

STANDARD SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction. (313-1855)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the most current "STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL"; and revisions thereto.
- Following initial disturbance, permanent or temporary stabilization shall be completed within a 7 calendar days for all perimeter sediment control structures, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1984 HANDBOOK OF STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (Section C) for permanent seeding and temporary seeding and mulching. Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination, and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	0.37	Acres
Area Disturbed	0.26	Acres
Area to be roofed or paved	0.02	Acres
Area to be vegetatively stabilized	0.09	Acres
Total Cut	338	Cu. Yds.
Total Fill	38	Cu. Yds.
- Off-site waste/borrow area location
- Any sediment control practice which is disturbed by grading activity or placement of utilities must be repaired on the same day of disturbance. Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be required 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 lettered approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

PERMANENT SEEDING NOTES

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

SEEDING PREPARATION: Loosen upper three inches of soil by raking, digging, or other suitable means before seeding. If not previously done, remove rocks, stumps, and other debris.

SOL ALIGNMENTS: In lieu of soil test recommendations, use one of the following:

- PREFERRED:**
 - Apply 2 tons per acre delphinium Bluebonnet (22 Ba/10000)
 - Apply 2 tons per acre 10-10-10 fertilizer (14 Ba/10000)
 - Apply 100 lbs per acre straw or soil mulch
- ACCEPTABLE:**
 - Apply 2 tons per acre 10-10-10 fertilizer (14 Ba/10000)
 - Apply 100 lbs per acre straw or soil mulch

SEEDING: For the period March 1 thru April 30, and August 1 thru October 15 seed with 20 lbs per acre (14 Ba/10000) (1) of Kentucky 31 Tall Fescue, (2) of Kentucky 31 Tall Fescue and 2 lbs per acre (10 Ba/10000) (1) of Kentucky 31 Tall Fescue. During the period of seedling, mow at 2 inch height. For the period November 1 thru February 28 seed with 20 lbs per acre (14 Ba/10000) (1) of Kentucky 31 Tall Fescue and 2 lbs per acre (10 Ba/10000) (1) of Kentucky 31 Tall Fescue. During the period of seedling, mow at 2 inch height.

MULCHING: Apply 1-1/2 to 2 tons per acre (20 to 30 Ba/10000) (1) of weathered pine straw mulch immediately after seeding. Trenches for the construction of utilities shall be mulched with 2 to 3 tons per acre (30 to 45 Ba/10000) (1) of weathered pine straw mulch. For the period of seedling, mow at 2 inch height.

MAINTENANCE: Inspect seeding areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas that to be restabilized within short-term seeding cover is needed.

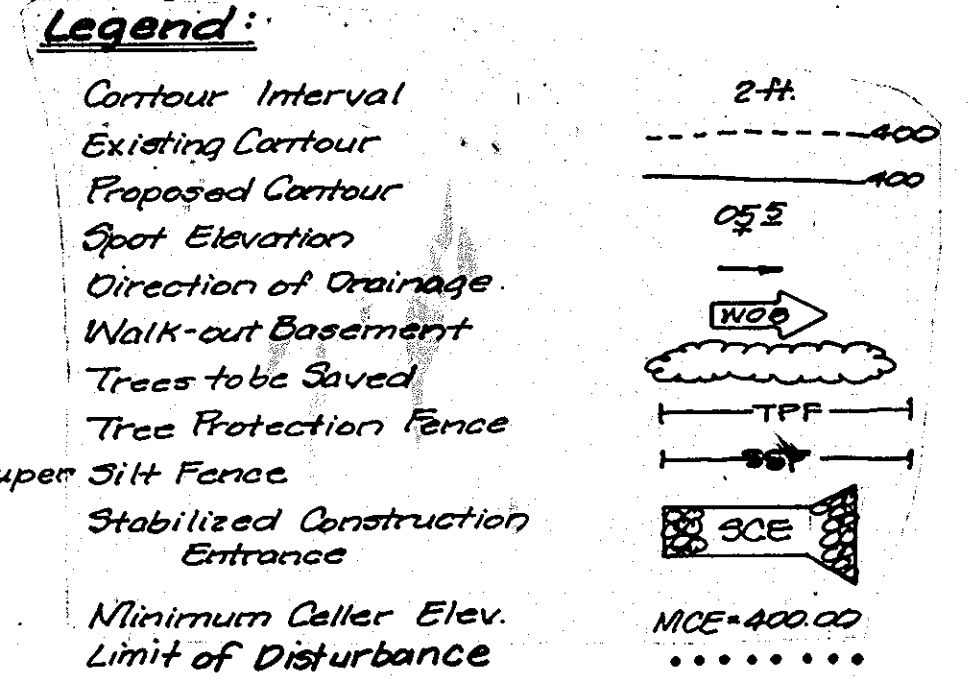
SEEDING PREPARATION: Loosen upper three inches of soil by raking, digging, or other suitable means before seeding. If not previously done, remove rocks, stumps, and other debris.

SOL ALIGNMENTS: Apply 200 lbs per acre 10-10-10 fertilizer (14 Ba/10000)

SEEDING: For the period March 1 thru April 30, and August 1 thru October 15 seed with 20 lbs per acre (14 Ba/10000) (1) of Kentucky 31 Tall Fescue. During the period of seedling, mow at 2 inch height. For the period November 1 thru February 28 seed with 20 lbs per acre (14 Ba/10000) (1) of Kentucky 31 Tall Fescue. During the period of seedling, mow at 2 inch height.

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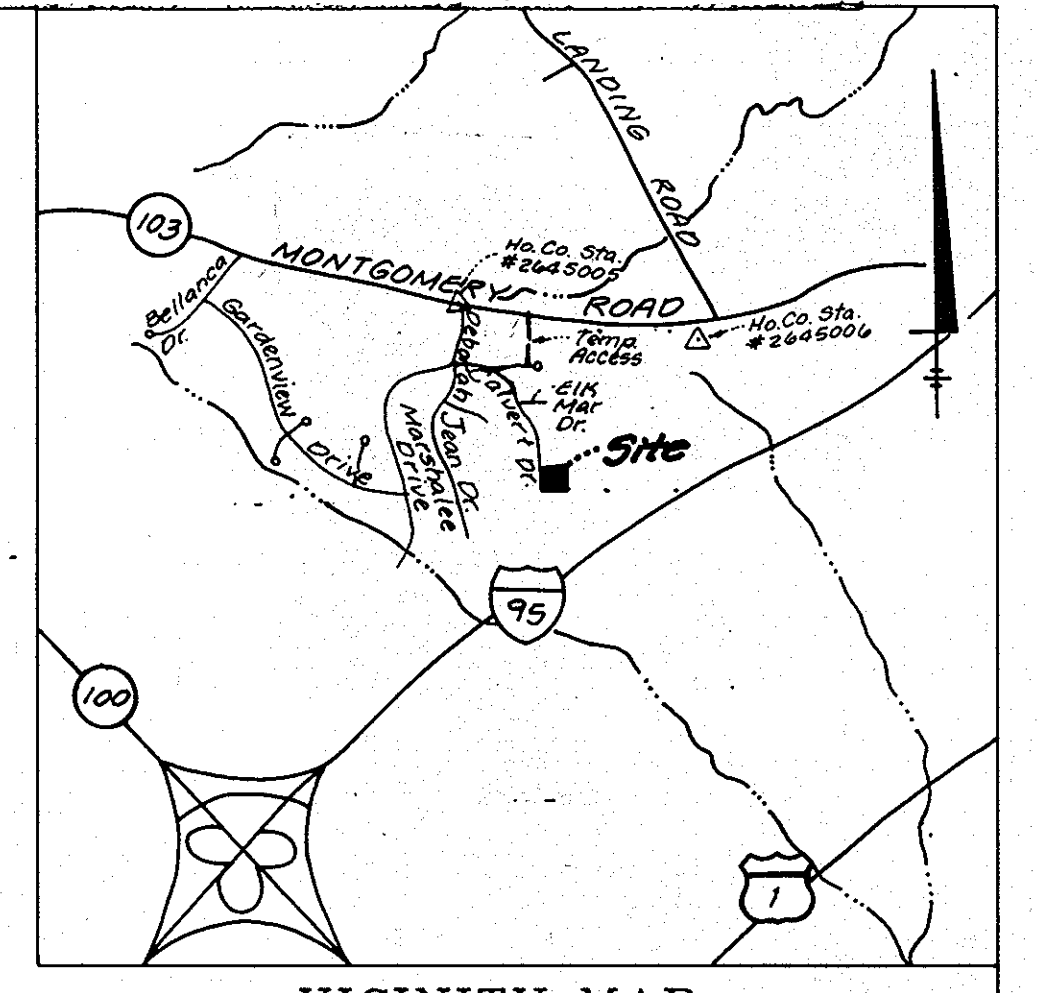
Refer to the 1984 HANDBOOK OF STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rules and methods not covered.



