BEFORE STARTING WORK ON THESE DRAWINGS: MISS UTILITY BELL ATLANTIC TELEPHONE CO: 725-9976 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366 VERIZON CABLE LOCATION DIVISION: 393-3553 B.G.&E. CO. CONTRACTOR SERVICES: 850~4620 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620 STATE HIGHWAY ADMINISTRATION: 531-5533

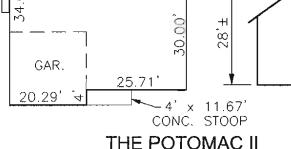
- 3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- 4. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 5. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- 6. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT. 7. 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 ENCLOSED MAY PROJECT NOT
- MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. 8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12 FEET (14 FEET IF 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 45 FOOT TURNING D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING) E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE
- THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
- G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE
- 9. THE SUBJECT PROPERTY IS ZONED R-12 PER COUNCIL BILL NO. 75-2003 ADOPTED BY THE COUNTY COUNCIL ON FEBRUARY 2, 2004 AS PART OF THE COMPREHENSIVE ZONING PLAN. 10. COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 38R2 AND 38R3.
- 11. THE PROJECT BOUNDRY IS BASED ON A BOUNDRY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES DATED OCTOBER 2003.
- 12. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES DATED OCTOBER 2003.
- 13. ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 2-W. ACCESS TO PUBLIC SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 649-S.
- 14. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY. 15. NO STREAMS EXIST ON SITE.
- 16. NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- 17. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06 (OPEN SECTION).
- 18. THE SUBJECT PROPERTY IS LESS THAN 40,000 SF AND THEREFORE IS EXEMPT FROM THE FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE.
- 19. THE AREA OF DISTURBANCE IS LESS THAN 5,000 SF AND THEREFORE IS EXEMPT FROM STORMWATER MANAGEMENT. O. PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16,124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$900 FOR THE 3 SHADE TREES
- SHALL BE POSTED WITH THE GRADING PERMIT. . NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS OR THE REQUIRED 25' BUFFER.
- 22. THE SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03.
- 23. THE MARYLAND AVIATION ADMINISTRATION HAS DETERMINED THIS PROJECT DOES NOT FALL WITHIN THE BOUNDRIES OF BWI'S AIRPORT NOISE ZONE. (MAA PERMIT NO. 04-012, APPROVED 2/24/2004)

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855)
- 2. ALL VEGETATION 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.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE
- 4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE
- . 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, SOD, TEMPORARY SEEDING AND MULCHING (SEC. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL 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.
- SITE ANALYSIS TOTAL AREA AREA DISTURBED D BE ROOFED OR PAVED AREA TO BE VEGETATIVELY STABILIZED
- OFFSITE WASTE/BORROW AREA LOCATION ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- 3. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. D. 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 CRADING, OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED
- UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. . 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. . ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING
- * TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT
- 2. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS
- (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK. 3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY) 4. INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
- 5. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS) 6. CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON
- THIS PLAN. THE FQUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK. (3 MONTHS) . UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE
- APPROVAL OF THE SEDIMENT CONTROL (NSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.
- 1. DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN
- 2. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.



| | CC |)NC | . STOC |)P | |
|-----|------|-----|-------------|----|--|
| ТНЕ | E PC |)TC | DAMC | | |
| Ю | US | SE | PL | AN | |
| | NOT | то | SCALE | | |

| | SYMBOL | NAME / DESCRIPTION |
|-------|--------|--|
| | ScE | SANDY AND CLAYEY LAND, MODERATELY STEEP |
| | ScB | SANDY AND CLAYEY LAND, GENTLY SLOPING |
| | | |
| IENTS | | ENGINEERS CERTIFICATE |
| 1/1 | CON | CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION ITROL REPRESENTS A PRACTICAL AND WORKABLE PLAN |

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETABLE GROWTH.

_EVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS,

CONSTRUCTION AND MATERIAL SPECIFICATIONS

. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED

SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE

REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY

A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM

SILT LOAM SANDY CLAY LOAM LOAMY SAND OTHER SOILS MAY BE

ROOTS, TRASH, OR OTHER MATERIALS LARGER THAT 1 AND 1/2" IN

AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON

COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT

THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE

DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO

THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED

FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE

AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION -

SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

PERMANENT SEEDING NOTES

30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ.FT.)

