

SITE DEVELOPMENT PLAN

DEVINE PROPERTY

LOTS 1 THRU 3

& LOT 4 USE-IN-COMMON

DRIVEWAY CONSTRUCTION

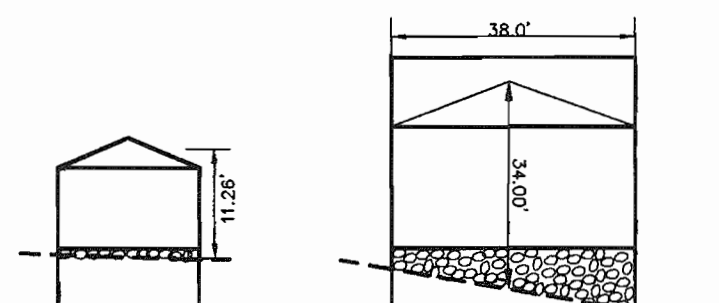
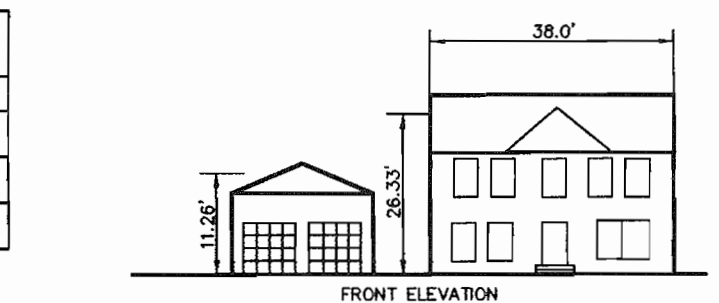
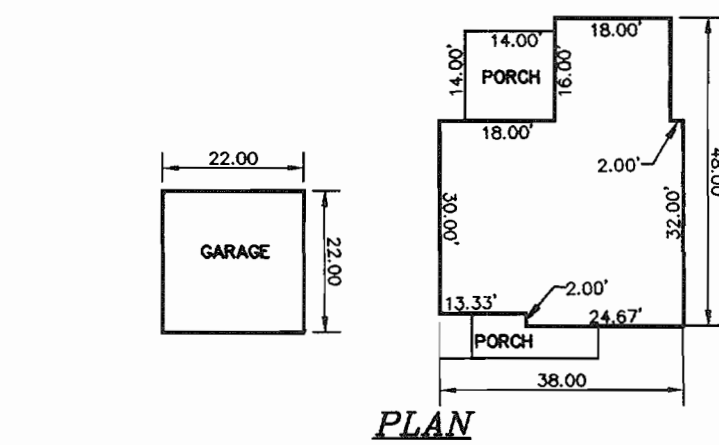
2nd ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

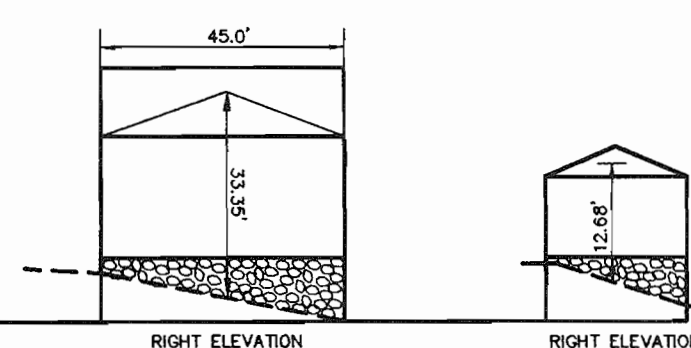
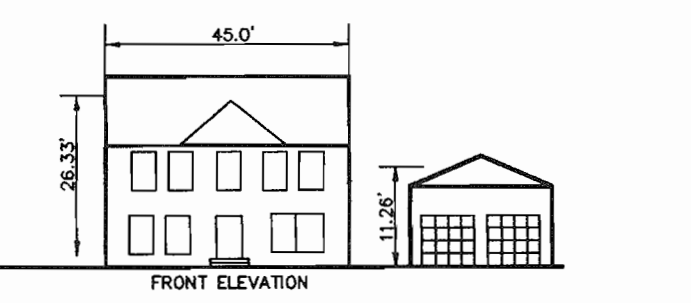
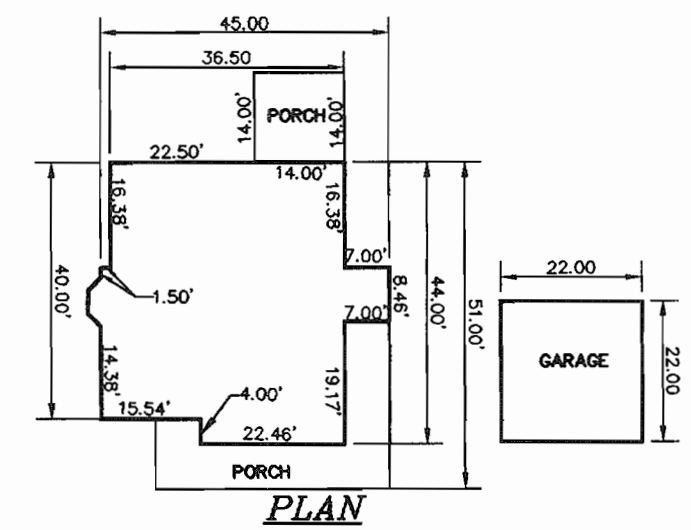
INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	NOTES AND DETAILS

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #	N/A	
DEVINE PROPERTY			LOTS 1-3		
PLAT # OR L/P	BLOCK #	TAX MAP	ELEC. DIST.	CENSUS TRACT	
15871-72	8	R-20	25	SECOND	
18253-55				6029.00	
WATER CODE		SEWER CODE			
F-15		5740300			
PROPOSED IMPROVEMENTS:					
CONSTRUCT HOUSE, ASSOCIATED GRADING, AND SEDIMENT CONTROL.					