BENCH MARKS:

HO. CO. MON. # 2645005 ELEV. 291.929
Concrete Monument 0.3ft. below surface at top of bank.

HO. CO. MON. # 2645004 ELEV. N/A
Concrete Monument 0.2ft. below surface at top of bank.



GENERAL NOTES:

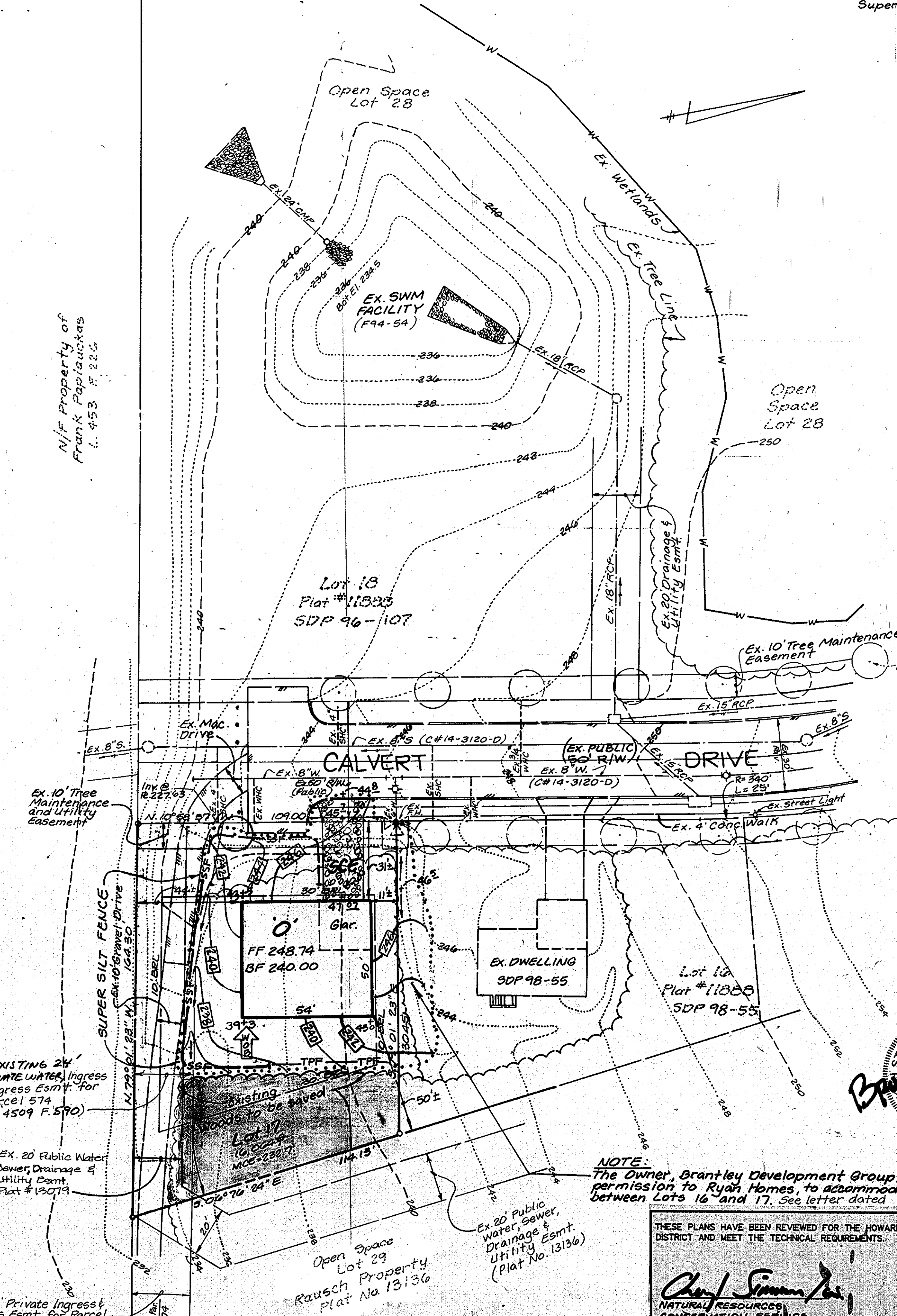
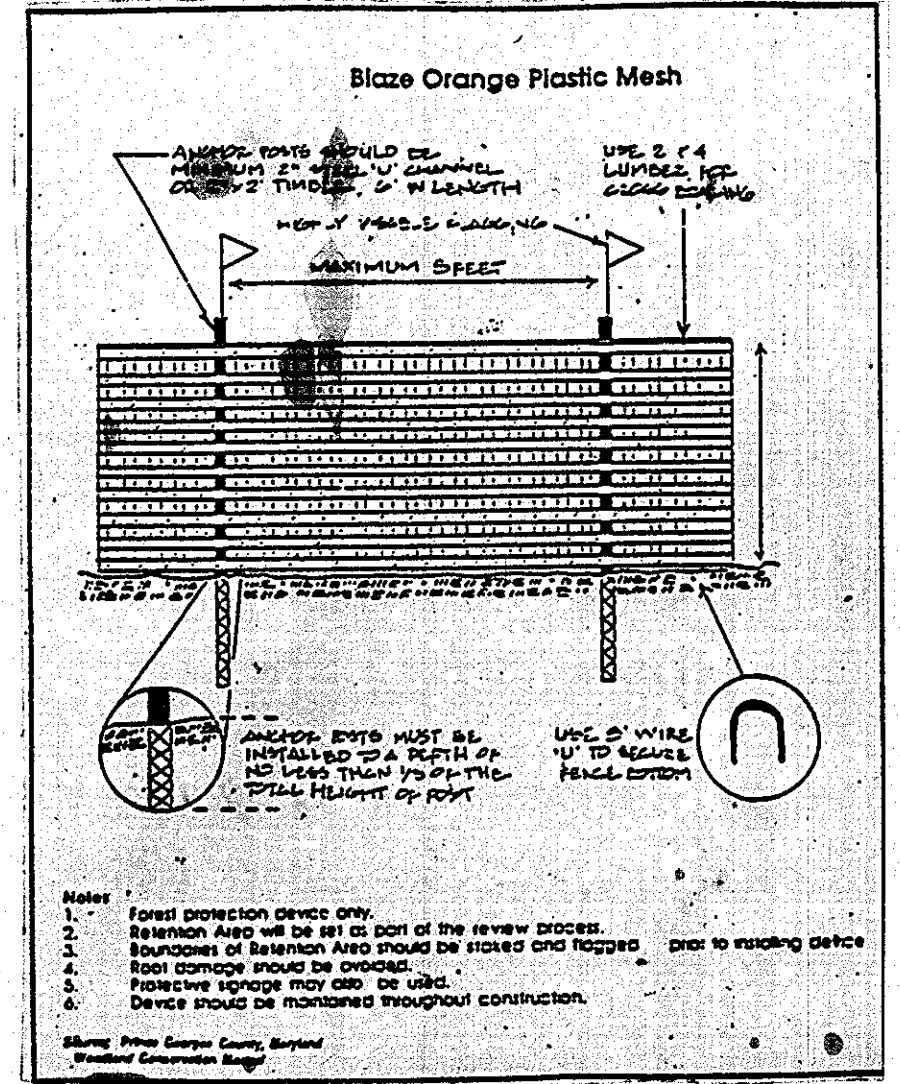
- SUBJECT PROPERTY IS ZONED R-20 PER 10-10-93 COMPREHENSIVE ZONING PLAN.
- THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS: 0.27 Ac.±
- THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 1
- IMPROVEMENT TO PROPERTY: SINGLE FAMILY DETACHED HOME
- DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: F94-54, 599-56, F89-78, W92-149
- UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER AND SEWER PLANS CONTRACT NO. 14-3120-D
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS DIVISION OF CONSTRUCTION INSPECTION AT (410) 313-1100 AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV STANDARD DETAIL R6-01 (THIS SET).
- IN ACCORDANCE WITH SECTIONS 126.A.1.1.B AND .C. OF THE ZONING REGULATIONS, DAY WINDOWS OR CHIMNEYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY BACKYARD; PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR BACKYARDS.
- The coordinates shown hereon are based on the Maryland State Grid System (NAD 27).
- The existing topography shown is taken from final plans (P94-54), prepared by Gutschick, Little & Weber dated 1/19/96.
- Street trees/landscaping shall be provided by the owner. Brantly Development Group, Inc. per the approved Road Construction Drawing # F94-54.

