

# SITE DEVELOPMENT PLAN

# JAMESTOWN LANDING

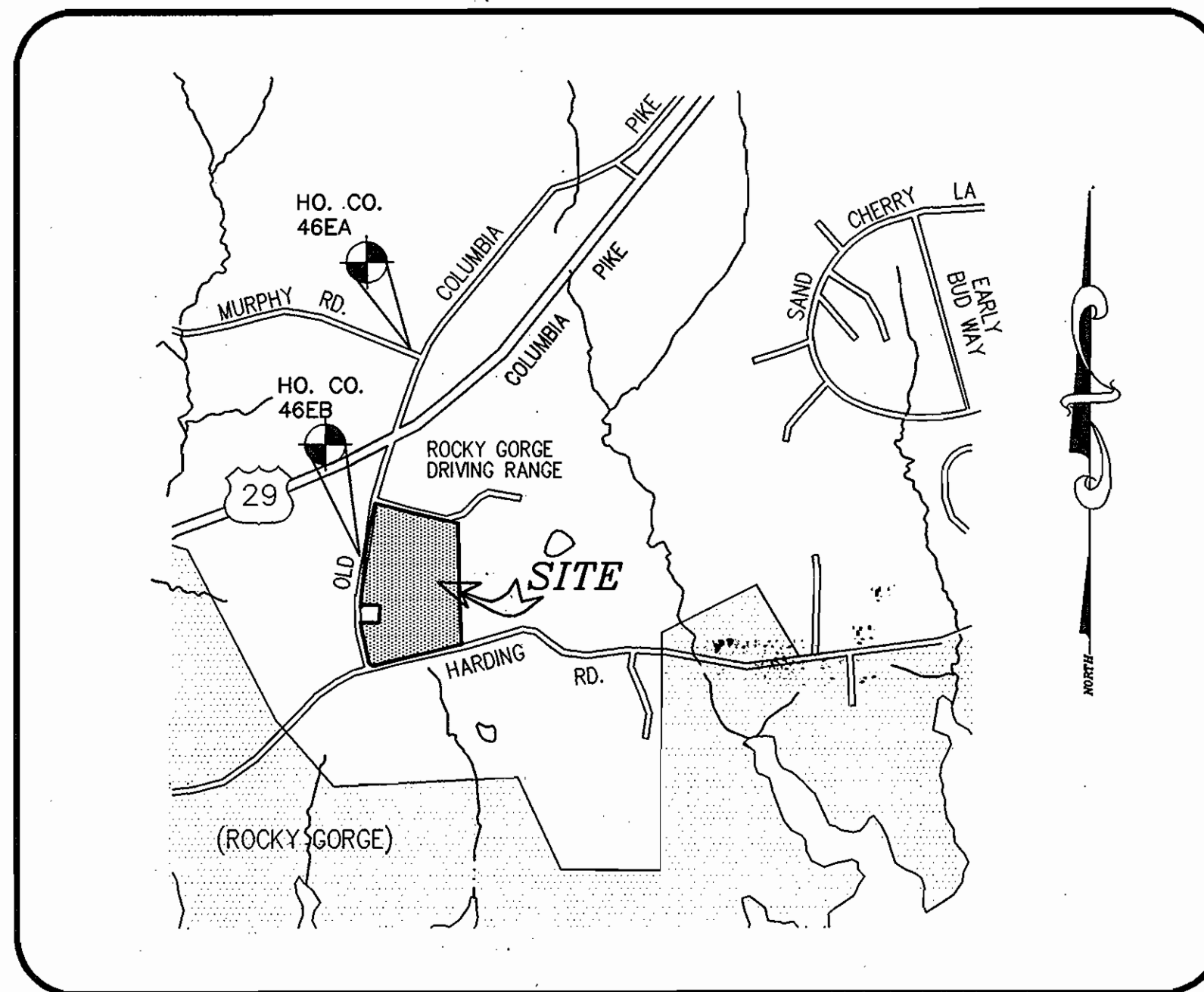
## LOTS 1 THRU 29

## SIXTH ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND

SHEET INDEX	
SHEET	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	GENERIC BOXES
5	MISCELLANEOUS DETAILS
6	SEDIMENT CONTROL NOTES AND DETAILS

SEWER HOUSE CONNECTION		
LOT NO.	INV. @ PROPERTY LINE	MIN. CELLAR EL.
2	374.18	379.50
3	374.58	380.00
4	380.58	384.97
5	379.84	384.03
6	378.82	383.96
7	380.24	384.00
8	373.32	377.00
9	379.96	384.00
10	383.50	388.00
11	382.94	388.00
12	384.46	389.00
13	379.83	387.68
14	379.77	384.61
15	380.10	385.30
16	380.49	385.58
17	380.68	385.70
18	381.35	386.37
19	386.10	392.29
20	389.07	394.96
21	389.05	395.95
22	388.59	395.29
23	388.75	395.25
24	385.14	389.00
25	380.45	386.35
26	379.48	385.26
27	379.83	384.49
28	386.06	390.00
29	391.83	396.00
1	388.33	393.00



**VICINITY MAP**

SCALE: 1"=1000'

**ADDRESS CHART**

LOT NO.	STREET ADDRESS
2	11508 JAMESTOWN COURT
3	11512 JAMESTOWN COURT
4	11516 JAMESTOWN COURT
5	11520 JAMESTOWN COURT
6	11524 JAMESTOWN COURT
7	11528 JAMESTOWN COURT
8	11532 JAMESTOWN COURT
9	11536 JAMESTOWN COURT
10	11540 JAMESTOWN COURT
11	11544 JAMESTOWN COURT
12	11548 JAMESTOWN COURT
13	11552 JAMESTOWN COURT
14	11556 JAMESTOWN COURT
15	11560 JAMESTOWN COURT
16	11564 JAMESTOWN COURT
17	11568 JAMESTOWN COURT
18	11572 JAMESTOWN COURT
19	11576 JAMESTOWN COURT
20	11580 JAMESTOWN COURT
21	11585 JAMESTOWN COURT
22	11575 JAMESTOWN COURT
23	11565 JAMESTOWN COURT
24	11555 JAMESTOWN COURT
25	11545 JAMESTOWN COURT
26	11535 JAMESTOWN COURT
27	11525 JAMESTOWN COURT
28	11515 JAMESTOWN COURT
29	11505 JAMESTOWN COURT
1	11504 JAMESTOWN COURT

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO.	
JAMESTOWN LANDING	N/A	LOTS 1 THRU 29	
PLAT # OR L/F	GRID #	ZONING	TAX MAP NO.
#14853-14855	15 & 16	R-20	46
WATER CODE	E-18	ELECT. DIST.	SIXTH
SEWER CODE	7601000	CENSUS TRACT	6068.02

**GENERAL NOTES:**

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 885-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
5. PROJECT BACKGROUND:
 

LOCATION :	TAX MAP 46 - P/O PARCEL 230 - SIXTH ELECTION DISTRICT.
ZONING :	R-20
TOTAL PROJECT AREA (AREA SHOWN ON RECORD PLAT) :	15,932 AC.
AREA OF PLAN SUBMISSION :	133,027 SQ. FT. (EXCLUDES ROW DEDICATION)
PROPOSED USE FOR SITE :	RESIDENTIAL
TOTAL NUMBER OF UNITS ALLOWED :	29
TOTAL NUMBER OF UNITS PROPOSED :	29
TOTAL AREA OF BUILDABLE LOTS :	10,824 ACRES ±
OPEN SPACE REQUIRED :	3.093 ACRES (20%)
RECREATIONAL OPEN SPACE REQUIRED :	200 SQ. FT. X 28 = 5,600 SQ. FT.
RECREATIONAL OPEN SPACE PROVIDED :	5,600 SQ. FT.
DPZ FILE NOS. :	F-00-169, SP-01-01, WP-01-65, F-01-88, F-03-183.
6. TOPOGRAPHY SHOWN HEREON TAKEN FROM F-01-88, JAMESTOWN LANDING ROAD PLANS. BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
7. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
 

STA. No. 46EA	N 536,185.423	ELEV. 415.10
	E 1,338,091.710	
STA. No. 46EB	N 534,750.221	ELEV. 413.24
	E 1,337,742.800	
8. ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. DRIVEWAY PAVING IS TO BE TYPE P-2 PAVING, SEE DETAIL ON SHEET 5.
9. WATER AND SEWER ARE PUBLIC, CONTRACT #24-3904-D & 24-3905-D.
10. STORMWATER MANAGEMENT CONTROL HAS BEEN PROVIDED BY THE METHOD OF EXTENDED DETENTION UNDER F-01-88. STORMWATER MANAGEMENT FACILITY ON OPEN SPACE LOT 31 WILL BE PRIVATELY OWNED AND PRIVATELY OPERATED AND MAINTAINED.
11. HOUSES NOT CONTROLLED BY THE SWM POND (LOTS 8 THRU 20) WILL HAVE DRY WELLS OR OTHER APPROVED WATER QUALITY TREATMENT UNDER THIS PLAN.
12. COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.
13. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
14. THERE ARE NO EXISTING STRUCTURES ON-SITE.
15. NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DATED DECEMBER 1994 AND THE HOWARD COUNTY CEMETERIES AND GRAVESITES INVENTORY, RESOLUTION # 47-1994. TO THE BEST OF THE KNOWLEDGE OF THE CURRENT OWNER, NO GRAVES EXIST ON-SITE.
16. NO WETLANDS, STREAMS, FLOODPLAIN, OR STEEP SLOPES EXIST ON-SITE PER FIELD INVESTIGATION BY KELLY SPALDING, MILDENBERG, BOENDER & ASSOCIATES, INC. ON MAY 31, 2000.
17. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
18. OPEN SPACE LOTS 30 AND 31 ARE OWNED BY THE JAMESTOWN LANDING HOMEOWNERS ASSOCIATION.
19. NOISE STUDY APPROVED UNDER F-01-88, JAMESTOWN LANDING, LOT 1 AND NON-BUILDABLE BULK PARCEL "A" 65 ACRES LINE EXISTS ACROSS OPEN SPACE LOT 30 ONLY.
20. FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.124 OF HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED.
21. FOREST CONSERVATION OBLIGATIONS HAVE BEEN FULFILLED UNDER F-01-88 VIA PLACEMENT OF 1.48 ACRES OF AFFORESTATION IN A FOREST CONSERVATION EASEMENT AND VIA PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION IN THE AMOUNT OF \$8,755.58. SURETY FOR THE ON-SITE AFFORESTATION IN THE AMOUNT OF \$19,340.64 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-01-88.
22. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPING AND FINANCIAL SURETY HAVE BEEN PROVIDED BY THE DEVELOPER UNDER F-01-88.
23. THIS PROJECT IS EXEMPT FROM AFPO ROAD TEST REQUIREMENTS BASED ON THE FACT THAT NO AT GRADE INTERSECTIONS OF MAJOR - MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROADS EXISTS WITHIN A MILE AND HALF OF THE SITE.
24. 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 FEET SERVING MORE THAN ONE RESIDENT).
  - 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 OF 45-FOOT RADIUS.
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
25. PRIVATE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 1 THRU 4 AND LOTS 8 THRU 10 HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 5560, FOLIO 0707 AND LIBER 5560, FOLIO 0712, RESPECTIVELY.
26. IF MATERIAL IS WITHIN 8% OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS CONTRACTOR'S RESPONSIBILITY.
27. THIS PROJECT IS SUBJECT TO WP-01-65, APPROVED ON FEBRUARY 9, 2001, WAIVING SECTION 16.144(q)(6) TO ALLOW THE REACTIVATION OF THE FINAL RECORD PLAT, F-00-169, TO ALLOW THE SUBMISSION OF THE ORIGINAL RECORD-PLAT MYLARS FOR SIGNATURE. THE CONDITION OF THE INHERER REQUIRES THE SUBMISSION OF THE PLAT ORIGINALS WITHIN 180 DAYS OF APPROVAL OF THIS WAIVER, 8/9/01.
28. PER SECTION 12B OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 36 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
29. THE INDIVIDUAL HOUSE SITES ARE RESTRICTED TO A MAXIMUM 34 FOOT HEIGHT FROM THE MEAN OF ROOF TO THE MEAN GRADE ALONG THE SIDE OF HOUSE.
30. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 4 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH PLAT #14853 TO 14855 AT LIBER 5560, FOLIO 0707. THIS AGREEMENT ALLOWED LOTS 1 AND 4 TO NOT BE PARTY TO THE MAINTENANCE AGREEMENT SHOULD THEY NOT CONNECT TO THE USE-IN-COMMON DRIVEWAY. AS PER THIS PLAN, LOT 1 WILL NOT BE PARTY TO THE DRIVEWAY MAINTENANCE AGREEMENT SINCE IT IS ACCESSING JAMESTOWN COURT DIRECTLY. ALSO REFER TO PLAT #14853, JAMESTOWN LANDING, LOTS 2 & 3 FOR PERTINENT NOTES REGARDING THIS EASEMENT.