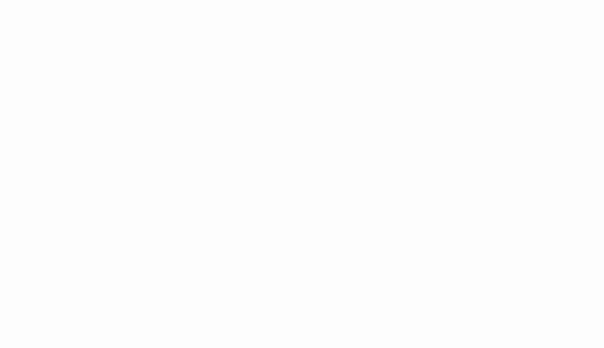
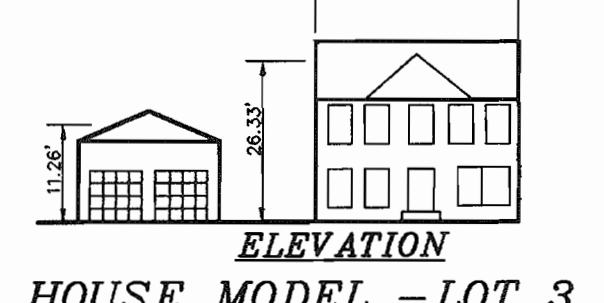
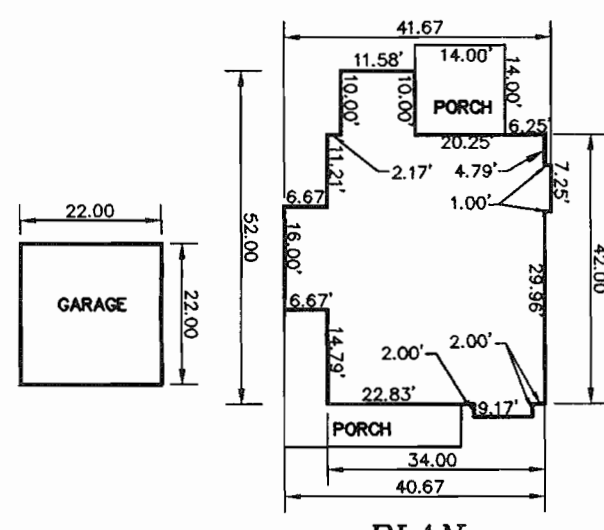
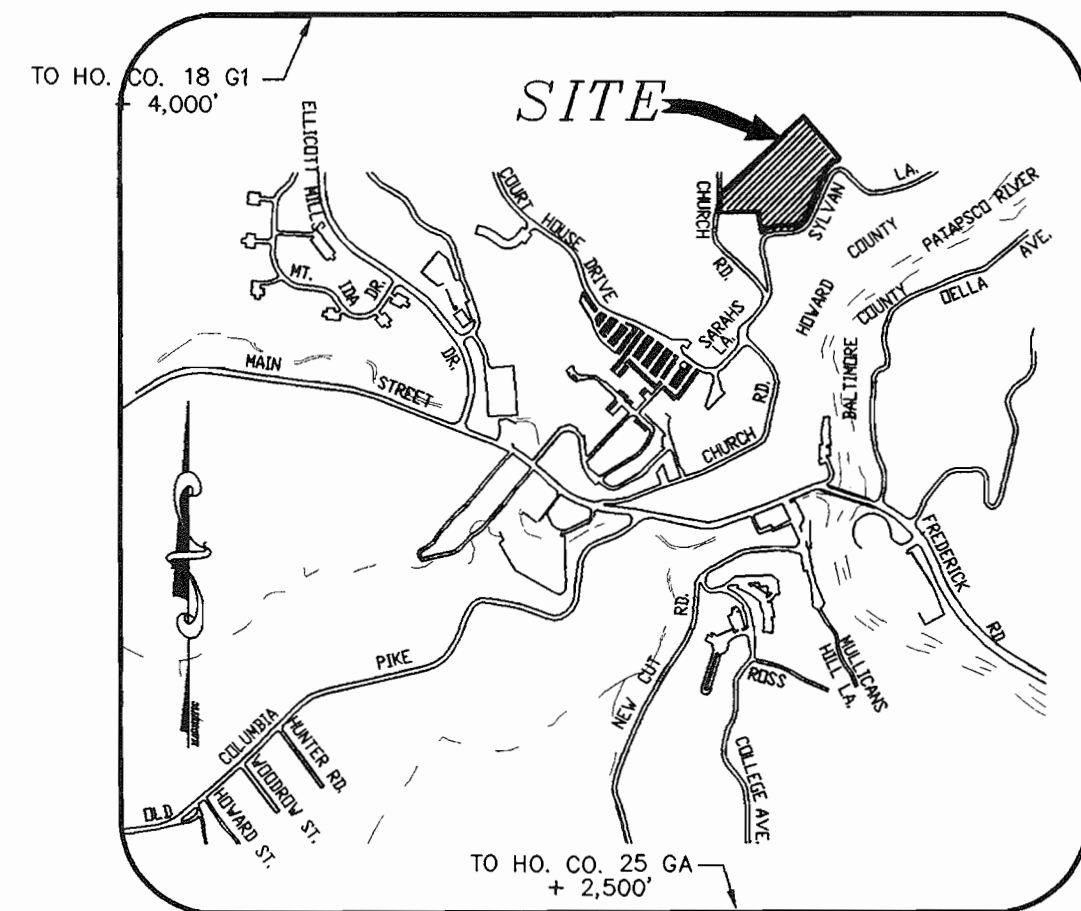
ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
LOT 1	3605 CHURCH ROAD
LOT 2	3601 CHURCH ROAD
LOT 3	3595 CHURCH ROAD



HOUSE MODEL
LOT 1
SCALE 1"=30'



HOUSE MODEL
LOT 2
SCALE 1"=30'



HOUSE MODEL - LOT 3
SCALE 1"=30'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- SITE DATA:
TAX MAP: 25 PARCEL: 213 BLOCK: 8 LOTS: 1 THRU 4
ELECTION DISTRICT: SECOND.
ZONING: R-20
MINIMUM LOT SIZE: 20,000 SQ. FT.
AREA OF SITE: 1.51 ACRES.
DEED REFERENCE: 3296/ 218
DPZ FILES: F-01-104, WP-04-90, WP-05-113, SDP-03-147
BA-496-D, BA519-D, F-06-106
HDC CASE NOS. 05-04, 05-05, 05-06, 05-21.
- ON SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEP. 2000 AND HOWARD COUNTY, MARYLAND 200 SCALE AERIAL TOPOGRAPHY.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1- 3 WILL BE SERVED UNDER CONTRACT # 14-3820 & 14-3964-D.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 18G1 & 28GA.
STA. No. 18G1 N 589,984.951 ELEV. 408.49
E 1,367,750.255
STA. No. 28GA N 579,483.641 ELEV. 382.613
E 1,371,171.795
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN PROVIDED UNDER F-01-104 VIA THE USE OF DRY WELLS, ROOFTOP DISCONNECTION, RAINGARDEN, NON ROOFTOP DISCONNECTION, NATURAL AREA OF CONSERVATION CREDITS AND BIORETENTION. THE DRYWELLS ON LOT 4 TREATING EXISTING STRUCTURES WILL BE USED AS A SUBSTITUTION FOR LOT 2 TREATMENT. ALL PROPOSED BIORETENTION FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- OPEN SPACE REQUIREMENTS HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE UNDER F-01-104.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 16.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY LOADS).
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.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE COMPANY (410) 725-9978
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS & ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- 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. GREEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARD R-6.06.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW TREES FOR 8 SHADE TREES FOR THE AMOUNT OF \$2,400.00 (F-01-104). SEE GENERAL NOTE 26 FOR ADDITIONAL LANDSCAPE SURETY.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-01-104. DEVINE PROPERTY LOTS 1-4, BY A RETENTION CREDIT OF 1.48 ACRES OF EXISTING FOREST LOCATED ON LOT 4 WHICH IS SUFFICIENT TO EXCEED THE BREAK-EVEN POINT OF 1.12 ACRES IN ACCORDANCE WITH THE ADOPTED DPZ POLICY MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET.
- THE SUBDIVISION PLAN, F-01-104 WAS SUBJECT TO AND RECORDED PER THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND THE SDP IS SUBJECT TO THE AMENDED ZONING REGULATIONS PER CB-75-2003 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPED EDGE; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 2 1/2 TO 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- ALL PROPOSED STRUCTURES ARE REQUIRED TO OBTAIN APPROVAL FROM THE HISTORIC DISTRICT COMMISSION (HDC) PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS.
- NO WETLANDS, FLOODPLAIN OR STREAMS EXISTS ON THE SUBJECT PROPERTY (F-01-104).
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- AMERICAN HOLLIES AND INK BERRY HOLLIES HAVE BEEN INDICATED IN EXCESS OF THOSE REQUIRED BY F-01-104, AS REQUESTED BY HISTORIC DISTRICT COMMISSION. PAYMENT OF LANDSCAPE SURETY FOR 11 AMERICAN HOLLIES AND 6 INK BERRY HOLLIES LOCATED ON LOTS 2 AND 3 AS REQUIRED BY HISTORIC DISTRICT COMMISSION AND 10 EVERGREEN TREES PROVIDED ON LOT 4 AS A PERIMETER DRIVEWAY LANDSCAPE BUFFER WITH SURETY IN THE AMOUNT OF \$4,050.00 HAS BEEN PAID WITH A DEPARTMENT OF PUBLIC WORKS, DEVELOPER'S AGREEMENT.
- THE PROPOSED HOUSES FOR LOTS 1, 2 AND 3 ARE SUBJECT TO COMPLIANCE WITH THE WRITTEN DECISION AND ORDER FOR HDC CASE NOS. 05-04, 05-05 AND 05-06 ISSUED BY THE HISTORIC DISTRICT COMMISSION DATED APRIL 11, 2005, MAY 5, 2005 AND HDC-05-21 ISSUED BY THE HDC DATED JUNE 13, 2005.