CONSTRUCTION SEQUENCE:

- Obtain Grading Permit (1 day).
 - Construct stabilized construction entrance (1 day)
 - Install silt fence at limit of disturbance as shown hereon (1 day)
 - Clear and grub site to subgrade (3 days)
 - Begin excavation for house foundation, and begin house construction. Install individual house connection. (60 days)
 - The Contractor shall inspect and provide necessary maintenance on the sediment and erosion control structures shown hereon after each rainfall and on a daily basis.
 - Remove sediment from Calvert Drive and drive stabilized construction entrance as required (daily maintenance)
 - Final grade site and stabilize with permanent seeding mixture and straw mulch. Install individual driveway and house walk (10 days)
 - After permission from the permit authority, install a 3' high Tree Protection Fence and stabilize disturbed area with permanent seeding mixture and straw mulch (5 days).
- TOTAL TIME: 83 days**

SPECIAL NOTE:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this SDP are not to be used for construction. For construction, see approved Water and Sewer Plans, Contract No. 14-3120-D and F94-54.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Andrew Smith 12/3/98 DATE

Cathy Hamilton 12/4/98 DATE

Charles Hamilton 12/4/98 DATE

ENGINEER'S CERTIFICATE:

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 AND THAT IT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Brantley D. Barton 3/24/98 DATE

DEVELOPER'S CERTIFICATE:

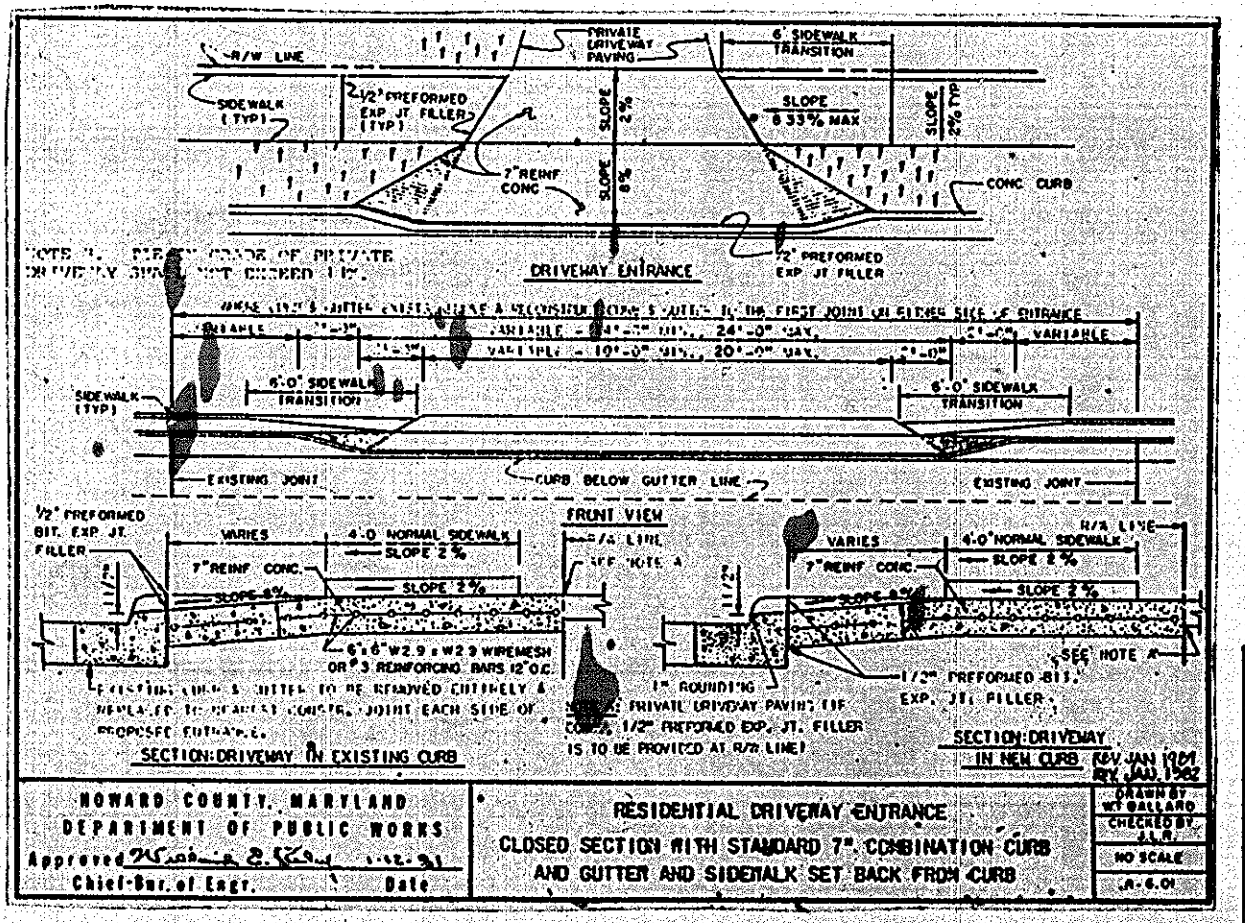
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THESE PLANS AND THAT ANY RESPONSIBLE PERSON INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERMITS AND INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS NECESSARY.

