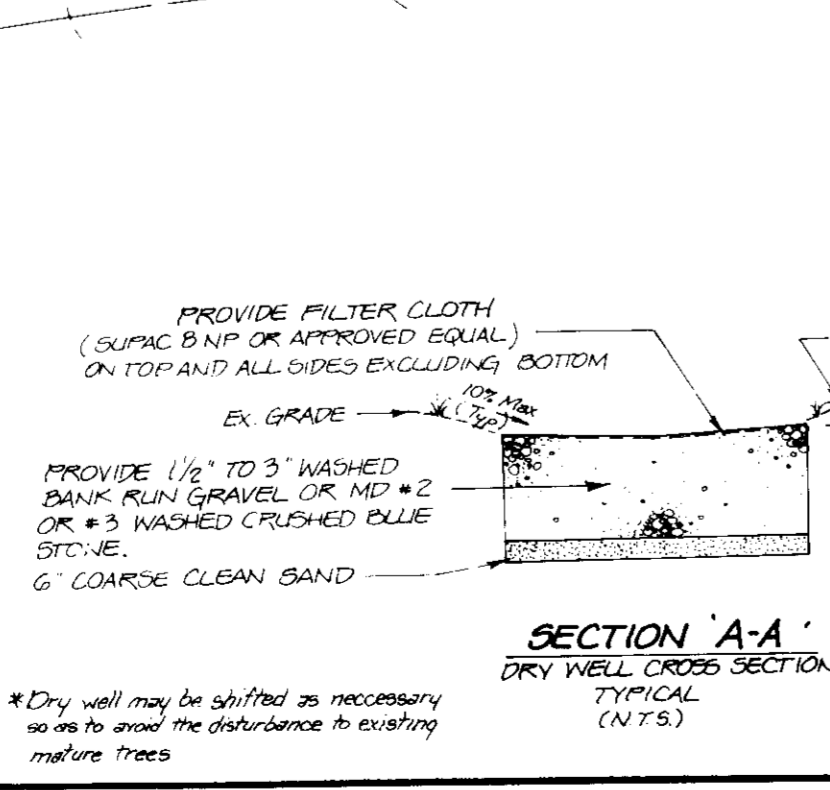
**Seeding:** For the periods March 1 thru April 30 and August 1 thru October 15, seed with 2-1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq. ft.). For the period November 16 thru February 28, project site by applying two tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

**Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes eight feet or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and later revisions for rate and methods not covered.



Station	Length	Area	Volume
311	126	171	171
312	716	724	252
313	288	353	756
314	218	414	110
315	450	456	1656
316	528		



**SEDIMENT CONTROL**

(1) Provide the following certification blocks on sediment control plans:

(2) By the Developer:

"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer: *Billy J. O'Neil* Date: 10/22/92  
Print name below signature: **Billy J. O'Neil**