- THIS PROJECT IS SUBJECT TO WP-05-113, WAIVERS FROM SECTIONS 16.116(b)(1)(i) OF THE REGULATIONS WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ON LAND WITH EXISTING 25% OR GREATER STEEP SLOPES OVER 20,000 SQUARE FEET CONTIGUOUS AREA FOR THE DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF ONE (1) PROPOSED DETACHED GARAGE STRUCTURE AND THE AREA LOCATED SOUTHWEST OF THE REAR PORCH ON LOT 2 AND TO CONSTRUCT THE REAR PORCH OF THE PROPOSED HOUSE LOCATED ON LOT 1, AND A WAIVER FROM SECTION 16.120(b)(6)(iv) IN ORDER TO UTILIZE THE EXISTING RECORDED BRL'S INCLUDING THE FRONT YARD BRL ARCS IN LIEU OF THE NEW PARALLEL FRONT YARD BUILDING RESTRICTION LINES. THE WAIVERS WERE APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON AUGUST 2, 2005 SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE WAIVER PETITION APPROVAL PERTAINS ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE 25% OR GREATER STEEP SLOPE AREA AS SHOWN ON THE REVISED WAIVER PLAN EXHIBIT AND SITE DEVELOPMENT PLAN, SDP-05-127. THE LIMIT OF DISTURBANCE TO THE WOODED STEEP SLOPES SHALL BE THE MINIMUM NECESSARY FOR THE PROPOSED SITE IMPROVEMENTS.
2. SUBJECT TO COMPLIANCE WITH THE "CERTIFICATES OF APPROVAL" ISSUED BY THE HISTORIC DISTRICT COMMISSION FOR THE DEVELOPMENT OF THIS PROPERTY.
3. SUBJECT TO COMPLIANCE WITH THE SRC AGENCIES COMMENTS ISSUED FOR SDP-05-127.
- THIS PROJECT IS SUBJECT TO WP-04-090, WAIVER FROM SECTION 16.116(b) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION WHICH REQUIRES THAT GRADING OR REMOVAL OF VEGETATIVE COVER ON EXISTING STEEP SLOPES SHALL NOT BE PERMITTED. WP-04-090 WAS DENIED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING OF FEBRUARY 17, 2004.
- DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 1 THRU 4 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 7025, FOLIO 395 ON 4/3/03 UNDER F-01-104.

OWNER
TRINITY QUALITY HOMES
3675 PARK AVE
ELLICOTT CITY, MD. 21043

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

Michael Pfau 2/3/06
SIGNATURE OF DEVELOPER DATE

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

John B. Mildenberg 2/3/06
SIGNATURE OF ENGINEER DATE

JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

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

Jim Myra 2/3/06
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

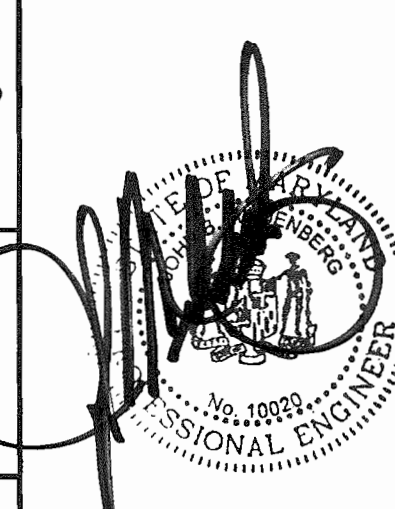
John B. Mildenberg 2/3/06
HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/26/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5/4/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 5/4/06
DIRECTOR DATE



Project	date	description	revisions
00-50	FEB 06	illustration	MMT
		scale	AS SHOWN

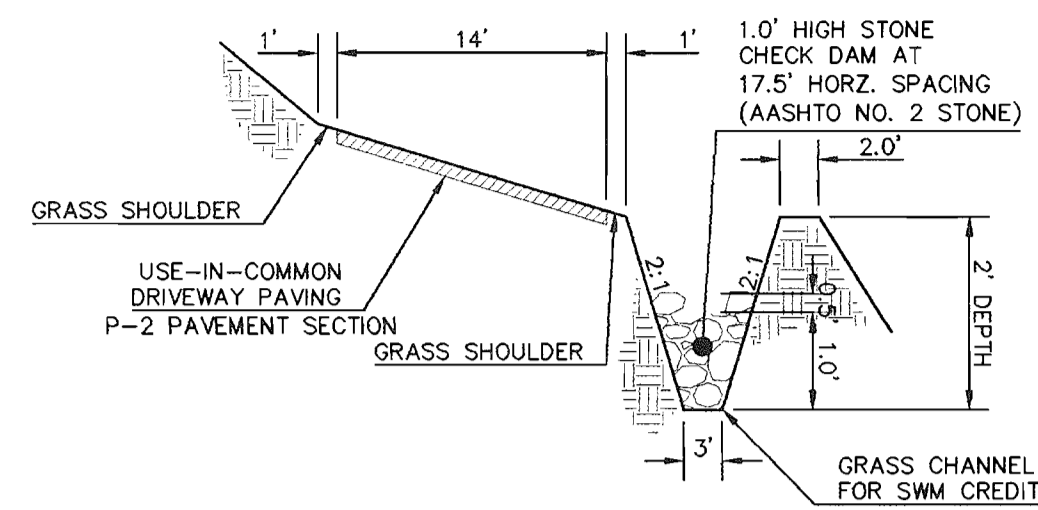
Project	date	description	revisions

DEVINE PROPERTY, LOTS 1 THRU 3
NEW SINGLE FAMILY DWELLINGS
& LOT 4 USE-IN-COMMON DRIVEWAY CONSTRUCTION
 TAX MAP 25 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
COVER SHEET

