SITE DEVELOPMENT PLAN

CONNER PROPERTY

LOTS 2, 3, &4

HOWARD COUNTY, MARYLAND

ADDRESS CHART

LOT NO.	STREET ADDRESS
2	8507 GROVE ROAD
3	8506 GROVE ROAD
4	8505 GROVE ROAD

SHEET INDEX

SITE ANALYSIS DATA CHART

1. General Site Data
   - a. Present Zoning: R-20
   - b. Applicable DPZ File References: F 01-117
   - c. Proposed Use of Site or Structure(s): 3 Single Family Detached Residences
   - d. Proposed Water and Sewer Systems are: public
   - e. Any Other Information Which May be Relevant:

2. Area Tabulation
   - a. Total Project Area: ±1.64 Acres
   - b. Area of This Plan Submission: ±1.64 Acres
   - c. Limit of Disturbed Area: 0.80 Acres
   - d. Building Coverage of Site: ±0.22 Ac and ±13 % of Gross Area (Proposed)

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.

2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

3. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH 2 FOOT CONTOUR INTERVALS, PREPARED BY DMW, INC. ON JAN. 16, 2001

4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT 31A3 AND 31D4 WERE USED FOR THIS PROJECT.

5. STORMWATER MANAGEMENT IS PROVIDED BY A GRASS CHANNEL CREDIT AND WAS APPROVED UNDER F-01-117.

6. EXISTING UTILITIES ARE BASED ON CONTRACT NO. 24-3961D

7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

8. SHC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE.

9. FOR DRIVEWAY ENTRANCE DETAILS, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-606.

10. THE PROPERTY IS ZONED R-20 PER THE 1993 COMPREHENSIVE ZONING PLAN.

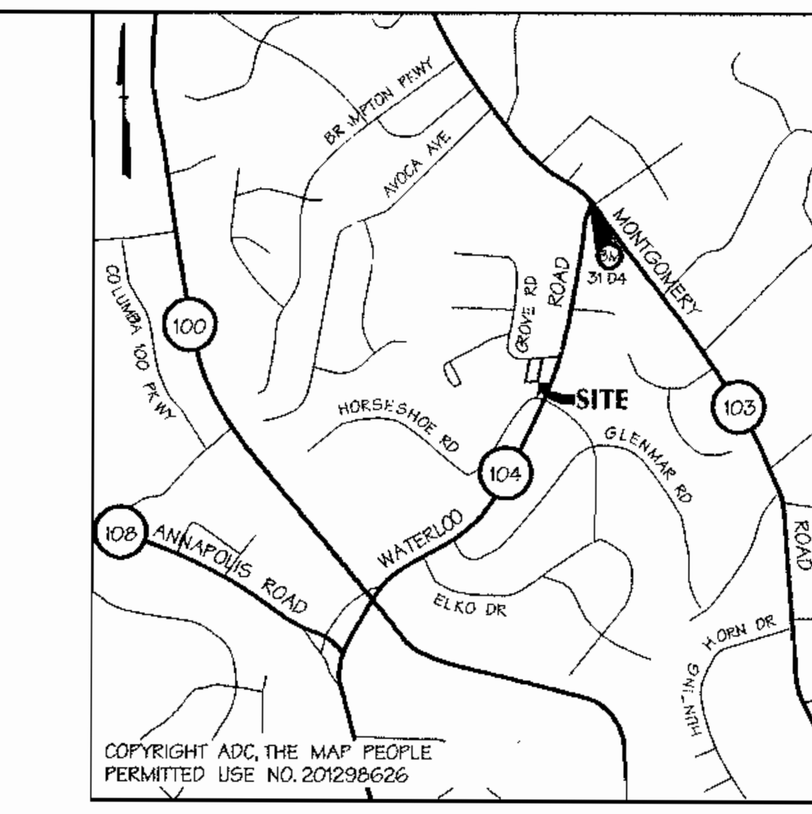
    A. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR CLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.

    B. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - a. WIDTH -- 12' (14' SERVING MORE THAN ONE RESIDENCE);
    - b. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.);
    - c. GEOMETRY -- MAX 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RAD.; DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN AND TYPICAL SECTION PROVIDED ON THIS SITE DEVELOPMENT PLAN.
    - d. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H-25. LOADING);
    - e. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
    - f. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.

11. THIS PROJECT COMPLIES WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF FEE IN LIEU, $18,730.80 FOR 0.86 ACRES OF AFFORESTATION. (PAID UNDER F-01-117).

