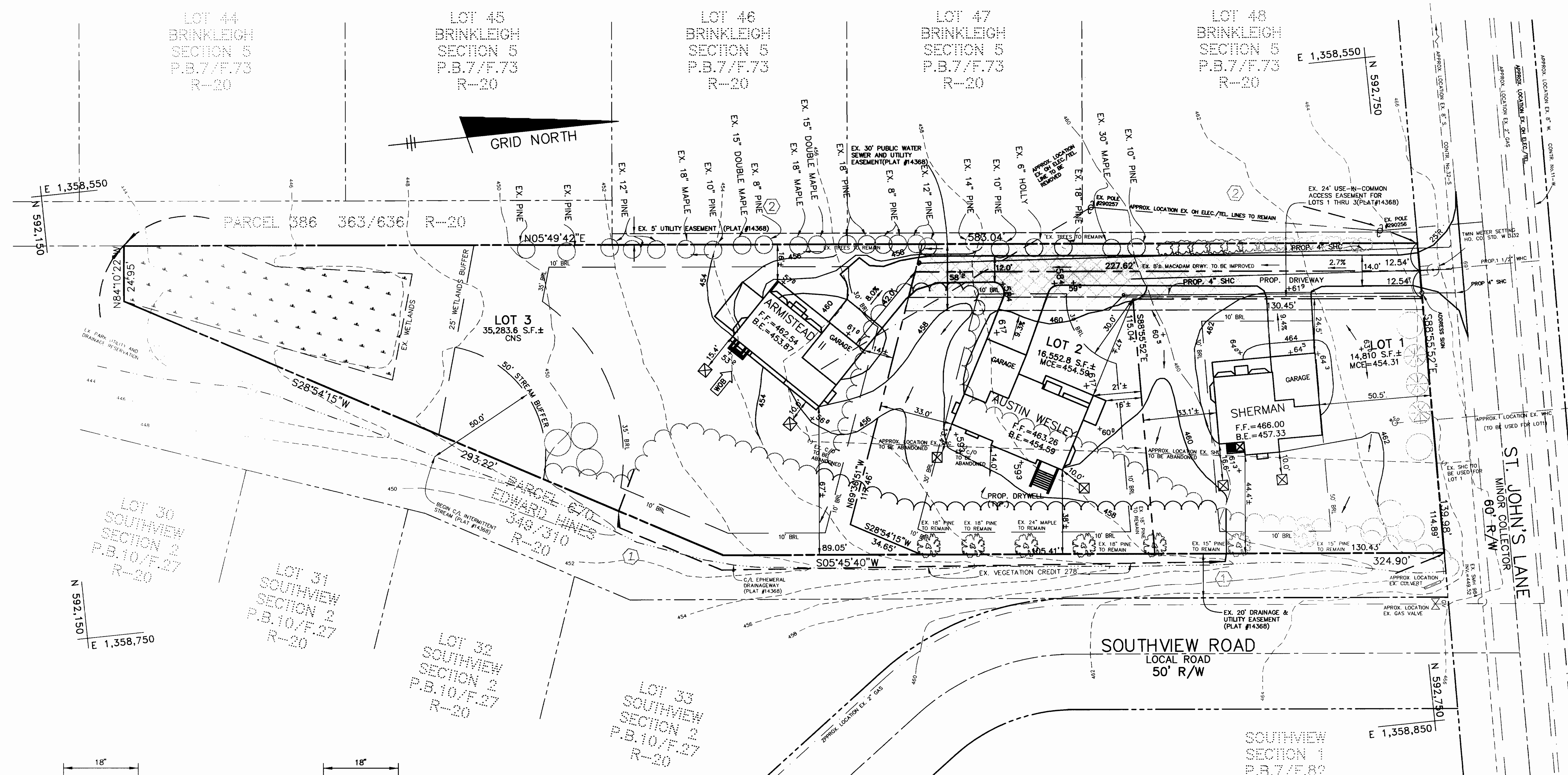


SITE PLAN

SCALE: 1"=30'

SEWER HOUSE CONNECTION TABLE		
LOT NO.	MINIMUM CELLAR ELEV.	INVERT @ EASEMENT
1	454.31	449.81(2.0%)
2	454.59	449.57(1.0%)
3	456.07(CNS)	456.07(1.0%)

NOTE: CONTRACTOR SHALL CHECK EX. SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF THE HOUSE TO ENSURE PROPER SLOPES CAN BE MAINTAINED.

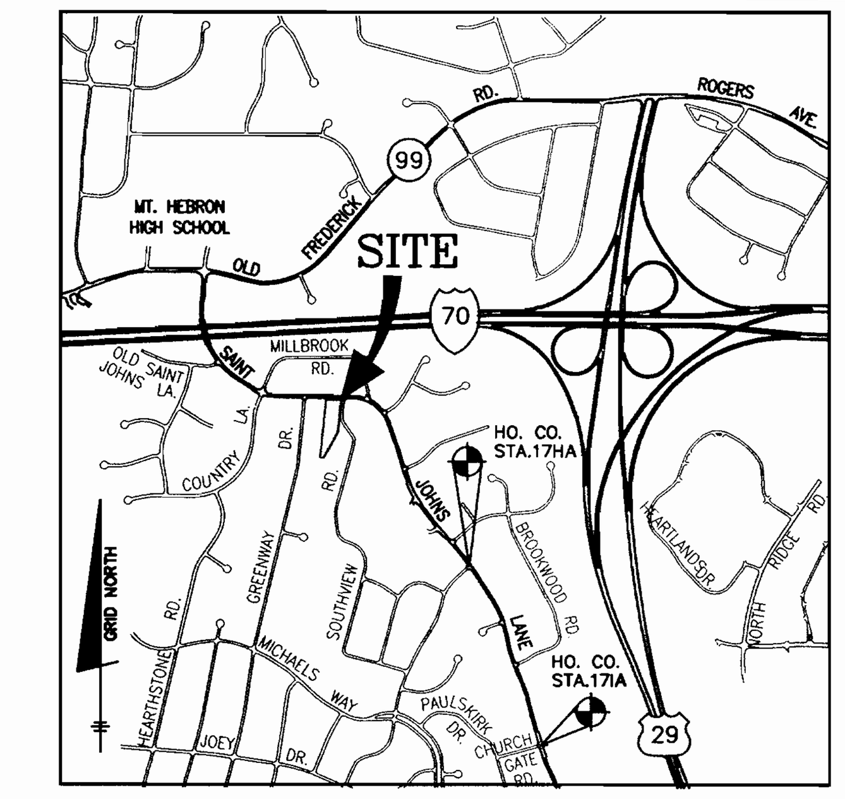
BENCHMARKS NAD'83

HO. CO. STA.17HA
N 590,619.830 E 1,360,433.448

HO. CO. STA.17IA
N 588,803.621 E 1,361,007.460

* SEE VICINITY MAP FOR LOCATIONS

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	16,552 S.F.	1,742 S.F.	14,810 S.F.
3	35,284 S.F.	2,614 S.F.	32,670 S.F.