Michael Shuman 12/11/97 DATE

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

Chad Simon 3/2/98 DATE

Brantley D. Barton 3/24/98 DATE



REVISIONS

NO.	DATE	DESCRIPTION

Address Chart

Lot	Street Address
17	7079 Calvert Drive

SUBDIVISION NAME	SECTION/AREA	LOT NO.
CALVERT RIDGE	37	LOT 17
PLAT NO.	BLOCK NO.	ZONE
MOR 11888	12	R-20
TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
37	1st	6011.01
WATER CODE	SEWER CODE	
00A	2162700	

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

SITE DEVELOPMENT PLAN

DESIGNED: BB

DRAWN: BE1

CHECKED: BB

DATE: Nov. 1997

CALVERT RIDGE

Lot 17

Tax Map No. 37 P/D PARCEL 9A

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

Previous Submittals: F94-54, 599-56, F89-78, W92-149

Developer: Ryan Homes, Inc. 4101 Old Orchard Road, Suite 100, Columbia, MD 21045 (410) 654-2501

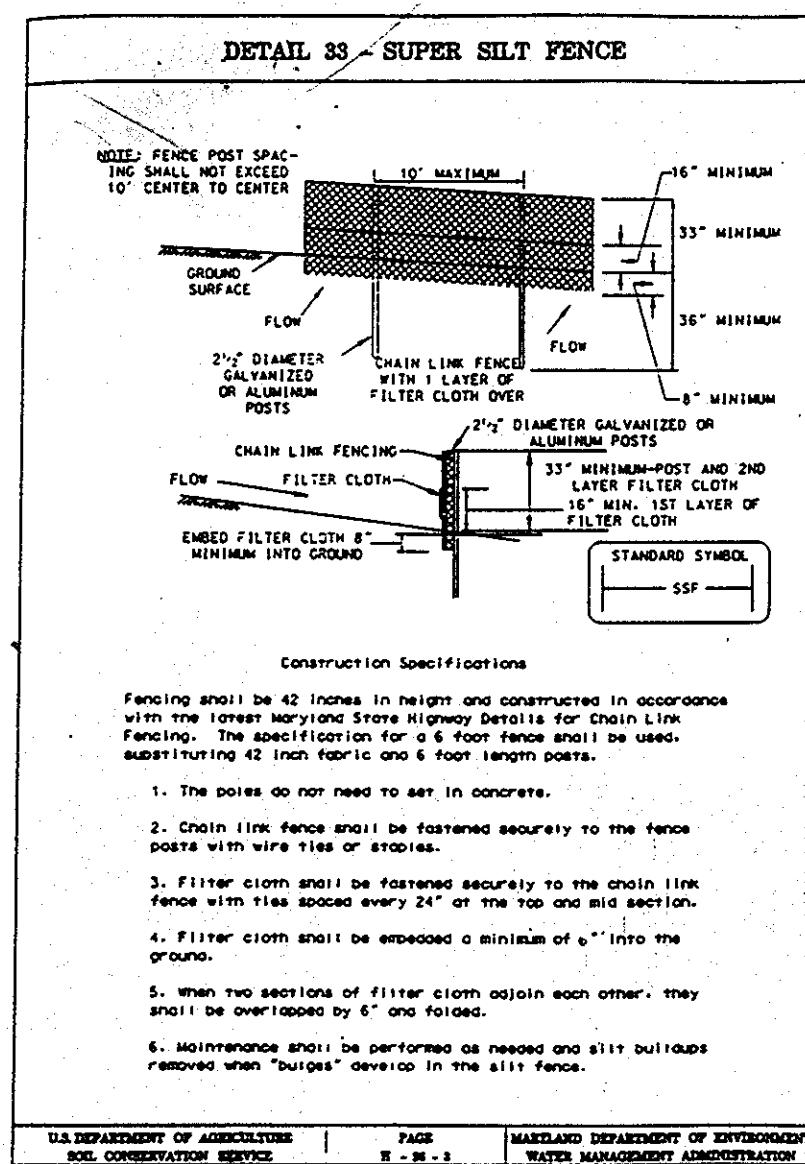
Scale: 1" = 30'

Drawing: 1 OF 2

Job No.: 96-0652

File No.: SDP 98-64

SDP 98-64



11.2. STANDARD AND SPECIFICATIONS

TOPSOIL
Definition:
 To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials such as plastic, and/or unacceptable soil gradation.