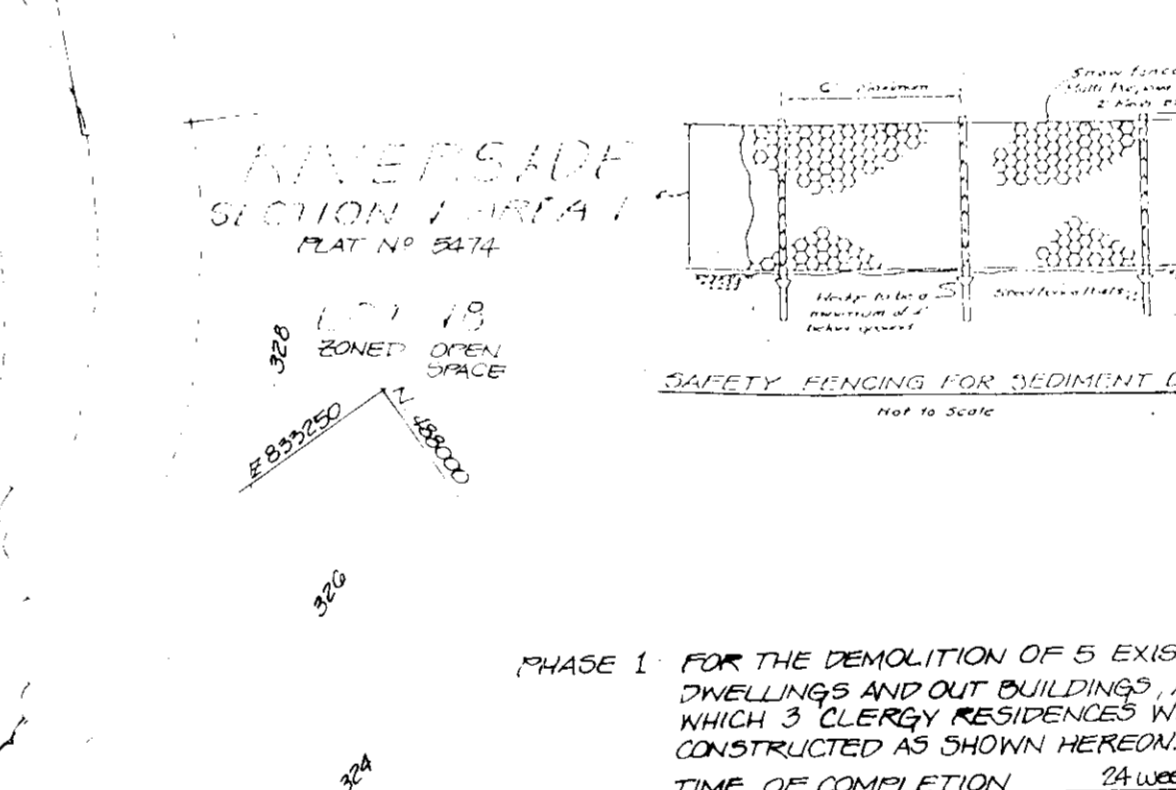
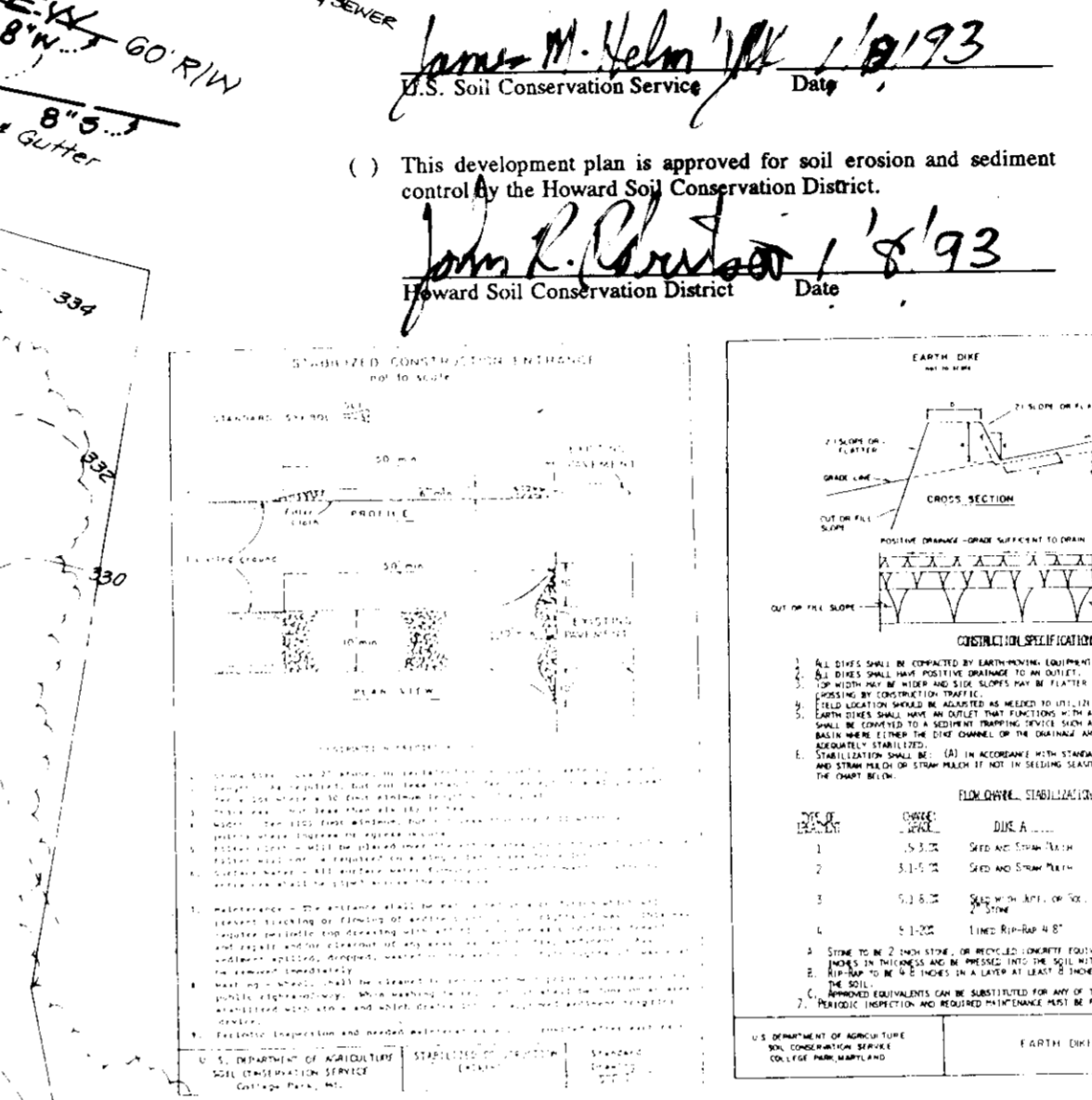
(3) By the Engineer:

"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: *James M. Nelson* Date: 10/22/92  
Print name below signature: **James M. Nelson**

(4) Reviewed for Howard Soil Conservation District and meets Technical Requirements.

Signature of District Engineer: *John R. Christen* Date: 1/8/93  
Print name below signature: **John R. Christen**



**LEGEND**

EX CONTOUR 100  
PROP CONTOUR 100  
EX SPOT ELEVATIONS 107.0  
PROP SPOT ELEVATIONS 107.0  
TREES TO BE REMOVED  
TEMPORARY BITUMINOUS CURBING  
NEW P-1 PAVING OVER EXISTING GRAVEL DRIVE  
LIMITS OF DISTURBANCE  
LIMITS OF CLASS I FILL  
DRAINAGE ARROWS  
EX/Prop Drainage Divide  
Silt Fence  
Stabilized Construction Entrance  
Phase Division Line  
Tree Save Fencing  
Final Grade Thru Trap Earth Dike  
EXISTING GRAVEL/ASPHALT TO BE REMOVED  
PROPOSED P-1 PAVING TO BE INSTALLED

**OWNER - APPLICANT**  
MARYLAND CHURCH OF GOD STATE HEADQUARTERS  
7340 LONG VIEW ROAD  
COLUMBIA, MARYLAND 21044  
ATTN: BILLY J. ONEIL  
PHONE 301-971-5351

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

Signature: *James M. Boyd* Date: 2/3/93  
Print name below signature: **James M. Boyd**