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATI

FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF

DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY

1) PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/

1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE

2) ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMATIC LIMESTONE (92 LBS/

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. PÉR ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF

PER ACRE 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

CTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS

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

ASPHALT ON FLAT AREAS. ON SLOPES B FEET OR HIGHER, USE 348 GALLONS

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU

LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE

SO.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR

NOVEMBER 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

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR

SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT

MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER

TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS,

TEMPORARY SEEDING NOTES

PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING

1000 SQ.FT.) AND APPLY 1000 LBS. PER ACRE 10-10-10- FERTILIZER

(23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER

100 SQ.FT.) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS./

TIME OF SEEDING, APPLY 400 LBS, PER ACRE

TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED.

SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF

CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS

B. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH

USED IF RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND

APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS.

SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE

PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND

11. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL

IVY, THISTLE, OR OTHERS AS SPECIFIED.

IN THE FOLLOWING PROCEDURES.

THE FOLLOWING SCHEDULES:

THREE INCHES OF SOIL.

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL

C. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR

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

PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE

MATERIAL TOXIC TO PLANT GROWTH.

LIMESTONE IS NOT FEASIBLE.

STABILIZATION SHOWN ON THE PLANS.

AGRICULTURAL EXPERIMENTAL STATION.

MUST MEET THE FOLLOWING:

A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL

ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH

CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.

IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING

SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT

ESTABLISHMENT OF PERMANENT VEGETATION.

UNACCÉPTABLE SOIL GRADATION.

SLOPES WHERE:

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

1.5 PERCENT BY WEIGHT.

PHYTO-TOXIC MATERIALS.

STABILIZATION METHODS AND MATERIALS.

SEDIMENT TRAPS AND BASINS

8" HIGHER IN ELEVATION.

OR WATER POCKETS.

NATURAL TOPSOIL

VII. TOPSOIL APPLICATION

A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST

B. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF

THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN

C. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN

D. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN

E. NO SOD OR SEED SHALL BE PLACED ON SOIL SOIL WHICH

USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS

: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED

VI. PLACE TOPSOIL (IF REOUIRED) AND APPLY SOIL AMMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION—SECTION 1—VEGETATIVE

SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE

STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND

BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"

3" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4".

SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING

CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS

SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL

PLANT LIST

SIZE

EX. 8" SEWER

CONT. NO. 649-S

2-1/2"-3" CAL B & B

IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE

DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

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

A. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND

B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE

C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" -

TOPSOIL SHALL NOT BE PLACE WHILE THE TOPSOIL OR

BOTANICAL NAME/

ACER RUBRUM 'OCTOBER GLORY'/

COMMON NAME

OCTOBER GLORY RED MAPLE

BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY

THE APPROPRIATE APPROVAL AUTHORITY, MAY BE U**S**ED IN LIEU OF

LAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF

HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS

500 PARTS PER MILLION SHALL NOT BE USED.

SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE

RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED

DIBRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:

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.

> AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL MICHAEL L. PEAU

DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION

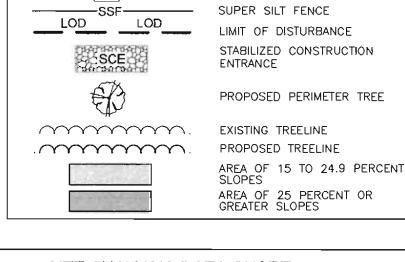
WILLIAM BASIL

HO.CO.MON

VICINITY MAP

| | SCALE: 1"=2000' | | | | | | |
|------|-----------------|---------------|-----------|--|--|--|--|
| | BENCHMARKS | | | | | | |
| NO. | NORTHING | EASTING | ELEVATION | | | | |
| 38R2 | 557,500.663 | 1,391,227.052 | 168.788' | | | | |
| 38R3 | 557,417.823 | 1,391,983.177 | 124.653* | | | | |

LEGEND ---- EXISTING 2 FT CONTOUR — — — 210 — — — EXISTING 10 FT CONTOUR PROPOSED 2 FT CONTOUR PROPOSED 10 FT CONTOUR —SSF----SUPER SILT FENCE LOD LIMIT OF DISTURBANCE ______ STABILIZED CONSTRUCTION



