### **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. 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.

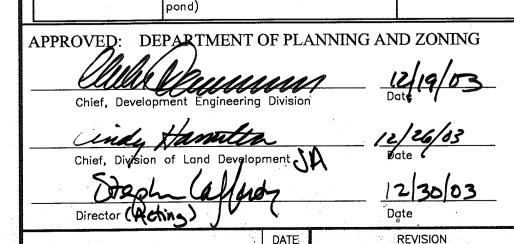
  THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-₹777. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION
- . THE EXISTING TOPOGRAPHY AS SHOWN ON THIS PLAN WAS DEVELOPED FROM THE FINAL CONSTRUCTION PLANS (F-03-87) 5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM . HOWARD, COUNTY MONUMENT NOS. 30FA AND 30CA WERE USED FOR THIS PROJECT
- WATER IS PUBLIC. HOWARD COUNTY CONTRACT #24-4064-D. SEWER IS PUBLIC. HOWARD COUNTY CONTRACT #24-4064-D
- STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER F-03-87. LEVEL SPREADERS FOR ROOF DRAINAGE
- . EXISTING UTILITIES ARE BASED ON HOWARD COUNTY CONTRACT DRAWINGS AND SUPPLEMENTAL FIELD SURVEY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE EXISTING UTILITIES WITHIN THE LIMITS OF
- 10. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY RODGERS CONSULTING, INC. DECEMBER 2002 AND APPROVED ON 5/12/03 11. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY MCCARTHY & ASSOCIATES. INC. DATED
- NOVEMBER 2000 AND WAS APPROVED PER SKETCH PLAN S-01-20. 12. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED JANUARY 24, 2002
- 13. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION FASEMENT. FXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. THE FOREST CONSERVATION OBLIGATION FOR THIS SDP HAVE BEEN MET UNDER F-03-87. FINAL HOUSE LOCATIONS TO BE ESTABLISHED UNDER THE S.D.P. SHALL BE A MINIMUM OF 10' FROM ANY EASEMENTS
- COUNTY HISTORIC SITE INVENTORY. THIS DWELLING WILL BE RETAINED AND RENOVATED. TWO OTHER EXISTING STRUCTURES LOCATED ON LOT 119 NORTHEAST OF THE MAIN DWELLING WILL BE RETAINED FOR THEIR HISTORICAL SIGNIFICANCE ( SLAVE QUARTERS AND TOBACCO HOUSE). THESE TWO STRUCTURES ARE STRUCTURALLY UNSTABLE AND APPROPRIATE MEASURE WILL BE TAKEN TO EITHER STABILIZE THE STRUCTURES OR PRESERVE THE REMNANTS IN AN APPROPRIATE MANNER. ALL OTHER STRUCTURES LOCATED ON THE PROPERTY WILL BE DEMOLISHED EXCEPT FOR THE EXISTING BARN LOCATED AT THE SOUTHERN PORTION OF THE SITE WHICH WILL BE RELOCATED TO THE HOWARD COUNTY CONSERVANCY, MT. PLEASANT, TAX MAP 10,
- 16. THE WAIVER PETITION, WP-01-117, WAS APPROVED ON AUGUST 1, 2001 TO WAIVE SECTION 16.115 AND 16.116(A), TO ALLOW WORK IN THE FLOODPLAIN AND IN THE STREAM BUFFER FOR THE CONSTRUCTION OF A PUBLIC ACCESS PLACE CROSSING TO SERVE 15 PROPOSED RESIDENTIAL R-20 ZONED LOTS, AND SECTION 15-120(C)(4) TO ALLOW SFA LOTS TO FRONT ON A PRIVATE ROAD GREATER THAN 200 FEET IN LENGTH (APPLIES TO ROAD IN FRONT OF PROPOSED LOTS 89 --10.3). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) CONSTRUCT THE CROSSING USING THE BOTTOMLESS CULVERT PROPOSED WITH THE WAIVER DOCUMENTATION. (2) LIMIT THE DISTURBANCE TO THE ENVIRONMENTAL AREAS TO THE MINIMUM EXTEND NECESSARY FOR CONSTRUCTION OF THE STREAM CROSSING, (3) IN PREPARATION OF THE FOREST CONSERVATION PLAN PROPOSAL, PROVIDE AFFORESTATION WITHIN THE UNWOODED AREA OF THE PRIORITY STREAM BUFFER
- 17 A WAIVER OF DESIGN MANUAL, VOLUME I, SECTION 5.2.4.1 TO ALLOW POND TOP OF CUT TO BE LOCATED LESS THAN THE REQUIRED 25' MINIMUM DISTANCE FROM A RIGHT-OF-WAY WAS APPROVED ON AUGUST 7. 2002. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: "(1) INTERNAL POND LANDSCAPING IS REQUIRED FOR OPEN SPACE LOTS 89 AND 113 AS PER THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I AND II. EACH POND PERIMETER SHALL, AT A MINIMUM, MEET THE REQUIREMENTS OF THE HOWARD COUNTY LANDSCAPE MANUAL. TYPE B LANDSCAPE BUFFER. (2) STATE ON THE EXHIBIT THAT THE DESIGN MANUAL WAIVER REQUEST IS ON SHEETS 5, 6, AND 7 OF THE PRELIMINARY PLAN P-02-17 (3). THE PROPOSED ALIGNMENT OF THE WATER AND SEWER EASEMENT ACROSS LOTS 138-140 AND LOTS 162-163 COMBINED WITH THE PROPOSED STORM DRAIN EASEMENT RESULTS IN AN UNACCEPTABLE ENCUMBRANCE OF USABLE LOT SPACE FOR THESE LOTS. AN APPROVAL OF THIS DESIGN MANUAL WAIVER REQUEST CANNOT RESULT IN THE LOT LAYOUTS AS PROPOSED. ALTERNATIVE LOCATIONS OF THE STORM DRAIN SYSTEM AND ASSOCIATED EASEMENT MUST BE SHOWN ON THE PRELIMINARY PLANS P-02-17 TO REDUCE THE LOT ENCUMBRANCES
- THE WAIVER PETITION, WP-03-78 WAS APPROVED ON JUNE 26, 2003 TO WAIVE SECTION 16.116(a) TO ALLOW GRADING AND DISTURBANCE WITHIN 75 FEET OF A PERENNIAL STREAM FOR THE PURPOSE OF RELOCATING THE ALIGNMENT OF 60 LF OF
  - APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - 1.) COMPLY WITH ATTACHED REQUIREMENT FROM THE SOIL CONSERVATION DISTRICT FOR MITIGATION OF THE DISTURBANCE CAUSED BY THE RELOCATION OF THE AT&T LINE AND EASEMENT. THIS ENLARGEMENT OF THE FOREST CONSERVATION
  - easement applies to the crossing of wethered drive over the stream behind lot 145 2.) THE MITIGATION (AN EXPANDED PLANTING AREA ON THE FCE ADJACENT TO THE BOTTOMLESS ARCH CULVERT) REQUIRED BY THE SOIL CONSERVATION DISTRICT IS NOT TO BE CONSTRUED AS OFF-SITE PLANTING MITIGATION FOR ANY ÓTHER SITE NOR
  - AS A FOREST CONSERVATION BANK FOR ANY OTHER PROPERTY. THE PROPOSED REALIGNMENT OF THE AT&T FIBER OPTIC CABLE MUST BE COORDINATED WITH WATER, SEWER, AND OTHER PUBLIC UTILITIES, AS REQUIRED BY THE ATTACHED COMMENTS FROM DED.
- 19. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION. BECAUSE IT DID NOT HAVE PRELIMINARY PLAN APPROVED PRIOR TO NOVEMBER 1,2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 EFFECTIVE JANUARY 8, 2002 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
- 20. 95% COMPACTION REQUIRED IN FILL AREA PER AASHTO-T80 SPECIFICATIONS.
- 21. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE. 22. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE
- 23. FINANCIAL SURETY FOR THE REQUIRED # OF TREES IN THE AMOUNT OF \$37,050 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOTS 1-118. OTHER REQUIRED LANDSCAPE TREES ARE BONDED UNDER A DEVELOPERS AGREEMENT WITH F-03-87.
- 24. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-RIGHT SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 25. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01. BUILDING LENGTH WAIVER: PER SECTION 112.D(1)(e), THE MAXIMUM BUILDING LENGTH IS 120 FEET. THE DIRECTOR OF THE DEPARTMENT OF

PLANNING AND ZONING PREVIOUSLY APPROVED THE PROPOSED GREATER LENGTH BY LETTER DATED SPETMEBER 7, 2001 FOR S-01-20.

