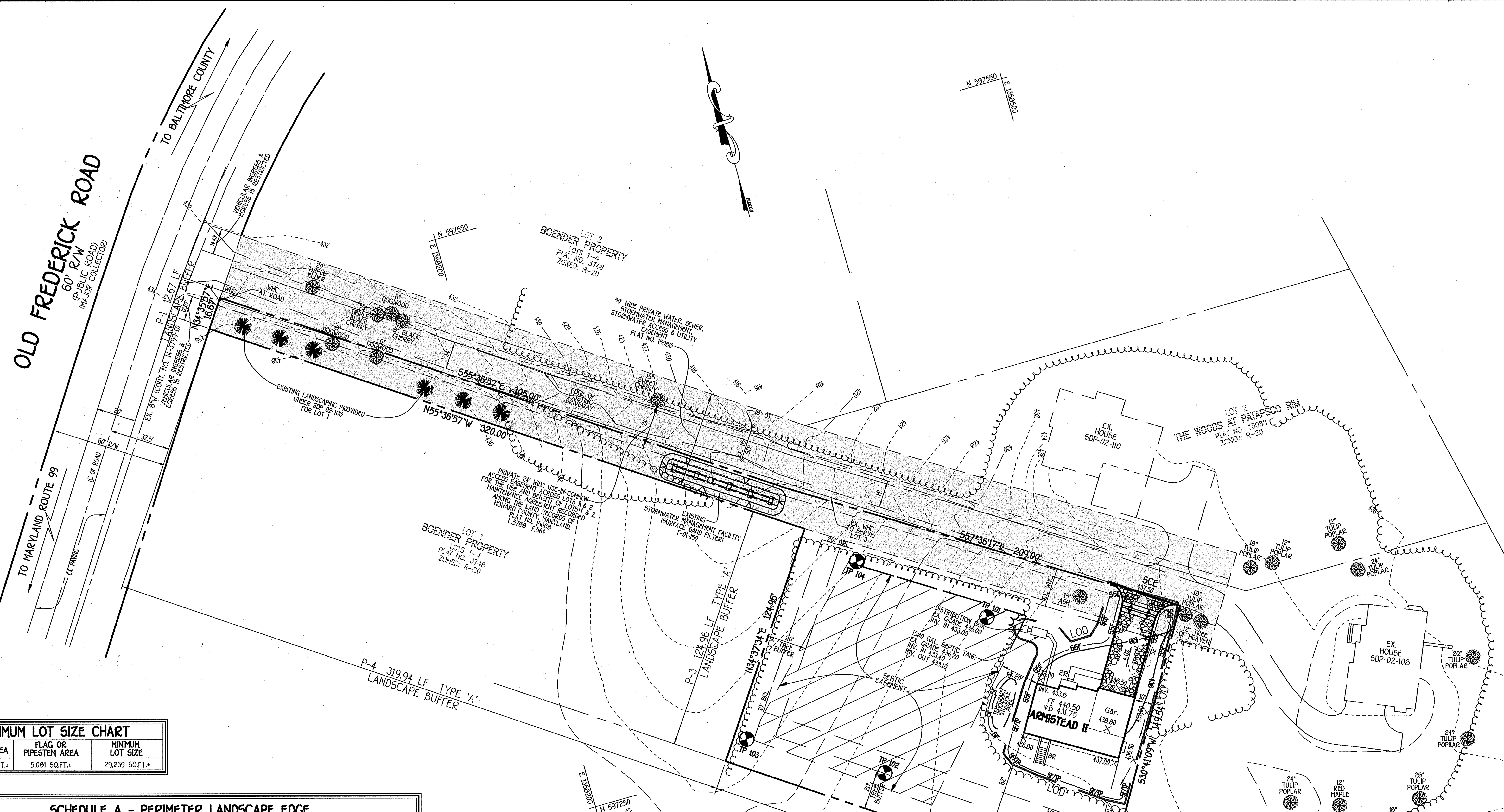
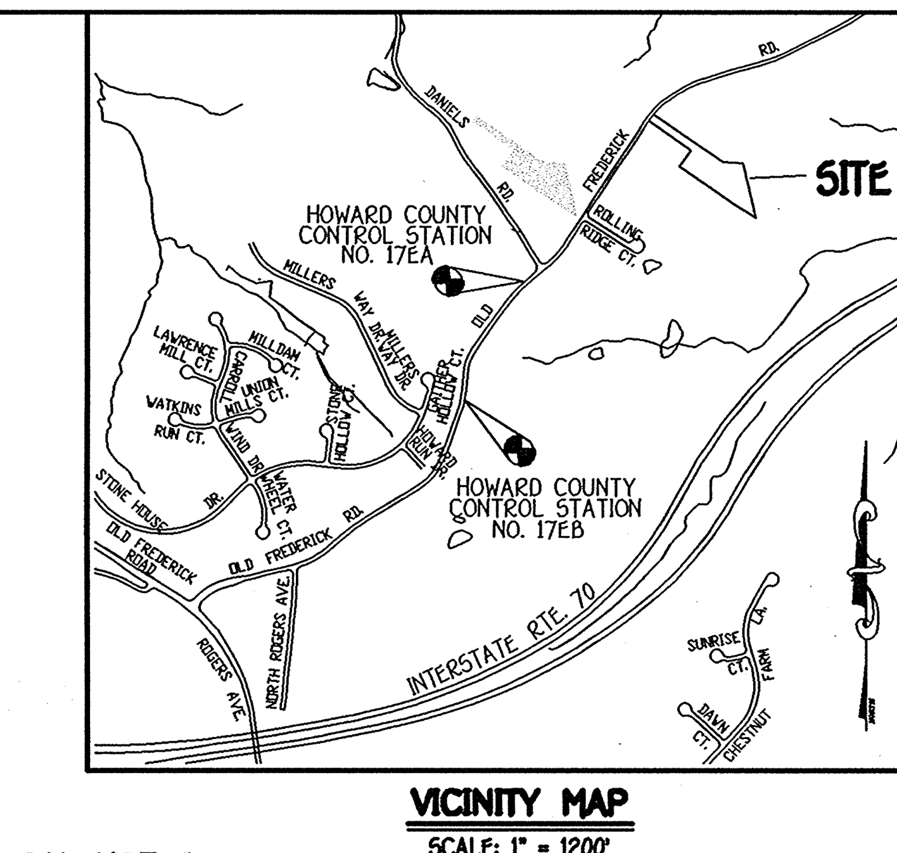