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

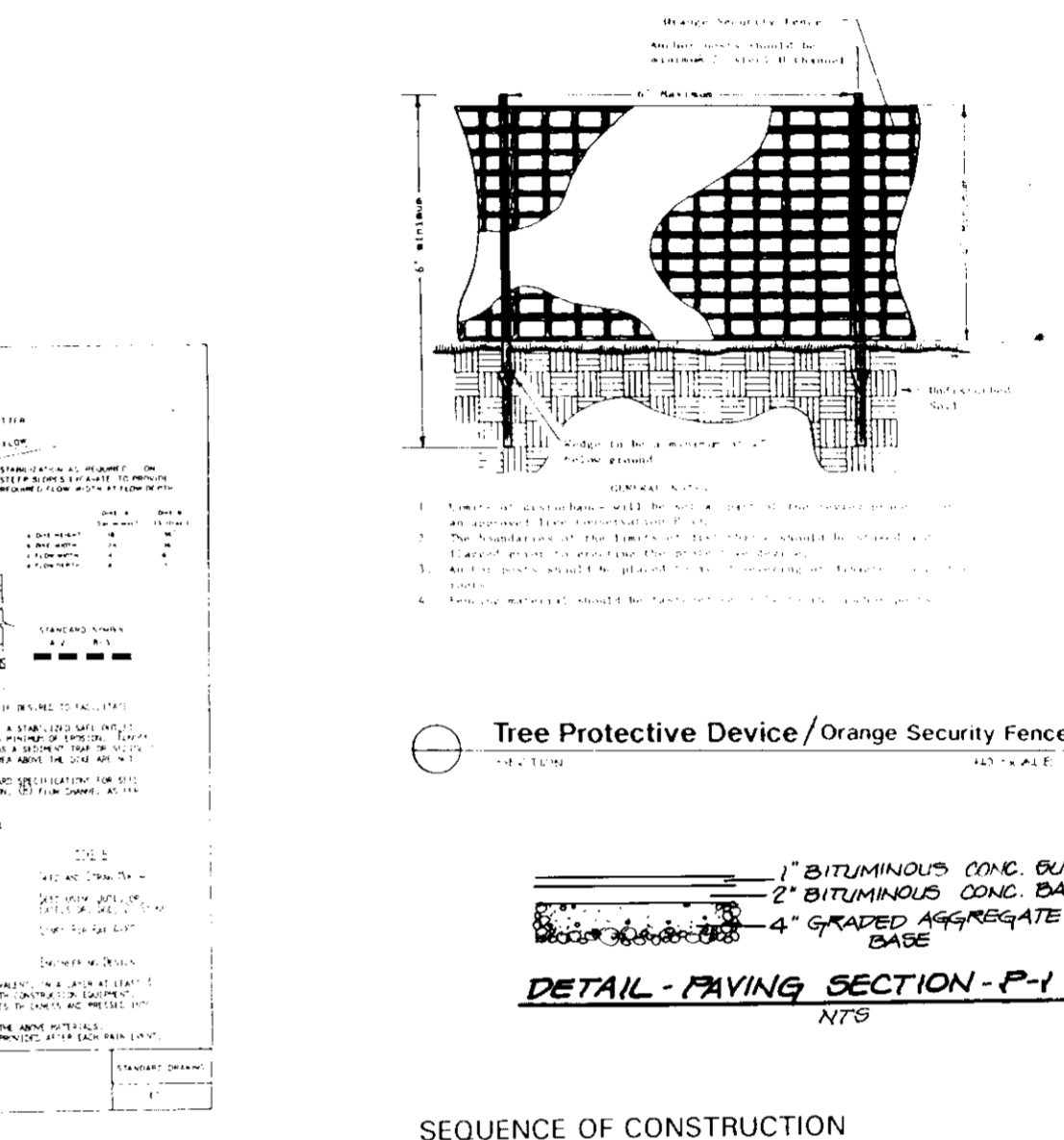
Signature: *James M. Nelson* Date: 2/3/93  
Print name below signature: **James M. Nelson**

Signature: *Anna M. Blomath* Date: 2/4/93  
Print name below signature: **Anna M. Blomath**

APPROVED FOR PUBLIC WATER AND SEWERAGE, STORM DRAIN SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Signature: *James M. Nelson* Date: 1/23/93  
Print name below signature: **James M. Nelson**

Signature: *James M. Nelson* Date: 1-11-93  
Print name below signature: **James M. Nelson**