<b>BUILDER</b>	<b>OWNER</b>
CRAFTMARK HOMES 6820 ELM STREET, SUITE 201 MCLEAN, VIRGINIA 22101 (703) 734-9855	TANTERRA, L.C. 6820 ELM STREET, SUITE 200 MCLEAN, VIRGINIA 22101 (703) 734-9730

**DEVELOPER'S CERTIFICATE**  
I 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 OF THE PROJECT. I ALSO SUBMITTED PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER: *[Signature]* DATE: 8/6/01  
PRINTED NAME OF DEVELOPER: M. Courtenay, Jr. V.P.

**ENGINEER'S CERTIFICATE**  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER: *[Signature]* DATE: 8/6/01  
PRINTED NAME OF ENGINEER: James M. Muesel

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE: 8/14/01

HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE: 8/14/01

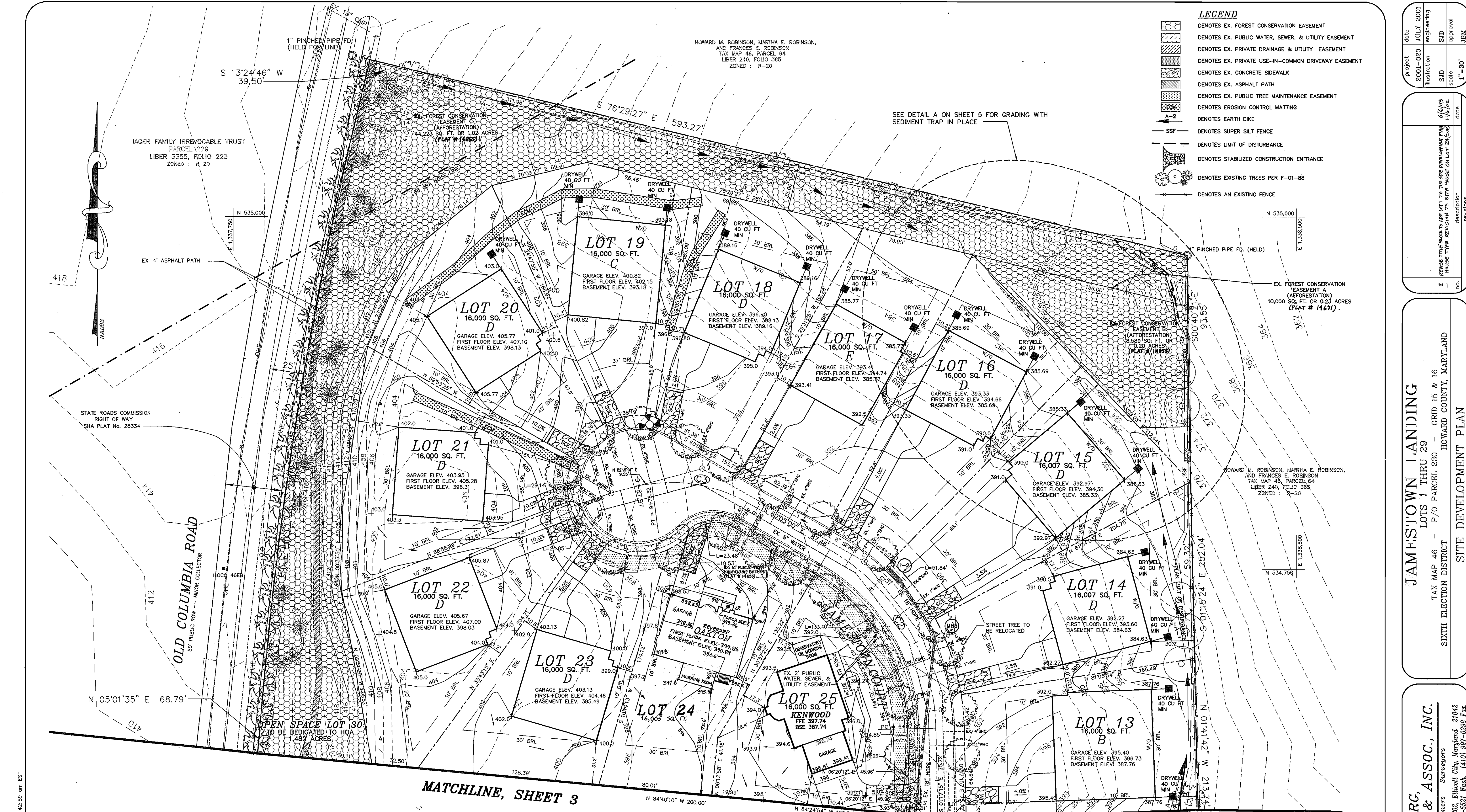
APPROVED: DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 8/7/01  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 8/14/01  
DIRECTOR DATE: 8/23/01

Project	2001-020	date	JULY 2001
Illustration	SID	engineering	SID
scale	AS SHOWN	approval	IBM

date	6/4/03
description	ADD GENERAL NOTE TO COVER SEWER HOUSE CONNECTION DETAIL AND REVISIONS TO THE SITE DEVELOPMENT PLAN
revisions	2

**JAMESTOWN LANDING**  
LOTS 1 THRU 29  
TAX MAP 46 - P/O PARCEL 230 - GRID 15 & 16  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
COVER SHEET

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax



- LEGEND**
- DENOTES EX. FOREST CONSERVATION EASEMENT
  - DENOTES EX. PUBLIC WATER, SEWER, & UTILITY EASEMENT
  - DENOTES EX. PRIVATE DRAINAGE & UTILITY EASEMENT
  - DENOTES EX. PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
  - DENOTES EX. CONCRETE SIDEWALK
  - DENOTES EX. ASPHALT PATH
  - DENOTES EX. PUBLIC TREE MAINTENANCE EASEMENT
  - DENOTES EROSION CONTROL MATTING
  - DENOTES EARTH DIKE
  - DENOTES SUPER SILT FENCE
  - DENOTES LIMIT OF DISTURBANCE
  - DENOTES STABILIZED CONSTRUCTION ENTRANCE
  - DENOTES EXISTING TREES PER F-01-88
  - DENOTES AN EXISTING FENCE

project	2001-020	date	JULY 2001
illustration	SID	approval	JBM
scale	1" = 30'		

revision	1	description	REVISIONS	date	8/16/01
	2				11/16/01

**JAMESTOWN LANDING**  
 LOTS 1 THRU 29  
 TAX MAP 46 - P/O PARCEL 230 - GRID 15 & 16  
 HOWARD COUNTY, MARYLAND  
 SIXTH ELECTION DISTRICT  
 SITE DEVELOPMENT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Beltsville, Maryland 21042  
 (410) 997-0296 Balt. (301) 621-5621 Wash. (410) 997-0298 Fax.

HOWARD M. ROBINSON, MARIHA E. ROBINSON,  
 AND FRANCES E. ROBINSON  
 TAX MAP 46, PARCEL 64  
 LIBER 240, FOLIO 368  
 ZONED : R-20

SEE DETAIL A ON SHEET 5 FOR GRADING WITH  
 SEDIMENT TRAP IN PLACE

MATCHLINE, SHEET 3

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	150.00'	252.95'	168.41'	96°37'08"	N47°01'18"E 224.02'
C2	150.00'	153.93'	84.51'	58°47'45"	N30°41'08"W 147.26'
C3	106.37'	69.92'	36.28'	37°39'46"	N78°54'53"W 68.67'

**NOTE :**  
 FOR KENWOOD, KENWOOD II, AND STRATFORD HOUSE TYPES, BASEMENT TO FIRST FLOOR ELEVATION DIFFERENCE TO BE INCREASED 1.05 FEET TO 10.02 FEET BETWEEN FLOORS.