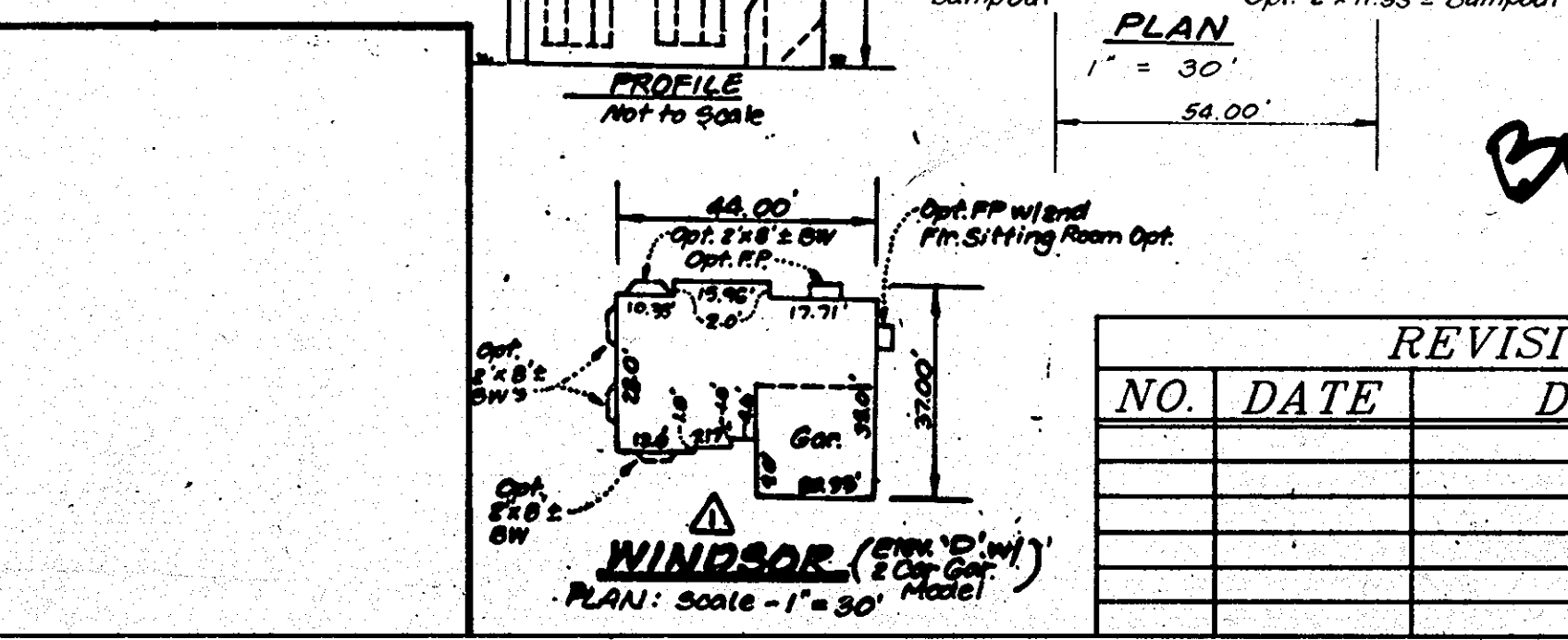
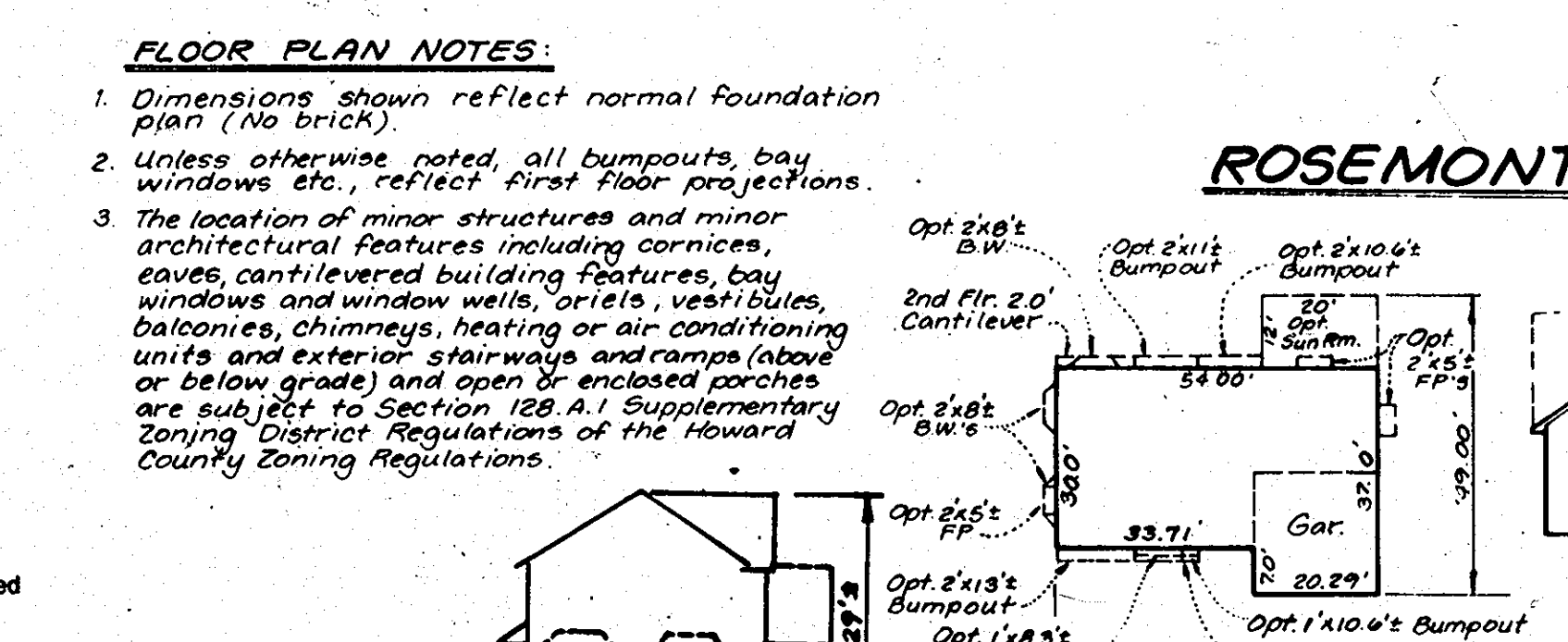
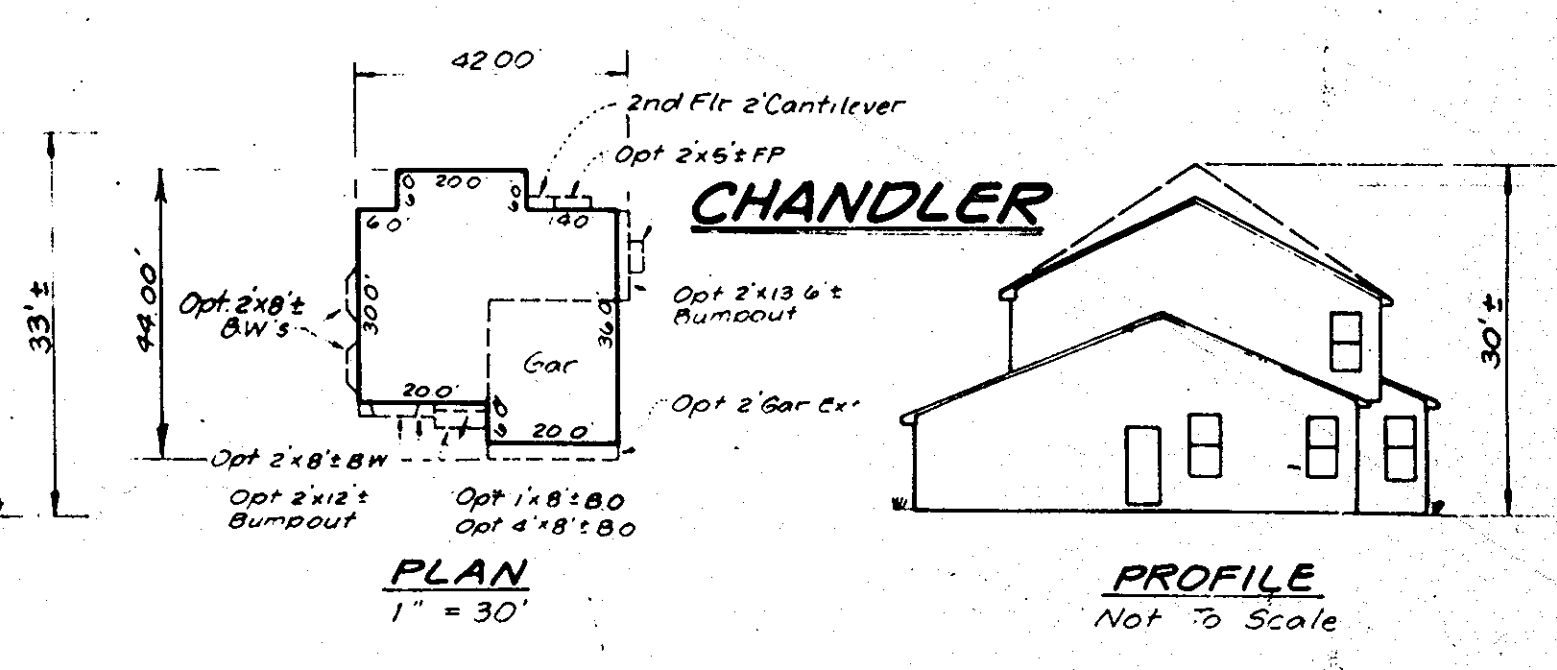
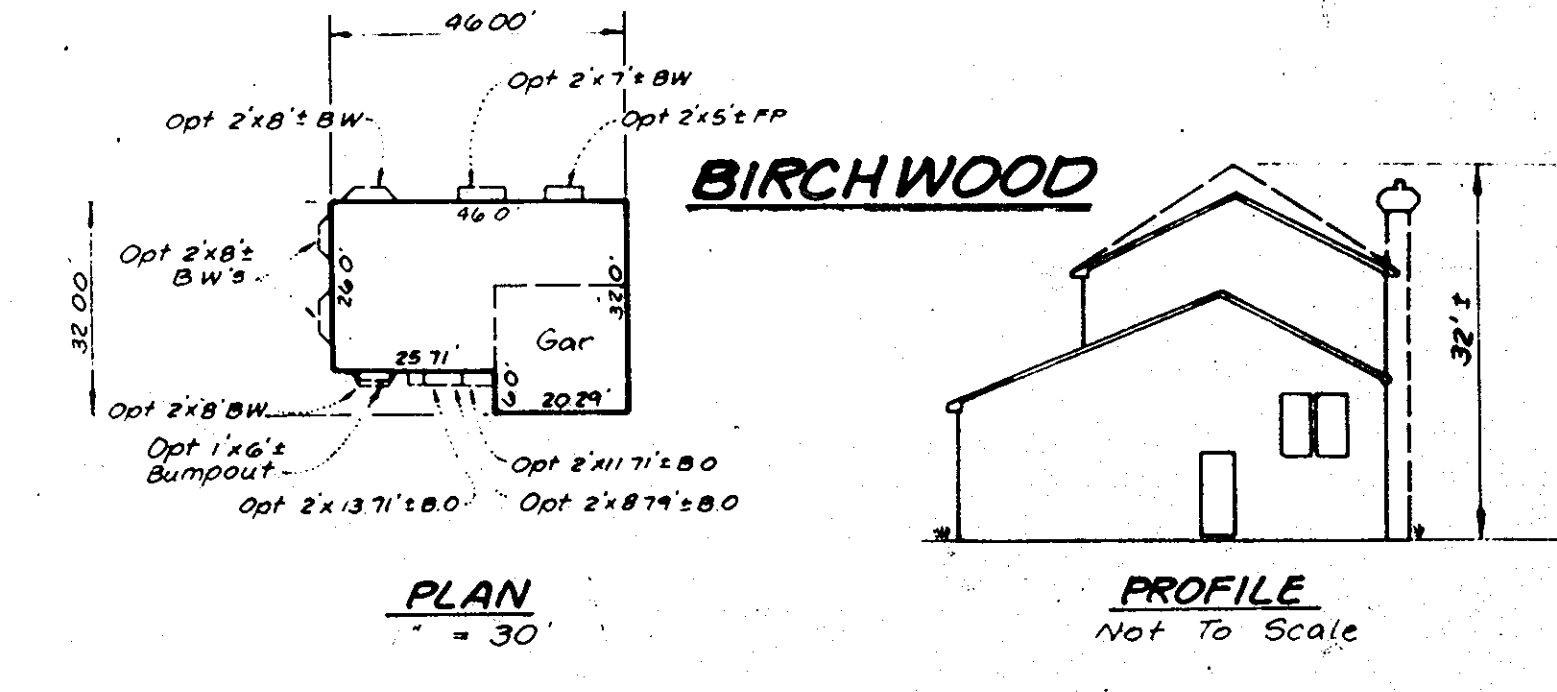
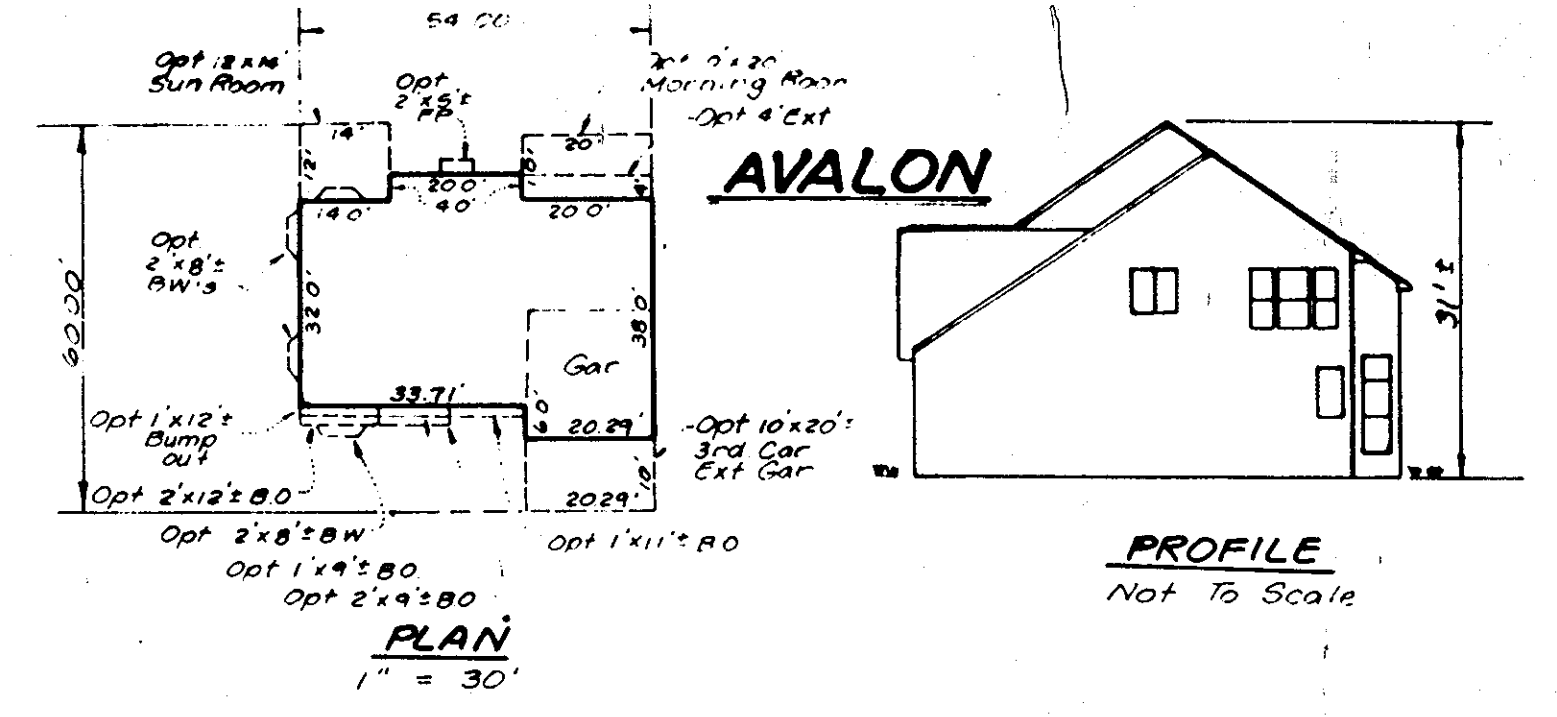