**GENERAL NOTES**

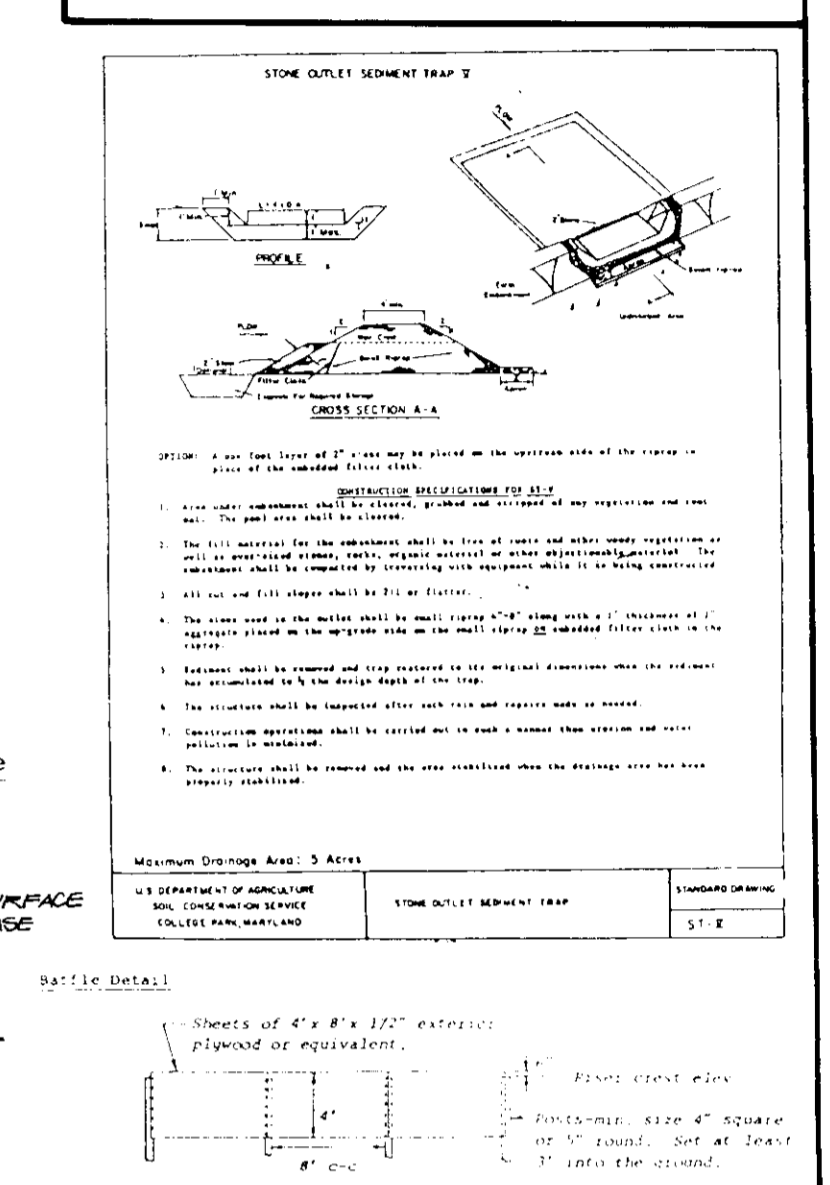
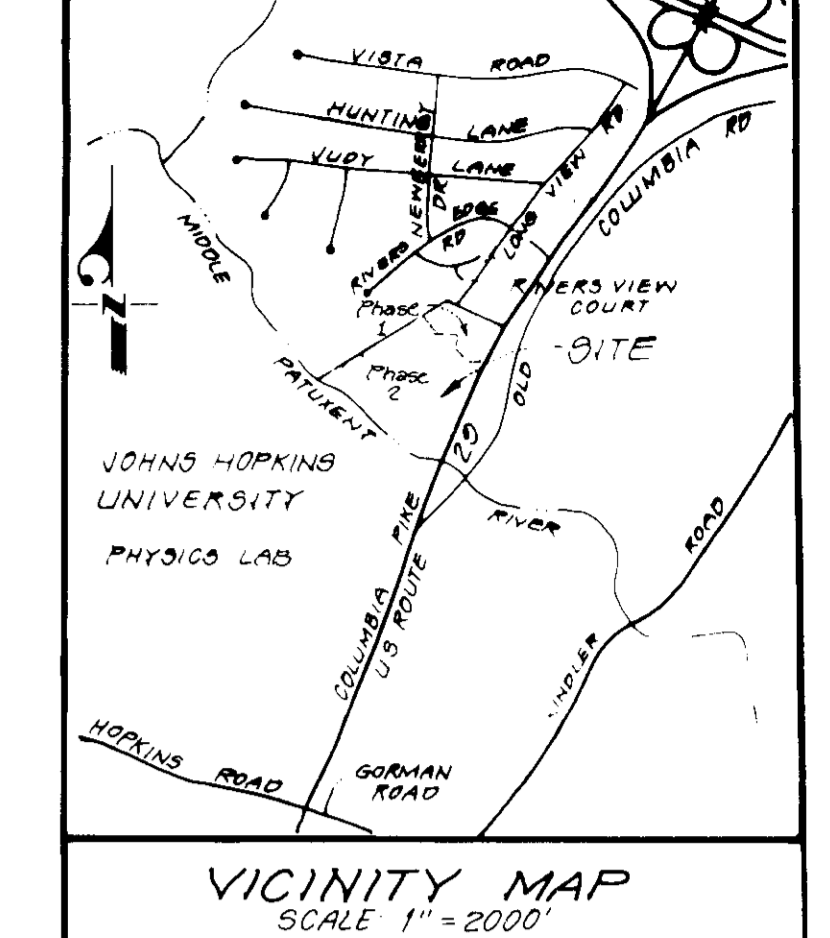
- Boundaries and topography prepared by Ben Dyer Associates, Inc. DATED FEBRUARY 20, 1992.
- A special inspection was applied for and approved by Howard County Board of Appeals, Case #BA 92-27 E, N & V dated September 25, 1992.
- Total site area: 1,238,581 sq. ft. or 28.4339 acres. Total disturbed area: 102,800 sq. ft. or 2.3514 acres. Floodplain area: 494,928 sq. ft. or 11,361 acres.
- This site is served by public and private water and sewerage. Property is zoned R-R and has setbacks of:  
Front: 75 feet from public street right-of-way  
Side: 30 feet  
Rear: 50 feet from public street right-of-way
- A minimum of 2 parking spaces have been provided for each proposed dwelling unit.
- Proposed use: Clergy residences.
- Lot coverage permitted: 20%. Proposed lot coverage: 41,620 sq. ft. or 5.6%.
- Legal description: Liber 740 at Folio 323.
- Footings to rest on virgin soil where possible. All fill within the building to be Class I structural fill (95% of maximum dry density as determined by the modified Proctor procedure ASTM D-1557-78). All fill under pavement to be Class II structural fill (minimum 80% compaction). All landscape areas to be Class III.
- Minimum grade on other than paving: 2% (1-1/2" in drainage swales). Maximum slopes: 3:1.
- All grades shall slope away from the buildings at a minimum rate of 4% (1" in 10') to a maximum rate of 33% (10" in 10') to a point 10' from the front face of back face of building and 4' from the side face of building.
- A handrail must be provided on all stairs with three or more risers.

**THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 313 3380**

**SITE DEVELOPMENT PLAN**  
FOR 3 CLERGY RESIDENCES - PHASE ONE  
**MARYLAND CHURCH OF GOD**  
**CHRISTIAN RETREAT CENTER**  
PARCEL 119, LIBER 740, FOLIO 323 TAX MAP 41  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Tax Map # 41  
Census Tract # 6051.02  
Total Surveyed Area: 1238,581 sq. ft. or 28.4339 acres. Water Code: 6440000 Sewer Code: E22  
Deeded Area: 28,439 sq. ft. or 0.652 acres. Recording Reference: Liber 740, Folio 323  
SHEET 2 OF 2 File No. SDP 93-37

DATE	DESCRIPTION	BY	REVISIONS
1-15-92	ADD P-1 PAVING DETAIL & PROVIDE SPOT ELEVATION POSITIONS. REVISION GENERAL NOTES & ADD SUM TOTAL IN VICINITY MAP.	KE	1
1-15-92		KE	2



**SEQUENCE OF CONSTRUCTION**

- Obtain grading permit. Weeks 1-2
- Install tree save fencing. Install stabilized construction entrance at Long View Road. Install Sediment Trap No. 1, earth dike, and silt fence around perimeter of the site. Weeks 1-2
- Raze the five existing dwelling units. Remove existing asphalt paving and curb and gutter as required. This demolition debris will be taken to a facility approved to accept this type of waste. Weeks 1-2
- Grade the site area for house construction. Weeks 2-6
- Construct the three new dwelling units. Install water and sewer house connections. Install the dry wells for stormwater management. Weeks 3-24
- Install temporary bituminous curbing. Install gravel drives and paths. Weeks 20-22
- Vegetatively stabilize all remaining disturbed areas as required. As Required
- Upon stabilization of the contributory drainage areas and with approval of the grading/sediment control inspector, remove the stabilized construction entrance and the silt fence. Week 24

TOTAL ESTIMATED TIME OF CONSTRUCTION: 6 MONTHS

**LEGEND**

EX CONTOUR 100  
PROP CONTOUR 100  
EX SPOT ELEVATIONS 107.0  
PROP SPOT ELEVATIONS 107.0  
TREES TO BE REMOVED  
TEMPORARY BITUMINOUS CURBING  
NEW P-1 PAVING OVER EXISTING GRAVEL DRIVE  
LIMITS OF DISTURBANCE  
LIMITS OF CLASS I FILL  
DRAINAGE ARROWS  
EX/Prop Drainage Divide  
Silt Fence  
Stabilized Construction Entrance  
Phase Division Line  
Tree Save Fencing  
Final Grade Thru Trap Earth Dike  
EXISTING GRAVEL/ASPHALT TO BE REMOVED  
PROPOSED P-1 PAVING TO BE INSTALLED

**OWNER - APPLICANT**  
MARYLAND CHURCH OF GOD STATE HEADQUARTERS  
7340 LONG VIEW ROAD  
COLUMBIA, MARYLAND 21044  
ATTN: BILLY J. ONEIL  
PHONE 301-971-5351

DATE	DESCRIPTION	BY	REVISIONS
1-15-92	ADD P-1 PAVING DETAIL & PROVIDE SPOT ELEVATION POSITIONS. REVISION GENERAL NOTES & ADD SUM TOTAL IN VICINITY MAP.	KE	1
1-15-92		KE	2