BENCH MARKS

T.P. 17EA ELEV. 479.462
N. 594,357.618
E. 1,357,519.371
LOC. NEAR INTERSECTION OF
OLD FREDERICK RD. & DANIELS RD.
ALONG OLD FREDERICK ROAD

T.P. 17EB ELEV. 420.696
N. 593,813.919
E. 1,355,731.860
LOC. NEAR INTERSECTION OF
OLD FREDERICK RD. & DANIELS RD.
ALONG OLD FREDERICK ROAD



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

1. THE PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
2. THE TOTAL AREA INCLUDED IS THIS SUBMISSION IS 0.7955 AC.
3. THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS 1.
4. PROPOSED USE OF SITE: SINGLE FAMILY DETACHED UNIT.
5. THE TOTAL DISTURBED AREA IS 0.1411 AC.
6. DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE F-77-184, F-01-150, W CONT. 14-3799-9 & F-01-187
7. UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER PLANS: CONTRACT 14-3799-D.
8. [hatched symbol] THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
COORDINATES BASED ON NAD '83 , MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. H.C.M. 17EA AND NO. H.C.M. 17EB.
STA. H.C.M. 17EA N 594357.618 E 1357519.371 ELEV. 479.462
STA. H.C.M. 17EB N 593813.919 E 1355731.860 ELEV. 420.696
9. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT 3/12/ 2002, BY FISHER, COLLINS AND CARTER, INC.
10. USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT 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 - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 -1/2" MINIMUM);
   C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
   D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
   E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER SURFACE;
   F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
   G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
11. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PERIMETER LANDSCAPING AND THE ASSOCIATED SURETY HAVE BEEN SATISFIED UNDER SDP-02-108 FOR LOT 1.
12. IN ACCORDANCE WITH SECTION 16.1201 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, THE FOREST CONSERVATION OBLIGATIONS FOR LOTS 3 AND 4, THE RE-SUBDIVISION OF LOT 1 F-01-150, HAVE BEEN PROVIDED BY THE RETENTION CREDIT OF .50 ACRES OF EXISTING FOREST LOCATED ON LOT 4 PER THE RESIDENTIAL 60,000 SQUARE FEET LOT POLICY OF THE DEPARTMENT OF PLANNING AND ZONING DATED MAY 11, 1999.
13. NO TIDAL WETLANDS EXIST ON SITE BASED ON A SITE EVALUATION BY WILDMAN ENVIRONMENTAL SERVICES DURING DECEMBER, 2000.
14. NO 100 YEAR FLOOD PLAIN OR STEEP SLOPES EXIST ON THIS SITE.
15. THE SHARED DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT FOR LOTS 3 AND 4 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, L.5780 F.564.
16. STORMWATER MANAGEMENT IS PROVIDED UNDER F-01-150 FOR LOTS 1,2 & 3 BY A SURFACE SAND FILTER ADJACENT TO THE USE-IN-COMMON DRIVEWAY. THIS FACILITY PROVIDES FOR THE REQUIRED WATER QUALITY VOLUME (WQV) AND GROUNDWATER RECHARGE VOLUME (REV) AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
17. ANY DAMAGE TO COUNTY RIGHTS-OF-WAY SHALL BE REPAIRED AT THE DEVELOPER'S EXPENSE.
18. 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.
19. THE DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
20. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION (410)-313-1880 AT LEAST 24 HOURS PRIOR TO THE START OF WORK.
21. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-257-7777) AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK.
22. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. 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.
23. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
24. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

MINIMUM LOT SIZE CHART

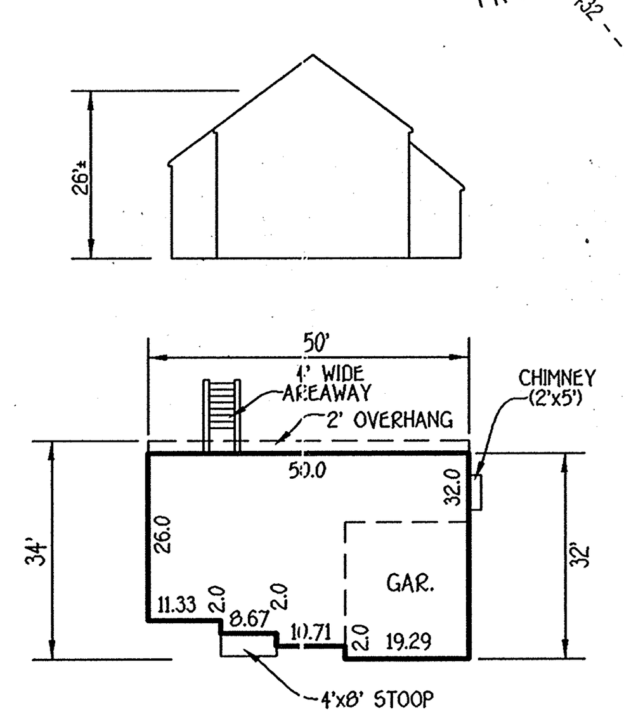
LOT NO.	GROSS AREA	FLAG OR PIPESTEM AREA	MINIMUM LOT SIZE
3	34,320 SQ.FT.±	5,081 SQ.FT.±	29,239 SQ.FT.±