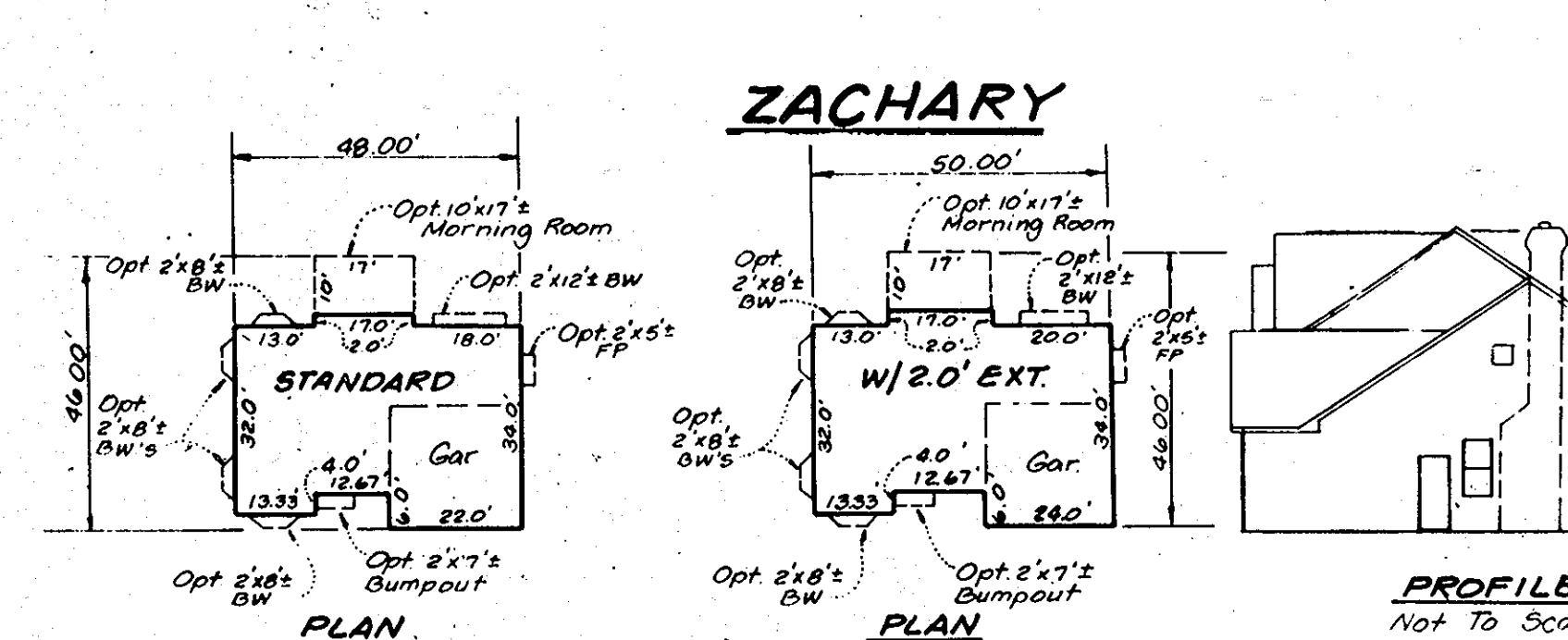
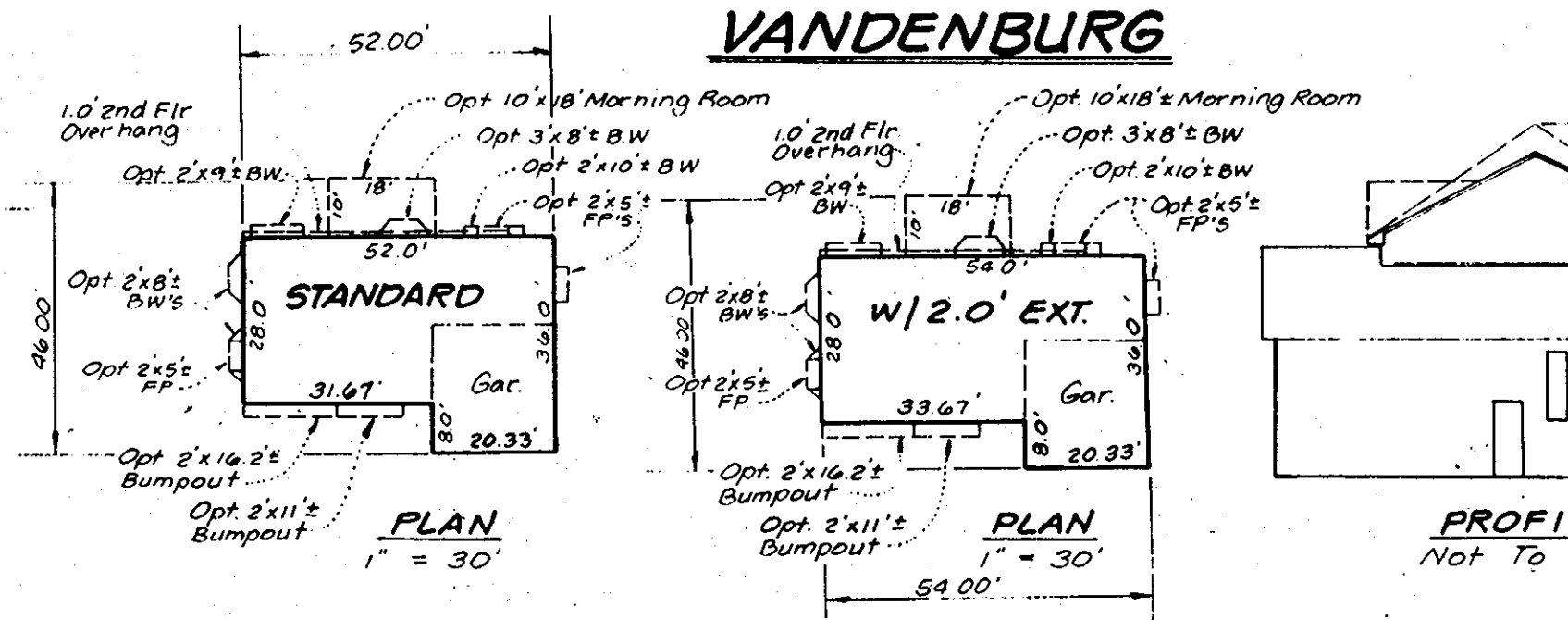
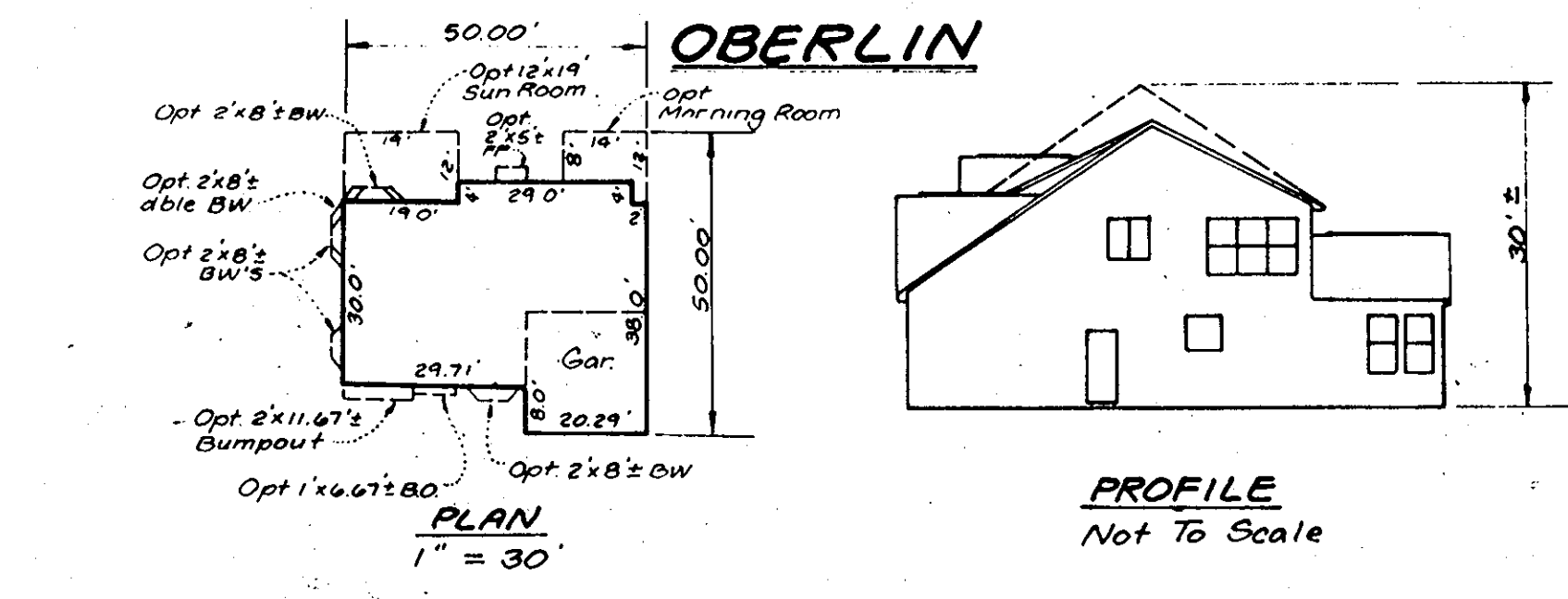
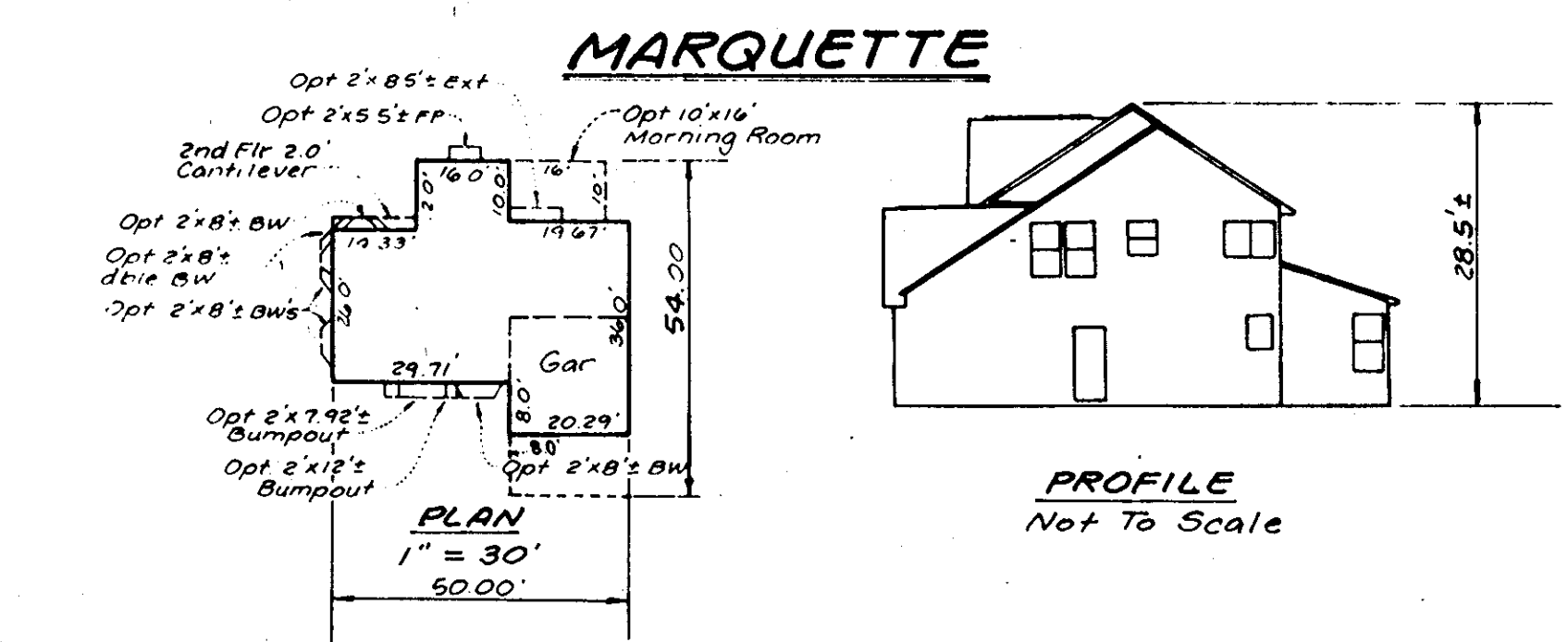
Conditions Where Practice Applies:

- This practice is limited to areas having 2:1 or flatter slopes where:
 a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 b. The soil material is so shallow that the rooting zone is not deep enough to support plants or forest containing supplies of nutrients 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.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special considerations and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

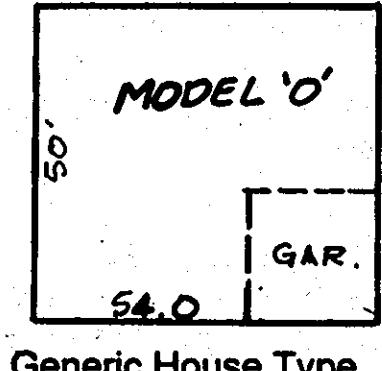
Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards 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 Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 1. Topsoil shall be a loam, sandy loam, clay loam, silty loam, sandy clay loam, loamy sand. Other soils may be used if recommended by a qualified geologist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting parent materials and shall contain less than 2% by volume of chert, stones, clay, coarse fragments, gravel, silt, moss, trash, or other materials larger than 1 1/2" in diameter.
 2. Topsoil must be free of plants or plant parts such as horsetails, grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 3. Where the material is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-5 tons per 1,000 square feet prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in accordance with lime application procedures as described in the following procedures.
 4. For sites having disturbed areas under 5 acres:
 a. One ton per 1,000 square feet of limestone shall be applied to the soil.
 b. 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 permitted to raise the pH to 6.5 or higher.
 c. Organic content of topsoil shall be not less than 1.2 percent by weight.
 d. Topsoil having suitable soil content greater than 500 parts per million shall not be used.
 e. No soil or sand shall be placed on soil which has been treated with soil nutrients or chemical soil for more than 30 days unless sufficient time has elapsed (14 days min.) to permit dispersion of phyto-toxic materials.
 5. Plans showing topsoil and application shall be specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- Topsoil Application
 1. When spreading, maintain minimal erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Trap and Basin.
 2. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, unless 4" - 8" higher in elevation.
 3. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 2". Spreading shall be performed in such a manner that rutting or rindings are prevented with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from spreading or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 4. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is extremely wet or in a condition that may be detrimental to proper grading and seedbed preparation.
- Alternative for Permanent Seeding - Instead of applying the full amount of lime and commercial fertilizer, composted sludge and manure may be applied as specified below:
 1. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to provide nutrients and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 a. Composted sludge shall be supplied by, or originate from, a person or persons that are licensed (at the time of application of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 b. Composted sludge shall contain at least 1 percent nitrogen, 1.3 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate conditions must be added to meet the requirements prior to use.
 c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 2. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lbs/1,000 square feet, and 1/3 the normal lime application rate.