### SITE ANALYSIS DATA

- a.) TOTAL PROJECT AREA = 76.43 Ac. .) AREA OF THIS SDP SUBMISSION = 5.61 Ac.
- .) LIMIT OF DISTURBANCE = 5.61 Ac. d.) ZONING = RA-15
- PROPOSED USE IS SINGLE FAMILY ATTACHED RESIDENTIAL UNITS
- TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT PER F-03-87 = 405 a.) TOTAL NUMBER OF UNITS PROPOSED WITH THIS SDP = 118 UNITS (PLUS EXISTING LOT 119.
- SEE GENERAL NOTE #15 ABOVE.) h.) NUMBER OF PARKING SPACES REQUIRED BY HOWARD COUNTY ZONING
- REGULATIONS = 2 SPACE/UNIT = 2(118) = 236 SPACESi.) NUMBER OF PARKING SPACES PROVIDED:
- GARAGE PARKING = 138 DRIVEWAY PARKING = 138
- OFFSTREET PARKING = 35 INCLUDES TWO H.C. SPACES
- TOTAL = 311 SPACESi.) OPEN SPACE REQUIREMENTS FOR PHASES I, II & III ARE PROVIDED ON LOTS 124, 125, 126
- AND LOT 194 AS RECORDED UNDER F-03-87. k.) RECREATIONAL OPEN SPACE REQUIREMENTS FOR PHASES I, II & III ARE PROVIDED ON LOTS 120. 121. PARCEL 'A' AND LOT 194 AS RECORDED UNDER F-03-87.
- 1.) LOT COVERAGE: 52%± (MAXIMUM ALLOWED=60% SEE COMPUTATIONS THIS SHEET)
- m.) DPZ FILE REFERENCES: S-01-20, P-02-10, P-02-17.
- P-03-03, F-03-87, F-03-100,

	WP-01-117, WP-03-78							
	SWM SUMMARY FOR PHASES I.II & III(TOWNHOMES)							
	SWM REQUIREMENTS FOR	SWM PROVIDED UNDER						
	Rev	PLAN F-03-87*, F-03-100* & SDP-04-06						
	WQv	WQv provided within pond #1 (Micropool—ED), pond #2 (sand filter), pond #4 (wet pond) & sheet flow to buffer credit for by—pass areas**	PLAN F-03-87* & SDP-04-06					
	Сру	Cpv profided within pond #1(Micropool—ED) & pond #4 (wet	PLAN F-03-87*					



FINAL MYLAR SUBMITTAL FOR SIGNATURE

REVISED PER HOWARD COUNTY COMMENT

UBMITTED FOR REVIEW

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE PROVIDED

RECREATIONAL OPEN SPACE:

TOTAL AREA OF PHASES I, II, & III = 32.75 AC.

118 TOWNHOUSES @ 200 SF/UNIT = 23,600 SF OR 0.54 AC.

244 APARTMENTS @ 175 SF/UNIT = 42.700 SF OR 0.98 AC.

TOTAL PROVIDED = 1.75 AC. (0.22 AC. TO BE CREDITED

SINGLE FAMILY DET @ 250 SF/UNIT = 250 SF OR 0.01 AC

TOWARD PHASE IV REC. REQUIREMENT

TOTAL OPEN SPACE REQUIRED @ 25% = 8.19 AC.

TOTAL REQUIREMENT = 66,550 SF OR 1.53 AC.

## \* Refer to associated SWM Computation

\*\* Level spreaders (to be constructed under the Site Development Plan) are utilized to maintain sheet flow to buffer credit in by-pass areas that do not

BASE DATA

DESIGNED

**REVIEWED** 

12-04-03 RELEASE FOR

DRAWN

09-30-03

07-10-03

drain to the SWM ponds.

for specific detailed information.

CADD

CaV

PFB

PFB,RC

THIS SURVEY IS IN THE MARYLAND STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS INCORPORATING THE FOLLOWING HOWARD COUNTY. MARYLAND CONTROL

STATION 30FA N.568621.336' E.1361563.983'

CALL "MISS UTILITY" AT

48 Hours Before Start Of Construction

D. Smith Jareau L. Blumberg II Jareau L. Blumberg II MEADOWBROOK

PLAT NO. 3781

<u> N 572975</u>

COLUMBIA
OAKLAND RIDGE INDUSTRIAL PARK
PLAT BOOK 15 FOLIO 5

MEADOWBROOK

PLAT NO. 3782

STUDY PT. #2

COLUMBIA 100) OFFICE RESEARCH PARK

EE HOLLOW PLACE

E HOLLOW PLACE

E HOLLOW PLACE

SERENITY VIEW DR

SAMUEL JOY WAY

60 8905 LEE MANOR DRIVE

4804

4802

STATION 37GB N.553452.821' E.1368503.167 STATION 30CA N.575083.465' E.1364681.801

18 4838 LEE HOLLOW PLACE

19 4836 LEE HOLLOW PLACE

22 4828 LEE HOLLOW PLACE

26 4820 LEE HOLLOW PLACE

28 4814 LEE HOLLOW PLACE

4824 LEE HOLLOW PLACE

4816 LEE HOLLOW PLACE

4812 LEE HOLLOW PLACE

Winchester Homes, Inc., as nominee for Stringtown Investments, LLC

LEE HOLLOW PLACE

E HOLLOW PLACE

EE HOLLOW PLACE

EE HOLLOW PLACE

E HOLLOW PLACE

FE HOLLOW PLACE

EE HOLLOW PLACE

Winchester Homes, Inc. &

6905 Rockledge Drive

Bethesda, Maryland 2081

Michael J. Conley, Vice President

Developer/Owner:

(301) 803 - 4800

Suite 800

11 4854

DATE

DATE

STATION 30CB N.576541.342' E.1361211.296 STATION 30IA N.567750.958' E.1364842.598'

COVER SHEET SITE DEVELOPMENT AND GRADING PLAN SITE DEVELOPMENT AND GRADING PLAN 4 LANDSCAPE PLAN 5 LANDSCAPE PLAN 6 LANDSCAPE NOTES & DETAILS 7 SEDIMENT & EROSION CONTROL NOTES & DETA

### SCALE:1"=200' SHEET INDEX DESCRIPTION

MONTJOY PLACE

PARCEL A

INDEX NO

### ADDRESS CHART (ELLICOTT CITY, MD 21043) LOT NO. HS.NO STREET ADDRESS LOT NO. HS.NO ST 8903 LEE MANOR DRIVE 46 8916 SAMUEL JOY WAY MONTJOY PLACE SAMUEL JOY WAY LEE MANOR DRIVE 8809 MONTJOY PLACE SAMUEL JOY WAY 48 8912 SAMUEL JOY WAY MONTJOY PLACE MONTJOY PLACE SAMUEL JOY WAY SAMUEL JOY WAY MONTJOY PLACE MONTJOY PLACE MONTJOY PLACE MONTJOY PLACE DAWSON MANOR DR SAMUEL JOY WAY MONTJOY PLACE MONTJOY PLACE DAWSON MANOR DR MONTJOY PLACE MONTJOY PLACE DAWSON MANOR DR MONTJOY PLACE DAWSON MANOR DR MONTJOY PLACE MONTJOY PLACE LEE MANOR DRIVE MONTJOY PLACE MONTJOY PLACE LEE MANOR DRIVE MONTJOY PLACE MONTJOY PLACE DAWSON MANOR DR LEE MANOR DRIVE MONTJOY PLACE 8829 118 8831 MONTJOY PLACE DAWSON MANOR DR MONTJOY PLACE LEE MANOR DRIVE 8900 DAWSON MANOR DR MONTJOY PLACE 89 8930 MONTJOY PLACE LEE MANOR DRIVE

## SITE DEVELOPMENT PLAN **COVER SHEET**



Enhancing the value of land assets

9260 Gaither Road 301.948.4700 301.948.6256 (fax) 301.253.6609 www.rodgers.com

## Rodgers Consulting, Inc. Gaithersburg, MD 20877

# PHASES I, II & III - TOWNHOMES SDP

ELECTION DISTRICT NO. #2 HOWARD COUNTY, MARYLAND TAX MAP: 30 GRID:12 PARCEL 260

DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87 \\Compag4\SHAREROOT\MD-Howard\Mount Joy\dwg\SDP\506V3\01-CvrSht.dwg 12/02/03 08:57:29 AM EST

## **LOCATION MAP**

OFFICE RESEARCH PARK PLAT 11422 & 12609

SFD PHASE

Montjoy
PHASES I, II & III
TOWNHOMES

LOTS 1-118

ELECTION DISTRICT NO.2 HOWARD COUNTY, MARYLAND

SITE DEVELOPMENT PLAN

MEADOWBROOK

-STUDY PT. #1

PLAT NO. 3784

MEADOWBROOK

### DECK B - 16' x 20' DECK D - 9'-8" x 10'-0" DECK M - 12' x 12' DECK R - 12' x 20' DECK U - 9'-8" $\times$ 12'-0"

DECK OPTIONS AVAILABLE

FOR VICTORY SERIES

8.67'x2.0'

22.00'

EXT. OVERHANG

**LEGEND** 

. . . . . . . . . . .