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	P-4
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES (ELLISON)	ADJACENT TO PERIMETER PROPERTIES (LOT 1)	ADJACENT TO PERIMETER PROPERTIES (DRIVEWAY)
LANDSCAPE TYPE	N/A	A	A	A
LINEAR FEET OF PERIMETER	12.67 L.F.	203.96 L.F.	124.96 L.F.	319.94 L.F.
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	YES 203.96 L.F.	YES 124.96 L.F.	NO
CREDIT FOR WALL, FENCE OR BERM (NO, YES, AND %)	NO	NO	NO	NO
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	N\A FRONTS PUBLIC ROAD	0 0	0 0	6 0
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES	0 0	0 0	0 0	*6 0

*EXISTING LANDSCAPING PROVIDED UNDER SDP-02-108 FOR LOT 1.
SURETY WAS POSTED WITH THE BUILDER'S GRADING PERMIT UNDER SDP-02-108 FOR LOT 1.

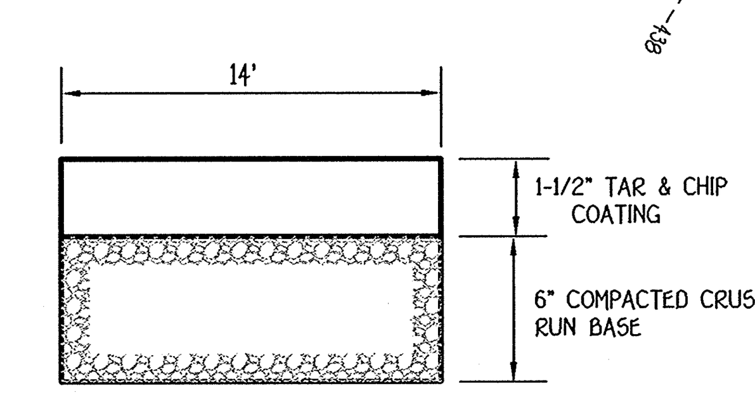
LANDSCAPE NOTES:
1. "THE OWNER, TENANT AND/OR THEIR AGENTS FOR LOT 3 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS FOR WHICH CREDIT IS BEING TAKEN AND AS PROVIDED UNDER SDP-02-108 FOR LOT 1. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED."
2. "NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED."



ARMISTEAD II
SCALE: 1" = 30'

LEGEND

SYMBOL	DESCRIPTION
- - - - - - -	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
TP 102	PERC HOLES
(tree line symbol)	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
—SF/TP—	SILT FENCE/TREE PROTECTION
—SSF—SSF—	SUPER SILT FENCE
(hatched)	SEPTIC EASEMENT
(tree symbol)	PERIMETER LANDSCAPE TREES PER F-02-198 PROVIDED UNDER SDP 02-108
(tree symbol)	EXISTING TREES



COMMON DRIVEWAY DETAIL
NOT TO SCALE

INDEX SHEET

SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
2	NOTES & DETAILS

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
3	8417 OLD FREDERICK ROAD

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER [signature] KJD MOD — 10/4/05 DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

NO.	REVISION	DATE

STATE OF MARYLAND — EARL D. COLLINS — NO. 9753 — PROFESSIONAL ENGINEER

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 Howard Soil Conservation District."

[signature] Signature of Engineer EARL D. COLLINS — 8-22-05 Date

BUILDER/DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

[signature] Signature of Developer MARK KOVACH — 8/22/05 Date

Reviewed for HOWARD SCD and meets Technical Requirements.
[signature] U.S.D.A.-Natural Resources Conservation Service — 8-29-05 Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
[signature] Howard SCD — 8-29-05 Date

OWNER/DEVELOPER/BUILDER

MARK KOVACH
9527 OLD FREDERICK ROAD
ELLICOTT CITY, MARYLAND 21043
410-313-3366

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[signature] Chief, Division of Land Development — 10/7/05 Date
[signature] Chief, Development Engineering Division — 9/2/05 Date
[signature] Director - Department of Planning and Zoning — 10/12/05 Date

PROJECT				SECTION	LOT NO.
THE WOODS AT PATAPSCO RIM				N/A	3
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
#17746	7	R-20	18	SECOND	6121.00
WATER CODE			SEWER CODE		
F01			PRIVATE		

PERC CERTIFICATION, SITE DEVELOPMENT,
SEDIMENT/EROSION CONTROL PLAN

THE WOODS AT PATAPSCO RIM

LOT 3
TAX MAP NO.: 18 PARCEL NO.: 349
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: FEBRUARY, 2005
SHEET 1 OF 2

SDP 05-142

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion.

PURPOSE

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and run-off to downstream areas, and improving wildlife habitat and visual resources.

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration O(up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary Soil Stockpiles, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dams, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration evaporation, transpiration, percolation, and groundwater recharge. Vegetation, over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

Sediment control devices must remain in place during grading, seedbed preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

A. Site Preparation
- i. Install erosion and sediment control structures (either temporary of permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
- ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
- iii. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.