12. THIS PROJECT COMPLIES WITH SECTION 16.124 OF THE HOWARD COUNTY CODE FOR LANDSCAPE REQUIREMENTS UNDER F 01-117.

13. THERE ARE NO KNOWN CEMETERIES ON SITE.



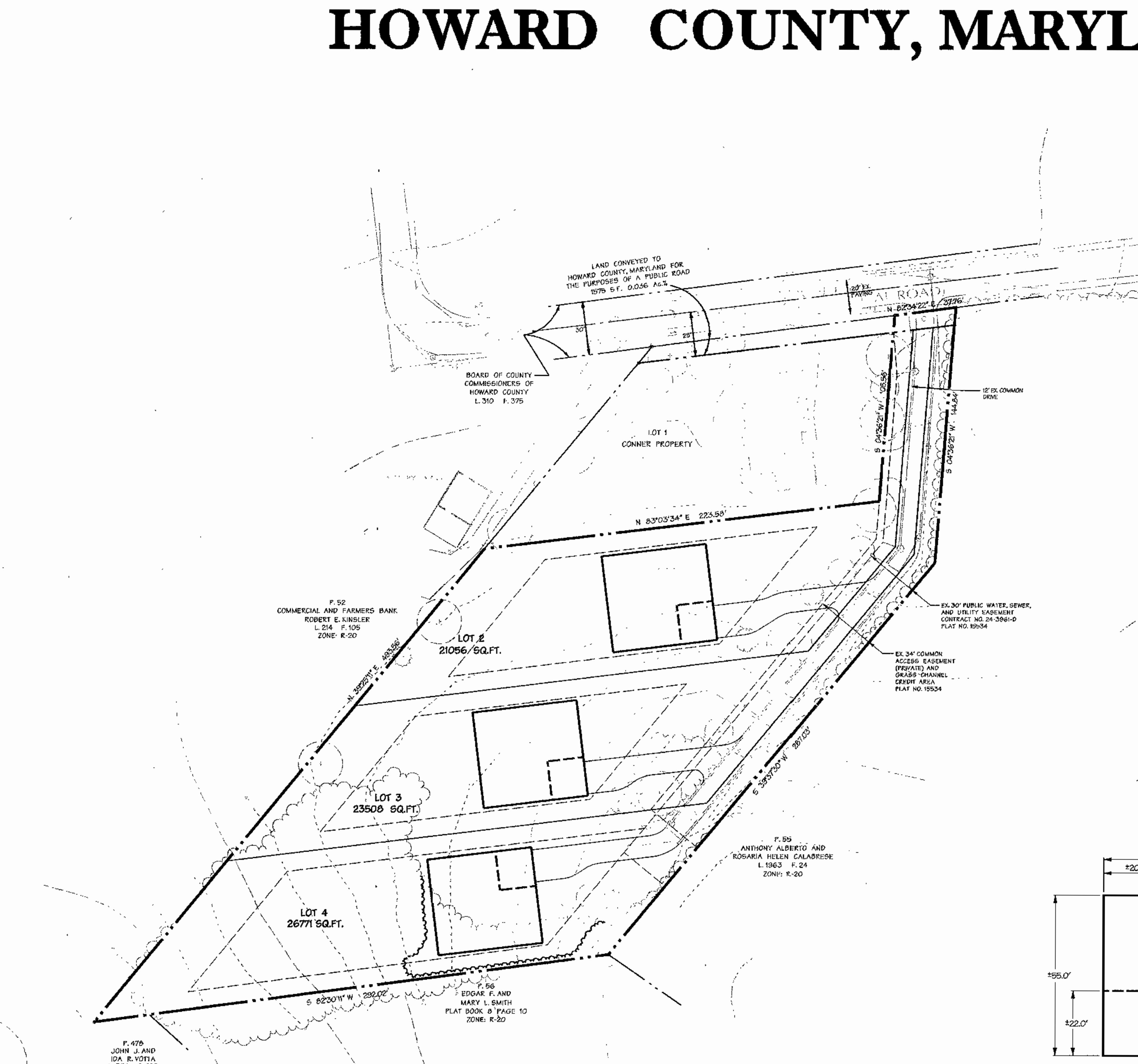
LOCATION MAP
SCALE: 1" = 2000'

BENCHMARK

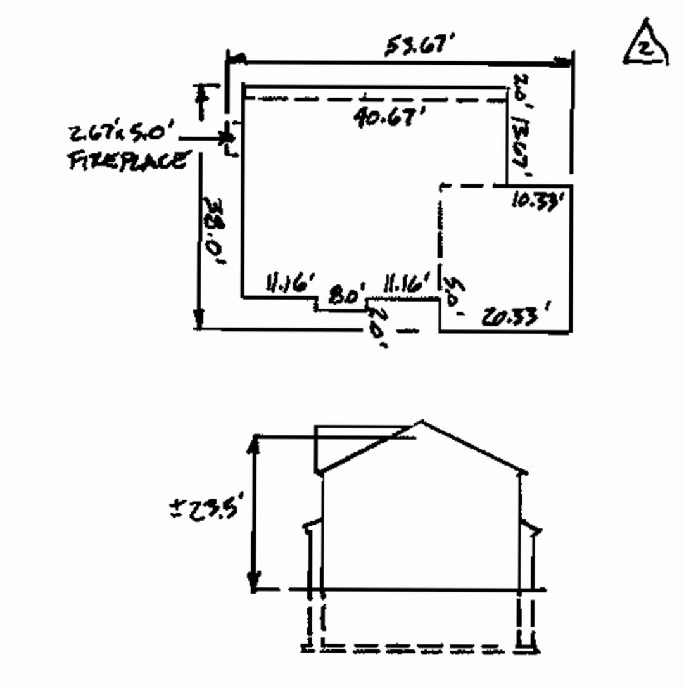
DESCRIPTION

COORDINATES AND BEARINGS SHOWN HEREON REFER TO THE HOWARD COUNTY GEODETIC CONTROL SYSTEM (NAD 83) BASED ON THE FOLLOWING TRAVERSE STATION:

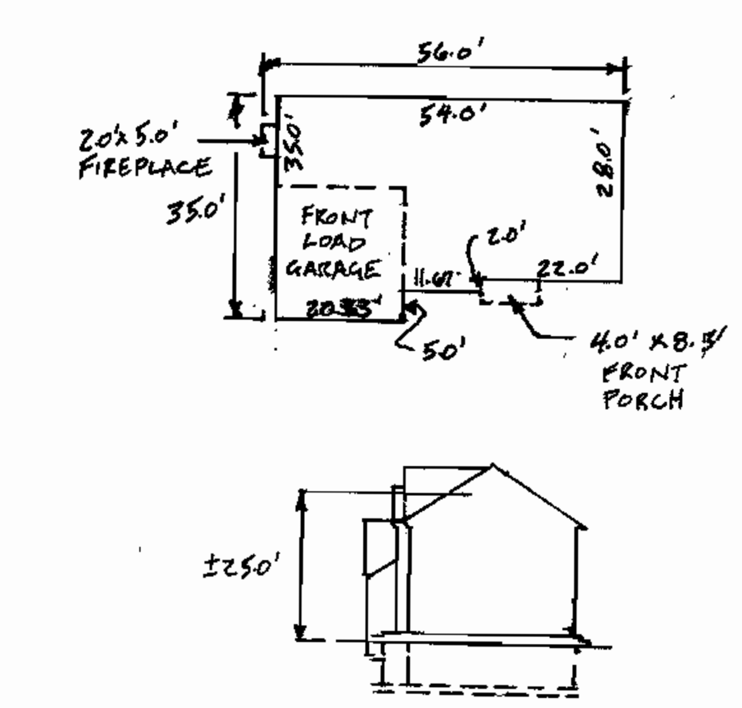
DESIGNATION	NORTH	WEST	ELEV.
31D4	571700.659	1369606.281	495.166'



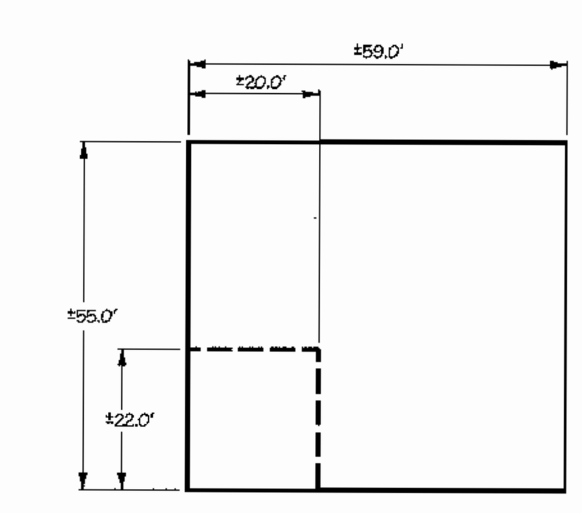
LOCATION MAP
SCALE: 1"=50'



"H" ALEXANDRIA MARIE
SCALE 1"=30'



"G" EMILY DEE
SCALE 1"=30'



GENERIC BOX 1
SCALE: 1"=30'

LOT MATRIX

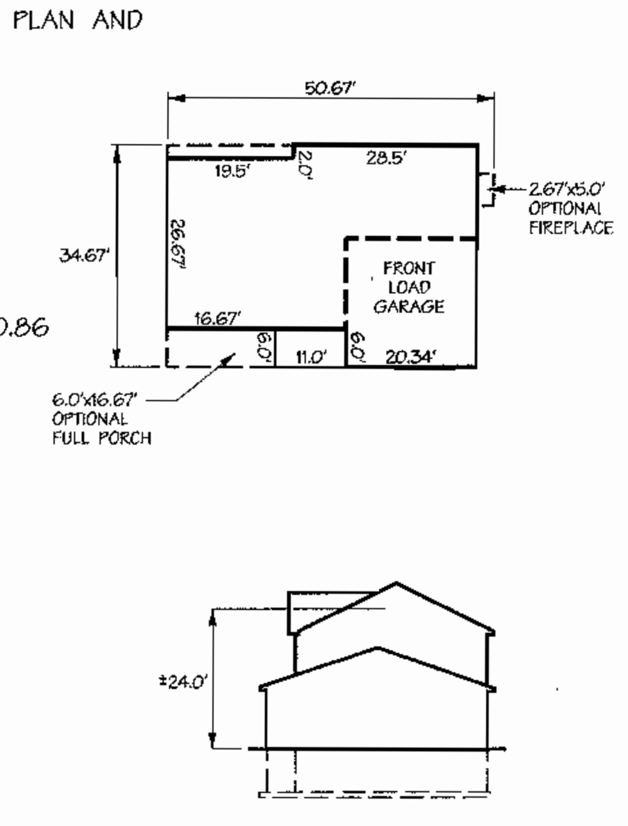
HOUSE TYPE	LOT 1	LOT 2	LOT 3
TYPE "A"	X	X	X
TYPE "B"	X	X	X
TYPE "C"	X	X	X
TYPE "D"	X*	X*	X*
TYPE "E"	X	X	X
TYPE "F"	X	X	X
TYPE "G"	X	X	X
TYPE "H"	X	X	X

NOTES:
"X" DESIGNATES THAT FOOTPRINT WILL FIT WITHIN GENERIC BOX 1.
* - OPTIONAL FIREPLACE MAY EXTEND 2 FEET INTO SIDE YARD SETBACK