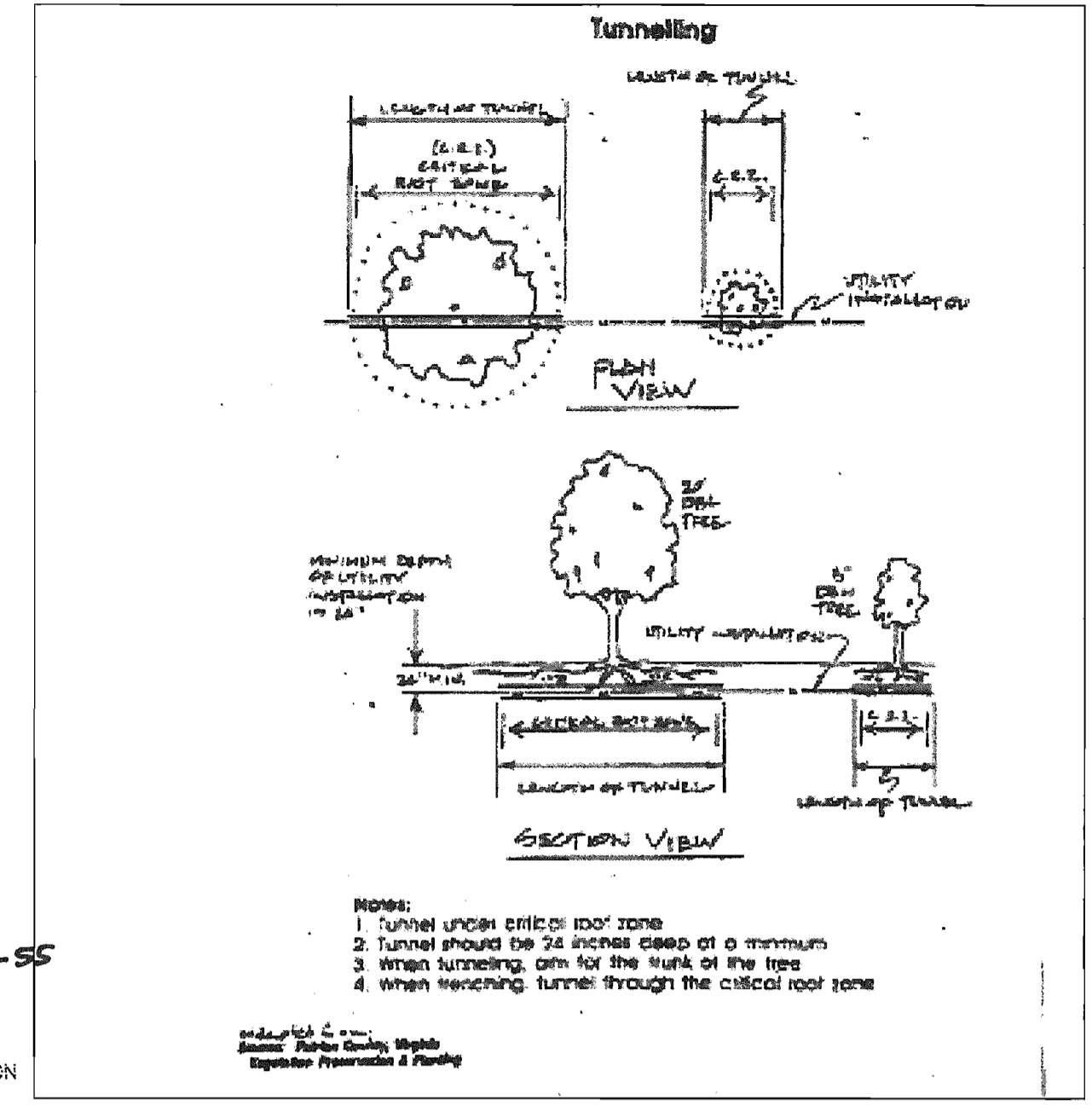
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Baltimore (301) 621-5521 Wash. (410) 997-0298 Fax.

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
B/C2	BRANDYWINE LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED --- TYPE C.
B/D2	BRANDYWINE LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED --- TYPE C.
M/D3	MAJOR LOAM, 15 TO 25% SLOPES, SEVERELY ERODED --- TYPE C.
St	STONY LOAM

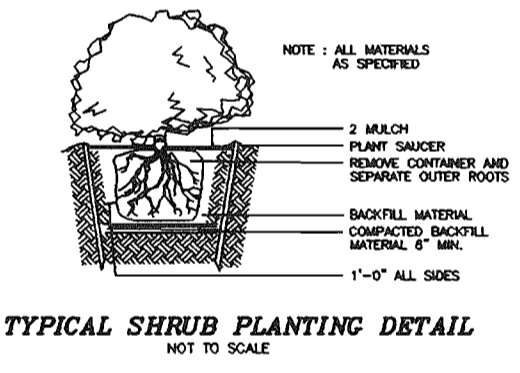


GRASS CHANNEL DETAIL
NTS

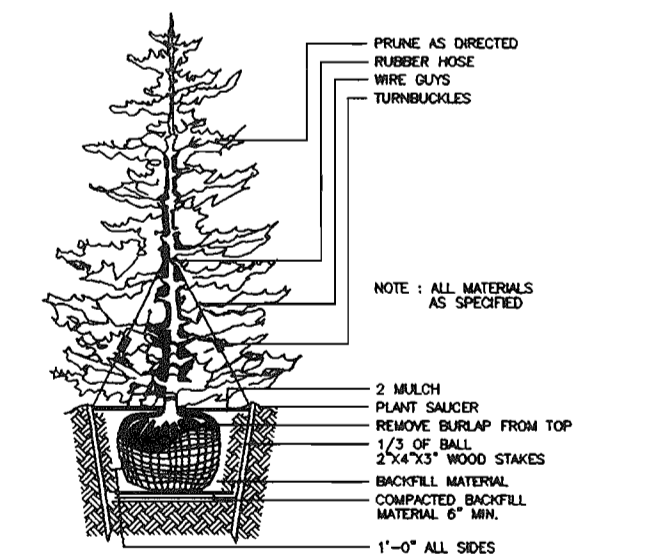


LEGEND

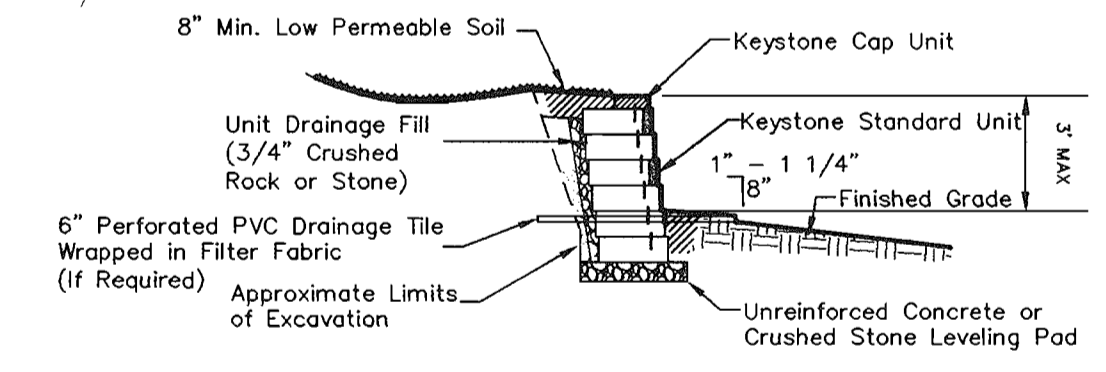
- TREE LINE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION
- 15%-25% SLOPES
- SLOPES 25% AND GREATER
- PROPOSED RED MAPLE TREES PER F-01-104
- PROPOSED SUGAR MAPLE TREES PER F-01-104
- AMERICAN HOLLIES REQUIRED FOR HDC
- INK BERRY HOLLIES REQUIRED FOR HDC
- PUMP
- DRY WELL
- CHECK DAM
- RETAINING WALL EASEMENT