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

*Jim Meyer* 8/14/01  
 USA NATURAL RESOURCE CONSERVATION SERVICE DATE

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

*Paul D. White* 8/14/01  
 HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chris Pannunzio* 8/12/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Chris Pannunzio* 8/12/01  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Paul D. White* 8/23/01  
 DIRECTOR DATE

**DEVELOPER'S CERTIFICATE**

I 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

*M. Courtney Faith, J.P.* 8/16/01  
 SIGNATURE OF DEVELOPER DATE  
 PRINTED NAME OF DEVELOPER

**ENGINEER'S CERTIFICATE**

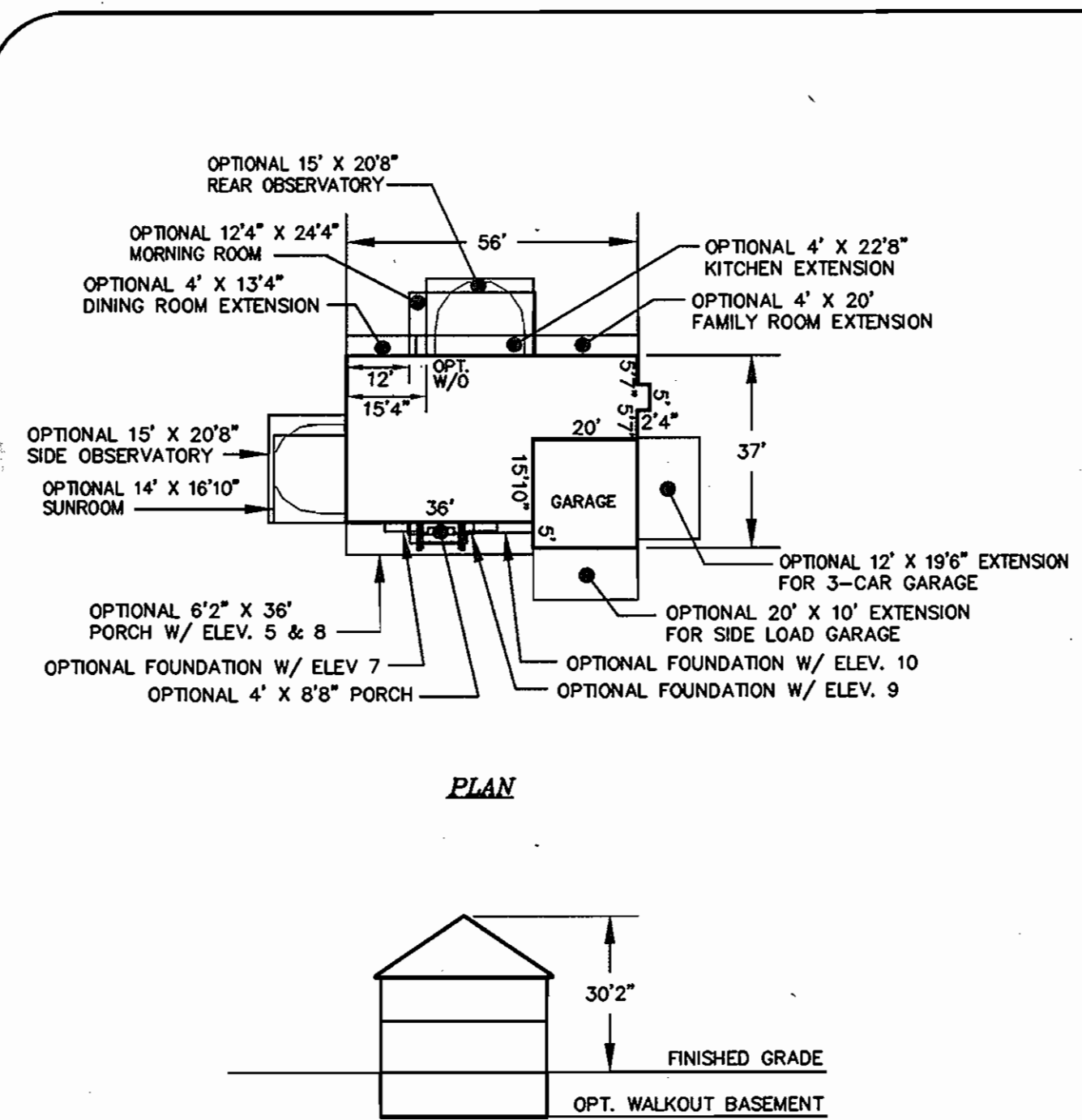
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE SOLUTION. IN MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT I WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

*Jim Meyer* 8/16/01  
 SIGNATURE OF ENGINEER DATE  
 PRINTED NAME OF ENGINEER

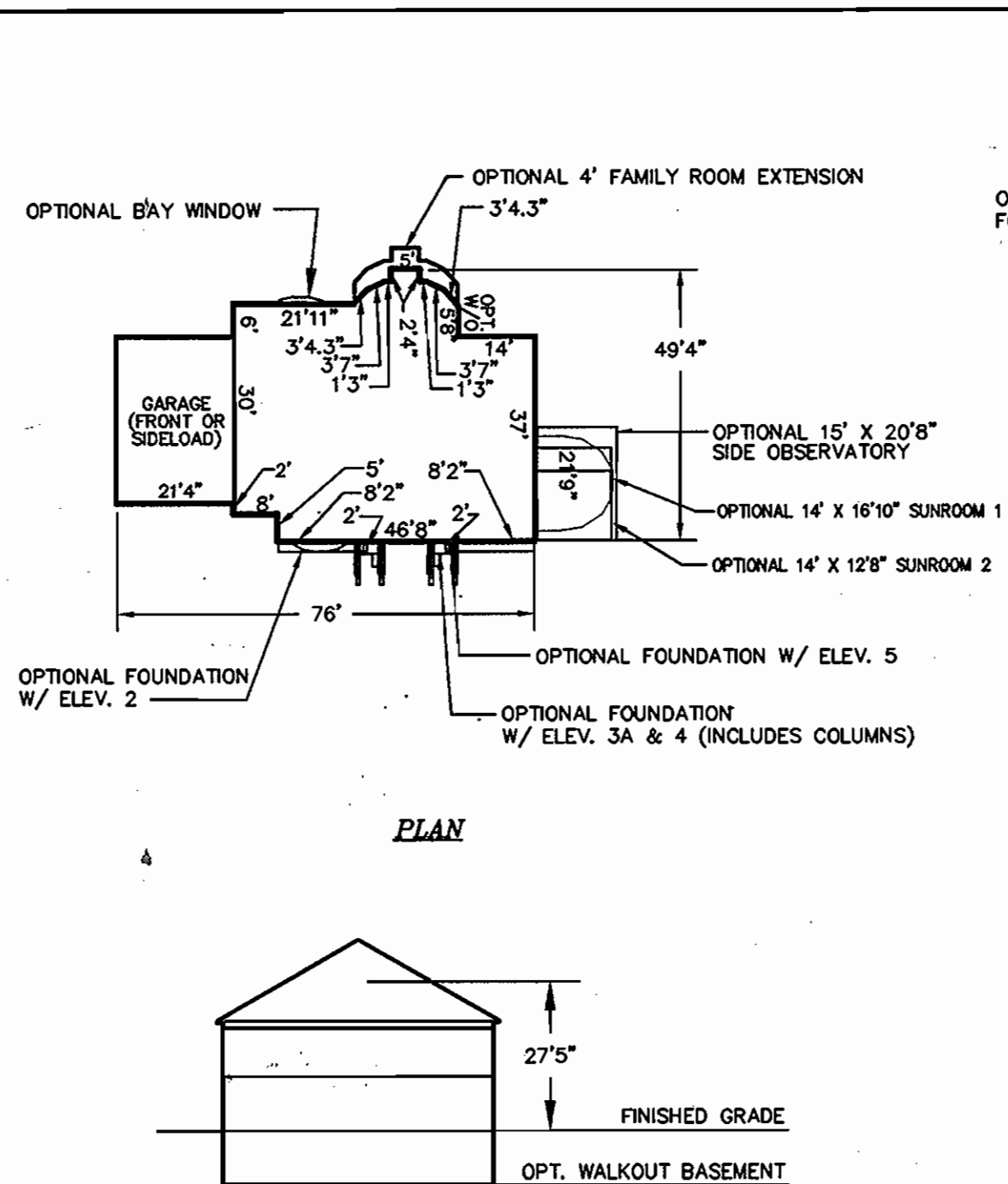
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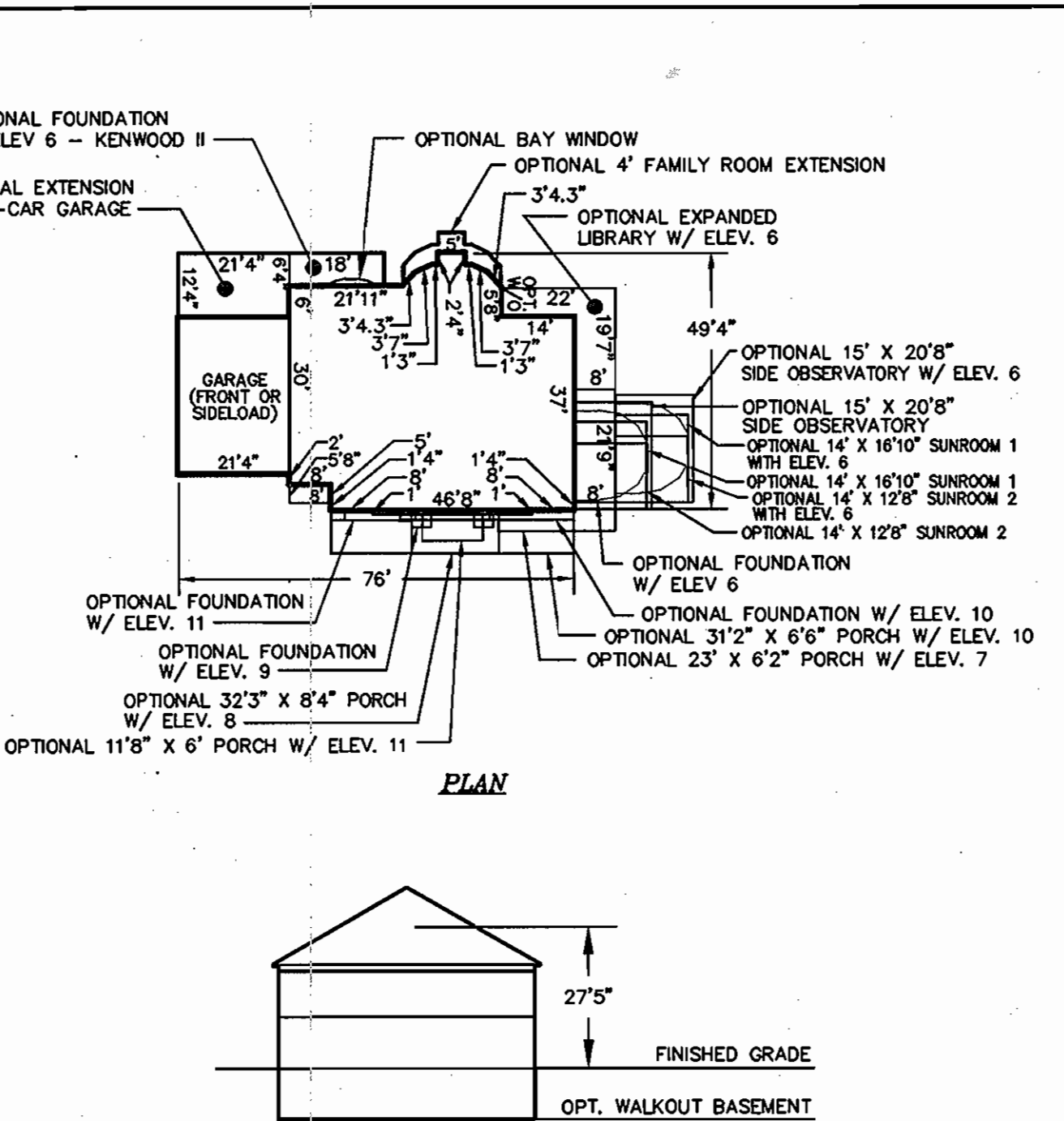
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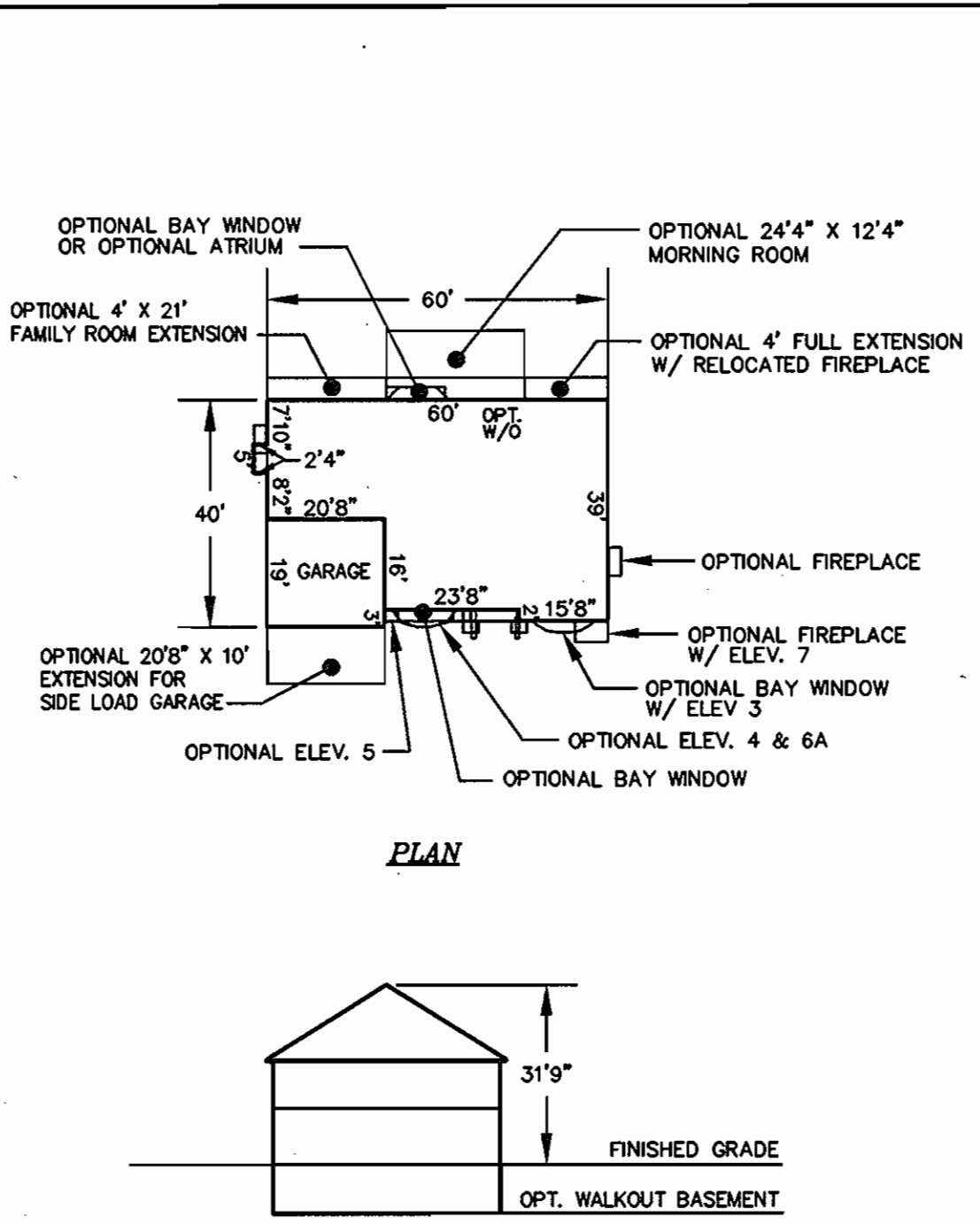
**PLAN**  
**CHEVY CHASE**



