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 (410-313-1855).
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 THERETO.
3) FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: () 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER 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. I, 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 SEEDING (SEC. 50), 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	2.315 Acres±	
AREA DISTURBED	1.49 Acres±	64,904SF/1.49Ac±
AREA TO BE ROOFED OR PAVED	0.56 Acres±	24,394SF/0.56Ac±
AREA TO BE VEGETATIVELY STABILIZED	0.65 Acres±	28,510SF/0.65Ac±
TOTAL CUT	1270 C.Y.	
TOTAL FILL	1755 C.Y.	
OFFSITE WASTE/BORROW AREA LOCATION	N/A	

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.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. INSTALL SEDIMENT CONTROLS AS SHOWN ON PLAN. (1 day)
3. PERFORM NECESSARY GRADING AND STABILIZE THE SITE. (2 days)
4. CONSTRUCT DWELLING ON SITE. (90 days)
5. AFTER THE SITE IS STABILIZED AND PERMISSION IS GRANTED FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

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, 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 THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1 1/2 BUSHEL PER ANNUAL RYE (32 LBS./1000 SQ.FT.)FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 1 POUND PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000SQ.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 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 ACRES. ON SLOPES @ FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING. REFER TO THE 1986 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

PERMANENT SEEDING NOTES:

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:

SEEDBED PREPARATION:
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS:
APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (1 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 UREA-FORM FERTILIZER (9 LBS./1000 SQ.FT.) AND 500 LBS. PER ACRE (11.5 LBS./1000 SQ.FT.) OF 10-20-20 FERTILIZER.

SEEDING:
FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (2.3 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS/ACRE (1.4 LBS./1000 SQ.FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROJECT SITE BY: OPTION (1) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOD. OPTION (3) - SEED WITH 300 LBS./ACRE (KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDED.

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 218 GALLONS PER ACRE (5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT ACRES. ON SLOPES @ FEET OR HIGHER USE 348 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE:
INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS, REPLACEMENTS AND RESEEDINGS.
* FOR PUBLIC PONDS SUBSTITUTE CREMLING CROWNVETCH AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 60 LBS/ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

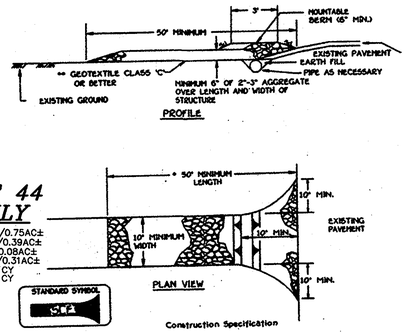
TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURE 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.

TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

WHERE THE TOPSOIL 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.

LEGEND

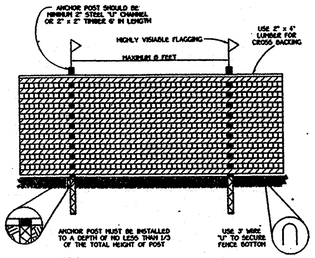
SYMBOL	DESCRIPTION
-------	EXISTING CONTOUR 2' INTERVAL
+362.5	SPOT ELEVATION
--55F--55F-	SUPER SILT FENCE
WO	PROPOSED WALKOUT
	EXISTING TREE LINE
L.O.D.	LIMIT OF DISTURBANCE
--TP--TP--	TREE PROTECTION FENCE
	EXISTING STREET TREE



Construction Specification

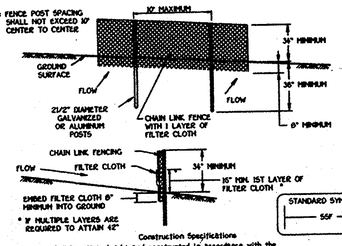
1. Length - minimum of 50' (*30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single 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.