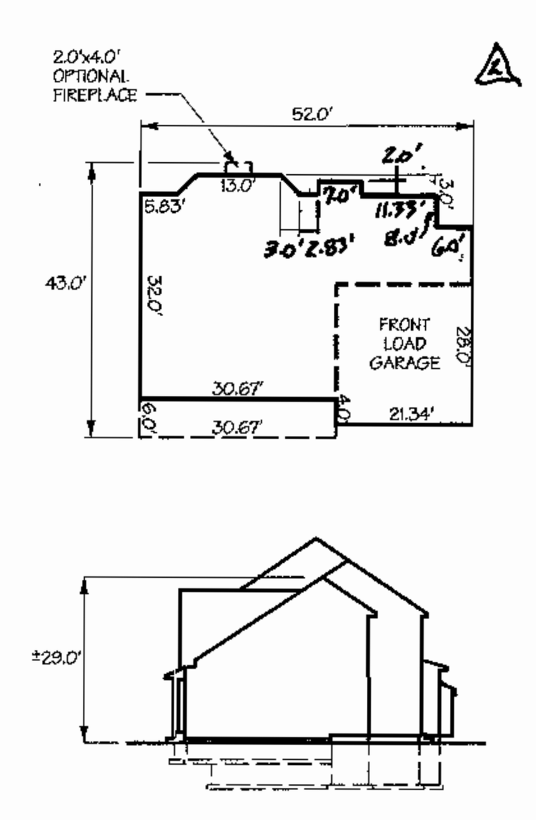
SEWER HOUSE CONNECTION TABLE

LOT	INV. AT ℞	MIN. C
1	468.60	473.70
2	470.80	476.80
3	474.76	480.90
4	477.64	484.30

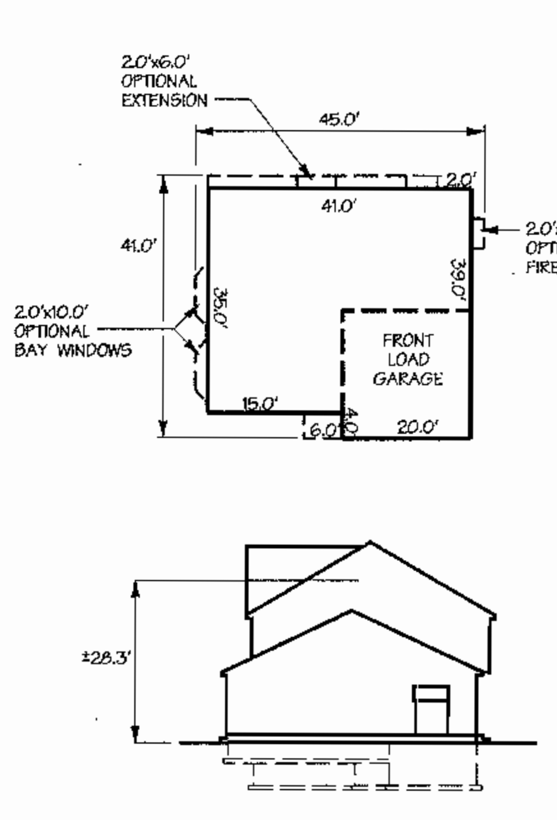
* MIN C is minimum floor elevation of unit that can be served by proposed sanitary connection.



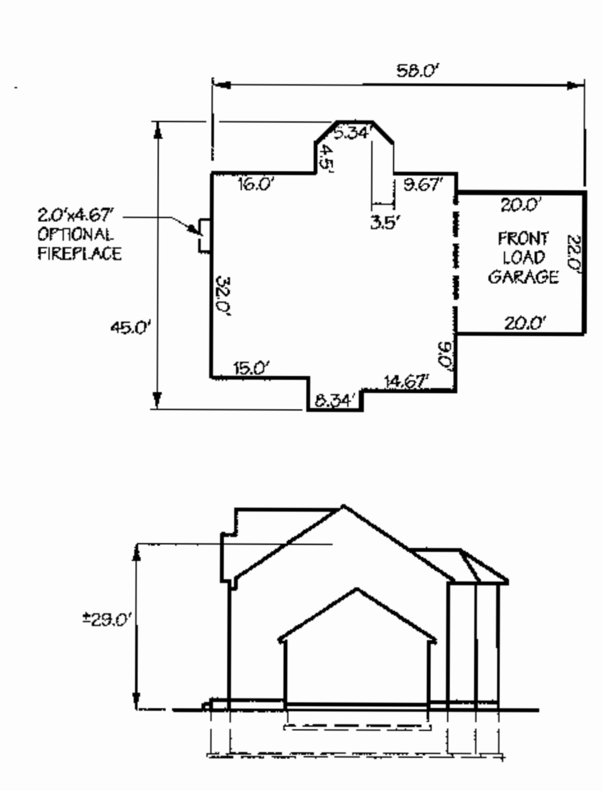
"A" CHRISTOPHER JACK
SCALE: 1"=30'



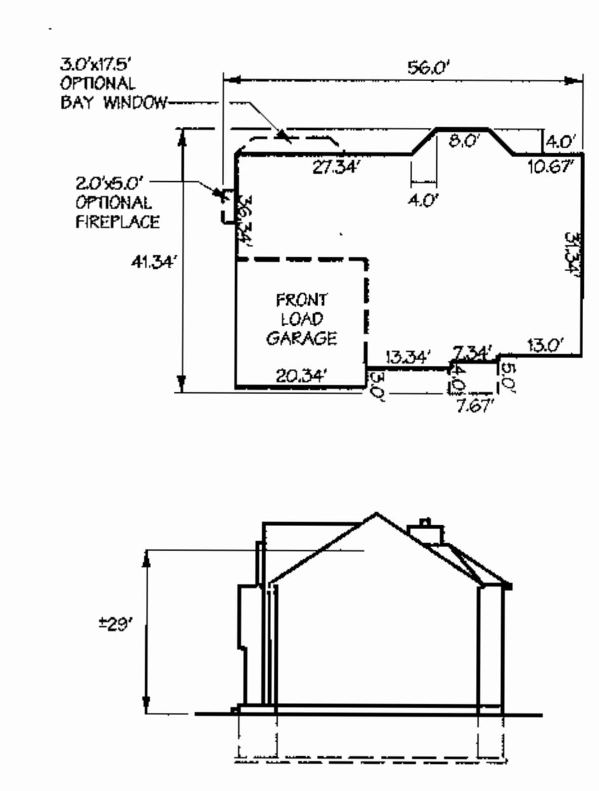
"B" FREDERICK PAUL
SCALE: 1"=30'