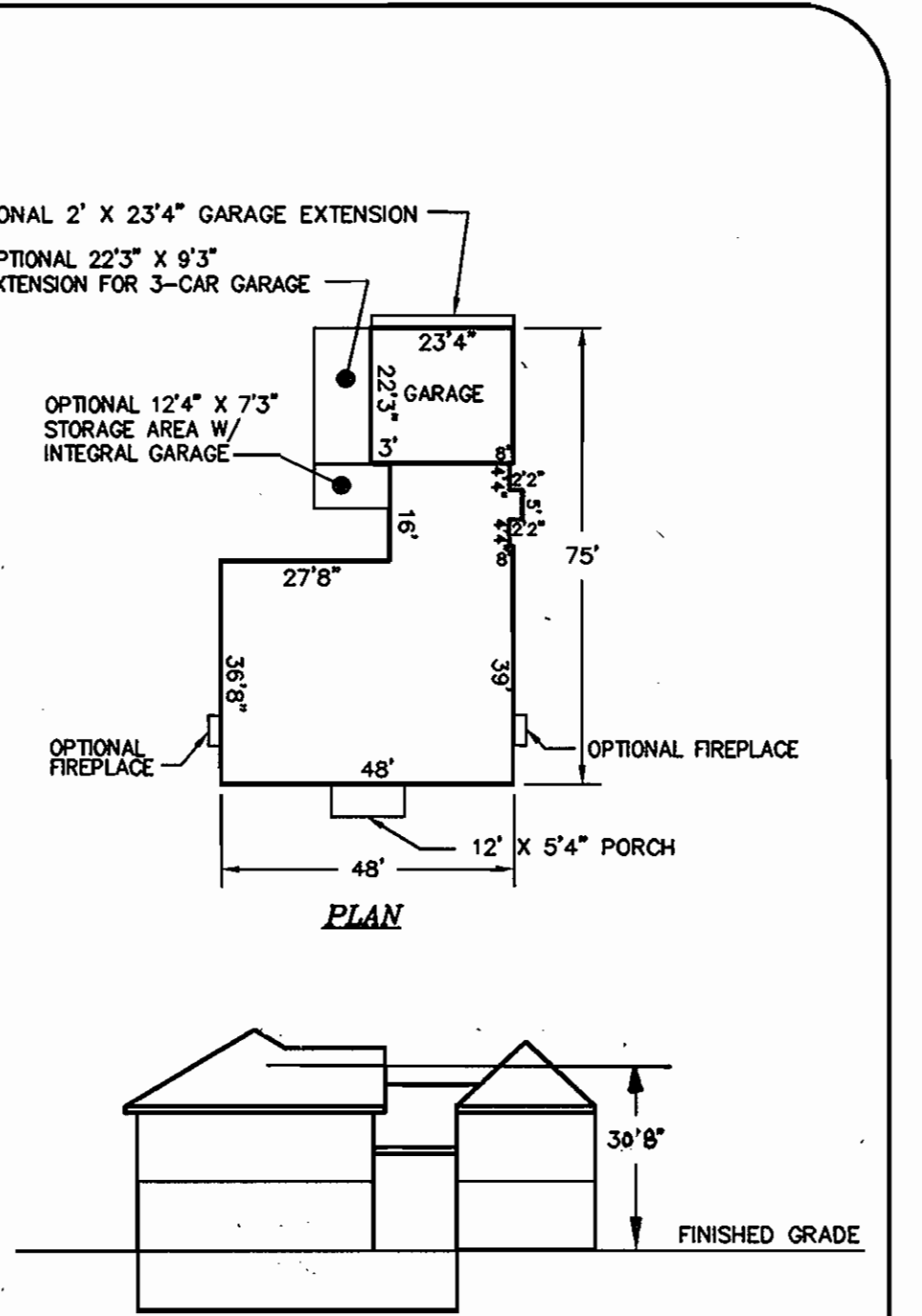
**PLAN**  
**KENWOOD I**



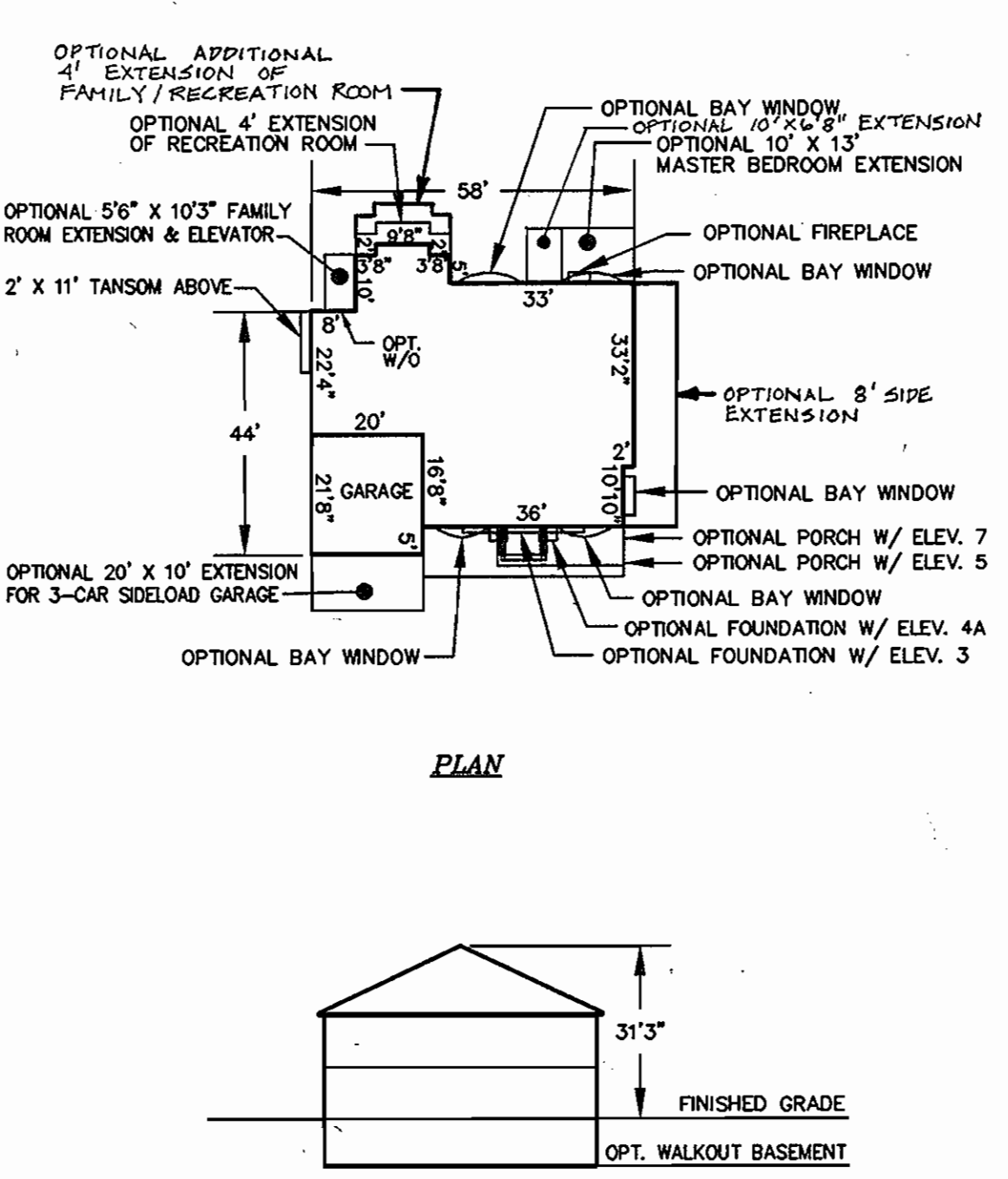
**PLAN**  
**KENWOOD II**



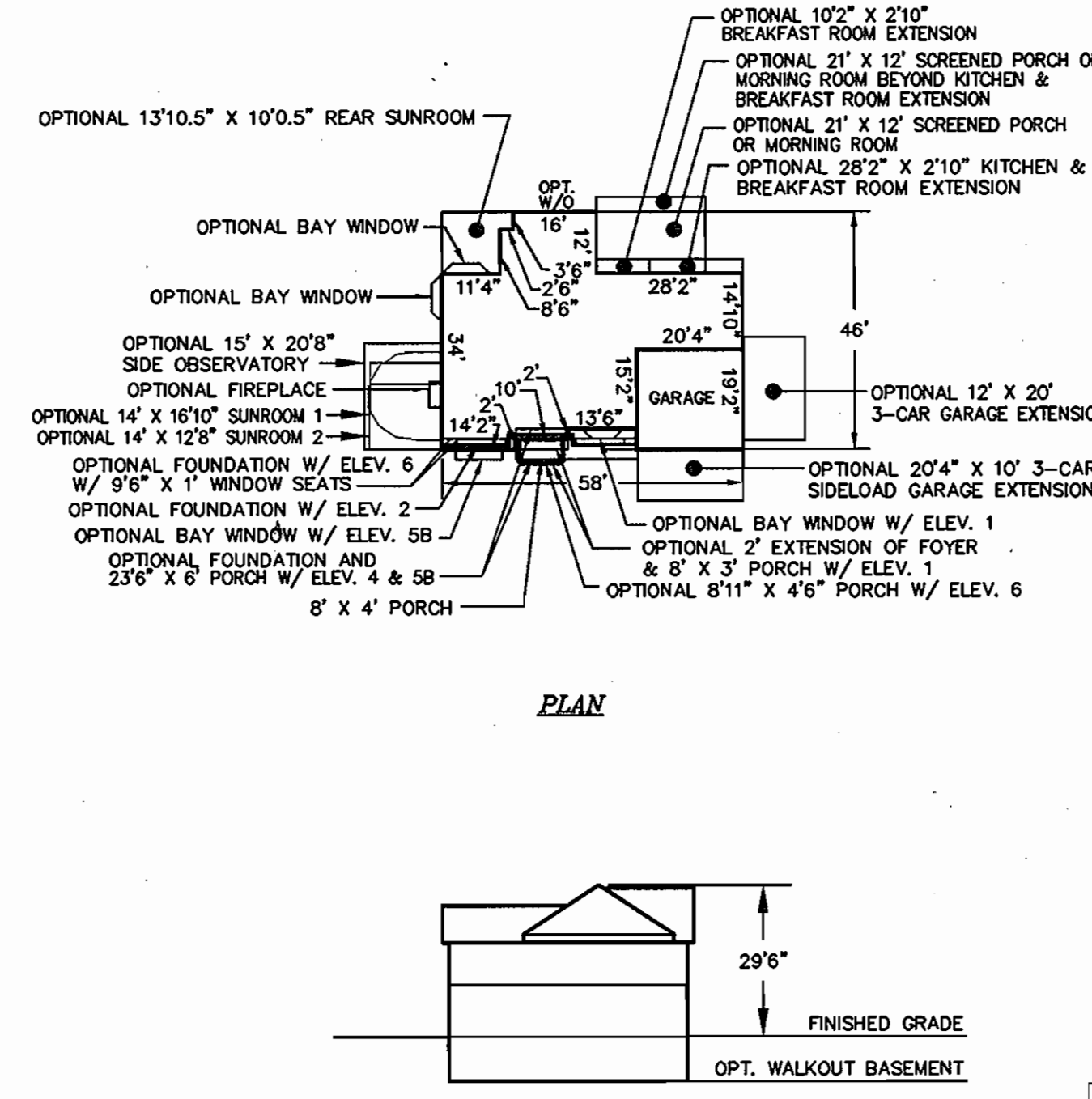
**PLAN**  
**OAKTON**



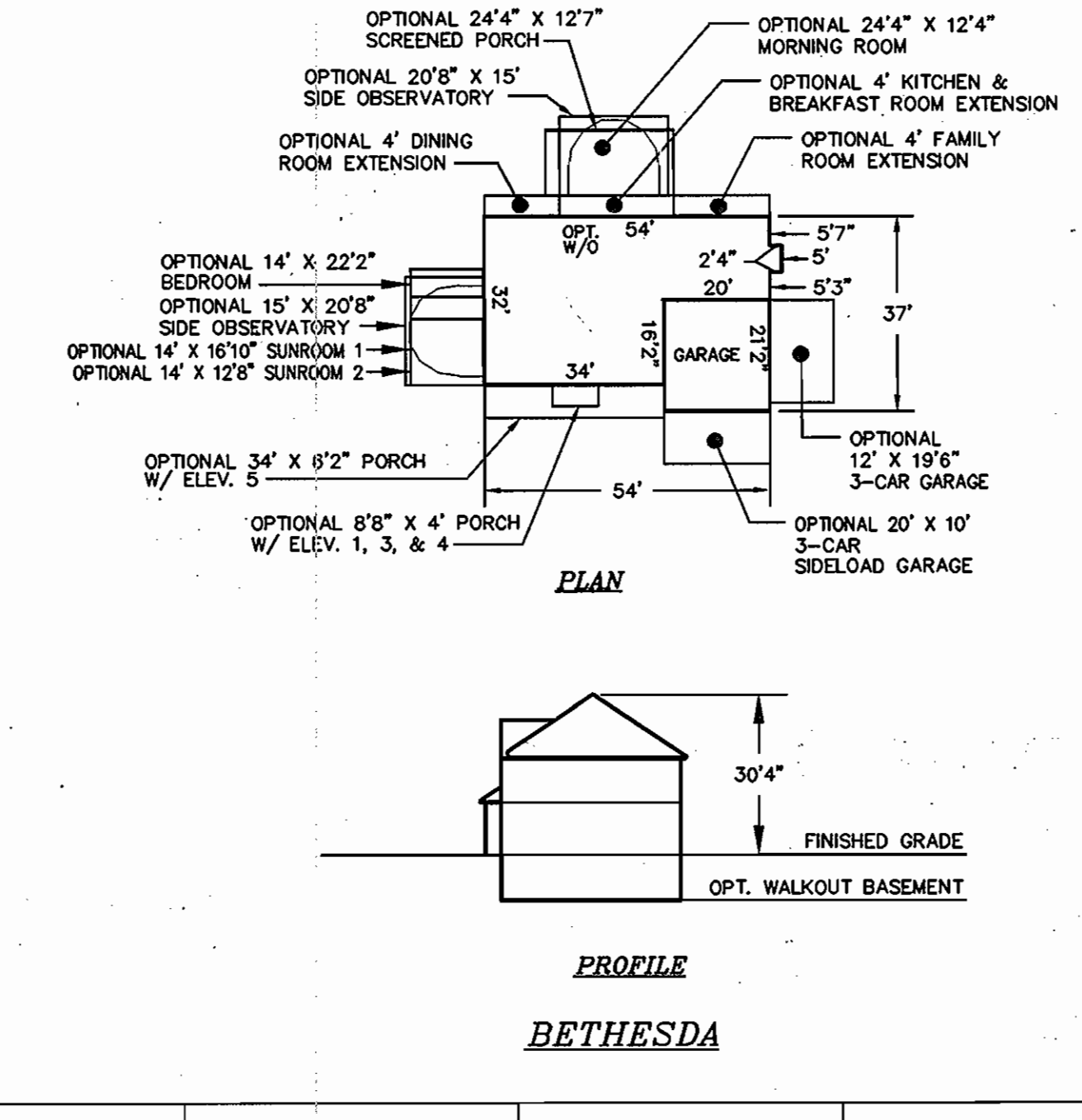
**PLAN**  
**STRATFORD**



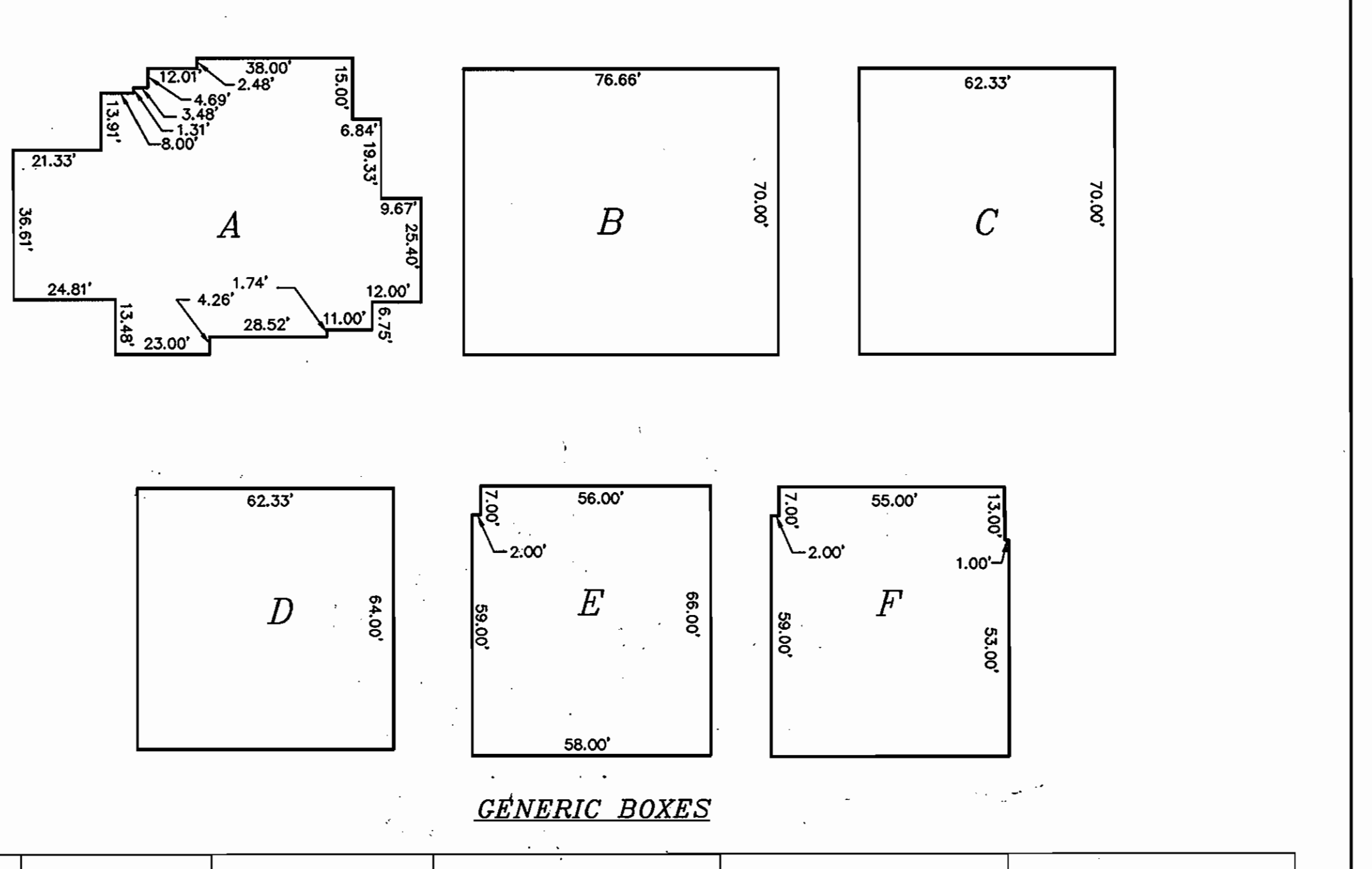
**PLAN**  
**EDGEMOOR**



**PLAN**  
**CLIFTON II**



**PLAN**  
**BETHESDA**



**GENERIC BOXES**

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature]  
 DATE: 8/17/01  
 [Signature]  
 DATE: 8/21/01  
 [Signature]  
 DATE: 8/23/01

**BUILDER**  
 CRAFTMARK HOMES  
 6820 ELM STREET, SUITE 201  
 McLEAN, VIRGINIA 22101  
 (703) 734-9855

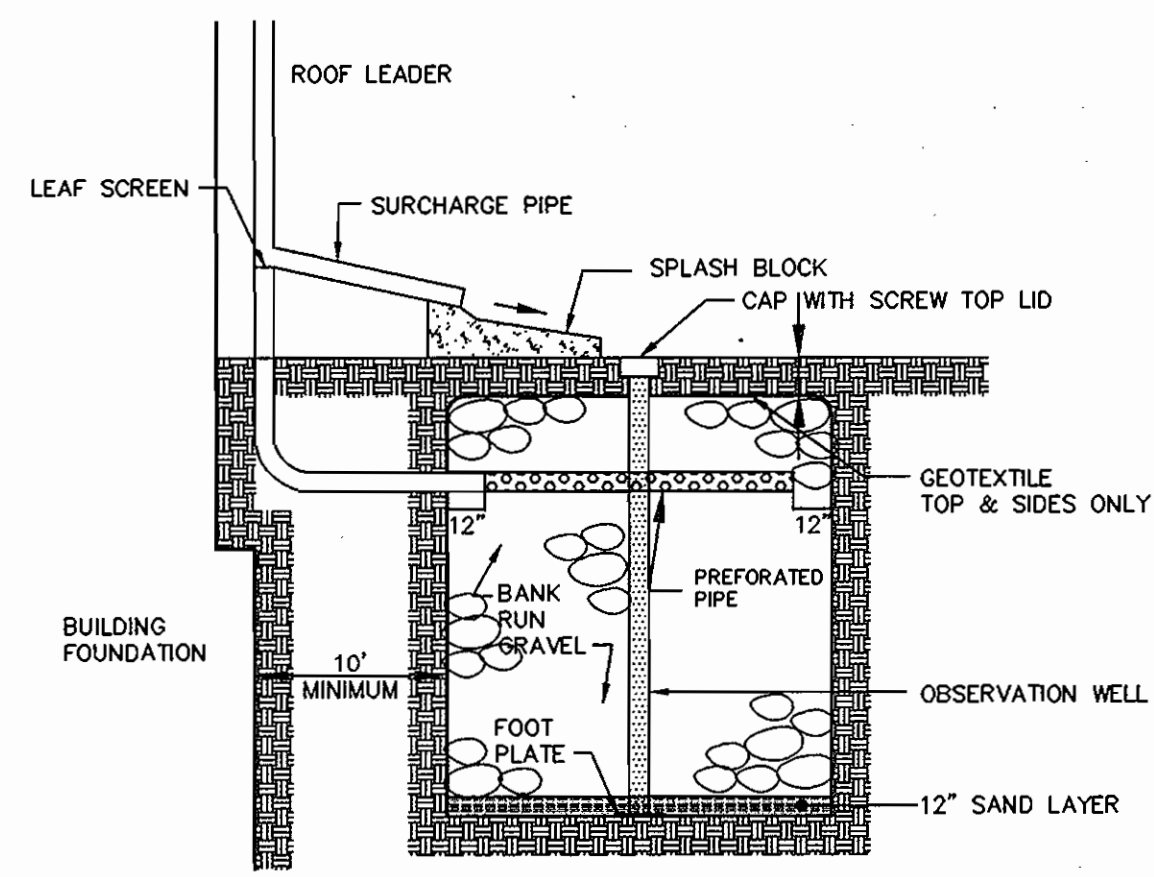
**OWNER**  
 TANTERRA, L.C.  
 6820 ELM STREET, SUITE 200  
 McLEAN, VIRGINIA 22101  
 (703) 734-9730

GENERIC TYPE	CHEVY CHASE	KENWOOD I	KENWOOD II	OAKTON	STRATFORD	EDGEMOOR	CLIFTON II	BETHESDA