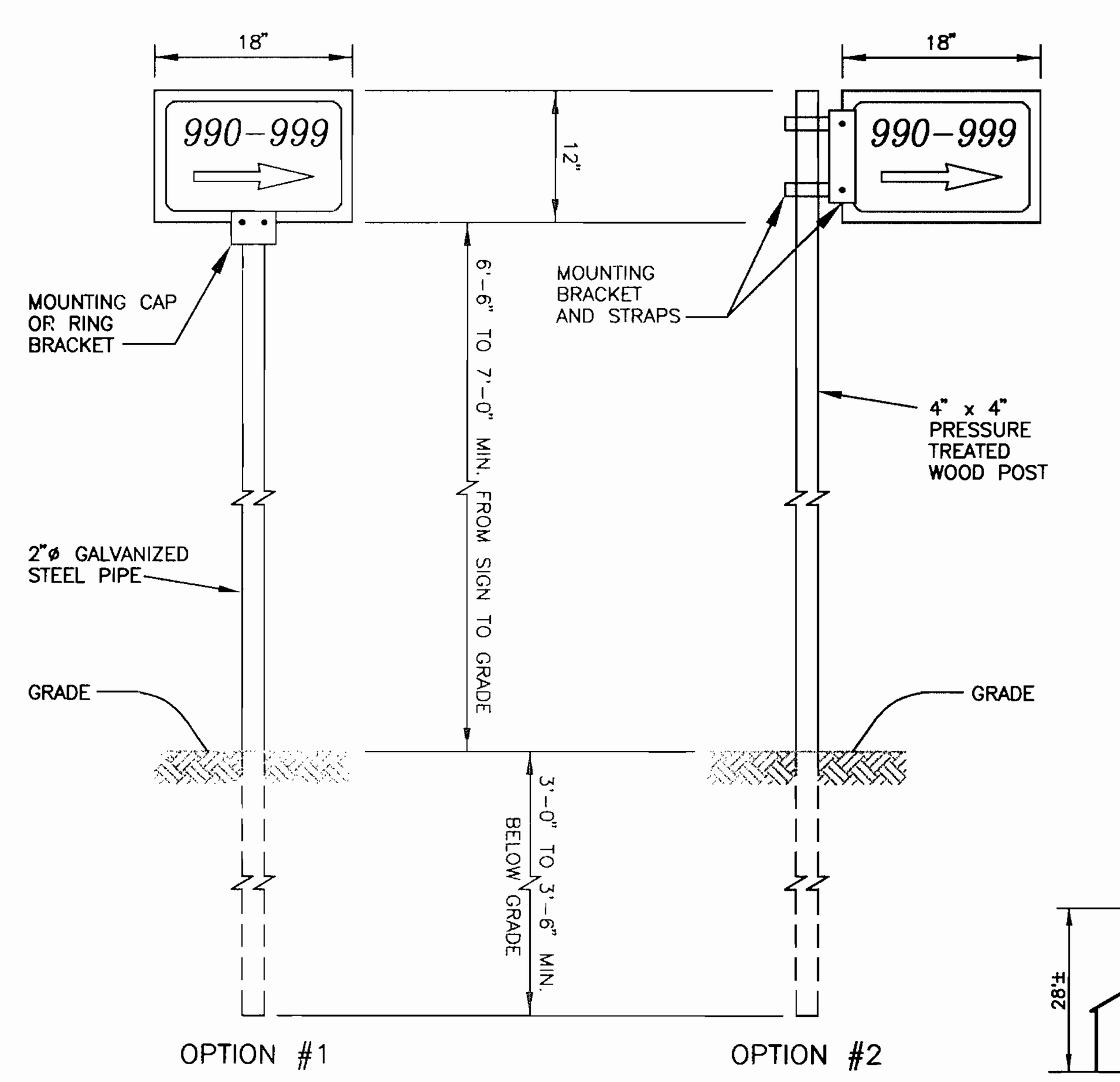
VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