0

~~~~~

0

------ SSF------

<u>₩</u>

FRONT ELEVATION

OPT. BONUS ROOM -

22.00

6.67'x5.0'

CONC. PAD

UNIT/LOT COVERAGE \*\*

SIDE ELEVATION

(WALK-OUT BASEMENT

BONUS ROOM

Tax Map No. 30, Parcel 280

Vicinity Map

FRONT ELEVATION

"FREEDOM SERIES"

EXT. OVERHANG

OPT. BONUS ROOM --/

- 12.0'x10.0'

BONUS ROOM

END UNITS

ENTRY

PAD/PORCH

\* OFFSETS BETWEEN UNITS VARY.

DIMENSIONS.

SEE SITE PLANS FOR SPECIFIC

SIDE ELEVATION

(W/ 4' REAR STEP DOWN &

WALK-OUT BASEMENT)

OPT. BONUS ROOM -

BONUS ROOM -

- 6.67'x5.0'

PLAN VIEW (FREEDOM SERIES)

"LOTS 70 - 118"

CONC. PAD

SIDE ELEVATION

SEE DECK

OPTIONS BELOW >

GAR. GAR. 12'x19.5' 12'x19.5'

DECK OPTIONS AVAILABLE

FOR FREEDOM SERIES
DECK A - 8' x 8'

DECK B - 8' x 12'

DECK C - 16' x 18'

DECK E - 10' x 12'

DECK J - 10' x 16'

DECK Q - 12' x 18'

(WALK-OUT BASEMENT)

SOILS CLASSIFICATION

SOILS DELINEATION

EXISTING CONTOURS PROPOSED CONTOURS

LIMIT OF WETLANDS

EASEMENT

ENTRANCE SILT FENCE

EARTH DIKE

OPT. BONUS ROOM -

SIDE ELEVATION

(LOTS 104 - 118)

PARTIAL IN-GROUND BASEMENT

OPTIONS BELOW-

ENTRY'

OPT. 0.33'

LOT-SPECIFIC NOTES

1. BONUS ROOMS ARE NOT ALLOWED ON LOTS 17, 18, 19 & 34

BONUS ROOMS ARE NOT ALLOWED ON LOTS 53 & 54 DUE TO THE

REQUIRED 60-FOOT MIN. DISTANCE BETWEEN BUILDINGS (REAR-TO-REAR).

THE FOLLOWING LOTS ARE IMPACTED BY SUCH EASEMENTS: 16, 17, 18,

4. DECKS ARE NOT ALLOWED ON LOTS 17, 18 & 19 DUE TO PRIVATE

NO STRUCTURES ARE ALLOWED WITHIN THE PRIVATE RETAINING WALL

DUE TO PRIVATE RETAINING WALL EASEMENTS

19, 20, 28, 29, 30, 31, 32, 33 & 34.

RETAINING WALL EASEMENTS.

EASEMENTS.

BRICK FACE ~

END UNIT MAY ALSO -

BE SITED AS A FRONT

ENTRY UNIT WITH

ONE CAR GARAGE

FOREST CONSERVATION

EXISTING WOODS LINE

PROPOSED WOODS LINE

LIMIT OF DISTURBANCE

PROPOSED STRUCTURE

LIMITS OF DISTURBANCE

SUPER SILT FENCE

INLET PROTECTION

ENTRANCE LOCATION

EXISTING LIGHT POLE LOCATION

(PUBLIC STREETS PER F-03-87)

STABILIZED CONSTRUCTION

**EXISTING STRUCTURE** 

 $\frac{\text{UNIT/LOT COVERAGE}}{\text{20' UNIT: } 20' \text{x}36.33' + 11' \text{x}10' = 837SF, COVERAGE} = \frac{837SF}{1.710 \text{ SF (MIN. LOT SIZE})} = 49\%$ 

<u>PLAN VIEW (VICTORY SERIES)</u>

"LOTS 1 - 69"

22' UNIT: 22'x36.33'+12'x10'=920SF, COVERAGE =  $\frac{920SF}{1.793 \text{ SF (MIN. LOT SIZE)}} = 52\%$ \*\*LOT COVERAGE BASED ON BASIC HOUSE PLUS BONUS ROOM A HOUSE-TYPE REVISION (RESITE) IS REQUIRED WHEN THE FOLLOWING OCCURS:

TO A WALK-OUT BASEMENT.

2 CAR GAR. 18'x21'

. A HOUSE TYPE IS ADDED OR DELETED. A CHANGE IN ELEVATION OF HOUSE 1 (ONE) FOOT OR MORE TO CHANGE THE GRADING FROM AN IN-GROUND BASEMENT

### HOUSE TYPICAL - FOOTPRINT SCALE: 1" = 30'

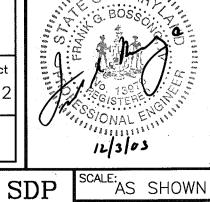
|          | BENCH   | MARKS    | (NAD8    | 3) |
|----------|---------|----------|----------|----|
| BENCHMAR | K NO. 1 | -H0. C0. | No. 30FA |    |

HOWARD CO. STD. STAMPED DISC LOCATED SW CORNER OF

RT. 108 AND SUMMER HOLLOW LANE. N 568621.336, E 1361563.983 ELEV. 441.619 BENCHMARK NO. 2---HO. CO. No. 30CA HOWARD CO. STD. STAMPED DISC LOCATED ON THE EAST SIDE OF THE N.B.L. OF RT. 100 N 575083.465, E 1364681.801 ELEV. 380.087

| PERMIT INFORMATION CHART |              |   |  |                |      |  |   |  |  |  |
|--------------------------|--------------|---|--|----------------|------|--|---|--|--|--|
|                          | Section/Area |   |  | Lot/Parcel Nol |      |  |   |  |  |  |
|                          |              |   |  | 260            |      |  |   |  |  |  |
|                          | 1            | T |  |                | . 5. |  | I |  |  |  |

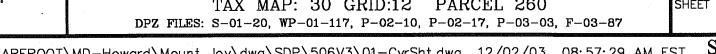
| Subdivision Name  MONTJOY                |        | Section/Ared              |                       | Lot/Parcel Nol |                      |             |  |  |
|------------------------------------------|--------|---------------------------|-----------------------|----------------|----------------------|-------------|--|--|
| lat No. or L/F<br>16351 THROUGH<br>16359 | Grid # | zoning.<br>R-A-15<br>R-20 | Tax Map<br>30         |                | Elect. Distr.<br>2nd | Census Trac |  |  |
| Vater Code<br>F-09                       | 9      |                           | Sewer Code<br>5750639 |                |                      |             |  |  |

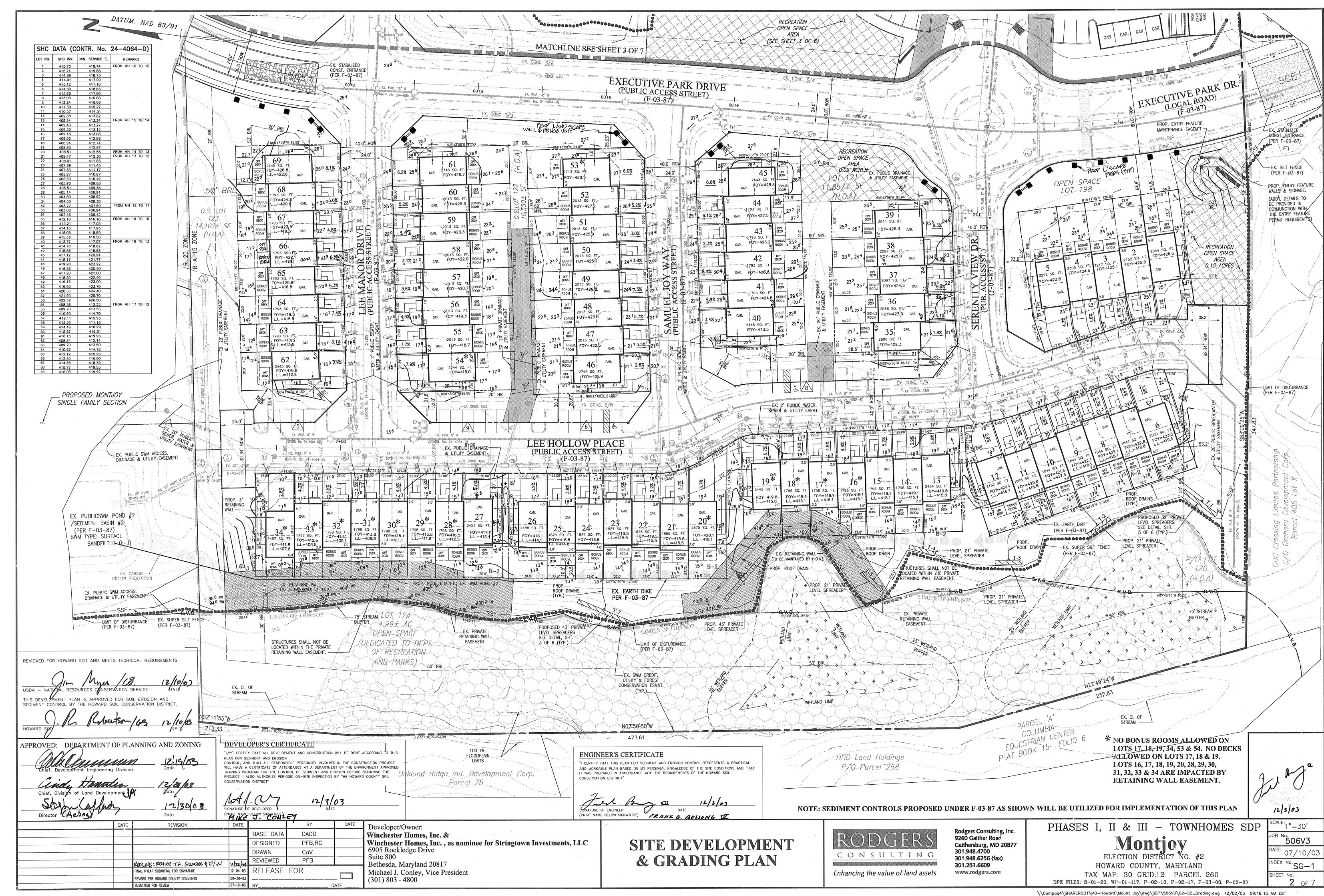


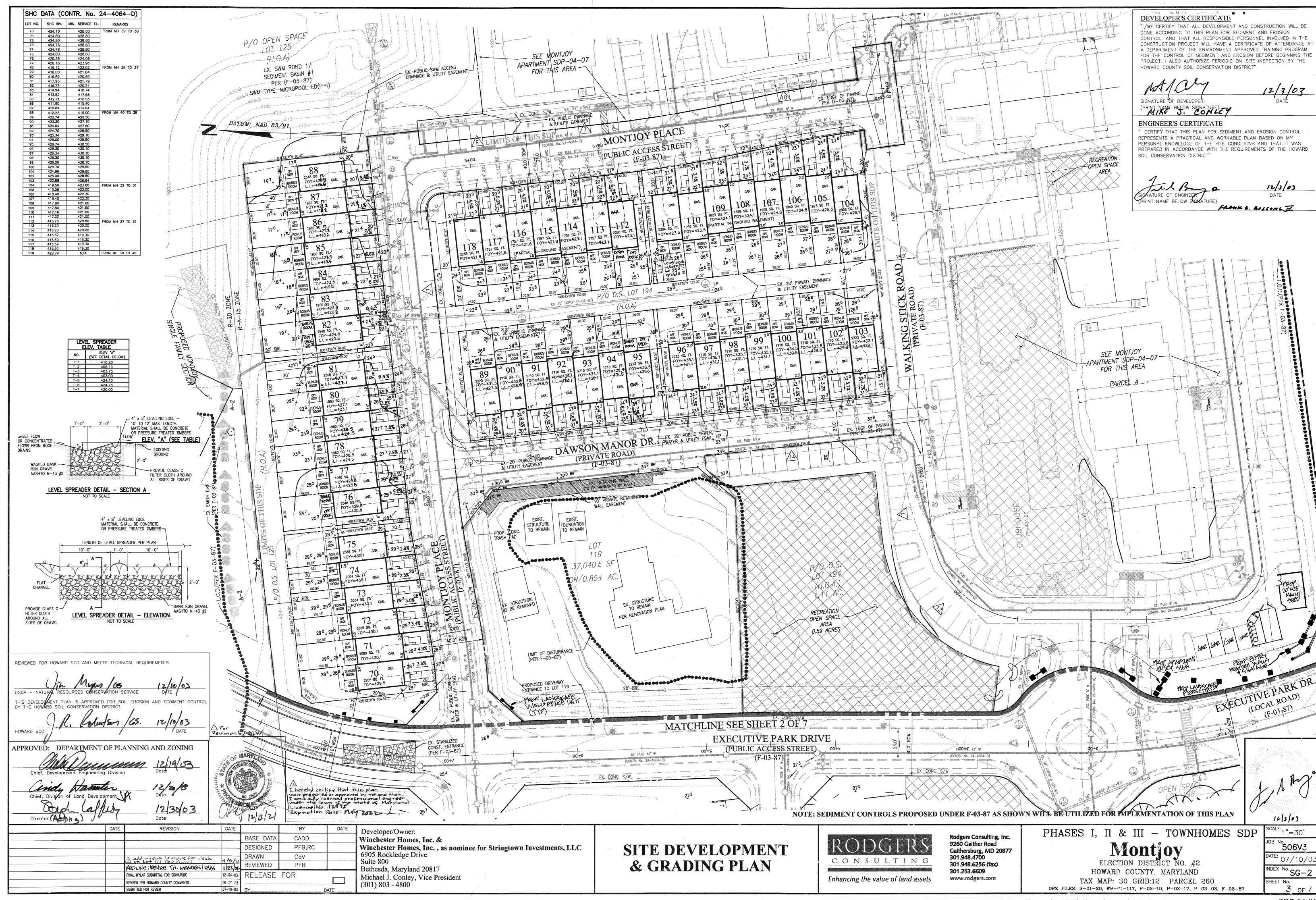
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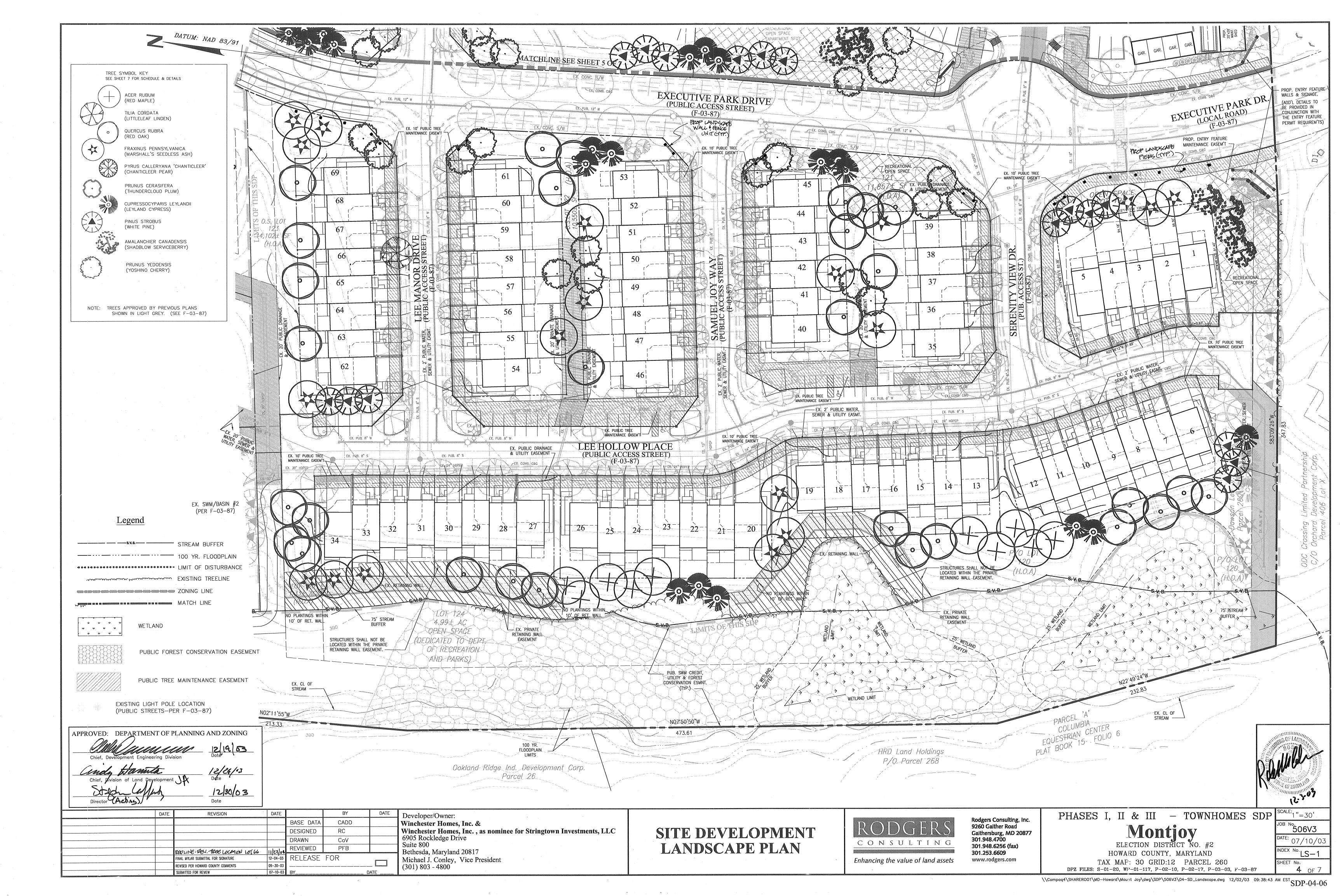
INDEX No. CS-1

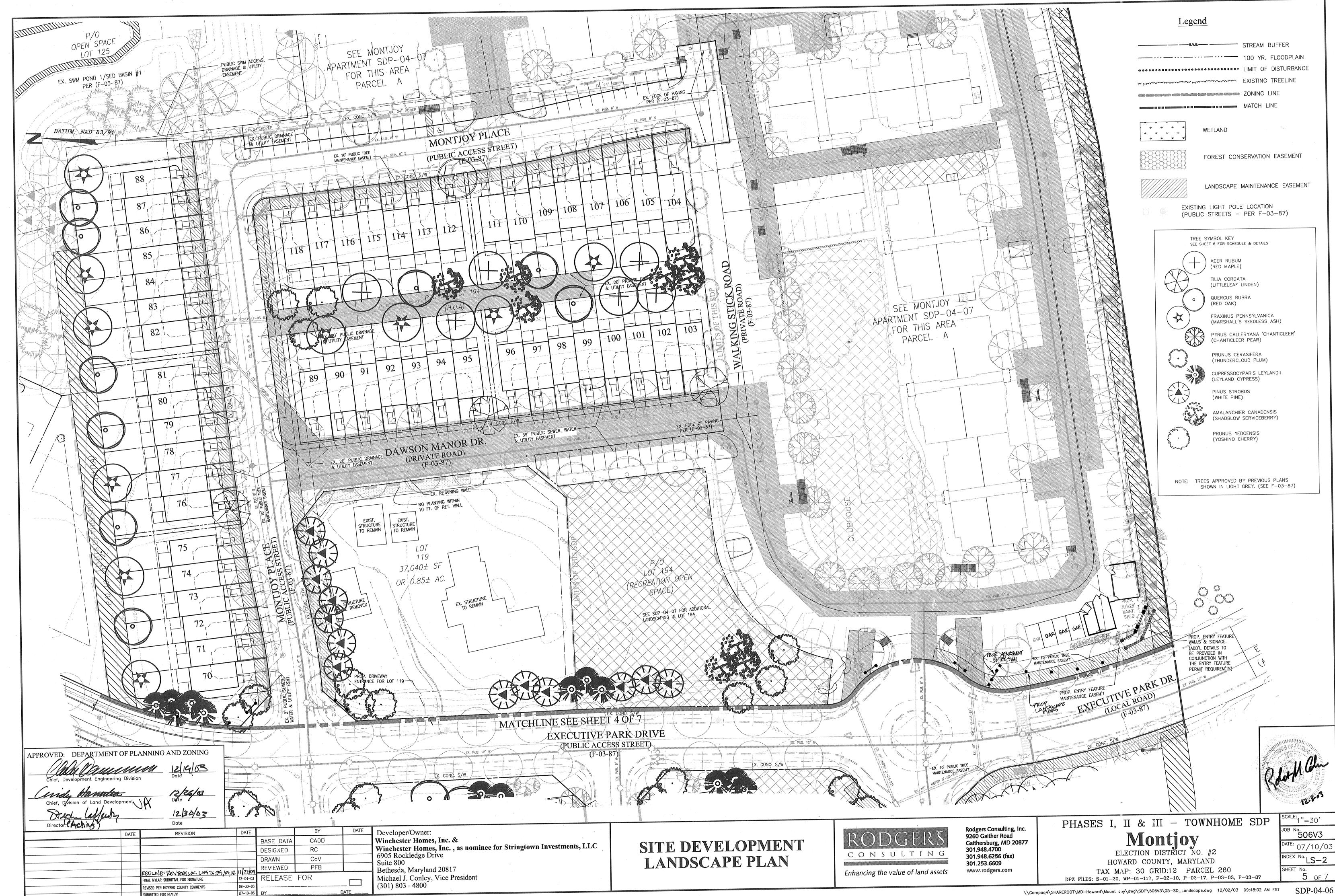
07-10-03











SCHEDULE A PERIMETER LANDSCAPE EDGE FOR LOTS 1-5 ONLY \* Buffer Type Length of Buffer Number of Trees Required: Shade Trees @ 1/50 If Evergreen Trees @ 1/40 If Number of Trees Provided: Shade Trees Evergreen Trees