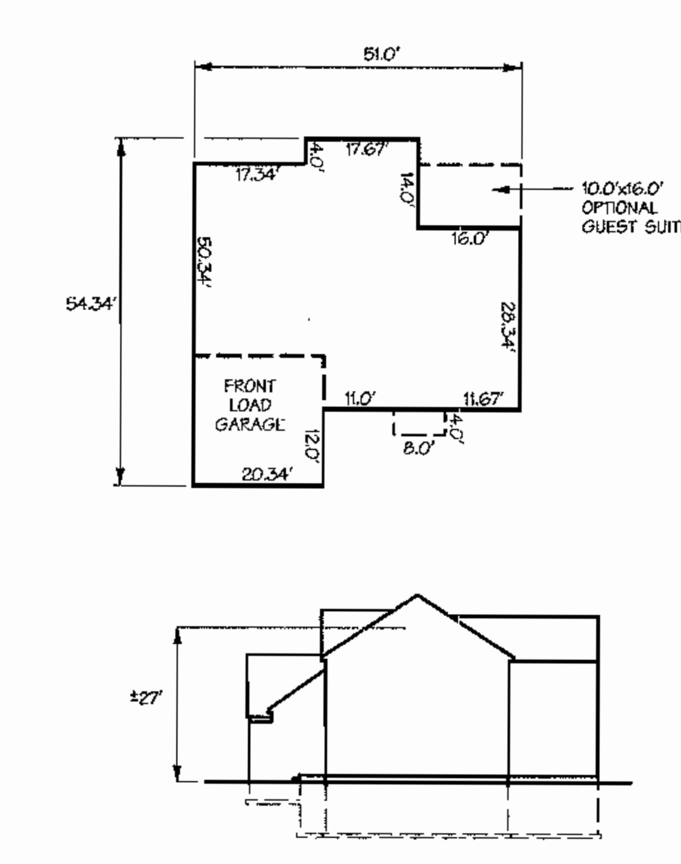
"C" ALLISON MARIE
SCALE: 1"=30'



"D" LAUREN MARIE
SCALE: 1"=30'



"E" GABRIELLE DIANE
SCALE: 1"=30'



"F" LAWRENCE ROMAN
SCALE: 1"=30'

8-22-02
Date

Professional Engr. No. 21998

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 8/30/02

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/3/02

DIRECTOR — DATE 9/6/02

Date	No.	Revision Description
9.19.02	1	ADDED HOUSE TYPE "G" (EMILY DEE) TO TYPICALS AND LOT MATRIX
10.15.02	2	REVISED MODEL "D", ADDED MODEL "H"

CONNER PROPERTY – LOTS 2, 3, 4
SITE DEVELOPMENT PLAN

OWNER/ DEVELOPER:
FAIRMOUNT REAL ESTATE SERVICES
946-A MARIMICH COURT
ELDERSBURG, MARYLAND 21784
(410) 781-3400

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME	SECTION/ AREA	LOT/PARCEL #
CONNER PROPERTY		P 53

PLAT# OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
15534	13	R-20	31	2 ND	6023.02

WATER CODE: G-01 — SEWER CODE: 5750686

TITLE: COVER SHEET

Drn By: BKC	Scale: 1"=30'	Proj. No. 00090.BJ	
Des By: BKC	Date: 8-21-02		
Chk By:	Approved:	1 of 3	

SDP-02-115

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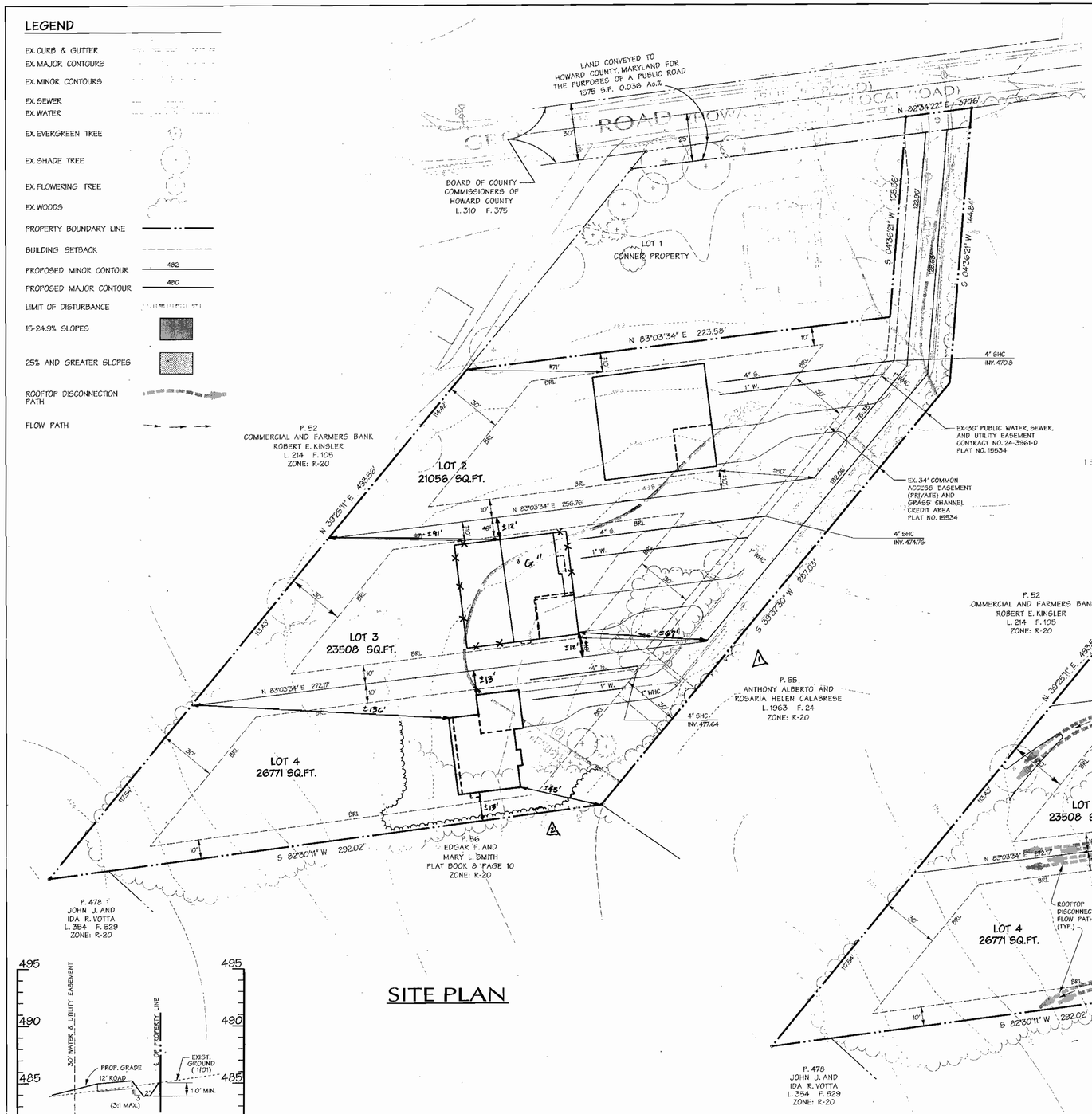
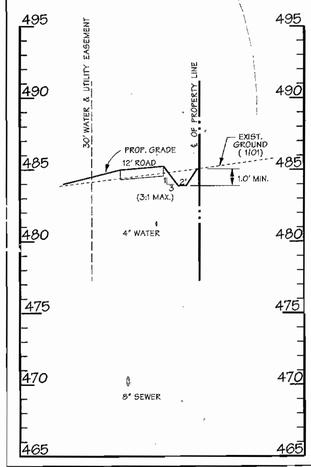
LEGEND