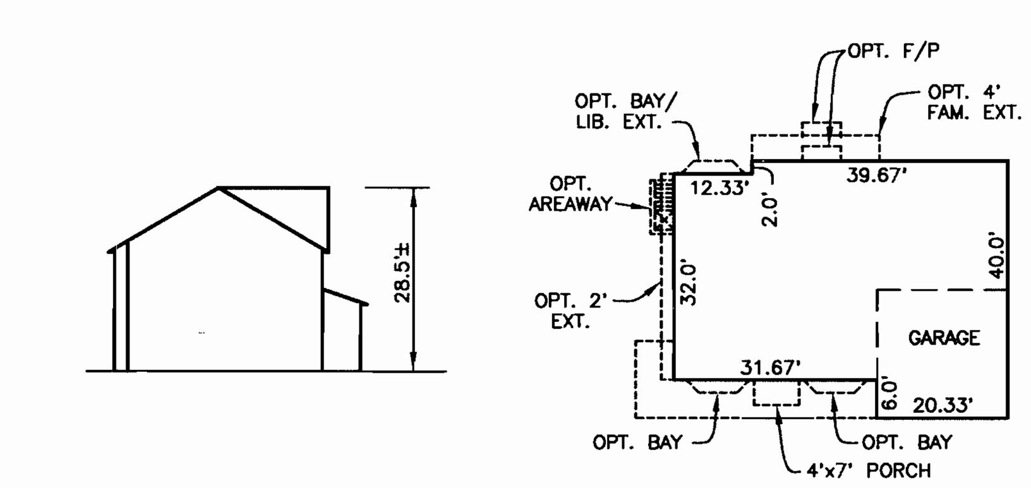
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. THE CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM F-00-93 SUPPLEMENTAL SHEET PREPARED BY JOHN C. MELLEMA SR., INC., DATED AUGUST 10, 2000
5. COORDINATES SHOWN ARE BASED UPON HOWARD COUNTY NAD '83, CONTROL STATIONS No.17HA & No.17IA
6. WATER FOR THIS PROJECT IS PUBLIC, CONTR. No.11-W; SEWER FOR THIS PROJECT IS PUBLIC, CONTR. No.32-S; DRAINAGE AREA IS IN THE PATAPSCO WATERSHED.
7. A FEE-IN-LIEU OF STORMWATER MANAGEMENT FOR THIS PROJECT WAS APPROVED ON DECEMBER 27, 1999
8. THERE IS NO FLOODPLAIN ON-SITE.
9. EXISTING UTILITIES SHOWN WERE LOCATED FROM RECORD DRAWINGS.
10. SUBJECT PROPERTY IS ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
11. THIS SUBDIVISION IS LOCATED IN THE METROPOLITAN DISTRICT.
12. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
13. IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10' FEET INTO THR REQUIRED FRONT OR REAR YARD SETBACKS; EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL, MAY NOT EXTEND MORE THAN 10 FEET INTO A FRONT SETBACK AREA OR A SETBACK FROM A PROJECT BOUNDARY OR DIFFERENT ZONING DISTRICT, AND NOT MORE THAN 16 FEET INTO A REAR SETBACK AREA.

    BAY WINDOWS, BALCONIES, CHIMNEYS AND EXTERIOR STAIRWAYS, NOT MORE THAN 16' FEET IN WIDTH, MAY PROJECT NOT MORE THAN 4' FEET INTO ANY REQUIRED SETBACK.
14. HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON ACCESS DRIVEWAY.
15. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
16. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A.) WIDTH – 12 FEET (14 FT. SERVING MORE THAN ONE RESIDENCE)
    B.) SURFACE – 6 INCHES COMPACTED CRUSHER RUN BASE w/TAR & CHIP COATING (1.5" MIN.)
    C.) GEOMETRY – 15% GRADE MAX.; 10% MAX. GRADE CHANGE; 45 FOOT MIN. TURNING RADIUS
    D.) STRUCTURES(BRIDGES/CULVERTS) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
    E.) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
    F.) STRUCTURE CLEARANCE – MINIMUM 12 FEET
    G.) MAINTENANCE – SUFFICIENT TO ENSURE ALL-WEATHER USE
18. BRL INDICATES BUILDING RESTRICTION LINE.
19. FOR EASEMENT AND OTHER RELATED INFORMATION REFER TO PLAT No.14368
20. FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (0.24 AC.± OF AFFORESTATION HAVE BEEN MET BY A PAYMENT OF $3,136.32 TO THE HOWARD COUNTY FOREST CONSERVATION FUND. UNDER F – 00 – 93.
21. THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY FOR LOTS 1-3 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5170 AT FOLIO 0453.
22. NO CLEARING, GRADING OR CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR BUFFERS.
23. A FEE-IN-LIEU OF OPEN SPACE FOR THIS PROJECT IN THE AMOUNT OF $3,000.00 HAS BEEN PAID.
24. A WAIVER FROM DESIGN MANUAL VOL. III SEC. 2.5.2.H WHICH REQUIRES ADEQUATE SIGHT DISTANCE AT AN UNSIGNALIZED INTERSECTION WAS APPROVED UNDER F-00-93 ON JUNE 16, 2000 TO ALLOW USE OF STOPPING SIGHT DISTANCE
25. PREVIOUS HOWARD COUNTY FILE NUMBERS: F-00-93
26. ALL AREAS SHOWN ON THIS PLAN ARE TAKEN FROM RECORD PLAT#14368 AND ARE MORE OR LESS
27. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
28. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT IN THE AMOUNT OF $2850.00 (LOT 1 = $1950.00, LOT 3 = $900.00)



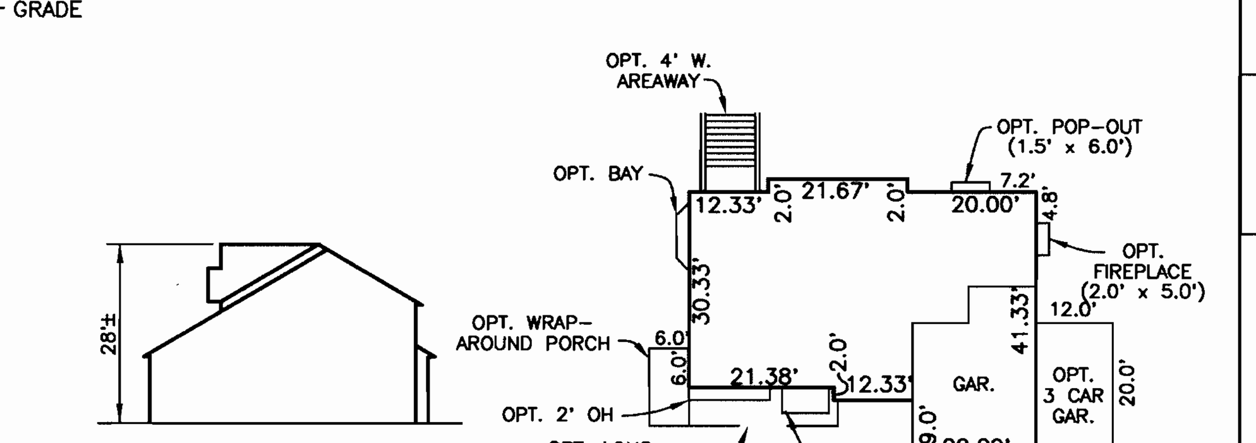
HO. CO. APPROVED SIGN DESIGN AND INSTALLATION DETAIL