| SITE ANALYSIS DATA CHART | | | | | | | |
|--|-------------------------------|---|----------------------------|---------------------------------------|--|------------------------------|---------------------------|
| TOTAL PROJECT AREA 31,559 SF (0.72 AC) | | AREA OF PLAN SUBMISSION 31,559 SF (0.72 AC) | | LIMIT OF DISTURBED ARE 3,903 SF | | A | PRESENT ZONING R-12 |
| PROPOSED USE RESIDENTIAL | | TYPE OF UNIT SINGLE FAMILY DETACHED | | TOTAL UNITS ALLOWED 1 | | TOTAL UNITS PROPOSED 1 | |
| OPEN SPACE REQUIRED N/A | OPEN SPACE PROVIDED N/A | | RECREATI SPACE RI N/ | EQUIRED | RECREATION OPEN SPACE PROVIDED N/A | | |
| DPZ FILE REF.: | N/A | | | DEED RE | F.: 64 | 12 | / 186 |

| PERMIT INFORMATION CHART | | | | | | | |
|--------------------------|---------------------------------|--------------|---------------------|-----------------|-------------------------|-----------------------|--|
| _ | UBDIVISION NAM HENRY W. FLOR | | SECTION/AREA N/A | | PARCEL NUMBER P. 859 | | |
| PLAT REF. L. 1/F. 92 | BLOCK NO. 15 | ZONE R-12 | TAX MAP 38 | ELECT. 0 1ST | NST. | CENSUS TR. 6012.01 | |
| WATER CODE: A01 | | | SEWER CODE: 2130000 | | | 0000 | |

| ADDRESS CHART | | | | |
|---------------|-------------------------------------|--|--|--|
| PARCEL# | STREET ADDRESS | | | |
| 859 | 6041 FLOREY ROAD, HANOVER, MD 21076 | | | |
| | | | | |
| SHEET INDEX | | | | |

| SHEET INDEX | |
|-----------------------|-----------|
| DESCRIPTION | SHEET NO. |
| SITE DEVELOPMENT PLAN | 1 |
| SHE DEVELOPMENT PLAN | ı |

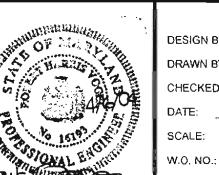
REVISION

SITE DEVELOPMENT PLAN THE BLUFFS AT WHITETAIL WOODS II SUBDIVISION OF THE PROPERTY OF HENRY W. FLOREY LOT 37

SINGLE FAMILY RESIDENCE TAX MAP 38 GRID 15

HOWARD COUNTY, MARYLAND 1ST ELECTION DISTRICT

7125 RIVERWOOD DRIVE COLUMBIA, MARYLAND 21046-2354 410-720-6900 410-720-6226 fax



ARCHITECTS ENGINEERS PLANNERS SURVEYORS

DESIGN BY: CHECKED BY: APR. 6, 2004 1"=30' 2034088 W.O. NO.:

SHEET

PARCEL 859

www.frederickward.com

46.00'

(14 LBS./1000 SQ.FT).

IN THE SPRING, OR USE SOD.

(8 GAL/1000 SQ.FT.) FOR ANCHORING.

SOILS LEGEND NAME / DESCRIPTION ATELY STEEP SLOPING

₿ DEVELOPER'S CERTIFICATE "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE

GROUP

8

OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. 1 ALSO

LANDSCAPE CERTIFICATE I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN. SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE

Must L. Re

DEPARTMENT OF PLANNING AND ZONING.

-LEADER MUST REMAIN INTACT

CROWN- SEE LANDSCAPE GUIDELINES'. DO NOT PRUNE

2 STRANDS OF GALVANIZED WIRE TWISTED FOR SUPPOR

-UPRIGHT STAKES— SET IN GROUND TO FIRM BEARING

-CUT BURLAP & ROPE FROM TOP OF BALL

-PLANTING MIX- SEE PLANTING

PERIMETER

PROPERTIES

TYPE 'A'

153' (B)

YES, 153'

NO

ZONED R-12

PLAT NO. 11310

EN SPACE LOT 15

ADJACENT TO ADJACENT TO

PERIMETER

TYPE 'A'

194' 🔘

YES, 120'

PROPERTIES

∕-F!N!SH GRADE

-1/8 DEPTH OF BALL

-LOOSENED SUBSOIL

evergreen trees.

-RUBBER HOSE

Mirro berth

TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER

NOT TO SCALE

SCHEDULE A PERIMETER LANDSCAPE EDGE

ADJACENT TO

ROADWAYS

NA

* CREDIT FOR EXISTING TREES TO REMAIN ALONG SOUTH, WEST, AND EAST PROPERTY LINES

S72'36'32"E-

PROPERTIES

TYPE 'A'

236' (A)

YES, 204'

NO

"LANDSCAPE SPECIFICATION

GUIDELINES FOR BALTIMORE-

2. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER

WASHINGTON METROPOLITAN

AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE

THAN 2-1/2" CALIPER.