EX. CURB & GUTTER
EX. MAJOR CONTOURS
EX. MINOR CONTOURS
EX. SEWER
EX. WATER
EX. EVERGREEN TREE
EX. SHADE TREE
EX. FLOWERING TREE
EX. WOODS
PROPERTY BOUNDARY LINE
BUILDING SETBACK
PROPOSED MINOR CONTOUR 482
PROPOSED MAJOR CONTOUR 480
LIMIT OF DISTURBANCE
15-24.9% SLOPES
25% AND GREATER SLOPES
ROOFTOP DISCONNECTION PATH
FLOW PATH



SITE PLAN



SECTION A–A' PRIVATE DRIVE & GRASS CHANNEL (SWALE)

SCALE: HORIZ. 1" = 20'
VERT. 1" = 5'

OWNER'S CERTIFICATION:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER — DATE 8.22.02
PRINT NAME BELOW SIGNATURE
CHRISTOPHER RACHUBA

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

U.S. NATURAL RESOURCE CONSERVATION SERVICE — DATE 8/29/02

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

HOWARD S.C.D. — DATE 8/29/02

ENGINEER'S CERTIFICATION:

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

SIGNATURE OF ENGINEER — DATE 8-22-02
PRINT NAME BELOW SIGNATURE
W. Richard DeMario

NOTES:
THERE ARE NO WETLANDS, STREAMS, AND/OR FLOODPLAINS LOCATED ON OR WITHIN 100 FEET OF THE CONNER PROPERTY. PER DMW, INC. ENVIRONMENTAL SPECIALIST FIELD VISIT AND SITE INVESTIGATION.

THERE IS ONE 0.5 ACRES FOREST STAND ON THE SOUTHWESTERN CORNER OF THE SITE

THERE ARE NO SLOPES 15% - 24.99% OR SLOPES 25% AND GREATER LOCATED ON THE SITE.

DATA SOURCES:
BOUNDARY, TOPOGRAPHY AND EXISTING UTILITIES ARE BASED ON FIELD SURVEY BY DMW, INC. AND SUPPLEMENTED WITH HOWARD COUNTY GIS 1998

8-22-02
Date

Professional Engr. No. 21998

SWM NOTES:

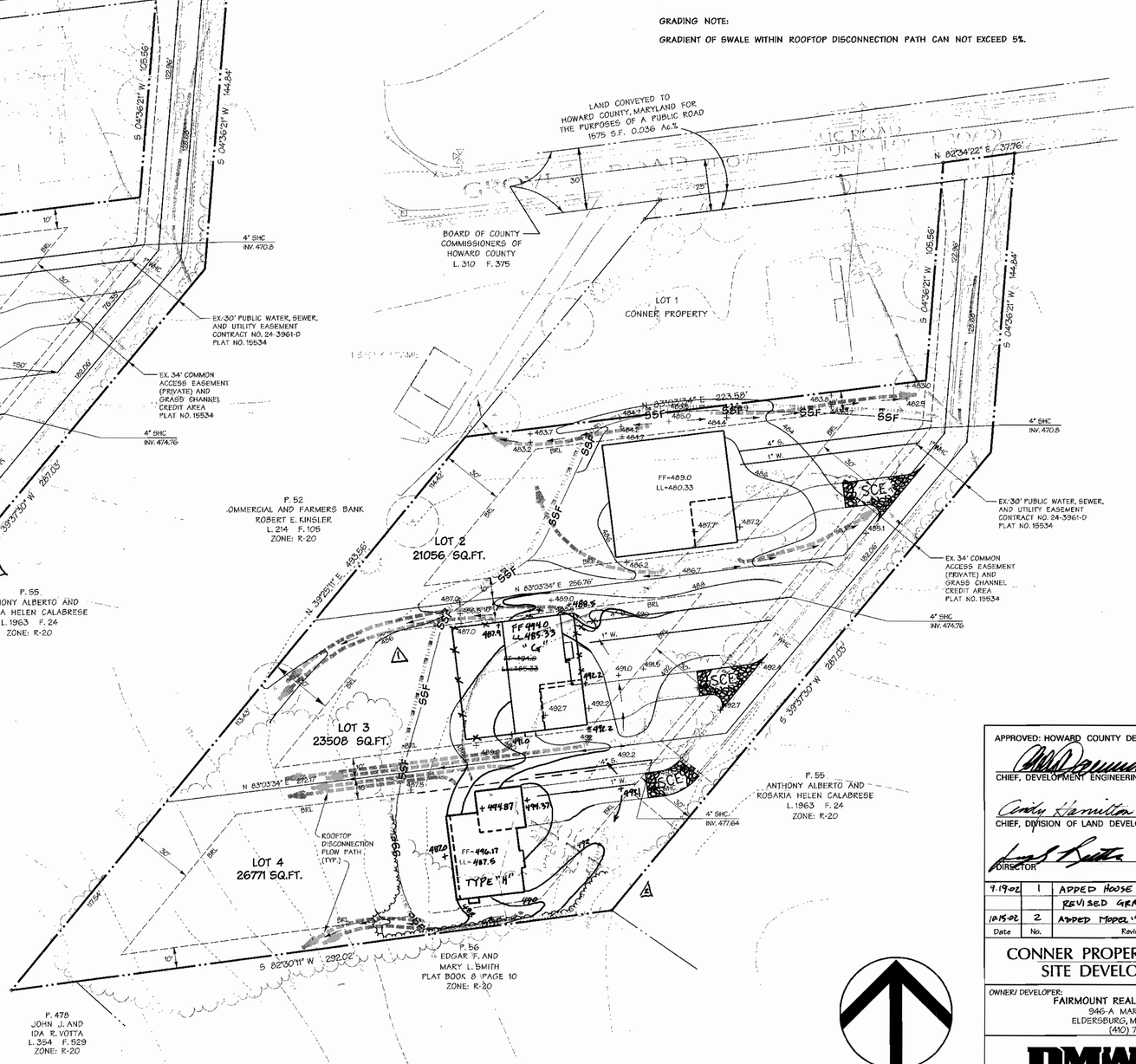
ALL THREE HOUSES HAVE FOUR ROOFTOP DISCONNECTS, ONE AT EACH CORNER. TOTAL ROOFTOP AREA FOR EACH HOUSE IS 1,600 SQ.FT. THUS, THE ROOFTOP AREA TO EACH DOWNSPOUT IS LESS THAN 500 SQ.FT.

THE GRASS CHANNEL SWALE RUNS ALONG THE PROPOSED ROAD ADJACENT TO THE PROPERTY LINE AND TREATS ONSITE AREAS WITHIN THE DRAINAGE AREA IT. DRAINAGE AREA TO THE CHANNEL IS SHOWN ON THE DRAINAGE AREA MAP.

THE NON-ROOFTOP DISCONNECTION CREDIT IS APPLIED TO EACH OF THE THREE DRIVEWAYS.

GRADING NOTE:

GRADIENT OF SWALE WITHIN ROOFTOP DISCONNECTION PATH CAN NOT EXCEED 5%.



GRADING PLAN

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 8/30/02
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/3/02
DIRECTOR — DATE 9/6/02

Date	No.	Revision Description
9.19.02	1	ADDED HOUSE TYPE "G" TO LOT 3 AND REVISED GRADING
10.15.02	2	ADDED MODEL "H" TO LOT 4, REVISED GRADING

CONNER PROPERTY – LOTS 2, 3, 4
SITE DEVELOPMENT PLAN

OWNER/ DEVELOPER:
FAIRMOUNT REAL ESTATE SERVICES
946-A MARIMICH COURT
ELDERSBURG, MARYLAND 21784
(410) 781-3400

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
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SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
CONNER PROPERTY		P 53

PLAT # OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DISTRICT	CENSUS TRACT
15534	13	R-20	31	2 ND	6025.02

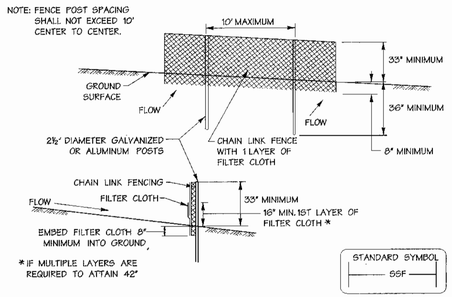
WATER CODE G-01 — SEWER CODE 5750686

TITLE
SITE, GRADING AND SEDIMENT EROSION CONTROL PLAN

Drn By:	BKC	Scale: 1"=30'	Proj.No. 00090.B0
Des By:	BKC	Date: 8-21-02	2 of 3
Chk By:		Approved:	

SDP-02-115

SDP-02-115 — Thu Aug 22 09:37:49 2002 S:\00090\000090.B0\SHEET\F-000090.dgn



CONSTRUCTION SPECIFICATIONS

1. FENCING SHALL BE 42 INCHES IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND STATE HIGHWAY (SHA) DETAILS FOR CHAIN LINK FENCING. THE SPECIFICATION FOR A 6' FENCE SHALL BE USED, SUBSTITUTING 42" FABRIC AND 6' LENGTH POSTS.
2. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
3. CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES. THE LOWER TENSION WIRE, BRACE AND TRUSS RODS, DRIVE ANCHORS AND POST CAPS ARE NOT REQUIRED EXCEPT ON THE ENDS OF THE FENCE. THE CHAIN LINK FENCING SHALL BE SIX (6) GAUGE OR HEAVIER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION.
5. FILTER CLOTH SHALL BE EMBEDDED A MINIMUM OF 8" INTO THE GROUND.
6. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
7. 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.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