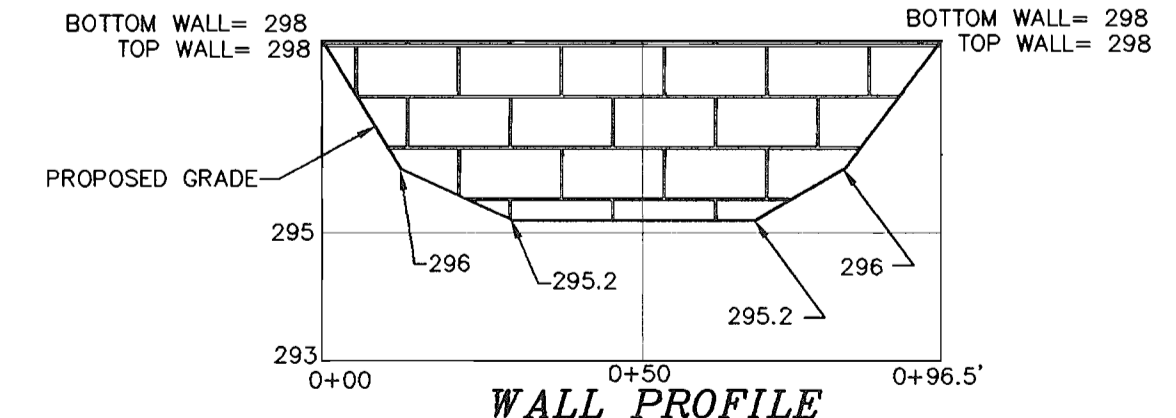
TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

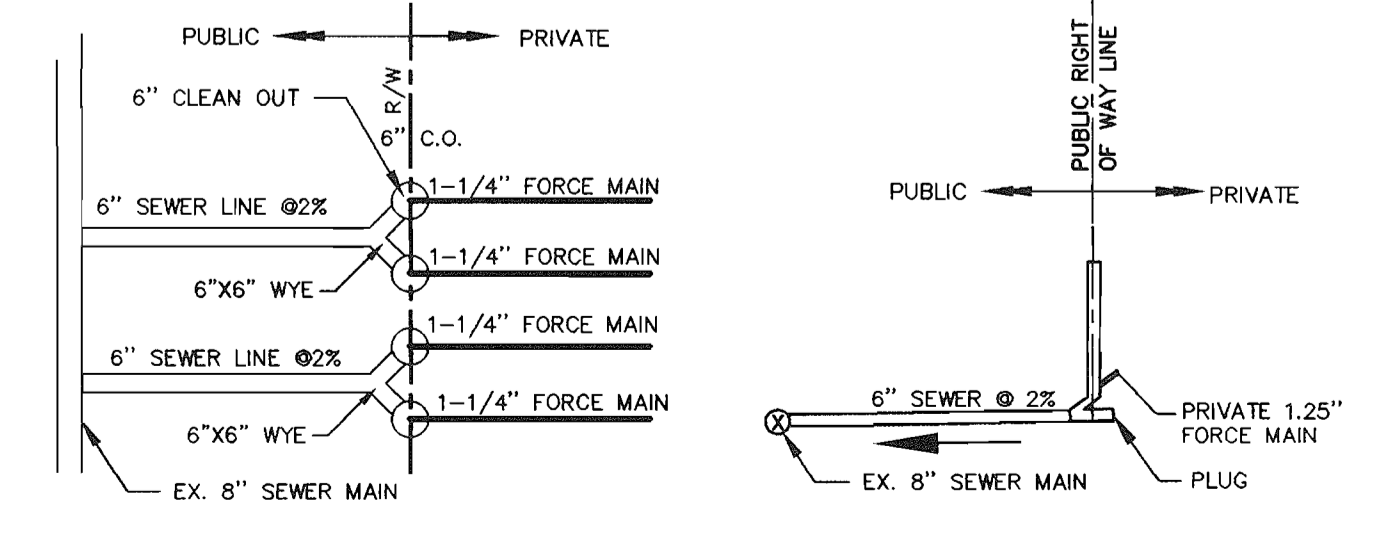


TYPICAL WALL SECTION
Standard Unit - 1' Setback
N.T.S.