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING Number of Dwelling Units 118 Number of trees Required @ 1/DU Number of Trees Provided: 80 Shade Trees 77 (credit = 38)Other Trees (2:1 substitution) =

SURETY CALCULATION—RESIDENTIAL INTERNAL LANDSCAPING TREES SHADE TREES 80 @ \$300 ea \$ 24,000 ORNAMENTAL/EVERGREENS 77 @ \$150 ea SUBTOTAL \$ 35,550 SURETY CALCULATION-RESIDENTIAL PERIMETER BUFFER TREES SHADE TREES \$ 900 3 @ \$300 ea ORNAMENTAL/EVERGREENS \$ 600 SUBTOTAL \$ 1,500 TOTAL SURETY \$ 37,050 (TO BE POSTED WITH GRADING PERMIT)

| PLANTING SCHEDULE - RESIDENTIAL INTERNAL |                                                     |      |                  |      |  |  |  |
|------------------------------------------|-----------------------------------------------------|------|------------------|------|--|--|--|
| SYMBOL                                   | BOTANICAL NAME<br>(COMMON NAME)                     | Q'TY | SIZE             | ROOT |  |  |  |
| LARGE TREES                              | 5                                                   |      |                  |      |  |  |  |
| +                                        | ACER RUBUM<br>(RED MAPLE)                           | 16   | 2 1/2"-3"<br>cal | B&B  |  |  |  |
| *                                        | FRAXINUS PENNSYLVANICA<br>(MARSHALL'S SEEDLESS ASH) | 26   | 2 1/2"-3"<br>cal | B&B  |  |  |  |
|                                          | QUERCUS RUBRA<br>(RED OAK)                          | 38   | 2 1/2"-3"<br>cal | B&B  |  |  |  |
| SMALL TREES                              | & EVERGREENS                                        |      |                  |      |  |  |  |
|                                          | AMALANCHIER CANADENSIS<br>(SHADBLOW SERVICEBERRY)   | 13   | 8' — 10'<br>ht.  | B&B  |  |  |  |
| Land American                            | PRUNUS YEDOENSIS<br>(YOSHINO CHERRY)                | 25   | 1 1/2"-2"<br>cal | B&B  |  |  |  |
|                                          | CUPRESSOCYPARIS LEYLANDII<br>(LEYLAND CYPRESS)      | 20   | 6'-8'<br>ht      | В&В  |  |  |  |
|                                          | PINUS STROBUS<br>(WHITE PINE)                       | 19   | 6'-8'<br>ht      | B&B  |  |  |  |
| •                                        |                                                     |      |                  |      |  |  |  |

### PLANTING SCHEDULE - PERIMETER BUFFER BOTANICAL NAME Q'TY SIZE ROOT SYMBOL (COMMON NAME) LARGE TREES PINUS STROBUS B&B 6'-8' (WHITE PINE) $\bigvee$ **\*** FRAXINUS PENNSYLVANICA 2 1/2"-3" B&B (MARSHALL'S SEEDLESS ASH)

Landscape Notes:

ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL AS ADOPTED 1/4/93 AND AMENDED 3/2/98.

1. Plants shall conform to current "American Standards for Nursery Stock" by American Association of

Nurserymen (AAN), particularly with regards to site, growth, and size of ball and density of branch structure. Contractor to insure conformance to national and local building codes and ordinances.

2. All plants (B&B or container) shall be properly identified by weatherproof labels securely attached hereto before delivery to project site. Labels shall identify plants by name, species and size. Labels shall not be removed until the final inspection by the owners representative.

3. Any material and/or work may be rejected by the owners representative if it does not meet the requirements of the specifications. The contractor shall remove all rejected materials from the site. 4. The contractor shall furnish all plants in quantities and sizes to complete the work as specified in plant schedule. The landscape contractor shall be responsible to verify all plant quantities on the plans prior to commencement of work. Quantities in the plant schedule are for the contractors convenience only and do not constitute the final count.

5. Substitutions in plant species or size shall not be permitted except with the written approval of the owners representative.

6. Plants shall be located as shown on the drawings and by scaling or as designated in the field by the owners representative. All locations are to be approved by the owners representative before

7. Contractor shall locate and mark all underground utility lines and irrigation systems prior to excavating plant beds or pits. All utility easement areas where no planting shall take place shall also be marked on the site, prior to locating and digging the tree pits. If utility lines are encountered in excavation of tree pits, other locations for the trees shall be selected by the owners representative. Such changes shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the owners representative.

8. All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and vehicular traffic

9. During planting operations, excess and waste materials shall be promptly and frequently removed from the