H - 26 - 3

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

Super Silt Fence

Not To Scale

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 "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
   A. SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1.
   B. FOURTEEN 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, SODS, TEMPORARY SEEDING AND MULCHING (SECTION 3). 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 OR SITE	1.64	ACRES
AREA DISTURBED	.75	ACRES
AREA TO BE ROOFED OR PAVED	.22	ACRES
AREA TO BE VEGETATIVELY STABILIZED	.53	ACRES
TOTAL CUT	102	CUBIC YARDS
TOTAL FILL	102	CUBIC YARDS
OFF-SITE WASTE/BORROW AREA LOCATION	WASTE = 0	

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

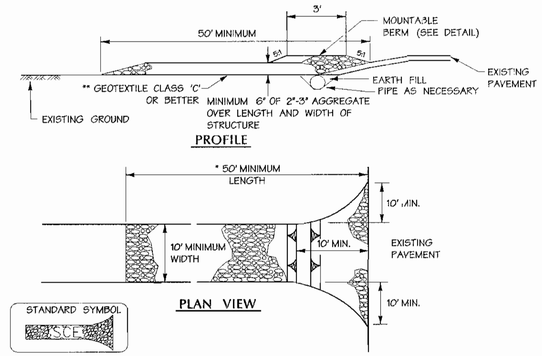
Sedctrl.cel/HOGINN

Sediment Control General Notes

Not To Scale

Sequence of Construction

SEQUENCE	NUMBER OF DAYS
1. OBTAIN A GRADING PERMIT.	7
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND STABILIZE.	2
3. WHILE CONSTRUCTING UTILITIES THE LIMIT-OF-DISTURBANCE SHALL INCLUDE ONLY THREE (3) PIPE LENGTHS OR THAT WHICH WILL BE BACKFILLED AND STABILIZED IN ONE WORK DAY.	14
4. CONSTRUCT HOUSES. CONSTRUCT STORMWATER MANAGEMENT, GRASS CHANNEL, ADJACENT TO USE IN COMMON DRIVEWAY.	120
5. STABILIZE ALL AREAS IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS.	14
6. UPON APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES AND STABILIZE.	7



CONSTRUCTION SPECIFICATIONS

1. LENGTH - MINIMUM OF 50' (*30' FOR SINGLE RESIDENCE LOT).
2. WIDTH - 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC CLASS C (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. **THE PLAN APPROVAL AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
4. STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

F - 17 - 3

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

Stabilized Construction Entrance

Not To Scale

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 ACRES DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 1000 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 ACRES 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 SOD. OPTION (3) - SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATIONS 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 SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

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 BE RAKING, DISKING 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 THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 15 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 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 WEED FREE SMALL GRAIN 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 FT. OR HIGHER, USE 348 GAL. PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

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MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

TEMPORARY AND PERMANENT SEEDING NOTES

DUST CONTROL SPECIFICATIONS

TEMPORARY METHODS:
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 SPACED ABOUT 12 INCHES 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 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 THE RUNOFF BEGINS TO FLOW.
5. BARRIERS - SOLID BOARD 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 A RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS:
1. PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
2. TOPSOILING - COVERING WITH LESS EROSIVE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
3. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

Dust Control Specifications

Not To Scale

Topsoil Specifications

FOR SEDIMENT CONTROL / STABILIZATION PURPOSES

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 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

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 mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slags, coarse fragments, gravel sticks, roots, trash, and other materials larger 1 1/2 inch in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, 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.

II. For sites having disturbed areas under 5 acres:

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

III. For sites having disturbed areas over 5 acres:

1. 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 contents 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

1. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slop 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 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.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 8/30/02

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/3/02

DIRECTOR — DATE 8/6/02

Date	No.	Revision Description

CONNER PROPERTY – LOTS 2, 3, 4 SITE DEVELOPMENT PLAN

OWNER/ DEVELOPER:
FAIRMOUNT REAL ESTATE SERVICES
946-A MARIMICH COURT
ELDERSBURG, MARYLAND 21784
(410) 781-3400

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME: CONNER PROPERTY		SECTION/ AREA		LOT/PARCEL #: P 53	
PLAT OR L/F: 15834	BLOCK #: 13	ZONE: R-20	TAX/ZONE MAP: 31	ELEC. DISTRICT: 2 ND	CENSUS TRACT: 6025.02
WATER CODE: G-01		SEWER CODE: 7750886			

TITLE: SEDIMENT & EROSION CONTROL DETAILS

Drn By:	BKC	Scale:	1"=30'	Proj. No.	00090.80
Des By:	BKC	Date:	8-21-02		
Chk By:		Approved:			3 of 3

8-22-02
Date

Professional Engr. No. 21998

OWNER'S CERTIFICATION:

"WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER — DATE 8-22-02
PRINT NAME BELOW SIGNATURE
CHRISTOPHER RACHUBA

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

U.S. NATURAL RESOURCE CONSERVATION SERVICE — DATE 8/29/02

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

HOWARD S.C.D. — DATE 8/29/02

ENGINEER'S CERTIFICATION:

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

SIGNATURE OF ENGINEER — DATE 8-22-02
PRINT NAME BELOW SIGNATURE
W. Richard DeMario

SDP-02-115

SDP-02-115