B. Soil Amendments (Fertilizer and Lime Specifications)
- i. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
- ii. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee of the producer.
- iii. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a •100 mesh sieve and 98-100% will pass through a •20 mesh sieve.
- iv. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

C. Seedbed Preparation
- i. Temporary Seeding
  - a. Seedbed preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
  - b. Apply fertilizer and lime as prescribed on the plans.
  - c. In corporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
- ii. Permanent Seeding
  - a. Minimum soil conditions required for permanent vegetative establishment:
    1. Soil pH shall be between 6.0 and 7.0.
    2. Soluble salts shall be less than 500 parts per million (ppm).
    3. The soil shall contain less than 40% clay, but enough fine grained material (>30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass or serecia lespedezas is to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.
    4. Soil shall contain 1.5% minimum organic matter by weight.
    5. Soil must contain sufficient pore space to permit adequate root penetration.
    6. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
  - b. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
  - c. Apply soil amendments as per soil test or as included on the plans.
  - d. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application. Where site conditions will not permit normal seedbed preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3" of soil should be loose and friable. Seedbed loosening may not be necessary on newly disturbed areas.

D. Seed Specifications
- i. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sowing such material on this job.

Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
- ii. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°-80° F. can weaken bacteria and make the inoculant less effective.

E. Methods of Seeding
- i. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cultipacker seeder.
  - a. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen; maximum of 100 lbs. per acre total of soluble nitrogen; P205 (phosphorous); 200 lbs/ac; K20 (potassium): 200 lbs/ac.
  - b. Lime - use only ground agricultural limestone, (Up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
  - c. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
- ii. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
  - a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 265 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
  - b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
- iii. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
  - a. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.
  - b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

F. Mulch Specifications (In order of preference)
- i. Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be musty, moldy, caked, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.
- ii. Wood Cellulose Fiber Mulch (WCFM)
  - a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
  - b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
  - c. WCFM, including dye, shall contain no germination or growth inhibiting factors.
  - d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
  - e. WCFM material shall contain no elements or compounds at concentration levels that will be phytol-toxic.
  - f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm. , diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum.

Note: Only sterile straw mulch should be used in areas where one species of grass is desired.

G. Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding.
- i. If grading is completed outside of the seeding season, mulch along shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.
- ii. When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1" and 2". Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 2.5 tons/acre.
- iii. Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water.

H. Securing Straw Mulch (Mulch Anchoring): Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard:
- i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible.
- ii. Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
- iii. Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and crest of banks. The remainder of area should be appear uniform after binder application. Synthetic binders - such as Acrylic DLR (Agro-Tack), DCA-70 Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used at rates recommended by the manufacturer to anchor mulch.
- iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long.

I. Incremental Stabilization - Cut Slopes
- i. All cuts slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 15'.
- ii. Construction sequence (Refer to Figure 3 below):
  - a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
  - b. Perform Phase 1 excavation, dress, and stabilize.
  - c. Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
  - d. Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

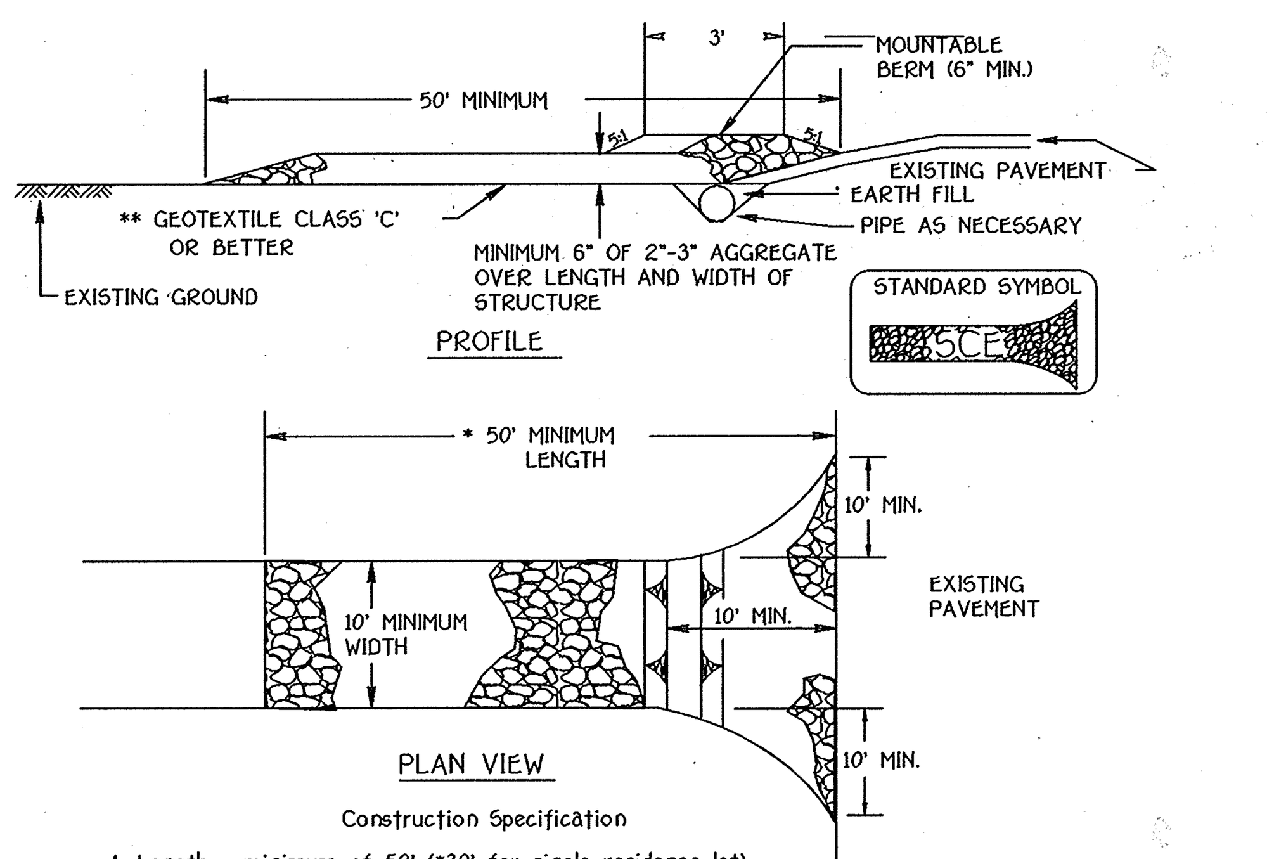
Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions int he operation of completing the operation out of the seeding season will necessitate the application of temporary stabilization.