NOT TO SCALE



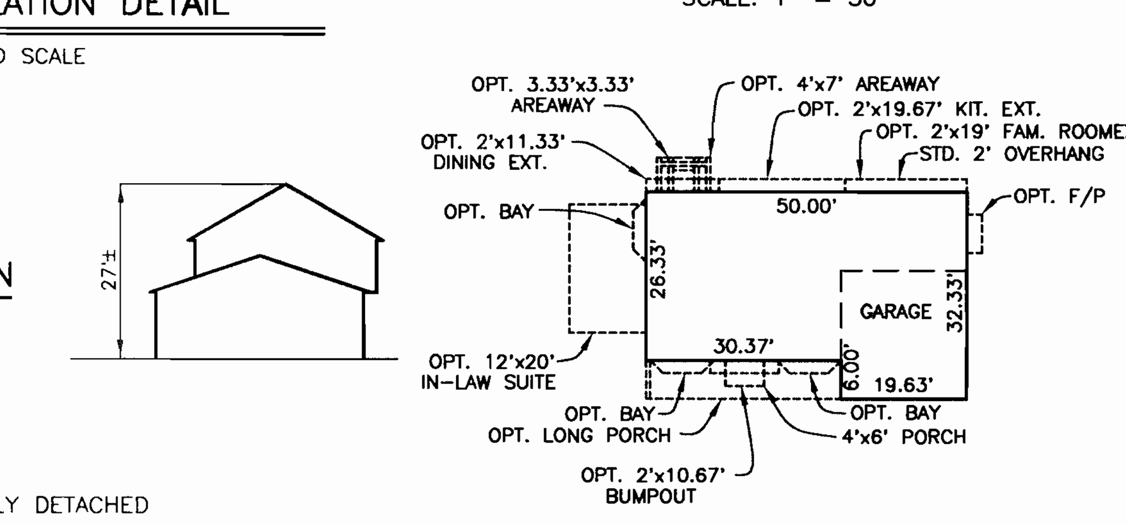
CHAMBERLAIN II

SCALE: 1" = 30'



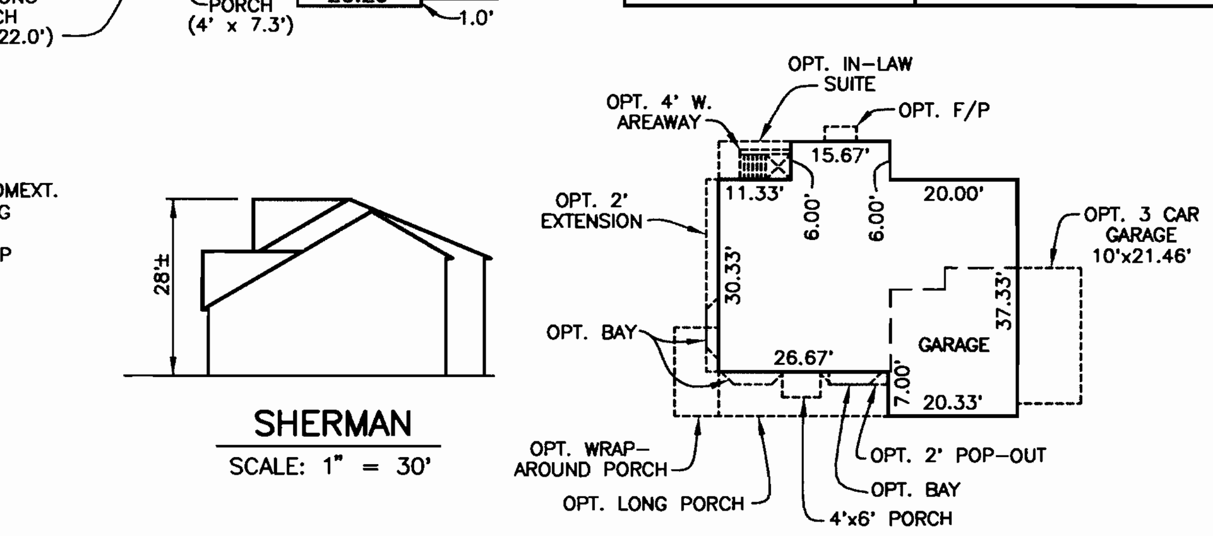
AUSTIN WESLEY

SCALE: 1" = 30'



ARMISTED II

SCALE: 1" = 30'



SHERMAN

SCALE: 1" = 30'

LANDSCAPE EDGE ADJACENT TO ROADWAY	SCHEDULE A PERIMETER LANDSCAPE EDGE		
LOT 1	CATEGORY	ADJACENT TO PERIMETER PROPERTIES	
B	LANDSCAPE TYPE	(1) A	(2) A
115'	LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	643	583
NO	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 278	YES 4 MAPLES 12 PINES
NO	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
2 3 – –	NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS	6 – –	– – – –
2 3 – –	NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	6 – – –	– – – –

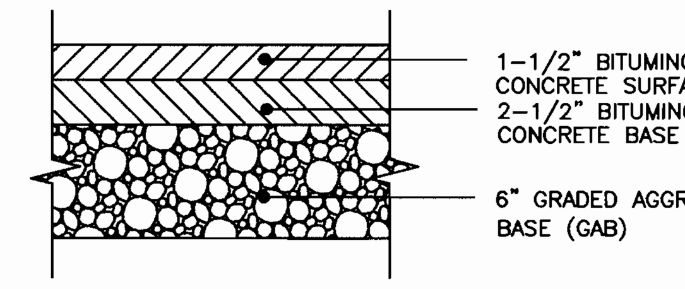
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- WALK-OUT BASEMENT (WOB)
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE (SSF)
- SOIL STABILIZATION MATTING

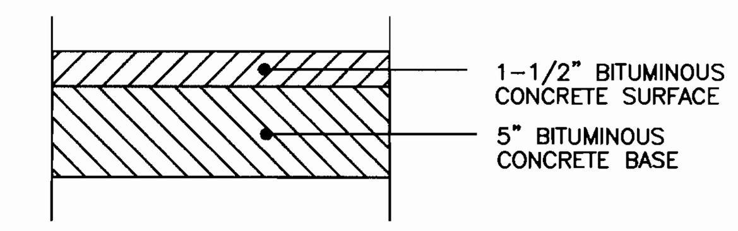
ADDRESS CHART		
LOT NO.	STREET ADDRESS	
1	2808	ST. JOHN'S LANE
2	2806	ST. JOHN'S LANE
3	2804	ST. JOHN'S LANE

PLANT LIST			
SYMBOL	QUANITY	NAME	REMARKS
(circle)	8	PLANTANUS X ACERFOLIA "BLOODS GOOD" (BLOODGOOD LONDON PLANTS)	2 1/2" MIN. CAL B & B FULL HEAD
(asterisk circle)	3	PINUS STRUBUS (EASTERN WHITE PINE)	UNSHEARED 6'-8' ht.