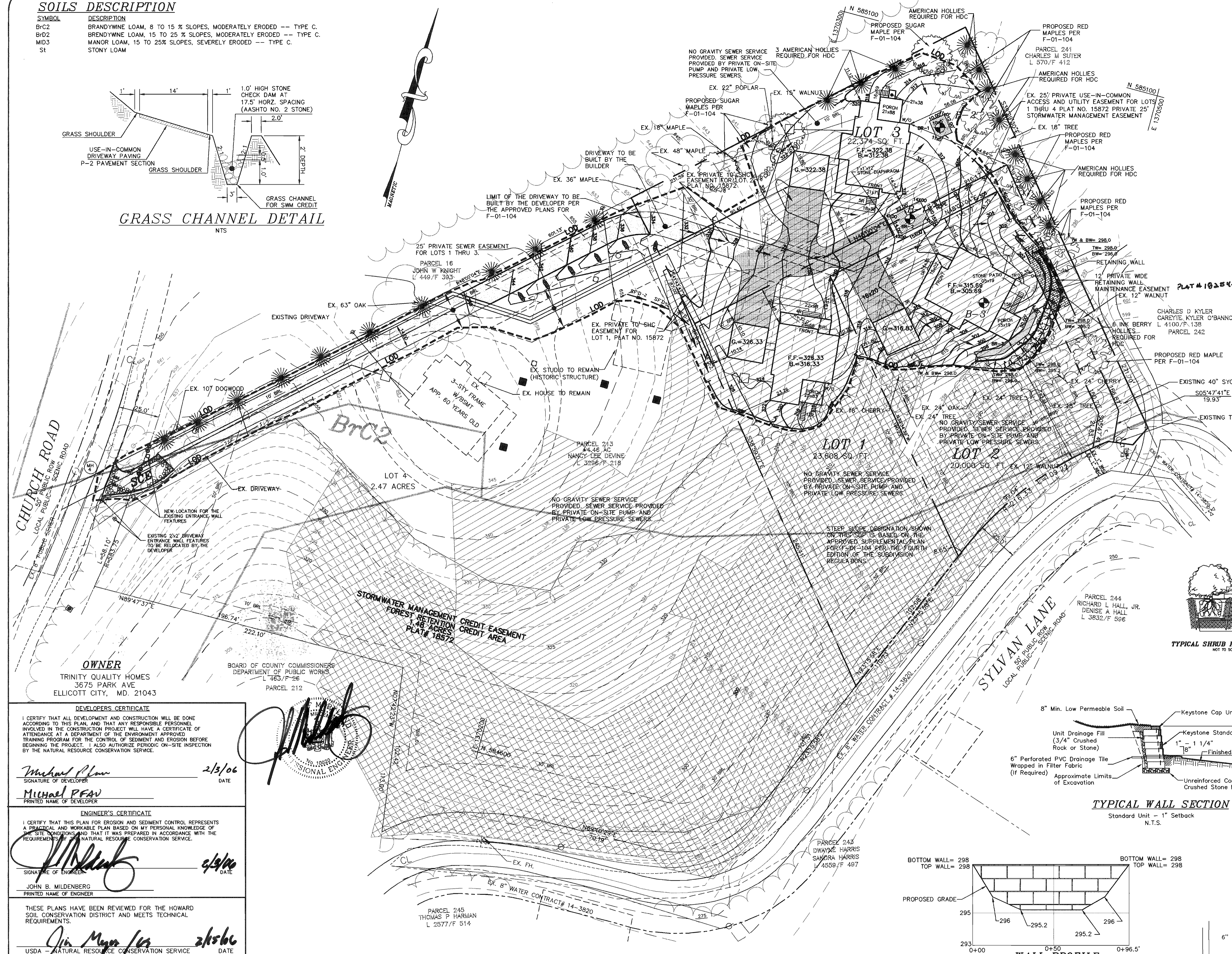


LANDSCAPE REQUIREMENT BY HISTORIC DISTRICT COMMISSION

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10		PINUS STROBUS OR EQUIVALENT	WHITE PINE	6'-8' HT.
11		ILEX OPACA OR EQUIVALENT	AMERICAN HOLLY	6'-8' HT.
6		ILEX GLABRA OR EQUIVALENT	INK BERRY HOLLY	6'-8' HT.
TOTAL				27 TREES



CLEAN-OUT DETAIL
SCALE: N.T.S.



OWNER
TRINITY QUALITY HOMES
3675 PARK AVE
ELLCOTT CITY, MD. 21043

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.
Michael Pfan 2/3/06
SIGNATURE OF DEVELOPER DATE
Michael Pfan
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.
John B. Milenberg 2/3/06
SIGNATURE OF ENGINEER DATE
JOHN B. MILDENBERG
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Jim Mays 2/3/06
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John Mays 2/3/06
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION
Chris Hanna 2/3/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Mark A. Gough 2/3/06
DIRECTOR DATE

DEVELOPER'S/OWNER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH 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 YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
Michael Pfan 2/3/06
NAME DATE

Project	date	description	no.
00-50	FEB 06	engineering	
		illustration	
		MAT	
		scale	1" = 30'
		approval	

Project	date	description	no.
		revisions	

DEVINE PROPERTY, LOTS 1 THRU 3
NEW SINGLE FAMILY DWELLINGS
& LOT 4 USE-IN-COMMON DRIVEWAY CONSTRUCTION
TAX MAP 25 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0296 Fax.

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

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

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SO.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SO.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING. APPLY 400 LBS. PER ACRE 30-0-0 UREA-TYPED FERTILIZER (9 LBS./1000 SO.FT.)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SO.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (13 LBS./1000 SO.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS./1000 SO.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.8 LBS./1000 SO.FT.) OF KEPPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOO, OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

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

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (32 LBS./1000 SO.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WHEAT LOVEGRASS (0.7 LBS./1000 SO.FT.) FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28. PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

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

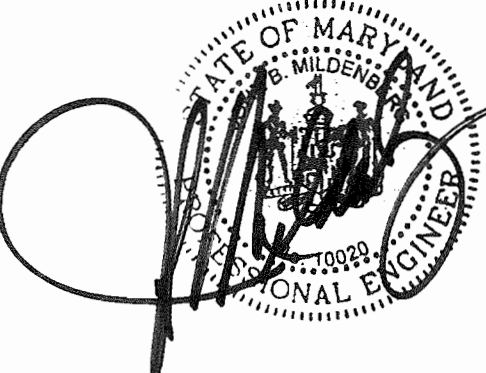
REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (1313-1855).
- 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 THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOO (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 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 OF SITE:	1.52	ACRES
AREA DISTURBED:	1.10	ACRES
AREA TO BE ROOFED OR PAVED:	0.22	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.20	ACRES
TOTAL CUT:	1,500	CU. YDS.
TOTAL FILL:	1,500	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.



OWNER

TRINITY QUALITY HOMES
3675 PARK AVE
ELLCOTT CITY, MD. 21043

DEVELOPERS CERTIFICATE

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

Signature: *Michael P. Faw* DATE: 2/5/06
Signature: *Michael P. Faw* DATE: 2/5/06

ENGINEER'S CERTIFICATE

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

Signature: *John B. Mildenberg* DATE: 2/5/06
Signature: *John B. Mildenberg* DATE: 2/5/06

REVIEW COMMENTS

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

Signature: *Jin Myers* DATE: 2/5/06
USDA - NATURAL RESOURCE CONSERVATION SERVICE

Signature: *John B. Mildenberg* DATE: 2/5/06
HOWARD SOIL CONSERVATION DISTRICT

Signature: *John B. Mildenberg* DATE: 2/5/06
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *John B. Mildenberg* DATE: 2/5/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *John B. Mildenberg* DATE: 2/5/06
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *John B. Mildenberg* DATE: 2/5/06
DIRECTOR

- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROL. 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

STANDARD SPECIFICATIONS FOR TOPSOIL

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

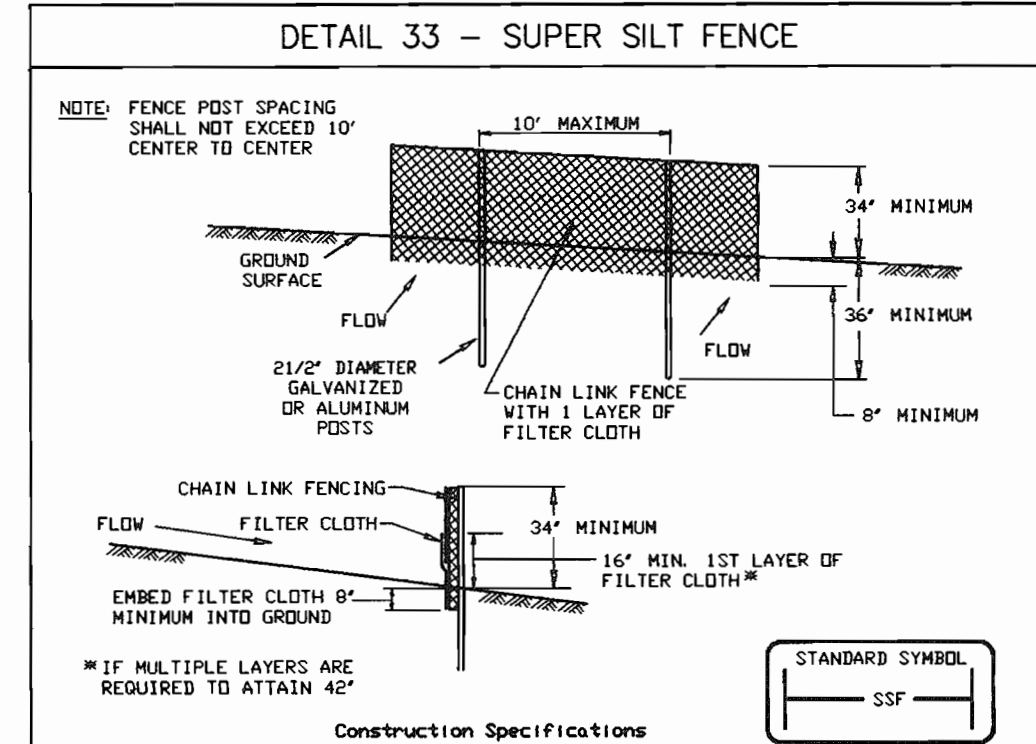
PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICES APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- 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 AUTHORITY. TOPSOIL SHALL NOT BE A MIXTURE OF CONTAMINATED TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERNARDIA GRASS, QUACKGRASS, JOHNSON-SON GRASS, MUSTARD, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4 TONS/ACRE (200 GALS/1000 SQ. FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE REQUIRRED UNIFORM OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - TOPSOIL SHALL BE FREED OF PLANTS OR PLANT PARTS SUCH AS BERNARDIA GRASS, QUACKGRASS, JOHNSON-SON GRASS, MUSTARD, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4 TONS/ACRE (200 GALS/1000 SQ. FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE REQUIRRED UNIFORM OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.00 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOO OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL, UNLESS SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISPERSION OF PHYTO-TOXIC MATERIALS.
 - NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.00 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.



Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	800 feet	1,500 feet
20 - 30%	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

Tensile Strength	Test: MMT 509
50 lbs/in (min.)	Test: MMT 509
Tensile Modulus	20 lbs/in (min.)
Flow Rate	0.3 gal/ft ² /minute (max.)
Filtering Efficiency	75% (min.)
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H-26-3
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	

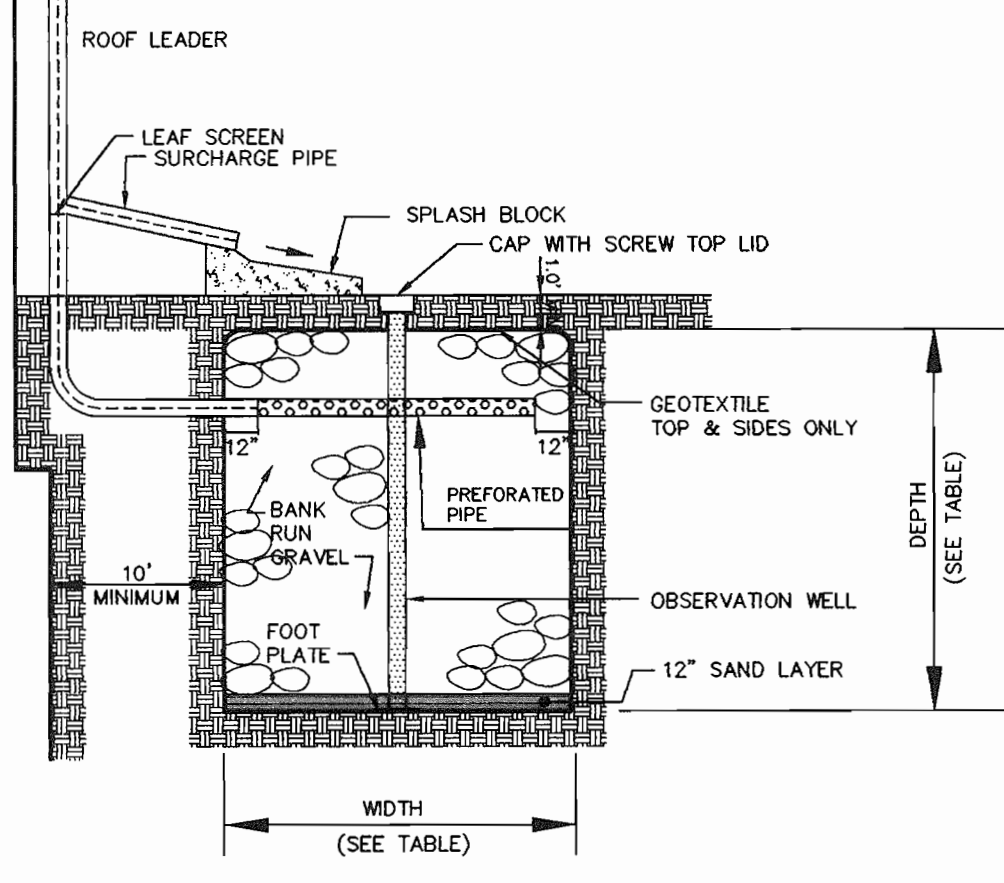
SUPER SILT FENCE

Design Criteria

SUPER FENCE DIVERSION

Construction Specifications (Continued)

- All temporary SFD dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grade less than 1%.
- Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
- Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
- All trees, brush, stumps, obstructions and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
- The dike shall be excavated or shaped to fit, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
- Fill shall be compacted by earth moving equipment.
- All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
- Inspection and maintenance must be provided periodically and after each rain event.



DRYWELL SIZE TABLE

LOT NO.	DIMENSION	DEPTH
2	4 X 4	4
4	4 X 4	4

PLANT LIST

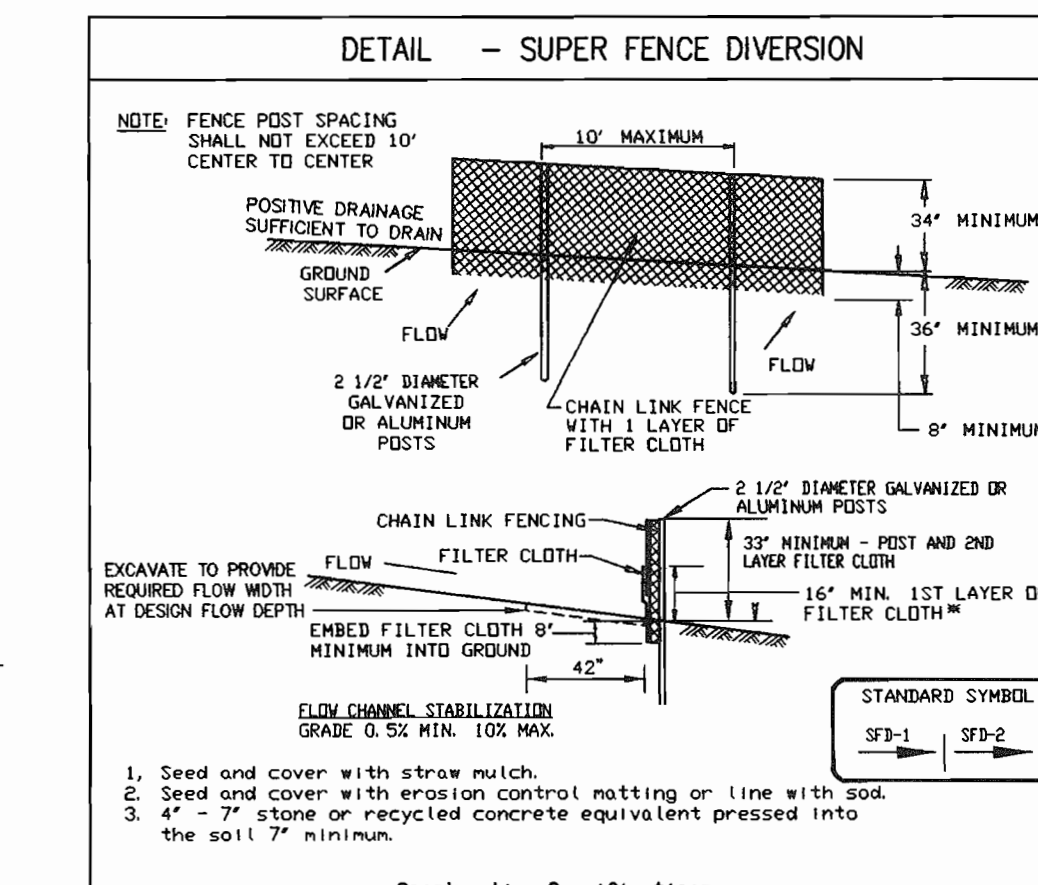
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	1	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
2	4	ILEX GLABRA	INK BERRY	2' - 3" HT.
6	10	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4	6	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
3	4	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER
TOTAL (BR-1)	13	PERENNIALS, 2 SHRUB, 1 TREE		
TOTAL (BR-2)	20	PERENNIALS, 4 SHRUB, 1 TREE		
TOTAL (BR-3)	32	PERENNIALS, 6 SHRUB, 2 TREE		