STABILIZED CONSTRUCTION ENTRANCE - 2
NOT TO SCALE



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE, MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE
BLAZE ORANGE PLASTIC MESH



Construction Specifications

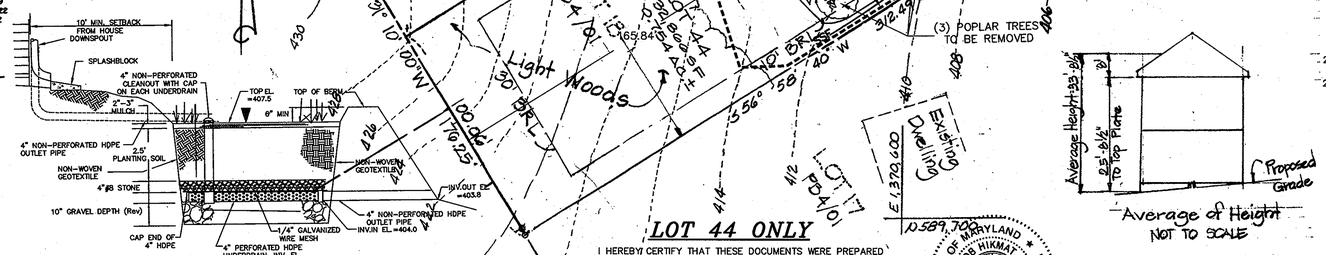
1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire 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