SHEET INDEX	
NO.	DESCRIPTION
1	SITE PLAN
2	SEDIMENT & EROSION CONTROL PLAN AND DETAILS



ALTERNATIVE SECTION



TYPICAL SECTION

P-2 PAVEMENT DETAIL

NOT TO SCALE

SITE DATA TABULATION

GENERAL SITE DATA

1.) PRESENT ZONING: R-20
2.) APPLICABLE DPZ FILE REFERENCES: F-00-93,
3.) PROPOSED USE OF SITE: SINGLE-FAMILY DETACHED
4.) PROPOSED WATER _x_ PUBLIC
    PROPOSED SEWER _x_ PUBLIC

AREA TABULATION

1.) TOTAL PROJECT AREA.......... 1.53 AC.
2.) TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT.......... 3
3.) TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED ON THIS SUBMISSION.......... 3
4.) APPROXIMATE LIMIT OF DISTURBANCE.......... 0.91 AC.
5.) AREA OF THIS PLAN SUBMISSION.......... 1.53 AC.
6.) BUILDING COVERAGE OF SITE (PERMITTED).......... N/A (00%)
7.) BUILDING COVERAGE OF SITE (PROPOSED).......... N/A

A HOUSE-TYPE REVISION (RESITE) IS REQUIRED WHEN THE FOLLOWING OCCURS:

1. A HOUSE TYPE IS ADDED OR DELETED.
2. A DRIVEWAY LOCATION IS CHANGED FROM A FRONT-LOADED TO A SIDE-LOADED GARAGE.
3. THE HOUSE IS "FLIPPED" SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO THE APPROVED SDP.
4. A CHANGE IN THE ELEVATION OF HOUSE 1 (ONE) FOOT ±.
5. TO CHANGE THE GRADING FROM AN IN-GROUND BASEMENT TO A WALK-OUT BASEMENT.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATE OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Rob Dorsey Sr. Pres — 1-10-01

ROB DORSEY SR.
DORSEY FAMILY HOMES — DATE

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL#	
DOVE'S LANDING		N/A		1 THRU 3	
PLAT NO.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
14368	16	R-20	17	2nd	6022
WATER CODE	H-04		SEWER CODE	1406500-S	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION CE — 1/19/01 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 1/23/01 DATE

DIRECTOR — 1/26/01 DATE

NO.	DATE	REVISION

BENCHMARK ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason 1/10/01

OWNER:
ELLICOTT CITY LAND HOLDINGS, INC
800 MAIN STREET
ELLICOTT CITY, MD 21043
PHONE: 410-480-9105

BUILDER:
DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLICOTT CITY, MD 21043
PHONE: 410-465-7800

PROJECT: DOVE'S LANDING LOTS 1 THRU 3

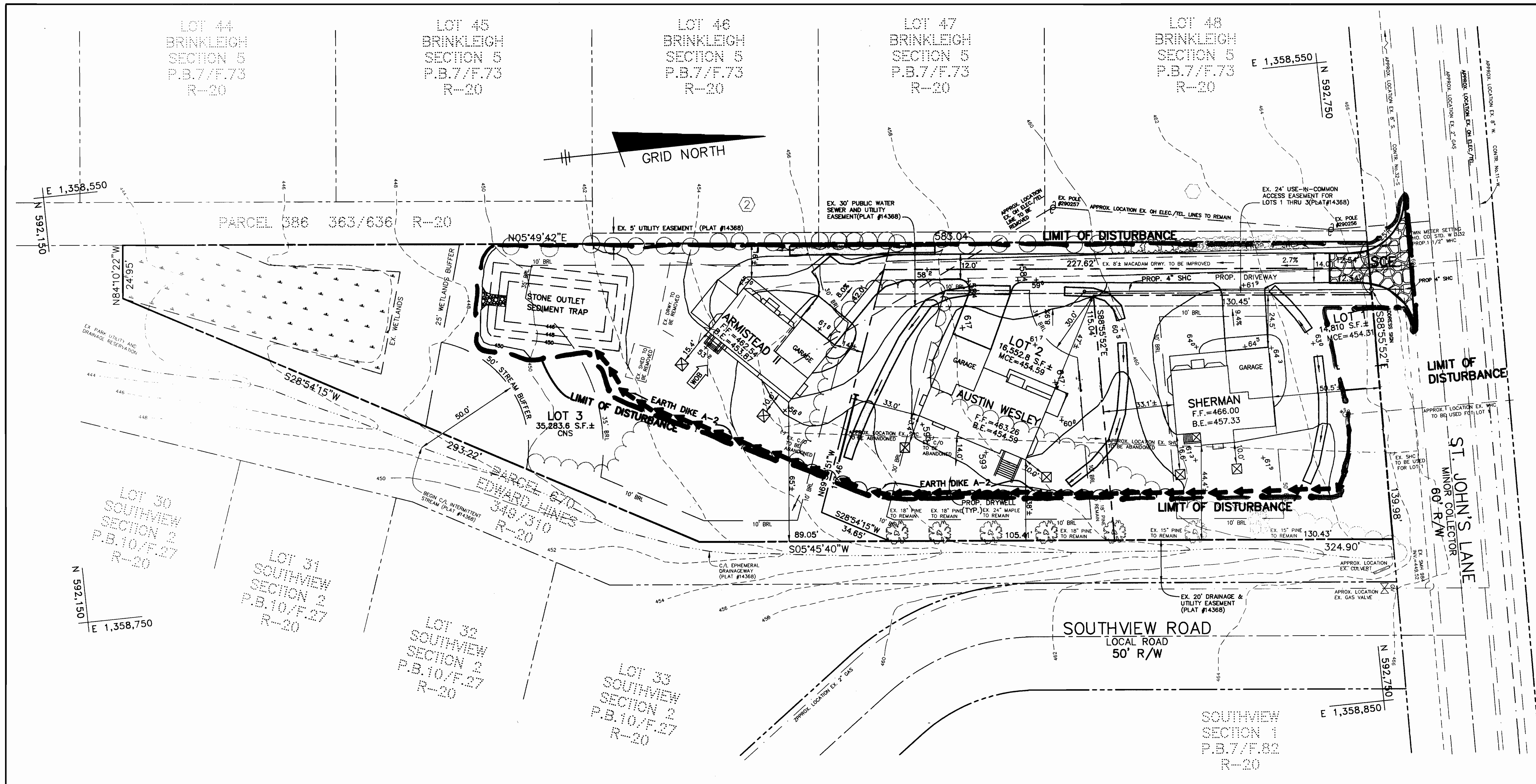
LOCATION: TAX MAP 17 – GRID 16, PARCEL 114, 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: SITE PLAN