A	ALL OPTIONS	ALL OPTIONS	NO 4-CAR GARAGE	ALL OPTIONS	NO INCLUDED	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS
B	ALL OPTIONS	NO SIDE OPTIONS	DOES NOT FIT	ALL OPTIONS	NOT INCLUDED	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS
C	NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY	DOES NOT FIT	DOES NOT FIT	ALL OPTIONS	NOT INCLUDED	NO SIDE EXTENSION	NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY	NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY
D	NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY	DOES NOT FIT	DOES NOT FIT	ALL OPTIONS	NOT INCLUDED	NO SIDE LOAD GARAGE OPTION NO SIDE EXTENSION	NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY	NO SIDE LOAD GARAGE OPTION NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY
E	NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	NOT INCLUDED	NO SIDE LOAD GARAGE OPTION NO SIDE EXTENSION	NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY	NO SIDE LOAD GARAGE OPTION NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY
F	NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	NOT INCLUDED	NO SIDE LOAD GARAGE OPTION NO REAR MASTER BEDROOM EXTENSION NO SIDE EXTENSION	NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY	NO SIDE LOAD GARAGE OPTION NO 3-CAR GARAGE OPTION NO SIDE MORNING ROOMS NO SIDE OBSERVATORY

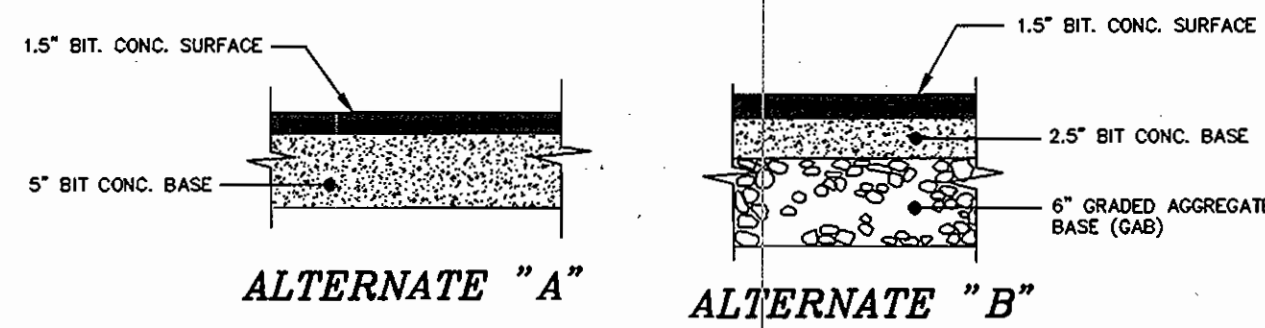
PROJECT: 2001-020  
 DATE: JULY 2001  
 ILLUSTRATION: SJD  
 SCALE: AS SHOWN  
 REVISIONS: AS SHOWN  
 APPROVAL: SJD  
 DATE: 8/23/01

MILDENBERG & ASSOC., INC.  
 BOENDER & ASSOC., INC.  
 ENGINEERS PLANNERS SURVEYORS  
 5072 DORSEY HALL DRIVE, SUITE 202, ELICOTT CITY, MARYLAND 21042  
 (410) 987-0296 FAX (301) 621-5521 WASH. (410) 987-0298 FAX

JAMESTOWN LANDING  
 LOTS 1 THRU 29  
 TAX MAP 46 - P/O PARCEL 230 - GRID 15 & 16  
 HOWARD COUNTY, MARYLAND  
 SIXTH ELECTION DISTRICT  
 GENERIC BOXES