TEMPORARY DUST CONTROL MEASURES

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING AWAY.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE THE FLOWING OF WATER ON DOWNWARD SIDE OF SITE. CHISEL-TYPE PLOWS APPLIED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOSTLY WET. REPEAT AS NECESSARY. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- 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.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT (ONE DAY)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN. (ONE DAY)
- CONSTRUCT SUPER SILT FENCE (TWO DAYS)
- CONSTRUCT SUPER FENCE DIVERSION (TWO DAYS)
- COMPLETE CONSTRUCTION AS SHOWN (20 DAYS)
- COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (TWO DAYS)
- SEED AND MULCH ALL REMAINING DISTURBED AREAS. (TWO DAYS)
- CONSTRUCT BIORETENTION FACILITIES. (TWO DAYS)
- UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (ONE DAY)



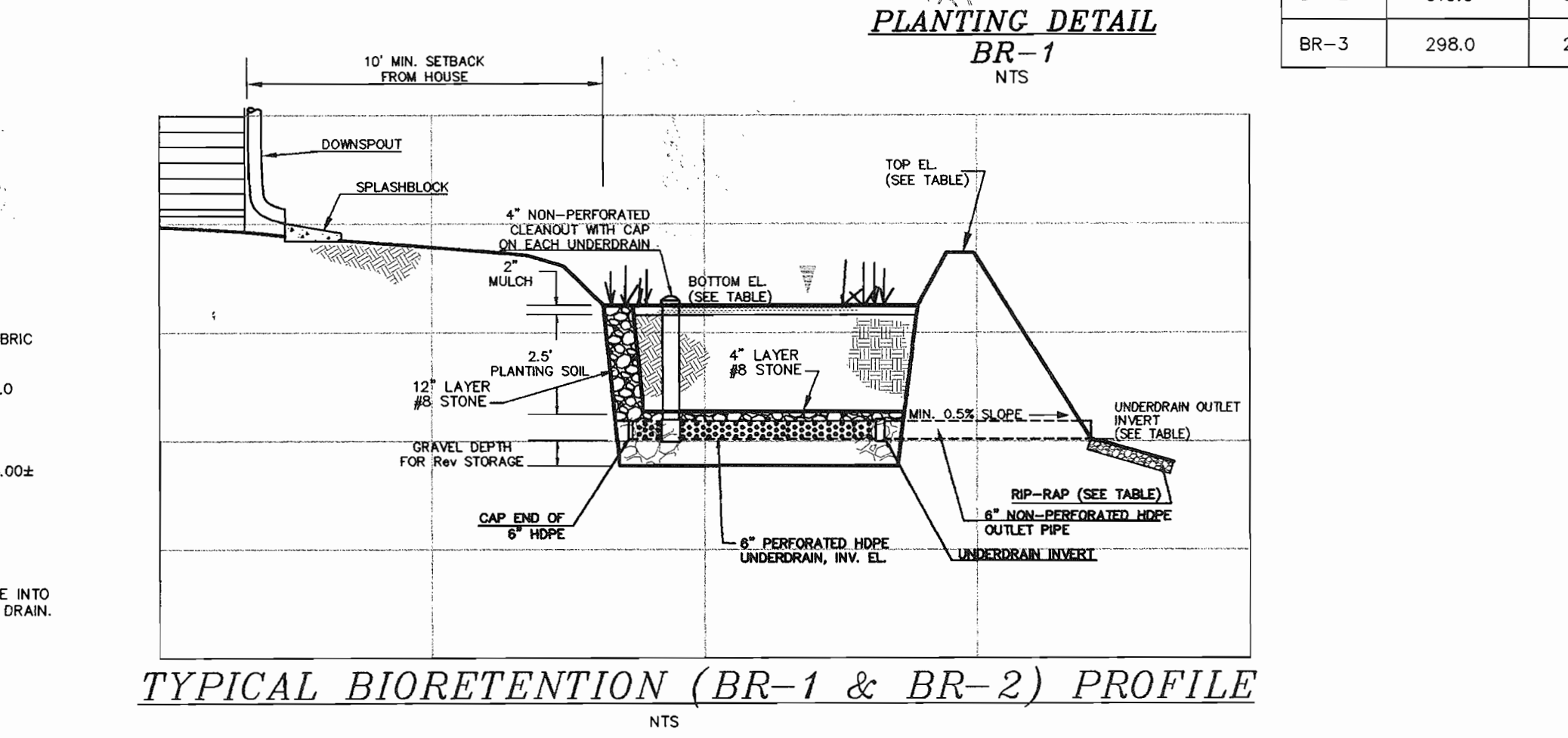
- Construction Specifications
- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
 - The poles do not need to set in concrete.
 - Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
 - Filter cloth and erosion control matting shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
 - Filter cloth shall be embedded a minimum of 8" into the ground.
 - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence.

BIORETENTION DESIGN DATA

FACILITY	RAIN GARDEN TOP EL.	RAIN GARDEN BOTTOM EL.	UNDERDRAIN INVERT EL.	UNDERDRAIN OUTLET INVERT EL.	DIMENSIONS	GRAVEL DEPTH	OUTFALL PIPE LENGTH
BR-1	311.0	310.5	307.0	306.8	10'x12'x1'	12"	35'±
BR-2	315.0	314.0	310.5	310.4	10'x22'x1'	12"	20'±
BR-3	298.0	297.0	294.0	294.0	4'x50'x0.5'	6"	9'±

OPERATION AND MAINTENANCE SCHEDULE FOR BIORETENTION AREAS (TO BE PRIVATELY MAINTAINED)

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER, AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



Project: 00-50
Date: FEB 06
Illustration: MMT
Approval: MMT
Scale: N.T.S.

date:
description:
revisions:

DEVINE PROPERTY, LOTS 1 THRU 3
NEW SINGLE FAMILY DWELLINGS
& LOT 4 USE-IN-COMMON DRIVEWAY CONSTRUCTION
TAX MAP 25 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5092 Drexley Hall Drive, Suite 202, Ellicott City, Maryland, 20824
(410) 997-0286, Fax: (410) 997-0286, Cell: (301) 621-5521, Mobile: (410) 997-0280, Fax: (410) 997-0280