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

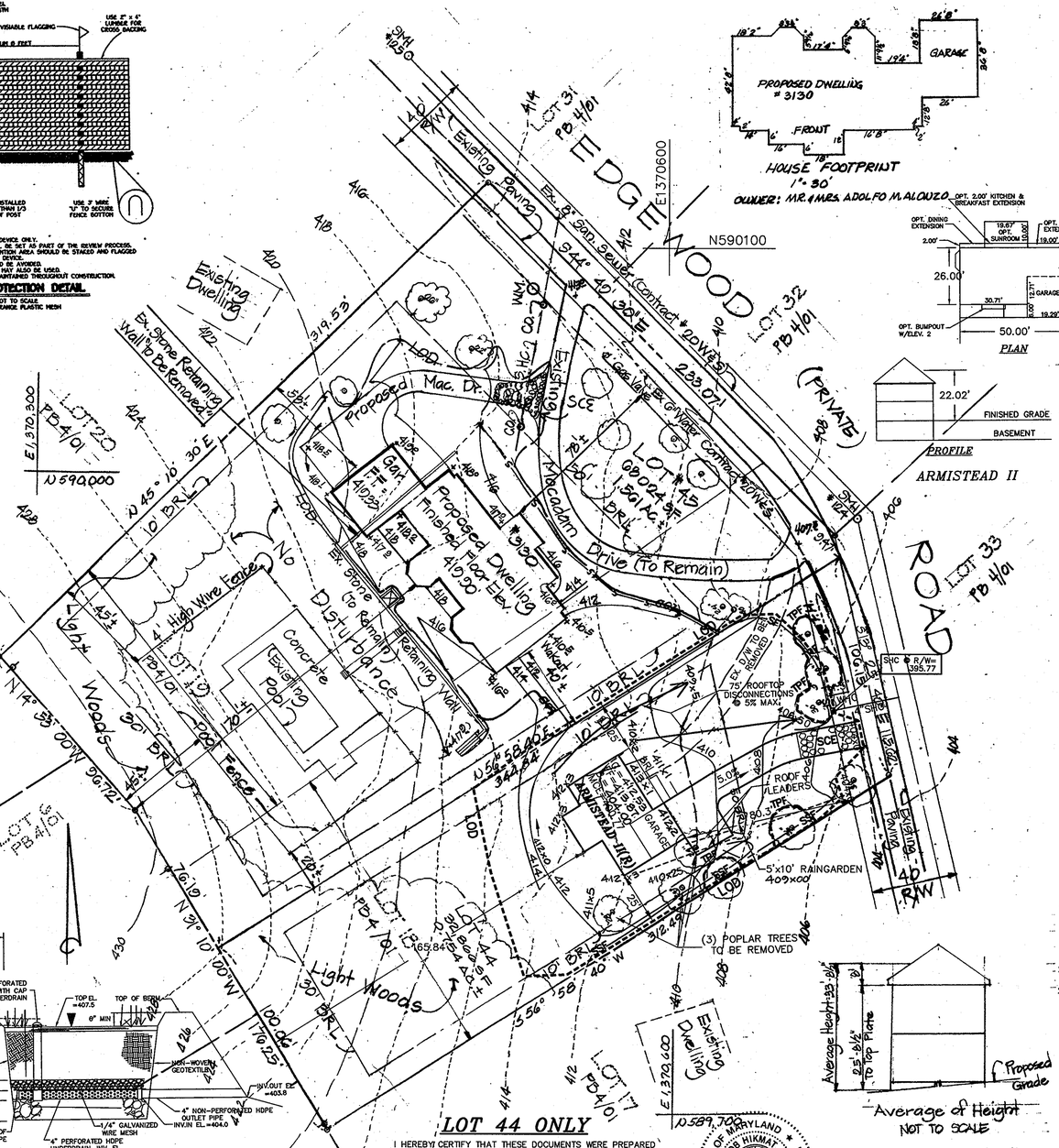
SILT FENCE
NOT TO SCALE

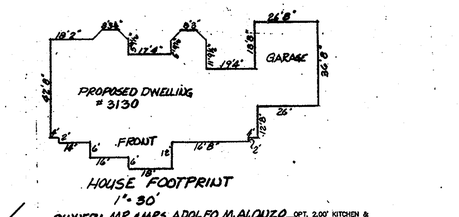


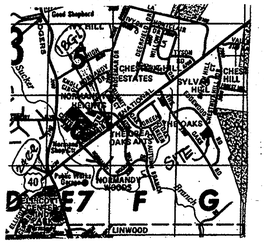
TYPICAL RAIN GARDEN PROFILE
NTS
NOTE: ROOFLEADERS/UNDERDRAINS MUST DRAIN INTO THE RAINGARDENS.

Driveway Construction Notes:

Width = 12 feet.
Surface = 6" crusher run base/ tar and chip.
Max 15% grade / 45 foot turning radius.
Structural Clearance - minimum 12 feet.







VICINITY MAP
Scale: 1" = 2000'

GEODETIC SURVEY CONTROL: 18G1
CONC. MON. @ SURFACE
2.8 FEET NORTH OF WESTBOUND LANE,
ROUTE 40, 1.0 MILE EAST OF NORMANDY CENTER
ELEVATION 408.5

GEODETIC SURVEY CONTROL 24C2
CONC. MON. @ SURFACE
5.5 FEET SOUTH OF EAST EDGE
CROSSOVER RODGERS AVENUE, RTE. 99
ELEVATION 354.779

General Note

1. *The property is zoned R - 20 per the 10/18/93 Comprehensive Zoning Plan.*
2. *The total area included in this submission is 2.315 Acres +/-*
3. *The total number of lots included in this submission is two.*
4. *The SHC elevation shown is located at the property line.*
5. *Department of Planning and Zoning reference file number is F-02-179.*
6. *Utilities shown as existing are take from approved water and sewer plans: Contract No. 20W&S.*
7. *Any damage to the Right-of-Way shall be repaired at the Developer's expense.*
8. *All coordinates are based on NAD 27, Maryland State Plane Grid as projected by Howard County Control Stations No. 18G-1 and 24C-2.*
9. *In accordance with Section 128(AXI) of the Howard County Supplementary Zoning District Regulations, bay windows or chimneys not more than sixteen feet in width, may not project more than four feet into any setback. Porches and decks may not project more than ten feet into the front or rear setback.*
10. *The proposed driveway is per Howard County Standard Detail R-6.06.*
11. *The contractor shall notify the Construction Inspection Division (410)-313-1880 at least 24 hours prior to the commencement of work.*
12. *The contractor shall notify Miss Utility (1-800-257-7777).*
13. *This plan is based on a boundary survey performed by The Roland Park Company.*
14. *Topography is based on field run topography performed by Raphel and Associates, Inc. May 2002.*
15. *This project is exempt from the requirements of Section 16.1200 of the Howard County Code because the proposed limit of disturbance is within the prior limit of disturbance, per Section 16.1202.(b).(1).(iii), of the Howard County Code.*
16. *There are no wetlands, streams, buffers, floodplains, or slopes greater than 25% on this lot.*
17. *For principal structures, the setbacks shall be as follows: Front yard =50 feet, Side yard =10 feet, Rear yard = 30 feet.*
18. *This plan is exempt from the landscaping requirements because the adjoining lots are all in the same subdivision as the subject lots.*
19. *The existing detached garage and driveway must be removed from Lot 44 within 6 months of the recordation of the plat F-02-179, by 3/12/03.*
20. *Storm Water Management is not required for this project.*
21. *The Oaks Subdivision has had private Roads since the recording of the Subdivision 1/28/48.*
22. *The Site Development plan is for improvements to Lot 45 & 44 only.*
23. *Minimum sewer service elevation is 406.00.*
24. DECLARATION OF COVENENCE HAS BEEN RECORDED FOR THE STORMWATER IMPROVEMENTS SHOWN ON LOT 44.
25. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH -- 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE). 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 TURNING RADIUS. D) STRUCTURES (CULVERT/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.