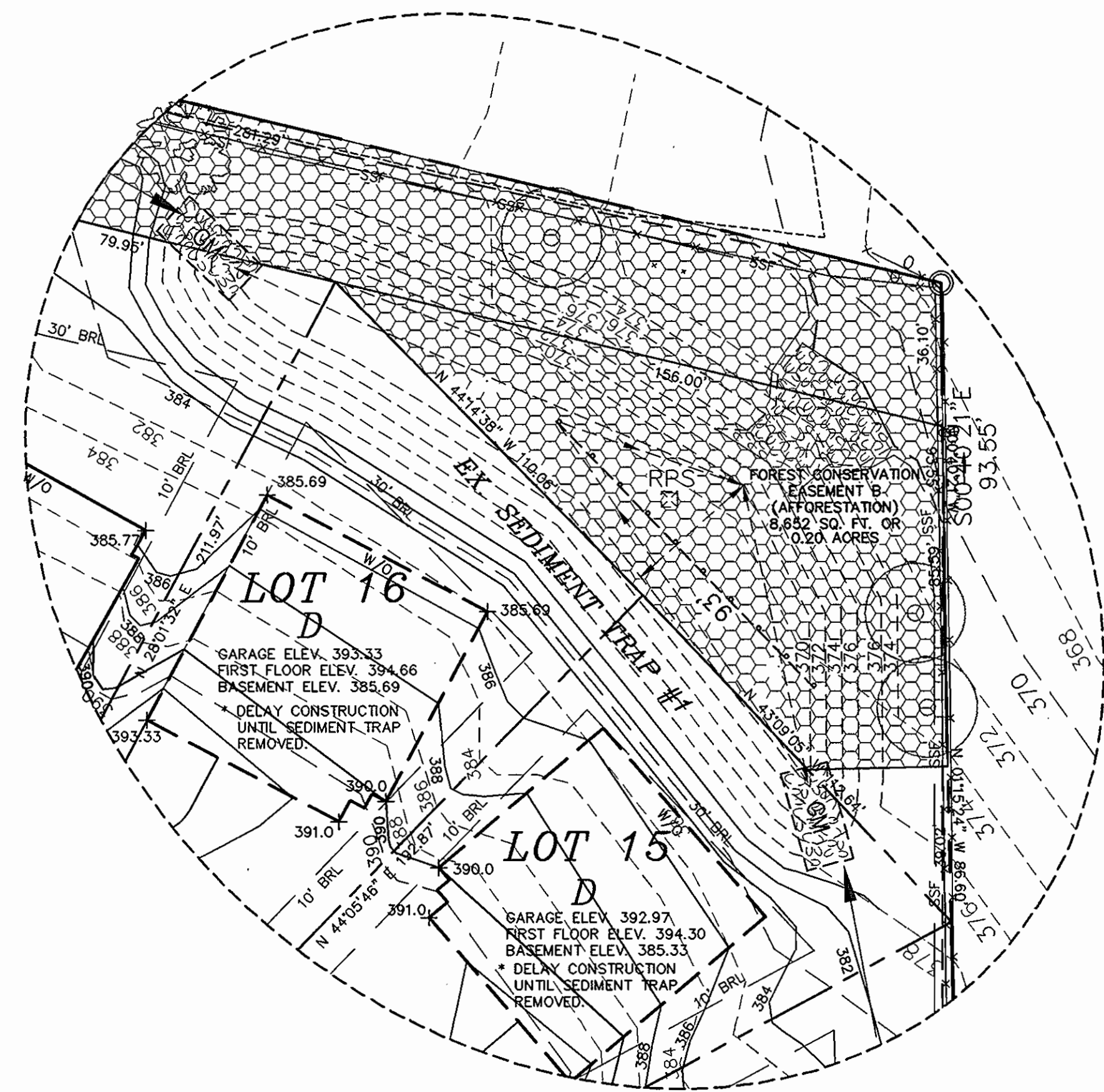


SCHEMATIC OF DRY WELL (5' X 5' X 4')  
NOT TO SCALE



PAVING SECTION P-2

N.T.S.



DETAIL A  
SCALE: 1" = 30'

**DEVELOPER'S CERTIFICATE**  
I 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER: *McCourtney Treuth V.P.* DATE: 8/2/01  
PRINTED NAME OF DEVELOPER: McCourtney Treuth V.P.

**ENGINEER'S CERTIFICATE**  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER: *John M. ...* DATE: 8/14/01  
PRINTED NAME OF ENGINEER: John M. ...

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

SIGNATURE: *Jim Meyer* DATE: 8/14/01  
USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

SIGNATURE: *John P. ...* DATE: 8/14/01  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
SIGNATURE: *...* DATE: 8/17/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

SIGNATURE: *...* DATE: 8/21/01  
CHIEF, DIVISION OF LAND DEVELOPMENT

SIGNATURE: *...* DATE: 8/23/01  
DIRECTOR

project	2001-020	date	JULY 2001
illustration	SJD	engineering	SJD
scale	NTS	approval	JBM

no.	1	description	REVISE THE BLOCKS TO APPLY LOT 1 TO THE SITE DEVELOPMENT PLAN	date	8/14/01
no.	2	description	REVISE THE BLOCKS TO APPLY LOT 1 TO THE SITE DEVELOPMENT PLAN	date	8/14/01

**JAMESTOWN LANDING**  
LOTS 1 THRU 29  
TAX MAP 46 - P/O PARCEL 230 - GRID 15 & 16  
SIXTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
MISCELLANEOUS DETAILS

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsley Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0236 Bldg. (301) 621-5521 Wash. (410) 997-0298 Fax.

**BUILDER**  
CRAFTMARK HOMES  
6820 ELM STREET, SUITE 201  
MCLEAN, VIRGINIA 22101  
(703) 734-9855

**OWNER**  
TANTERRA, L.C.  
6820 ELM STREET, SUITE 200  
MCLEAN, VIRGINIA 22101  
(703) 734-9730

HOWARD SOIL CONSERVATION DISTRICT

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, 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:

- 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 DISK 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 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 (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU 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 SOO. 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 PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL 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 SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 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 SOO.

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

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (313-1855).
2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL', AND REVISIONS THEREOF.
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 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOO (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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7) SITE ANALYSIS:
TOTAL AREA OF SITE: 13.93 ACRES
AREA DISTURBED: 13.16 ACRES
AREA TO BE ROOFED OR PAVED: 3.38 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 9.79 ACRES
TOTAL CUT: 28,000 CU. YDS.
TOTAL FILL: 28,000 CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION: N/A
THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.
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 CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

DEVELOPER'S CERTIFICATE: I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL REPRESENTING A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.
SIGNATURE: M. Canty, V.P. DATE: 8/3/01
ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.
SIGNATURE: J. Milberger DATE: 8/14/01
APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION: J. Milberger DATE: 8/14/01
CHIEF, DIVISION OF LAND DEVELOPMENT: J. Milberger DATE: 8/14/01

- 10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL TO ESTABLISHMENT OF PERMANENT VEGETATION.
PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
CONDITIONS WHERE PRACTICE APPLIES: 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 AOIDIC 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 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.
II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SOON 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 TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSORBED 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 DIVERSIONS, 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, ALBERT 4" - 6" HIGHER IN ELEVATION.
III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING 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 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.

- V. 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 PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO 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 PHOSPHOROUS, 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.
II. 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.

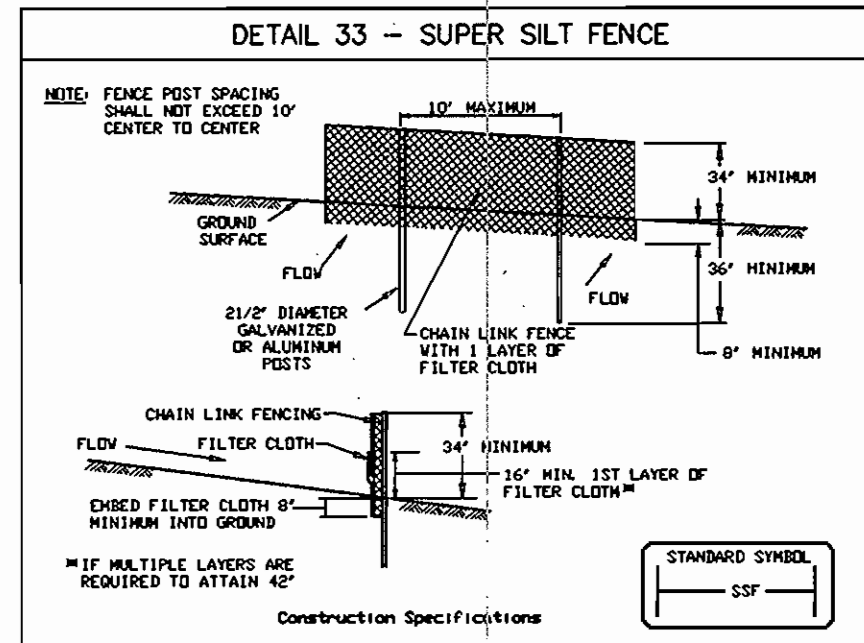
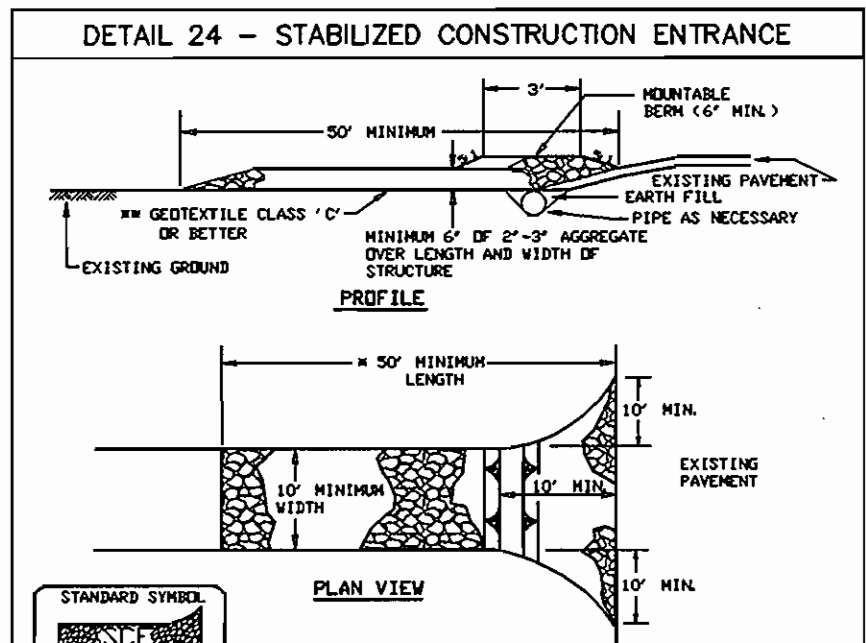
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING. MO-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