10. All plant shrub beds are to be dug to a minimum of 24" deep and all existing soil, construction debris, roots and other foreign material are to be removed and discarded off site. All plant shrub beds are to be excavated to the width shown on the plans.

11. All tree pits are to be excavated to a minimum depth to allow the tree root ball to be a minimum of 4" higher than finish grade. The tree root ball is to rest on undisturbed soil, or a compacted bed must be prepared for the tree root ball to rest on and which will not subside causing the tree to sink below finish grade. All tree pits are to be a minimum of 12" larger on every side of the trees root ball. 12. The planter beds are to be entirely cleaned out to the undisturbed soil level. All existing soil, construction

debris, roots and other foreign material are to be removed and discarded offsite. 13. The topsoil to be used to fill the tree pits, shrub beds and planters is to be plant specific. The topsoil for the trees, shrubs and planter shall consist of a maximum 2/3 existing topsoil from the site, which is

cleaned and free of clay, a minimum of 1/3 peat moss, or other approved organic material or imported new loamy topsoil and 10% cow manure. All of these materials are to be mixed prior to placing in the planter or backfilling when planting.

14. The contractor is responsible to ensure that all tree pits, shrub beds and planter are well drained. No The landscape contractor without cost to the owner will replace all plant material, which is affected by poor

15. All lawn greas are to be seeded with grass seed appropriate for each of the sunlight conditions, which exist 16. All lawn areas are to be tilled to a depth of 6" and all foreign material removed which will inhibit the healthy growth of the lawn. All old grass and grass roots are to be removed from the site. New topsoil of a minimum 4" is to be placed over the areas to be sodded. The grass areas are to be fine graded to ensure that no undulations occur in the lawn. The lawns are to be graded in such a way as to appear perfectly well tailored and even. The lawn topsoil is to be rolled and lightly irrigated prior to placing of the

seed. The seed is not to be laid on frozen or soaked soil. 17. The existing trees are to be protected during the preparation of the lawn areas. The roots of the trees are to be undisturbed during the cleaning of the topsoil.

18. The trees and shrubs are to be handled with the best care and attention to ensure that the plants are not bruised, broken, torn, damaged in any way which will affect the plants general appearance and well being. 19. The trees and shrubs are to be planted with the accepted standards of the American Association of Nurserymen. The plants are to be properly watered and backfilled during the planting. All care must be taken to ensure that the plants are upright, a plant's best side is exposed to the point of the plants greatest

20. The trees must be staked in accordance with acceptable nursery practice to ensure that they are secure in the ground and will grow straight and uniform. The trees are to be wrapped if the contractor deems it necessary to protect the trees from sun scald or insect attack.

21. The Landscape Contractor is to provide a 1—year guarantee for all plant material and other work done on 22. Large growing plants are not to be planted in front of windows, under building overhangs, or in drainage swales. Shrubs planted near H.V.A.C units to be located so that shrubs at maturity will maintain 1 foot airspace between unit and plant.

23. Contractor to slightly adjust plant locations in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as not to impede drainage away from buildings. 24. Trees in public rights of way shall be located at least 3 feet from sidewalks. When the distance between the curb and the sidewalk is less than 6 feet, trees shall be planted 3 feet from sidewalk in the direction away from the road.

25. Quantities as shown on the plan shall govern over plant list quantities. Contractor to verify plant list totals with quantities shown on plan.

26. Groups of shrubs shall be placed in a continuous raised mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within 4 feet of shrub beds shall share same mulch bed.

### SHRUB PLANTING

DATE

12-04-03

09-30-03

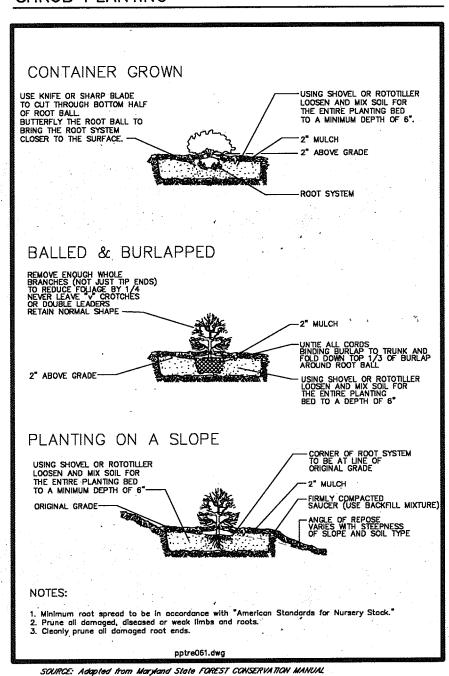
07-10-03

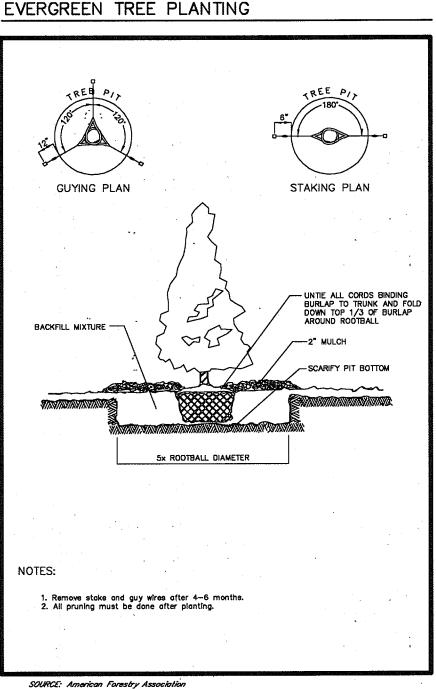
BASE DATA

DESIGNED

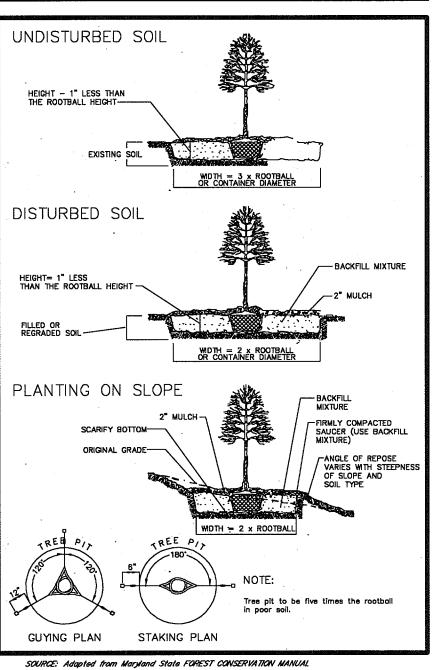
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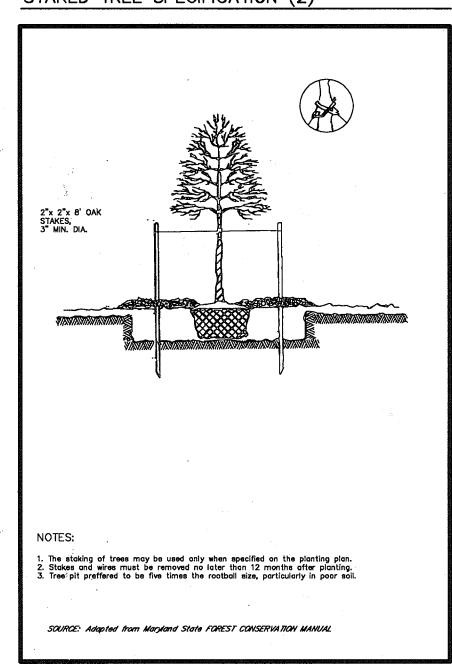




## DECIDUOUS TREE PLANTING CONTAINER GROWN AND BALLED & BURLAPPED STOCK



### STAKED TREE SPECIFICATION (2)



APPROVED: DEPARTMENT OF PLANNING AND ZONING