J. Incremental Stabilization of Embankments - Fill Slopes
- i. Embankments shall be constructed in lifts as prescribed on the plans.
- ii. Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 15", or when the grading operation ceases as prescribed in the plans.
- iii. At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erosive manner to a sediment trapping device.
- iv. Construction sequence: Refer to Figure 4 (below).
  - a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope silt fence on low side of fill as shown in Figure 5, unless other methods shown on the plans address this area.
  - b. Place Phase 1 embankment, dress and stabilize.
  - c. Place Phase 2 embankment, dress and stabilize.
  - d. Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

Note: Once the placement of fill has begun the operation should be continuous from grubbing through the completion of and placement of topsoil (if required) grading and permanent seed and mulch. any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.	1 WEEK
2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN.	2 DAYS
3. CLEAR AND GRUB TO LIMITS OF DISTURBANCE AND MASS GRADE TO SUN-BASE.	4 DAYS
4. INSTALL TEMPORARY SEEDING.	2 DAYS
5. CONSTRUCT DRIVEWAY.	7 DAYS
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE.	
7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.	



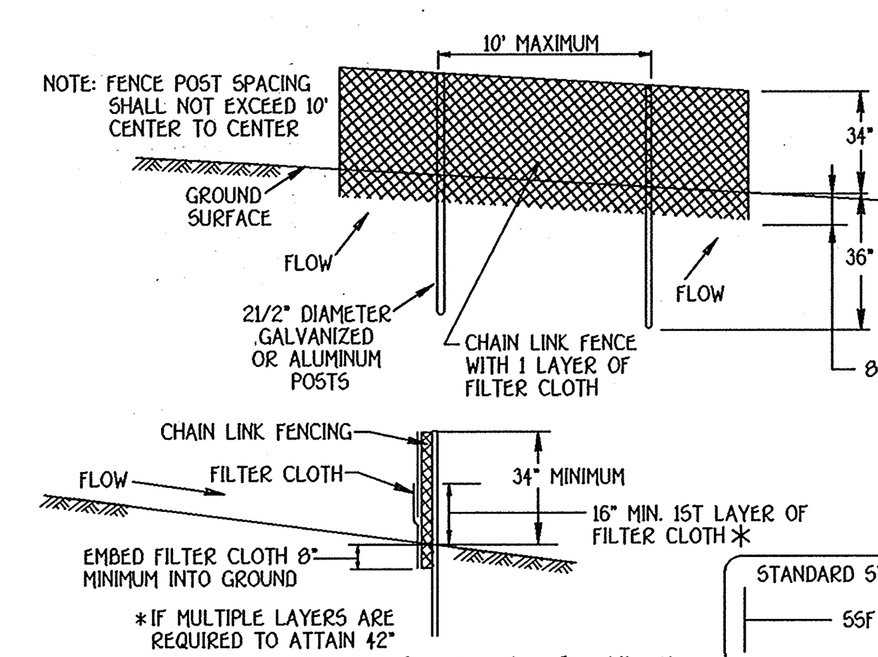
Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

SUPER SILT FENCE

NOT TO SCALE

SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LISCENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3) FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7) SITE ANALYSIS:

TOTAL AREA OF SITE	0.7879 ACRES
AREA DISTURBED	0.1411 ACRES
AREA TO BE ROOFED OR PAVED	0.0571 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.0840 ACRES
TOTAL CUT	251 CU.YDS.
TOTAL FILL	52 CU.YDS.
OFFSITE WASTE/BORROW AREA LOCATION	N/A CU.YDS.

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

SEQUENCE OF CONSTRUCTION
1. Obtain grading permit.
2. Install sediment controls as shown on plan.(1 day)
3. Perform necessary grading and stabilize the site. (2 days)
4. Construct dwelling on site. (90 days)
5. After the site is stabilized and permission is granted from the sediment control inspector, remove sediment controls and stabilize any remaining disturbed areas.

TEMPORARY SEEDING NOTES
Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

SEEDBED PREPARATION:
Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS:
Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 Sq. Ft.)

SEEDING:
For the periods March 1 through April 30, and August 15 through November 15, seed with 1-1/2 bushel per annual rye (3.2 lbs/1,000 Sq. Ft.) for the period May 1 thru August 14. Seed with 3 lbs/acre of weeping lovegrass (.07 lbs/1000Sq.Ft.). For the period November 16 thru February 28, Protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

MULCHING:
Apply 1-1/2 to 2 tons per acre (70 to 90 lbs./1,000 Sq.Ft.) or unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per care (5 gal./1,000 Sq. Ft.) of emulsified asphalt on flat acres. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1,000 Sq. Ft.) for anchoring.
Refer to the 1988 Maryland Standards and Specification for Soil Erosion and sediment control for rate and methods not covered.

PERMANENT SEEDING NOTES
All disturbed areas shall be stabilized as follows:

SEEDBED PREPARATION:
Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

SOIL AMENDMENTS:
Apply two tons per acre Dolomitic Lime Stone (92 lbs/1,000 Sq. Ft.) and 600 lbs. per acre 0-20-20 fertilizer (14 lbs./1,000 Sq. Ft.) before seeding harrow or discing. Into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 38-0-0 ureaform fertilizer (9 lbs./1,000 Sq. Ft.) and 500 lbs. per acre (11.5 lbs./1,000 Sq. Ft.) of 10-20-20 fertilizer.