DATE: SEPTEMBER, 2000 / DECEMBER 27, 2000 — PROJECT NO. 1403

Design: MCR — Draft: MCR — Check: DAM — SCALE: AS SHOWN — DRAWING 1 OF 2

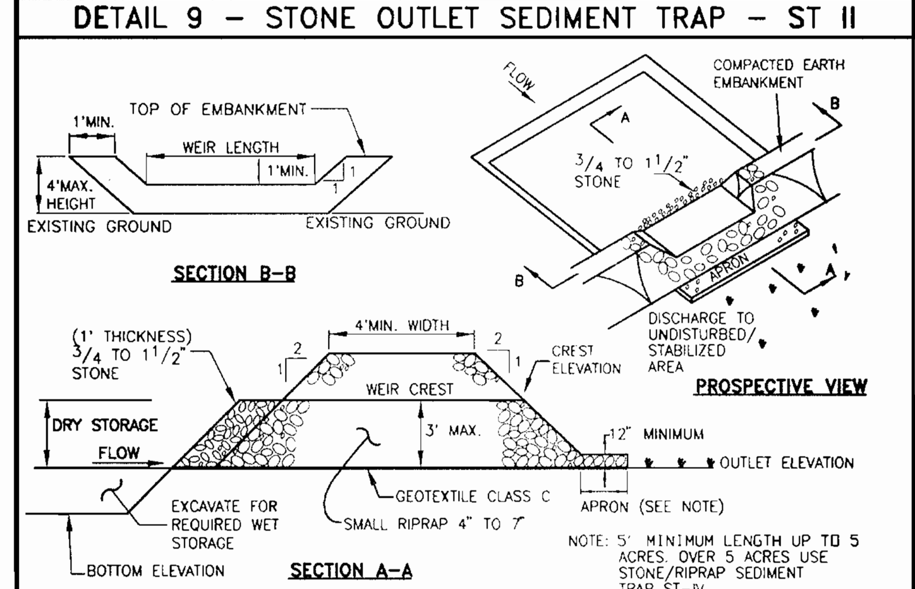
SDP-01-42



SITE PLAN

SCALE: 1"=30'

DETAIL 9 – STONE OUTLET SEDIMENT TRAP – ST II



CONSTRUCTION SPECIFICATIONS

1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be small rip-rap 4" to 7" in size with a 1' thick layer of 3/4" to 11/2" washed aggregate placed on the upstream face of the outlet. Stone facing shall be an necessary to prevent clogging. Geotextile Class C may be substituted for the stone facing by placing it on the inside face of the stone outlet.
5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to one half of the wet storage depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.

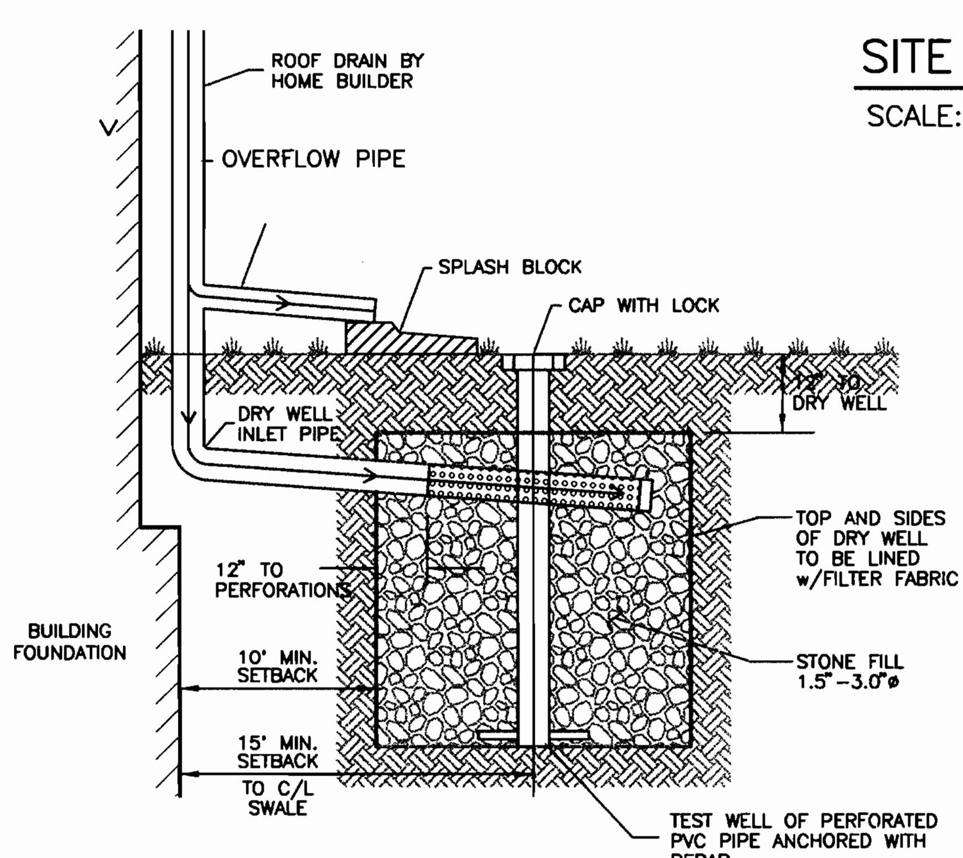
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE C - 9 - 10	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