References: Guidelines Specifications, Soil Preparation and Seeding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute. Revised 1973.



MODEL MATRIX											
LOT No.	Avalon	Birchwood	Chandler	Marquette	Oberlin	Rosemont	Vandenberg	Vandenberg Extended	Windsor	Zachary	Zachary Extended
17	Rev. 2	Rev.	Rev.	Rev.	Rev.	Rev.	Rev.	Rev.	Rev.	Rev.	Rev.



Generic House Type

Scale: 1" = 30'

Note:

- All models fit except The Avalon with a 2 Car Garage. See model Matrix for options.
- The generic boxes are designed for the basic house footprint, not for the footprint with options. It may be necessary to submit redlined revision for review and approval by Howard County to accommodate model options with selected model type.

FLOOR PLAN NOTES:

- Dimensions shown reflect normal foundation plan (No brick).
- Unless otherwise noted, all bumpouts, bay windows etc., reflect first floor projections.
- The location of minor structures and minor architectural features including porches, eaves, cantilevered building features, bay windows and window wells, oriels, vestibules, balconies, chimneys, heating or air conditioning units and exterior stairways and ramps (above or below grade) and open or enclosed porches are subject to Section 12B.11 Supplementary Zoning District Regulations of the Howard County Zoning Regulations.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph R. Roth 12/8/98
DIRECTOR

Cindy Hamilton 12/4/98
CHIEF, DIVISION OF LAND DEVELOPMENT

Chris Cummings 4/2/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION

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

Clayd Simms 3/31/98
NATURAL RESOURCE CONSERVATION DISTRICT

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

Myra Selig 3/31/98
HOWARD SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE

"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 AND THAT IT WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Bruce D. Brown 4/24/98
SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE IN ACCORDANCE WITH REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

Michael Thorne 12/11/97
SIGNATURE OF DEVELOPER

REVISIONS		
NO.	DATE	DESCRIPTION

SUBDIVISION NAME: CALVERT RIDGE		SECTION/AREA: 57	LOT NO.: LOT 17
PLAT NO.: MWR 11888	BLOCK NO.: 12	TAX MAP NO.: R-20	ELECTION DISTRICT: 1st
WATER CODE: 004		SEWER CODE: 2152700	

LDE, INC.
 9250 Rumsey Road, Suite 106, Columbia, MD. 21045
 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

SITE DEVELOPMENT PLAN
CALVERT RIDGE
 Lot 17
 TAX MAP NO. 37 P/O PARCEL 9A
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DESIGNED: K.B.W.
 DRAWN: K.B.W.
 CHECKED: B.D.B.
 DATE: 12/97

PREVIOUS SUBMITTALS: 894-54, 589-50, 889-78, 892-109

DEVELOPER: *David Brown*
 4/24/98

FILE NO.: SDP 98-04