12/30/03

DATE

REVISION

NAL MYLAR SUBMITTAL FOR SIGNATURE

REVISED PER HOWARD COUNTY COMMENTS

JBMITTED FOR REVIEW ...

Developer/Owner: CADD PFB,RC RC PFB RELEASE FOR (301) 803 - 4800

Winchester Homes, Inc. & Winchester Homes, Inc., as nominee for Stringtown Investments, LLC 6905 Rockledge Drive Suite 800 Bethesda, Maryland 20817 Michael J. Conley, Vice President

SITE DEVELOPMENT PLAN LANDSCAPE DETAILS



Rodgers Consulting, Inc. 9260 Gaither Road Gaithersburg, MD 20877 301.948.4700 301.948.6256 (fax) 301.253.6609 www.rodgers.com

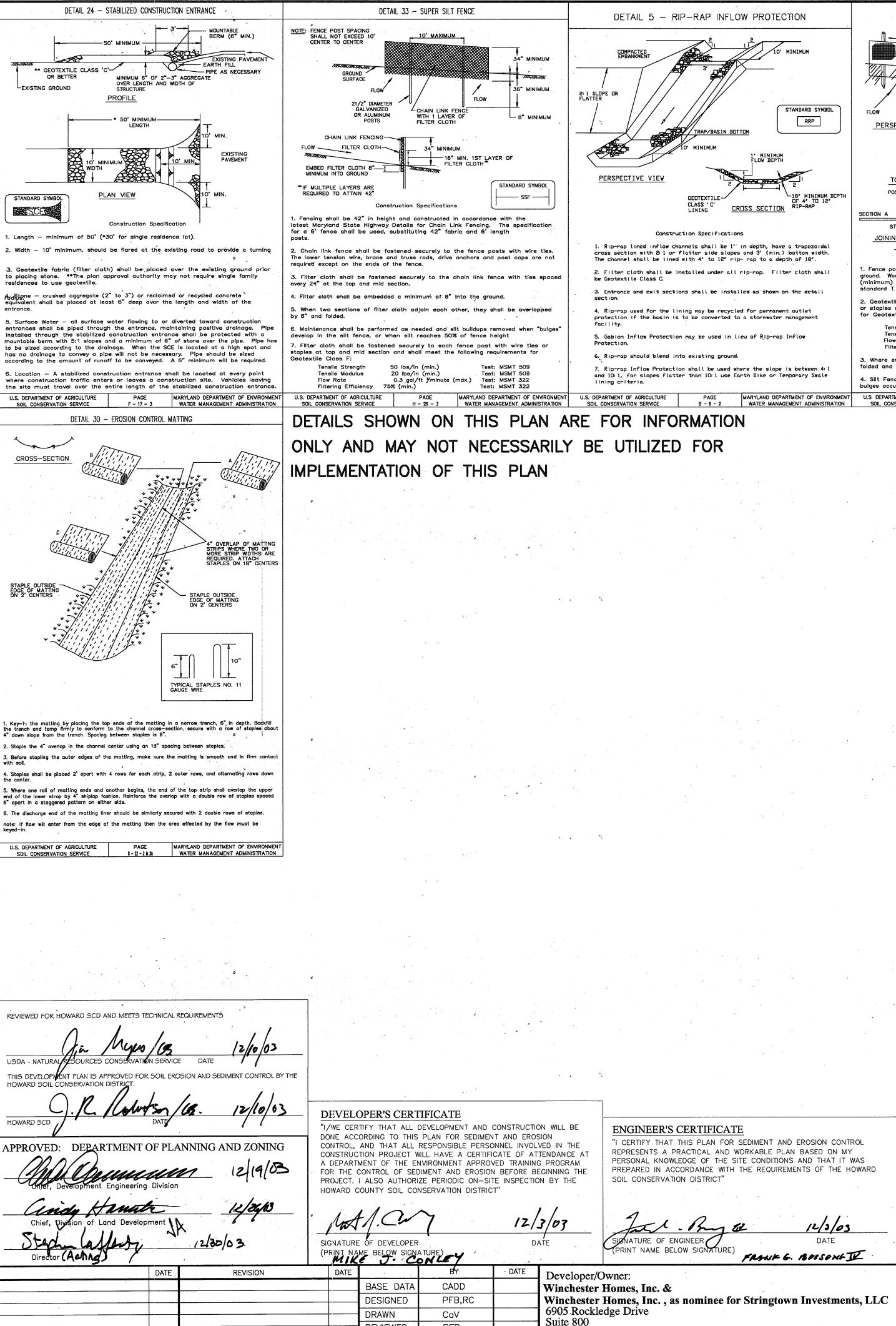
PHASES I, II & III - TOWNHOME SDP

ELECTION DISTRICT NO. #2 HOWARD COUNTY, MARYLAND TAX MAP: 30 GRID:12 PARCEL 260

DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87

AS SHOWN <sup>No.</sup> 506v3 07/10/03 1DEX No.LS-3 **6** of 7

<sup>\*</sup>BONDING FOR BUFFER BEHIND LOTS 1-5 IS INCLUDED UNDER THIS PLAN AS THE BUFFER REQUIREMENTS HAD NOT BEEN DETERMINED AT THE TIME OF SUBMISSION OF THE F-03-87 PLANS.



REVIEWED

12-04-03

09/30/03

INAL MYLAR SUBMITTAL FOR SIGNATUR

EVISED PER HOWARD COUNTY COMMENTS

RELEASE FOR

PFB.

Bethesda, Maryland 20817

(301) 803 - 4800

Stephen J. Conley, Vice President

DETAIL 22 - SILT FENCE DRIVEN A MINIMUM OF 16" INTO - 8" MINIMUM DEPTH IN PERSPECTIVE VIEW - FENCE POST SECTION MINIMUM 20" ABOVE GROUND EMBED GEOTEXTILE CLASS F - FENCE POST DRIVEN A MINIMUM OF 8" VERTICALLY ! POSTS T CROSS SECTION SECTION E STANDARD SYMBOL ├──SF ----JOINING TWO ADJACENT SILT FENCE SECTIONS Construction Specifications i. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be 2. Geotextile 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: 50 lbs/in (min.) Test: MSMT 509 Tensile Strenath 20 lbs/in (min.) Test: MSMT 509 Tensile Modulus 0.3 gal ft <sup>3</sup>/ minute (max.) Test: MSMT 322 Filtering Efficiency 75% (min.) Test: MSMT 322 Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass. 4. Silt Fence shall be inspected after each rainfall event and maintained when

LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSON 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 11/2" IN DIAMETER. oulges occur or when sediment accumulation reached 50% of the fabric height. MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

iii. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND

DESIGNATED AREAS & WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES II. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

i. Place topsoil (if required) & apply soil amendments as specified in 20.0 vegetative STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS & MATERIALS.

LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 LBS/1.000 SF)

PRIOR TO THE PLACEMENT OF TOPSOIL, LIME SHALL BE DISTRIBUTED UNIFORMLY OVER

III. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES

LIEU OF NATURAL TOPSOIL.

i. On soil meeting topsoil specifications, obtain test results dictating fertilizer & 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

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

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 & APPROVED BY THE APPOPRIATE APPROVAL AUTHORITY MAY BE USED IN

ii. PLACE TOPSOIL (IF REQUIRED) & APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE <u>STABILIZATION</u> - SECTION I - VEGETATIVE STABILIZATION METHODS & MATERIALS. V. TOPSOIL APPLICATION

WHEN TOPSOILING, MAINTAIN NEEDED EROSION & SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE & SEDIMENT

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 & 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 & TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR

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 & SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME & COMMERCIAL FERTILIZER, COMPOSTED SLUDGE & AMENDMENTS MAY BE APPLIED AS

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 DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING

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 & HAVE A pH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET

C. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SF. IV. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/L ,000 SF, & 1/3 THE NORMAL LIME APPLICATION RATE.

THE REQUIREMENTS PRIOR TO USE.

SITE DEVELOPMENT PLAN

SEDIMENT & EROSION CONTROL

**NOTES & DETAILS** 

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

21.0 STANDARD & SPECIFICATIONS FOR TOPSOIL

<u>Purpose</u>

NUTRIENTS.

SHOWN ON THE PLANS.

UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

TO PRODUCE VEGETATIVE GROWTH.

CONSTRUCTION & MATERIAL SPECIFICATIONS

AGRICULTURAL EXPERIMENTAL STATION.

DEFINITION PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW

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