STONE OUTLET SEDIMENT TRAP – ST II

CONSTRUCTION SPECIFICATIONS

6. The structure shall be inspected periodically and after each rain and repairs made as needed.
7. Construction of traps shall be carried out in such a manner that sediment pollution is abated. Once constructed, the top and outside face of the embankment shall be stabilized with seed and mulch. Points of concentration inflow shall be protected in accordance with grade stabilization structure criteria. The remainder of the interior slopes should be stabilized (one time) with seed and mulch upon trap completion and monitored and maintained erosion free during the life of the trap.
8. The Structure shall be dewatered by approved methods, removed and the area stabilized when the drainage area has been properly stabilized.
9. Refer to Section D for specifications concerning trap dewatering.
10. Minimum trap depth shall be measured from the weir elevation.
11. The elevation of the top if any dike directing water into the trap must equal or exceed the elevation of the trap embankment.
12. Geotextile Class C shall be placed over the bottom and sides of the outlet channel prior to the placement of stone. Sections of filter cloth must overlap at least 1' with the section nearest the entrance placed on top. The filter cloth shall be embedded at least 6" into existing ground at the entrance of the outlet channel.
13. Outlet – An outlet shall be provided, including a means of conveying the discharge in an erosion free manner to an existing stable channel.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE C - 9 - 10A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



DRY WELL DETAIL

(DIMENSION: 4.5'x4.5'x4.33')
NOT TO SCALE

LEGEND

EXISTING CONTOURS	999
PROPOSED CONTOURS	999
LIMIT OF WETLANDS	
EXISTING WOODS LINE	
PROPOSED WOODS LINE	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
WALK-OUT BASEMENT	WOB
LIMIT OF DISTURBANCE	
STABILIZED CONSTRUCTION ENTRANCE	
SUPER SILT FENCE	SSF
SOIL STABILIZATION MATTING	
EARTH DIKE	

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION.
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 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 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT 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.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:

TOTAL AREA OF SITE	1.53	ACRES
TOTAL AREA DISTURBED	0.91	ACRES
AREA TO BE ROOFED OR PAVED	0.24	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.67	ACRES
TOTAL CUT	823	CU. YDS.
TOTAL FILL	1090	CU. YDS.
OFFSITE BORROW	*	

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 ARE LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

TEMPORARY SEEDBED PREPARATION

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

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

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

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

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

PERMANENT SEEDBED PREPARATION

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 ON OF THE FOLLOWING SCHEDULES:

1. PREFERRED – APPLY 2 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. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0- UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

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

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

SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THIS PLAN IS SUBJECT TO REVISIONS IN THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR

ALL SEDIMENT CONTROL FEATURES SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD DETAILS SHOWN IN THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible. II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 ½" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for 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.

b. Organic content of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 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 preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation. G-21-2

VI. Alternative for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribed amendments 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 permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 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 constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

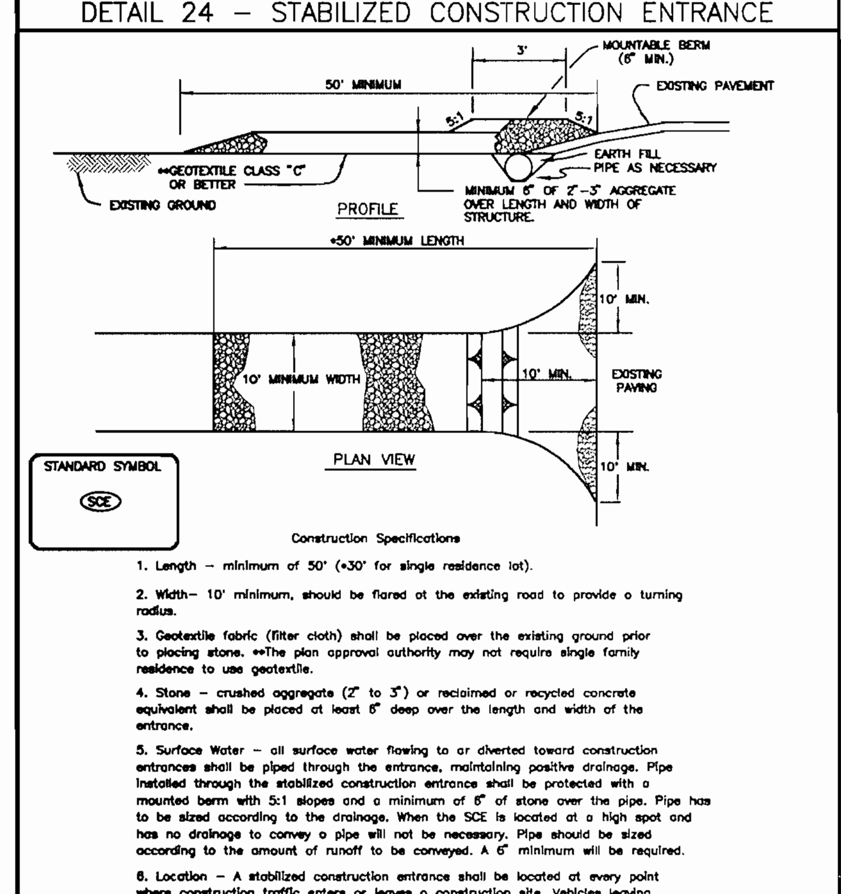
iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