Address Chart	
Lot No.	Street Address
44	3134 Edgewood Road
45	3130 Edgewood Road

NOTE: THIS SITE WILL UTILIZE THE EXISTING WATER AND SEWER CONNECTIONS

26. WP-11-077, APPROVED ON 11/17/10 TO ALLOW REACTIVATION OF SDP-02-153 AND REQUIRING A REDLINE TO SHOW IMPROVEMENTS ON LOT 44.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP. DATE 9/3/12.

R JACOB HIKMAT — DATE 11/30/10

STATE OF MARYLAND — R. JACOB HIKMAT — No. 17942 — PROFESSIONAL ENGINEER

LOT 44 DEVELOPER
DORSEY FAMILY, HOMES
10717 BIRMINGHAM WAY SUITE B
WOODSTOCK, MARYLAND 21163
410-465-7200

E.F. RAPHEL AND ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
205 COURTLAND AVENUE
TOWSON, MARYLAND 21204
Phone: (410) 825 1331

DATE	REVISION
4/5/11	REV. GRD. LOT 44 TO REFLECT AS-BUILT
10/22/10	REV.#1 ADD MODEL "ARMISTEAD II", UPDATE EXISTING
MBA	CONDITIONS, PREPARE SDP FOR LOT 44, ADD NOTES 24&25.

STATE OF MARYLAND — ROBERT J. RAPHEL — No. 9996 — LAND SURVEYOR

ENGINEERS 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 Howard Soil Conversation District."
Signature of Engineer: Date:

DEVELOPER'S CERTIFICATE
"I/We Certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Environment Approved Training Program for the control of sediment and erosion before beginning the project. I/ We also authorize periodic on-site inspection by the Howard Soil Conservation District."
Signature of Developer: Date: June 20, 2002

Reviewed for HOWARD SCD and meets Technical Requirements.
U.S.D.A. Natural Resources Conservation Service — 9/18/02

This development plan is approved for soil erosion and sediment control by the THE HOWARD SOIL CONSERVATION DISTRICT.
Howard S.C.D. — Date: 9/19/02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development — Date: 9/27/02
Chief, Development Engineering Division — Date: 9/26/02
Director, Department of Planning and Zoning — Date: 9/27/02

Project		Section		Lot No's	
The Oaks		A		44 & 45	
Plat	Block No.	Zone	Tax Zone	Elect Dist	Census Tr.
15567	A	R-20	18	Second	6029.00
Water code		Sewer code			
F-01		1450000			

SITE DEVELOPMENT PLAN
SEDIMENT, EROSIONCONTROL PLAN, NOTES AND DETAILS

SINGLE FAMILY DETACHED
THE OAKS
SECTION A
LOTS 44 & 45

TAX MAP 18 — PARCEL 272 — ZONED R-20
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SDP-02-153