PARALLEL TO WALKS &

MINIMUM REQUIREMENTS.

PLANTED OVER PRIVATE SEWAGE EASEMENT.

4. KEEP MULCH 1" FROM TRUNK

5. SEE ARCHITECTURAL PLANS ______

FOR ADDITIONAL PLANTINGS
WHICH EXCEED HOWARD COUNTY

CATEGORY

3. PLACE UPRIGHT STAKES

SPECIFICATIONS.

BUILDINGS.

LANDSCAPE TYPE

LINEAR FEET OF ROADWAY

CREDIT FOR EXISTING VEGETATION

CREDIT FOR WALL, FENCE OR BERM

(DESCRIBE BELOW IF NEEDED)

(DESCRIBE BELOW IF NEEDED)

NUMBER OF PLANTS REQUIRED

NUMBER OF PLANTS PROVIDED

OTHER TREES (2:1 SUBSTITUTION)

DESCRIBE PLÀNT SUBSTITUTION ĆREDITS

EVERGREEN TREES

EVERGREEN TREES

FLOREY ROAD

PUBLIC ACCESS STREET

-446.57

40' ULTIMATE, ROW

LOT 37

31.559 SF

FRONTAGE/PERIMETER

YES. NO. LINEAR FEET

YES, NO, LINEAR FEET)

SHADE TREES

SHADE TREES

BELOW IF NEEDED)

SHRUBS

DETAIL 33 - SUPER SILT FENCE

Construction Specifications

latest Maryland State Highway Octails for Chain Link Fencing. The specification

2. Chain link fence shall be fastened securely to the fence posts with wire ties.

5. When two sections of filter cloth odjoin each other, they shall be averlapped

6. Maintenance shall be performed as needed and sitt buildups removed when "buildes"

7. Filler cloth shall be fostened securely to each fence post with wire ties of

staples at top and mid section and shall meet the fallowing regularments for

50 lbs/in (min.)

20 lbs/in (min.)

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

PROFILE

1. Length - minimum of 50' (* 30' for o single residence lat).

family residences to use geotextile.

Width - 10' minimum, should be flored at the existing road to provide a

3. Geolextile labric (filter clath) shall be placed over the existing ground prior

to placing stone. ** The plan approval authority may not require single

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

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

leaving the site must travel over the entire length of the stabilized con-

where construction traffic enters or leaves a construction site. Vehicles

- * 50' MINIMUM --

LENGTH

0.3 gal/ft '/minute (mox.) Test: MSMT 322

- MINIMUM 6" OF 2" - 3"

AND WIDTH OF STRUCTURE

The lower tension wire, brace and trust rads, drive anchars and past caps are not

3. Filter clath shall be fastened securely to the chain link fence with ties spaced

1. Fencing shall be 42" in height and constructed in accordance with the

for a 6' fence shall be used, substituting 42' fabric and 6' length

4. Filter clath shall be embedded a minimum of 8" into the ground.

develop in the silt fence, or when silt reaches 50% of fence height

FLOW

21/2" DIAMETER

CHAIN LINK FENCING-

FMRED FILTER CLOTH 8"______

every 24" at the tap and mid section.

Geolextile Closs F:

Tensile Strength

Tensile Modulus

SOIL CONSERVATION SERVICE

** GEOTEXTILE CLASS -

STANDARD SYMBOL

SCE

SOIL CONSERVATION SERVICE

- EXISTING GROUND

Flow Rale

FLOW FILTER CLOTH-

* IF MULTIPLE LAYERS ARE

OR ALUMINUM

10' MAXIMUM

34" MINIMUM

6" MINIMUM

- 8" MINIMUM

STANDARD SYMBO

--- 5SF --

Test: MSMT 509

MARYLAND DEPARTMENT OF ENVIRONMEN

BERM (6" MIN.)

- PIPE AS NECESSARY

PAVEMENT

MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Test: MSMT 509

EARTH FILL

FLOW

PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT

TRINITY QUALITY HOMES 6045 FLOREY ROAD 3675 PARK AVENUE, STE. 301 HANOVER, MD 21076 ELLICOTT CITY, MD 21043

Himman .

ROBERT H. VOGEL, PE #16193

(410) 480-0023

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

FIREPLACE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREME

PLAN

SCALE: 1"=30'