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

SEQUENCE OF CONSTRUCTION

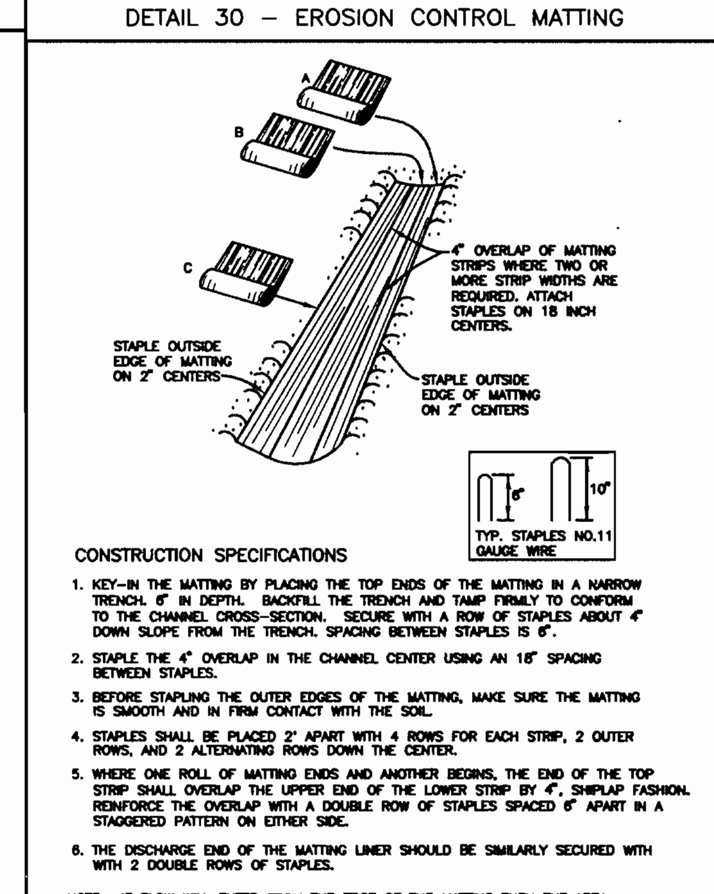
DAY 1	OBTAIN A GRADING PERMIT.
DAY 2-5	INSTALL SEDIMENT AND EROSION CONTROL DEVICES
DAY 6-10	CLEAR AND GRUB.
DAY 11-14	EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
DAY 15-60	CONSTRUCT HOUSES, BACKFILL AND INSTALL DRIVEWAY.
DAY 61-65	FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES.
DAY 66-70	UPON THE APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS.

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE



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

DETAIL 30 – EROSION CONTROL MATTING



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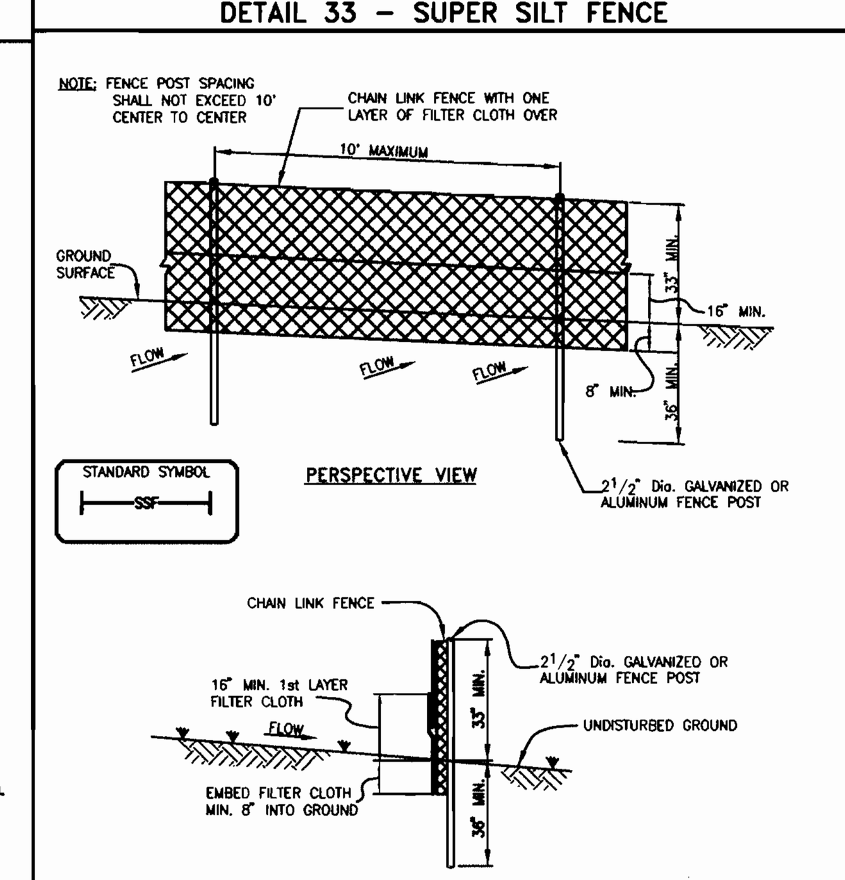
DETAIL 33 – SUPER SILT FENCE



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SUPER SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

SUPER SILT FENCE DESIGN CRITERIA

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

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SEDIMENT TRAP DATA

DRAINAGE AREA	1.5 AC
STORAGE REQUIRED:	2700 CF WET
	2700 CF DRY
	5400 CF TOTAL
STORAGE PROVIDED:	2732 CF WET
	2700 CF DRY
	5432 CF TOTAL
BOTTOM ELEV.	446.0
CREST ELEV.	448.0
TOP ELEV.	449.4
CLEANOUT ELEV.	447.0
WEIR LENGTH	4.5'

BY THE BUILDER:
"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."

BUILDER: [signature] DATE: 12-27-00

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."

ENGINEER: [signature] DATE: 12/27/00

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

NATURAL RESOURCES CONSERVATION SERVICE [signature] DATE: 1/16/01

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

HOWARD SOIL CONSERVATION DISTRICT [signature] DATE: 1/16/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION [signature] DATE 1/18/01

CHIEF, DIVISION OF LAND DEVELOPMENT [signature] DATE 1/23/01

DIRECTOR [signature] DATE 1/26/01

NO.	DATE	REVISION

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

[signature] 12/27/00

OWNER:
ELLICOTT CITY LAND HOLDINGS, INC
800 MAIN STREET
ELLICOTT CITY, MD 21043
PHONE: 410-480-9105

BUILDER:
DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLICOTT CITY, MD 21043
PHONE: 410-465-7800

PROJECT: DOVE'S LANDING
LOTS 1 THRU 3

LOCATION: TAX MAP 17 – GRID 16
PARCEL 114
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL NOTES & DETAILS

DATE: SEPTEMBER, 2000 / DECEMBER, 27, 2000 — PROJECT NO. 1403

Design: MCR Draft: MCR Check: DAM — SCALE: AS SHOWN — DRAWING 2 OF 2

SDP-01-42