TEMPORARY DUST CONTROL MEASURES

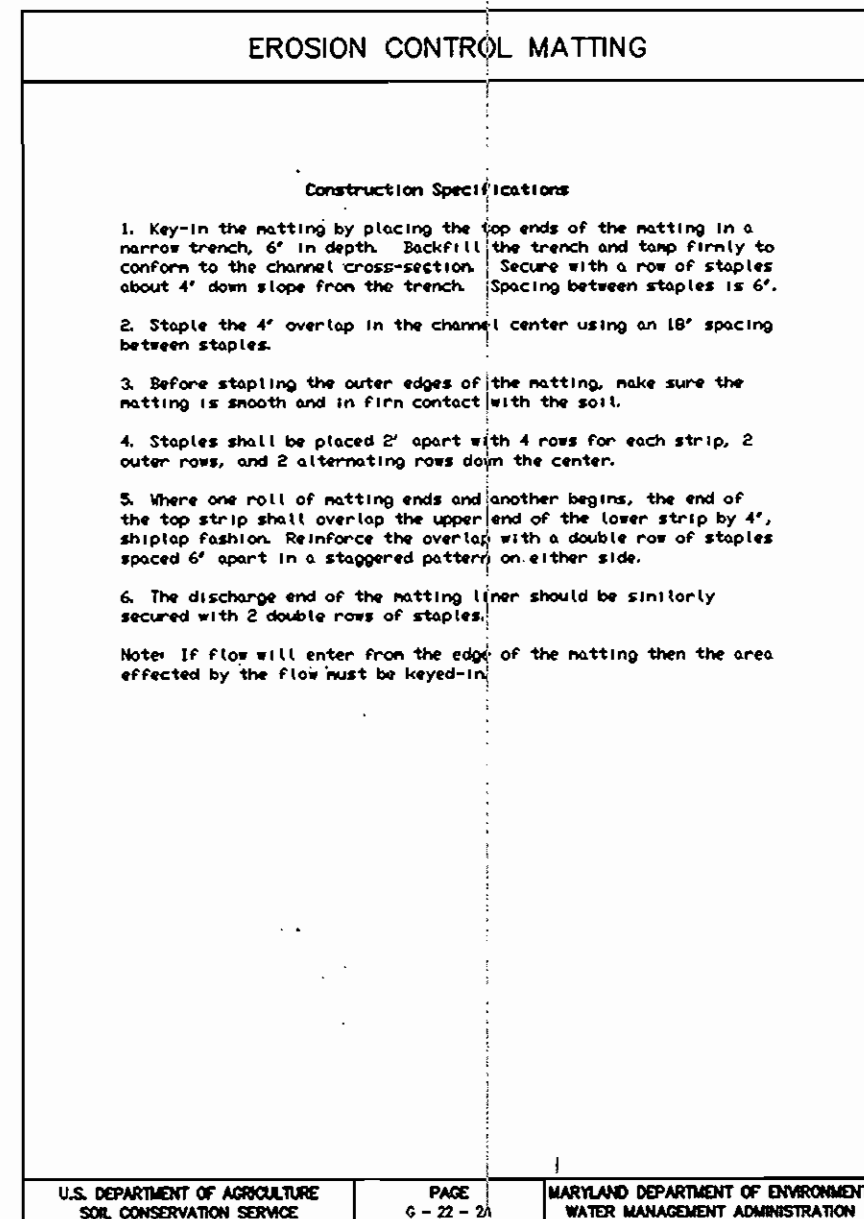
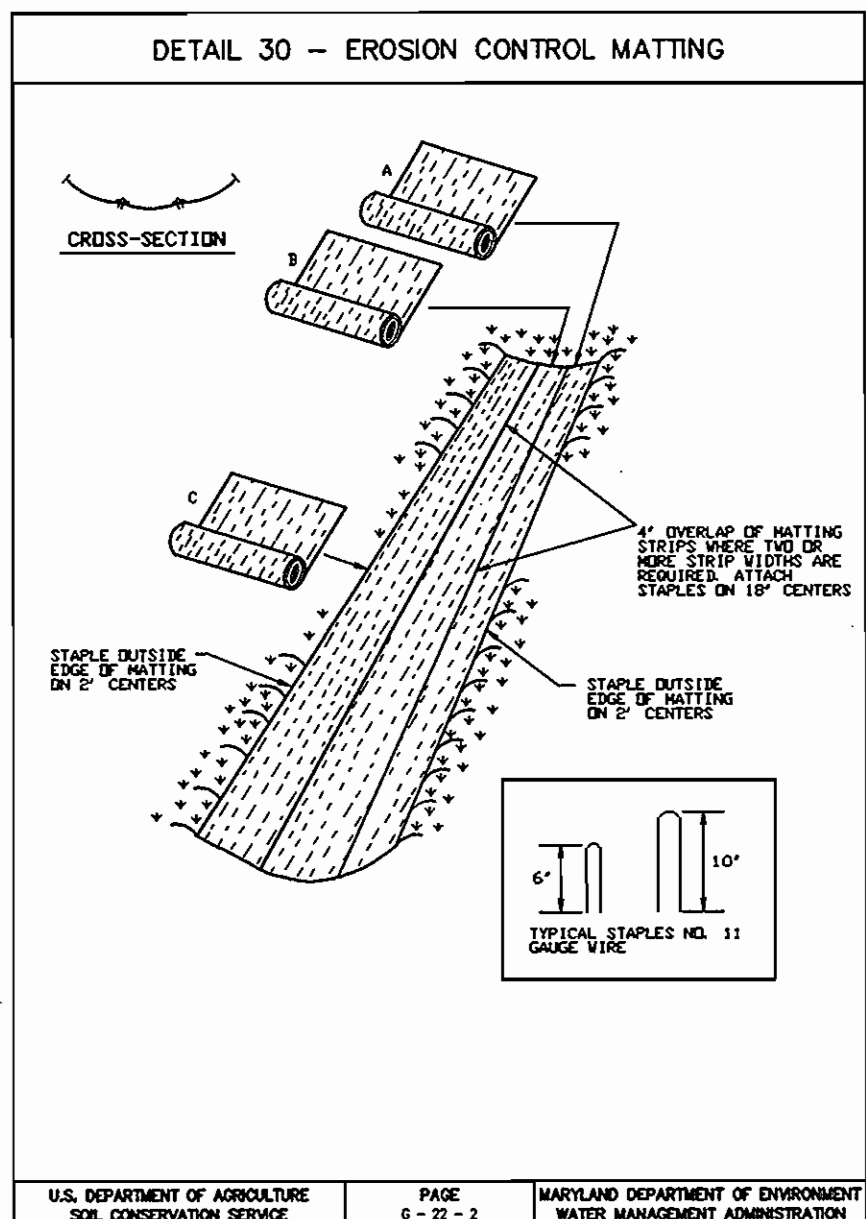
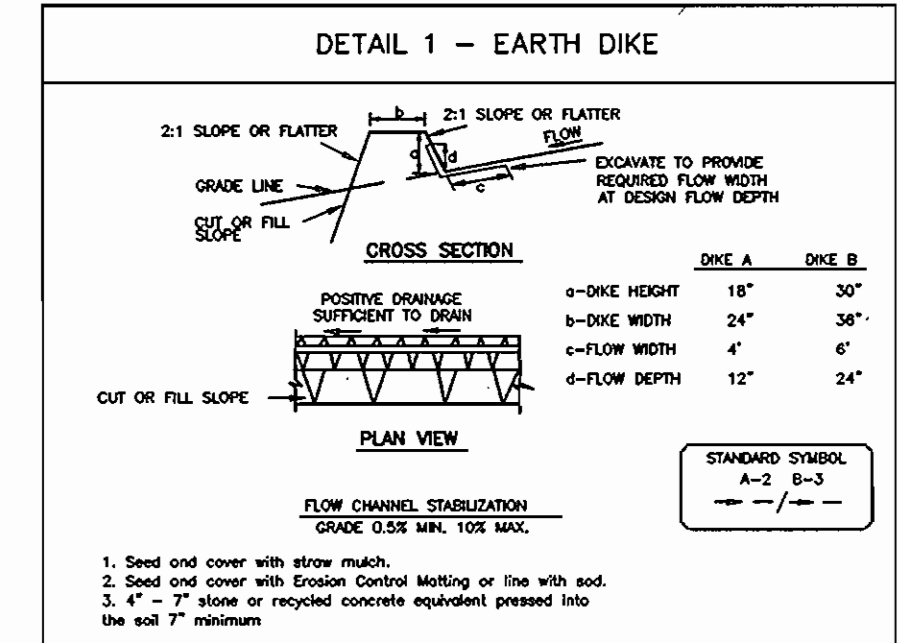
- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS ARCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
5. BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT
2. EXISTING SEDIMENT TRAP 1 AND SEDIMENT BASIN 1 ARE TO REMAIN IN PLACE.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN. (1 DAY)
4. CONSTRUCT NEW PERIMETER DIKE AND SUPER SILT FENCE AS SHOWN ON LOT 12. (1 DAY)
5. GRADE SITE PER THIS PLAN. DELAY CONSTRUCTION OF LOTS 15 AND 16 UNTIL THE DRAINAGE AREA TO SEDIMENT TRAP 1 HAS BEEN PERMANENTLY STABILIZED. (30 DAYS)
6. INSTALL SUPER SILT FENCE ON OPEN SPACE LOT 30 TO THE REAR OF LOTS 15 & 16 AS SHOWN ON SHEET 2. (1 DAY)
7. WHEN ALL DRAINAGE AREAS TO A SEDIMENT CONTROL DEVICE HAVE BEEN PERMANENTLY STABILIZED, AND UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES, BRING AREA TO FINAL GRADE AND STABILIZE. (2 DAYS)
8. INSPECT ALL SEDIMENT CONTROL DEVICES DAILY AND AFTER EACH RAINFALL, REPAIR AS NECESSARY.
9. CONTRACTOR SHALL REMOVE SEDIMENT AND FLUSH STORM DRAIN SYSTEM AT END OF CONSTRUCTION.
10. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
A. 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES GREATER THAN 3:1
B. 14 DAYS FOR ALL OTHER DISTURBED GRADED AREAS ON THE PROJECT SITE.



DESIGN CRITERIA table for SUPER SILT FENCE. Columns: Slope, Slope Steepness, Slope Length (Maximum), Silt Fence Length (Maximum). Rows: 0-10%, 10-20%, 20-30%, 30-50%, SOIL +.



BUILDER: CRAFTSMAN HOMES, 6820 ELM STREET, SUITE 201, MCLEAN, VIRGINIA 22101, (703) 734-9855. OWNER: TANTERRA, L.C., 6820 ELM STREET, SUITE 200, MCLEAN, VIRGINIA 22101, (703) 734-9730.

JAMESTOWN LANDING LOTS 1 THRU 29. TAX MAP 46 - P/O PARCEL 230 - GRID 15 & 16. HOWARD COUNTY, MARYLAND. SIXTH ELECTION DISTRICT. SEDIMENT CONTROL NOTES AND DETAILS. MILDBERGER & ASSOC., INC. BOENDER & ASSOC., INC. ENGINEERS, PLANNERS, SURVEYORS. 5072 DORSEY HALL DRIVE, SUITE 202, ELICOTT CITY, MARYLAND 21042. (410) 987-0298 FAX. (301) 621-5621 WASH. (410) 987-0298 FAX. 6 OF 6. SDP-01-139.