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES

AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION

STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION & DESIGN FOR ADEQUATE STABILIZATION.

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

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,

TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, &/OR

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

CONSULTING Enhancing the value of land assets

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### SEDIMENT CONTROL NOTES

24.0 MATERIALS SPECIFICATIONS TABLE 27 GEOTEXTILE FABRICS

CRAB TENSILE

STRENGTH

LB. MIN.

PSI. MIN.

APPARENT

OPENING SIZE

MM. MAX.

0.60

THE PROPERTIES SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING

THE FABRIC SHALL BE INERT TO COMMONLY ENCOUNTERED CHEMICALS AND

-Grab tensile strength astm D 1682; 4x8" specimen, 1x2" clamps,

HYDROCARBONS, AND WILL BE ROT AND MILDEW RESISTANT. IT SHALL BE MANUFACTURED

FROM FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS, AND COMPOSED OF A

Minimum of 85% by Weight of Polyolephins, Polyesters, or Polyamides. The

GEOTEXTILE FABRIC SHALL RESIST DETERIORATION FROM ULTRAVIOLET EXPOSURE

PERMEABILITY WHEN TESTED IN ACCORDANCE WITH MSMT 507, AND AN APPARENT

MINIMUM ELONGATION OF 20 PERCENT (20%) WHEN TESTED IN ACCORDANCE WITH THE

CLASS F GEOTEXTILE FABRICS FOR SILT FENCE SHALL HAVE A 50 LB./IN. MINIMUM

tensile strength and a 20 lb./in. Minimum tensile modules when tested in

ACCORDANCE WITH MSMT 509. THE MATERIAL SHALL ALSO HAVE A 0.3 GAL/FT2/MIN

COTEXTILE FABRICS USED IN THE CONSTRUCTION OF SILT FENCE SHALL RESIST.

FLOW RATE AND SEVENTY-FIVE PERCENT (75%) MINIMUM FILTERING EFFICIENCY WHEN

DETERIORATION FROM ULTRAVIOLET EXPOSURE. THE FABRIC SHALL CONTAIN SUFFICIENT

AMOUNTS OF ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM O

2 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF O

INCHES

9 225 4 - 7 100 - 175

12 300 4 - 7 100 - 175 18 460 4 - 7 100 - 175 36 910 4 - 12 100 - 300

NOTE: RECYCLED CONCRETE EQUIVALENT MAY BE SUBSTITUTED FOR

ALL STONE CLASSIFICATIONS. RECYCLED CONCRETE EQUIVALENT

CLASSIFICATION, SHALL CONTAIN NO STEEL REINFORCEMENT, AND

SHALL BE BROKEN INTO SIZES MEETING THE APPROPRIATE

SHALL HAVE A DENSITY OF 150 POUNDS PER CUBIC FOOT.

150 3 - 5 75 - 125

SIZE RANGE D50 D100 AASHTO WEIGHT

| NUMBER 57\* | ½" - 1½" | ½" | 1½" | M-43 | N/A | |
| NUMBER 1 | 2" - 3" | 2½" | 3" | M-43 | N/A |
| RIP-RAP\*\* | 4" - 7" | 5½" | 7" | N/A | N/A |
| CLASS | | N/A | 9½" | 15" | N/A | 150 LB MAX |
| CLASS | | N/A | 16" | 24" | N/A | 700 LB MAX |
| CLASS | | N/A | 23" | 34" | N/A | 2000 LB MAX |

\* THIS CLASSIFICATION IS TO BE USED ON THE INSIDE FACE OF STONE

\*\* THIS CLASSIFICATION IS TO BE USED WHENEVER SMALL RIP-RAP IS

REQUIRED THE STATE HIGHWAY ADMINISTRATION DESIGNATION FOR

THIS STONE IS STONE FOR GABIONS (8905.01.04)

SEQUENCE OF CONSTRUCTION (SDP-04-06)

2. MAINTAIN SEDIMENT CONTROLS INSTALLED UNDER PLAN F-03-87.

3. COMPLETE ROUGH GRADING AND PERFORM FINAL GRADING. PLACE TEMPORARY SEEDING

4. CONSTRUCT TOWNHOUSES AND ASSOCIATED SITE DEVELOPMENT WORK INCLUDING LEVEL

5. UPON APPROVAL FROM THE INSPECTOR, REMOVE ASSOCIATED SEDIMENT CONTROL

8. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS & PERMITS FOR FINAL INSPECTION OF

MEASURES AND CONVERT ASSOCIATED BASINS TO SWM PONDS PER F-03-87.

1. OBTAIN SITE DEVELOPMENT PERMIT.

6. PERFORM FINAL SITE STABILIZATION.

7. PLACE PERMANENT LANDSCAPING

SIZE OF INDIVIDUAL STONES

IN ADDITION, CLASSES A THROUGH E SHALL HAVE A 0.01 CM./SEC. MINIMUM

12" /WIN. STRAIN RATE IN BOTH PRINCIPAL DIRECTIONS OF GEOTEXTILE FABRIC

0.30

0.30

F (SILT FENCE) 0.40 - 0.80\*

-APPARENT OPENING SIZE MSMT 323

-BURST STRENGTH ASTM D 3786

GRAB TENSILE STRENGTH REQUIREMENTS LISTED ABOVE.

STONE FOR GABION BASKETS

BASKET THICKNESS

TABLE 28 STONE SIZE

INCHES MM

TESTED IN ACCORDANCE WITH MSMT 322.

\* US STD SIEVE CW-02215

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS & PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1855).

2. ALL VEGETATIVE & STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE

3. FOLLOWING INITIAL SOIL DISTTURBANCES OR REDISTURBANCE, PERMANENT OR

B) 14 CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE

6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE & ARE TO BE

\*ALL EXCESS MATERIAL SHALL BE TRANSPORTED TO A SUITABLE SPOIL SITE WITH

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTRUBED BY GRADING ACTIVITY FOR

9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE

PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

APPROPRIATE SEDIMENT CONTROL MEASURES AS REQUIRED.

HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.

76.4 ACRES

3.0 ACRES

2.6ACRES

4,500 CY

TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL

DIKES, PERIMETER SLOPES & ALL SLOPES GREATER THAN 3:1.

OF THE "HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE".

ALLOW FOR PROPER GERMINATION & ESTABLISHMENT OF GRASSES.

OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

PROJECT SITE.

TOTAL SITE AREA:

DISTURBED AREA:

IMPERVIOUS AREA:

TOTAL CUT:

TOTAL FILL:

AREA TO BE VEGETATIVELY STABILIZED:

OFFSITE WASTE/BORROW AREA: \*

DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

PERMANENT SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BE RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. (IF NOT PREVIOUSLY LOOSENED) SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ON THE

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER

PROVISIONS OF THIS PLAN & ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL", & FOLLOWING SCHEDULES. 1) Preferred — Apply 2 tons per acre dolomitic limestone (92 ibs/1,000 SF) & 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1,000 SF) 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/1,000

2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLAMITIC LIMESTONE (92 LBS/1,000 SF) & 1,000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1,000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. 4. ALL SEDIMENT TRAPS/BASINS SHOWN ON THE PLAN MUST BE FENCED & WARNING SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 & AUGUST 1 THROUGH

SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOLUME 1, CHAPTER 12, OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1.000 SF) OF KENTUCKY 31 TALL FESCUE, FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE & 2 LBS PER ACRE (0.05 LBS/1,000 SF) OF 5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE WEEPING LOVEGRASS, DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28. IN ACCORDANCE WITH THE MOST CURRENT MARYLAND STANDARDS & SPECIFICATIONS FOR PROTECT SITE BY: OPTION 1) 2 TONS PER ACRE OF WELL-ANCHORED STRAW SOIL EROSION & SEDIMENT CONTROL", & REVISIONS THERETO. TEMPORARY STABILIZATION MULCH & SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION 2) USE SOO. WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT OPTION 3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE & MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN MULCHING: APPLY 11/5 TO 2 TONS PER ACRE (70 TO 90 LBS/1,000 SF) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1,000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1,000 SF) FOR

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

IPPLY 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/1,000

SEEDING: FOR PERIODS MARCH 1 THROUGH APRIL 30 & FROM AUGUST 15 THROUGH 10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE NOVEMBER 15, SEED WITH 21/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 IBS/1,000 INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERINETER EROSION & SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER SF). FOR THE PERIOD MAY I THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF EARTH DISTURBANCE OR GRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS WEEPING LOVEGRASS (0.07 LBS/1,000 SF). FOR THE PERIOD NOVEMBER 16 MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF

11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED & STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

12. QUANTITIES & ESTIMATES SHOWN ARE FOR SEDIMENT CONTROL PURPOSES ONLY. CONTRACTOR SHALL PREPARE HIS/HER OWN QUANTITY ESTIMATES TO HIS/HER

WELL-ANCHORED STRAW MULCH & SEED AS SOON AS POSSIBLE IN THE SPRING, OR MULCHING: APPLY 1/3 TO 2 TONS PER ACRE (70 TO 90 LBS/1,000 SF) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING, ANCHOR MULCH

IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1,000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1,000 SF) FOR ANCHORING.

## **DUST CONTROL SPECIFICATIONS**

Controlling dust blowing and movement on construction sites and roads. Purpose

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies

This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

<u>Specifications</u> 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" 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.

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.

1. Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting

2. Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA-ARS.

CALL "MISS UTILITY" AT 1-800-257-7777

48 Hours Before Start Of Construction PHASES I, II & III - TOWNHOMES SDP

ELECTION DISTRICT NO. #2

HOWARD COUNTY, MARYLAND TAX MAP: 30 GRID:12 PARCEL 260

07-10-03 INDEX No. CS-1 DPZ FILES: S-01-20, WP-01-117, P-02-10, P-02-17, P-03-03, F-03-87

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SCALE: AS SHOWN

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