SEEDING:
For the periods March 1 through April 30, and August 1 through October 15, seed with 100 lbs. per acre (2.3 lbs./1,000 Sq. Ft.) of Kentucky 31 Tall Fescue, for the period May 1 through July 31, seed with 60 lbs/acre (1.4 lbs./1,000 Sq. Ft.) Kentucky 31 Tall Fescue and 2 lbs. per acre (0.05 lbs./1,000 Sq. Ft.) of weeping Lovegrass. During the period of October 16 through February 28. Project site by: Option (1) - two tons per acre of well anchored straw mulch and seed as soon as possible in the spring; option (2) - use Soo; Option (3) - seed with 100 lbs./acre Kentucky 31 Tall Fescue and mulch with two tons/acre well anchored straw. All slopes should be hydroseeded.

MULCHING:
Apply 1-1/2 to 2 tons per acre (10 to 90 lbs./1,000 Sq. Ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gal./1,000 Sq.Ft.) of emulsified asphalt on flat acres. On slopes 8 feet or higher use 348 gallons per acre (8 gal./1,000 Sq. Ft.) for anchoring.

MAINTENANCE:
Inspect all seeded areas and make needed repairs, replacements and reseedings.

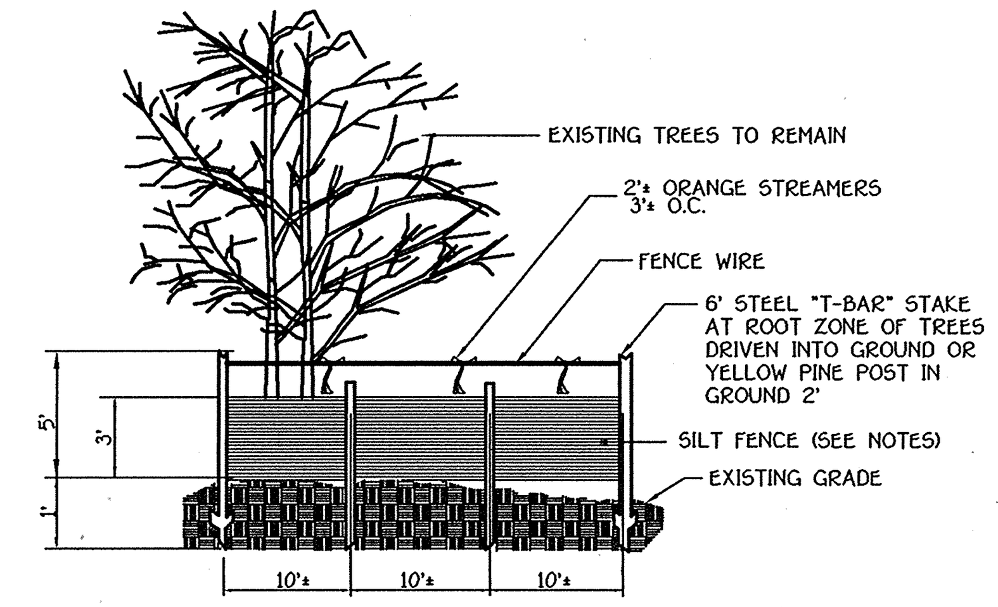
* For public ponds substitute Chemung Crownvetch at 15 lbs./acre and Kentucky 31 Tall Fescue at 40 lbs/acre as the seeding requirement. Optimum seeding date for this mixture is March 1 to April 30.

TOPSOIL SPECIFICATIONS - Soil to be used as topsoil must meet the following:
Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting texture subsoil and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots trash, or other materials larger than 1-1/2" in diameter.

Topsoil must be free of plants or plant parts such as Bermuda Grass, Quackgrass, Johnson grass, Nutsedge, Poison Ivy, Thistle, or others as specified.

Where the topsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds./1,000 Sq. Ft.) prior to the placement of topsoil. Lime shall be disturbed uniformly 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 20.0 vegetative stabilization-Section 1 - Vegetative Stabilization Methods and Materials.



1. Silt Fence to be heeled into the soil.
2. Wire, snow fence, etc. for tree protection only.
3. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
4. Boundaries of Retention Area should be staked and flagged prior to installing device.
5. Avoid root damage when placing anchor posts.
6. Device should be properly maintained throughout construction.
7. Protection signs are also required, see Figure C-4.
8. Locate fence outside the Crictical Root Zone.

SILT FENCE AND TREE PROTECTION

NOT TO SCALE

APPROVED FOR PUBLIC OR ~~(PRIVATE)~~ WATER AND ~~PUBLIC~~ OR (PRIVATE) SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Robert J. Weber (signature) — COUNTY HEALTH OFFICER — 10/4/05 DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

NO.	REVISION	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 Howard Soil Conservation District."

Signature of Engineer — EARL D. COLLINS — 8-22-05 Date

BUILDER/DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer — MARK KOVACH — 8/22/05 Date

Reviewed for HOWARD SCD and meets Technical Requirements — 8-29-05 Date
U.S.D.A.-Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT
John R Robertson — 8-29-05 Date
Howard SCD

OWNER/DEVELOPER/BUILDER
MARK KOVACH
9527 OLD FREDERICK ROAD
ELLICOTT CITY, MARYLAND 21043
410-313-3366

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development — 10/7/05 Date
Chief, Development Engineering Division — 9/2/05 Date
Director - Department of Planning and Zoning — 10/14/05 Date

PROJECT			SECTION		LOT NO.
THE WOODS AT PATAPSCO RIM			N/A		3
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
#17746	7	R-20	18	SECOND	6121.00
WATER CODE			SEWER CODE		
F01			PRIVATE		

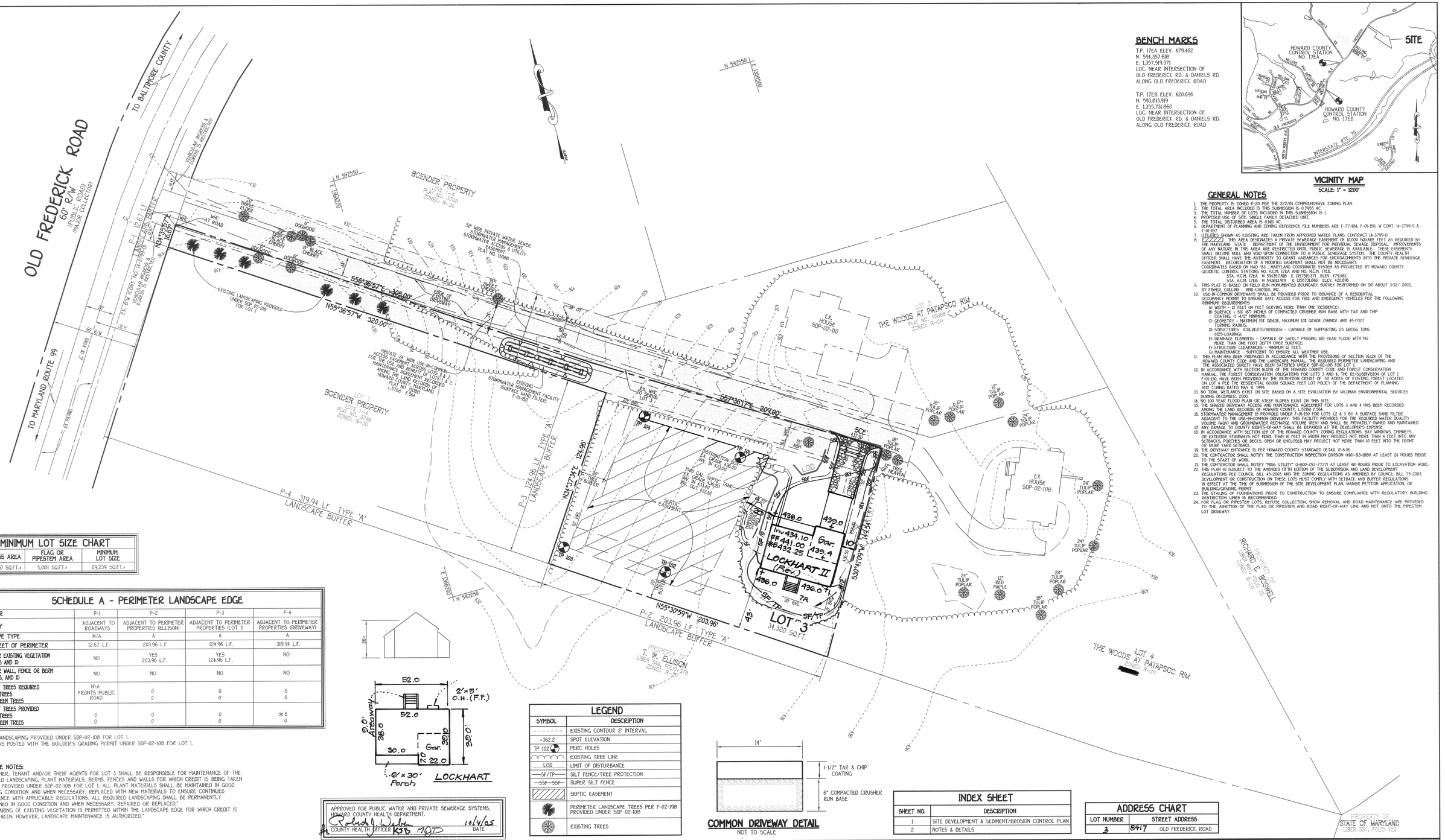
SEDIMENT/EROSION CONTROL NOTES & DETAILS

THE WOODS AT PATAPSCO RIM

LOT 3

TAX MAP NO.: 18 PARCEL NO.: 349
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY, 2005

SDP 05-142



BENCH MARKS

T.P. 17EA ELEV. 479.462
N. 594,357.618
E. 1,357,519.371
LOC. NEAR INTERSECTION OF
OLD FREDERICK RD. & DANIELS RD.
ALONG OLD FREDERICK ROAD

T.P. 17EB ELEV. 420.696
N. 593,813.919
E. 1,355,731.860
LOC. NEAR INTERSECTION OF
OLD FREDERICK RD. & DANIELS RD.
ALONG OLD FREDERICK ROAD

VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

1. THE PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
2. THE TOTAL AREA INCLUDED IS THIS SUBMISSION IS 0.7955 AC..
3. THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS 1.
4. PROPOSED USE OF SITE: SINGLE FAMILY DETACHED UNIT.
5. THE TOTAL DISTURBED AREA IS 0.140 AC.
6. DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE F-77-184, F-01-150, W CONT. 14-3799-D & F-01-187.
7. UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER PLANS: CONTRACT 14-3799-D.
8. ZZZZZZ - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
9. COORDINATES BASED ON NAD 83 , MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. HCM 17EA AND NO. HCM 17EB.
   STA. HCM. 17EA N 594357.618 E 1357519.371 ELEV. 479.462
   STA. HCM. 17EB N 593813.919 E 1355731.860 ELEV. 420.696.
9. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT 3/12/ 2002, BY FISHER, COLLINS AND CARTER, INC.
10. USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT 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 - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, (1 -1/2" MINIMUM);
   C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
   D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
   E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER SURFACE;
   F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
   G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
11. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PERIMETER LANDSCAPING AND THE ASSOCIATED SURETY HAVE BEEN SATISFIED UNDER SDP-02-108 FOR LOT 1.
12. IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, THE FOREST CONSERVATION OBLIGATIONS FOR LOTS 3 AND 4, THE RE-SUBDIVISION OF LOT 1 F-01-150 HAVE BEEN PROVIDED BY THE RETENTION CREDIT OF .50 ACRES OF EXISTING FOREST LOCATED ON LOT 4 PER THE RESIDENTIAL 60,000 SQUARE FEET LOT POLICY OF THE DEPARTMENT OF PLANNING AND ZONING DATED MAY 31, 1999.
13. NO TIDAL WETLANDS EXIST ON SITE BASED ON A SITE EVALUATION BY WILDMAN ENVIRONMENTAL SERVICES DURING DECEMBER, 2000.
14. NO 100 YEAR FLOOD PLAIN OR STEEP SLOPES EXIST ON THIS SITE.
15. THE SHARED DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT FOR LOTS 3 AND 4 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, L.5760 F.564.
16. STORMWATER MANAGEMENT IS PROVIDED UNDER F-01-150 FOR LOTS 1,2 & 3 BY A SURFACE SAND FILTER ADJACENT TO THE USE-IN-COMMON DRIVEWAY. THIS FACILITY PROVIDES FOR THE REQUIRED WATER QUALITY VOLUME (WQV) AND GROUNDWATER RECHARGE VOLUME (REV) AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
17. ANY DAMAGE TO COUNTY RIGHTS-OF-WAY SHALL BE REPAIRED AT THE DEVELOPER'S EXPENSE.
18. IN ACCORDANCE WITH SECTION 129 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.
19. THE DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
20. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION (410-313-1880) AT LEAST 24 HOURS PRIOR TO THE START OF WORK.
21. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-257-7777) AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK.
22. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. 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.
23. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
24. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	FLAG OR PIPESTEM AREA	MINIMUM LOT SIZE
3	34,320 SQ.FT.±	5,081 SQ.FT.±	29,239 SQ.FT.±

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	P-4
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES (ELLISON)	ADJACENT TO PERIMETER PROPERTIES (LOT 1)	ADJACENT TO PERIMETER PROPERTIES (DRIVEWAY)
LANDSCAPE TYPE	N/A	A	A	A
LINEAR FEET OF PERIMETER	12.67 L.F.	203.96 L.F.	124.96 L.F.	319.94 L.F.
CREDIT FOR EXISTING VEGETATION (NO, YES AND ID	NO	YES 203.96 L.F.	YES 124.96 L.F.	NO
CREDIT FOR WALL, FENCE OR BERM (NO, YES, AND ID	NO	NO	NO	NO
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	N\A FRONTS PUBLIC ROAD	0 0	0 0	6 0
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES	0 0	0 0	0 0	*6 0

*EXISTING LANDSCAPING PROVIDED UNDER SDP-02-108 FOR LOT 1.
SURETY WAS POSTED WITH THE BUILDER'S GRADING PERMIT UNDER SDP-02-108 FOR LOT 1.

LANDSCAPE NOTES:

1. "THE OWNER, TENANT AND/OR THEIR AGENTS FOR LOT 3 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS FOR WHICH CREDIT IS BEING TAKEN AND AS PROVIDED UNDER SDP-02-108 FOR LOT 1. 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 REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED."
2. "NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED."

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Robert A. Wirth MD 10/4/05
COUNTY HEALTH OFFICER KJB DATE

LEGEND

SYMBOL	DESCRIPTION
----------	EXISTING CONTOUR 2' INTERVAL
+362.2	SPOT ELEVATION
TP 102	PERC HOLES
~~	EXISTING TREE LINE
LOD	LIMIT OF DISTURBANCE
SF/TP	SILT FENCE/TREE PROTECTION
SSF SSF	SUPER SILT FENCE
	SEPTIC EASEMENT
	PERIMETER LANDSCAPE TREES PER F-02-198 PROVIDED UNDER SDP 02-108
	EXISTING TREES

COMMON DRIVEWAY DETAIL
NOT TO SCALE

INDEX SHEET

SHEET NO.	DESCRIPTION
1	SITE DEVELOPMENT & SEDIMENT/EROSION CONTROL PLAN
2	NOTES & DETAILS

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
3	8417 OLD FREDERICK ROAD

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

NO.	REVISION	DATE
1	Revise house model from Armistead II to Lockhart II	10.25.05

STATE OF MARYLAND — DANIEL E. SOMERVILLE — No. 9733 — PROFESSIONAL ENGINEER

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 Howard Soil Conservation District."

Signature of Engineer EARL D. COLLINS 8.22.05 Date

BUILDER/DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer MARK KOVACH 8/22/05 Date

Revised 4 for HOWARD SCD and meets Technical Requirements
Jim Myers 8-29-05
U.S.D.A.-Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT
John K. Robertson 8-29-05
Howard SCD Date

OWNER/DEVELOPER/BUILDER

MARK KOVACH
9527 OLD FREDERICK ROAD
ELLICOTT CITY, MARYLAND 21043
410-313-3366

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development — Date 10/7/05
Chief, Development Engineering Division — Date 9/2/05
Director - Department of Planning and Zoning — Date 10/11/05

PROJECT	SECTION	LOT NO.
THE WOODS AT PATAPSCO RIM	N/A	3

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
#17746	7	R-20	18	SECOND	6121.00

WATER CODE	SEWER CODE
F01	PRIVATE

PERC CERTIFICATION, SITE DEVELOPMENT, SEDIMENT/EROSION CONTROL PLAN

THE WOODS AT PATAPSCO RIM

LOT 3

TAX MAP NO.: 18 PARCEL NO.: 349
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"= 30' DATE: FEBRUARY, 2005
SHEET 1 OF 2

SDP 05-142

K:\Drawings 3\30729 KOVACH\kovach lots 3 and 4\30729 SDP Lot 3.dwg, 8/22/2005 2:06:53 PM