

1. LENGTH - MINIMUM OF 50' (50' 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 8" SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE IS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

**Standard Sediment Control Notes**

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (3-13-1955).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformity with the 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 greater than 3:1. By 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 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 5.1), sod (Sec. 5.4), temporary seeding (Sec. 5.2) and mulching (Sec. 5.2). 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: 0.507 Acres
  - Area Disturbed: 0.1136 Acres
  - Area to be seeded or paved: 0.008 Acres
  - Area to be vegetatively stabilized: 0.0631 Acres
  - Total Gall: 260 cu yds
  - Total Fill: 260 cu yds
  - Office waste/hazardous area location:
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 control 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 in completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the Inspection agency is made.
11. Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized by the end of each working, whichever is shorter.

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*Jim Maynard* 12/21/05  
 URBAN NATURAL RESOURCES PRESERVATION DIVISION  
 DATE

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

*John K. Roberts* 12/21/05  
 HOWARD SCD  
 DATE

**ENGINEER'S CERTIFICATE**

"I certify that this plan for sediment and erosion 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."

*Michael D. Dwyer* 11/9/05  
 Signature of Engineer (print name below signature) Date

**DEVELOPER'S CERTIFICATE**

"I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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."

*Joseph L. Campbell* 11-10-05  
 Signature of Developer (print name below signature) Date

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

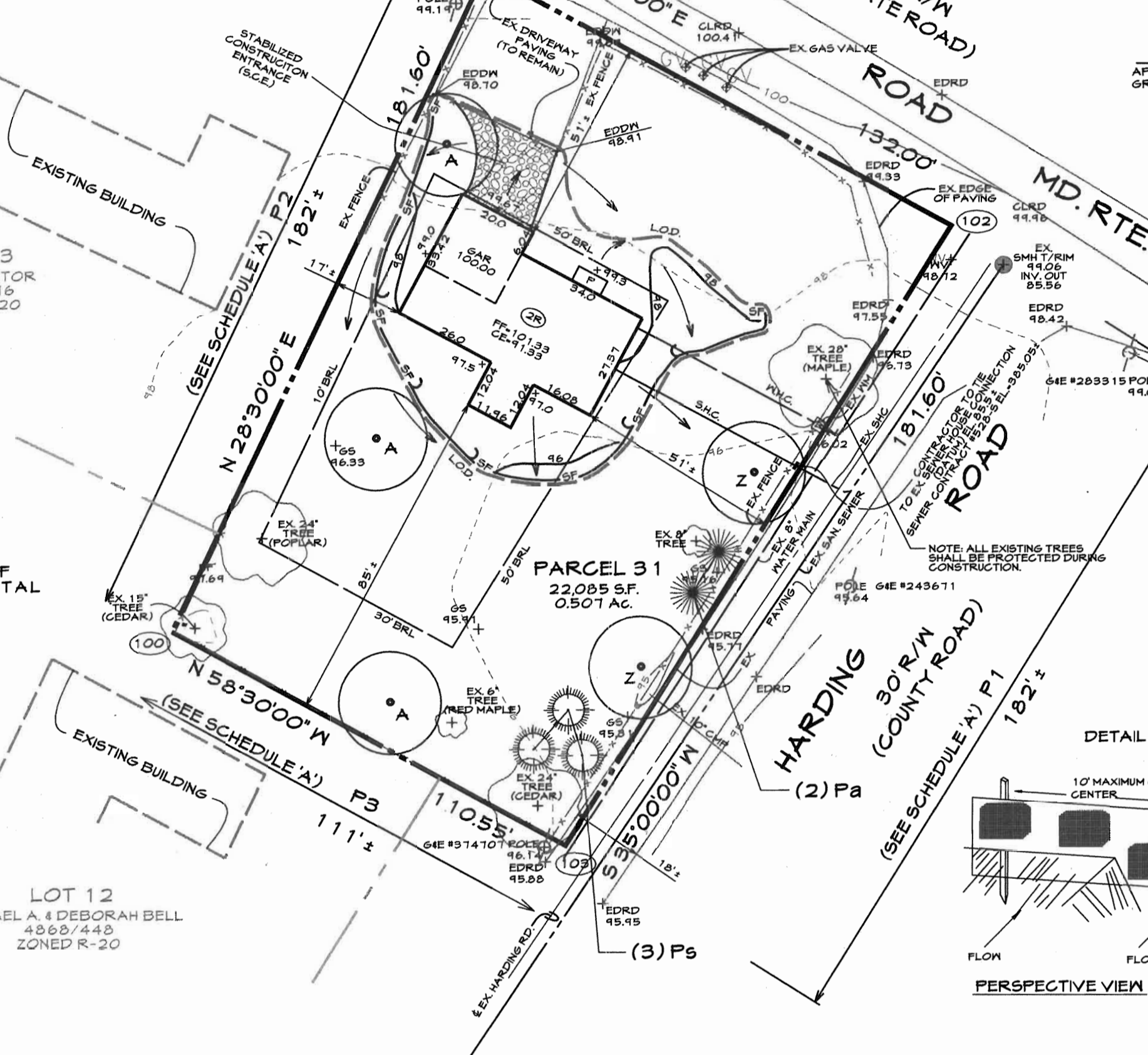
*Michael Dwyer* 12/22/05  
 Chief, Development Engineering Division VQ Date

*Cindy Hamstra* 1/3/06  
 Chief, Division of Planning and Development CRM Date

*Debra Dwyer* 1/3/06  
 Director Date

Schedule 'A' Perimeter Landscape Edge			
Category	Adjacent to Roadway	Adjacent to Perimeter Property	
Landscape Type 'A'	N/A	P2	P3
Linear Feet of Perimeter	N/A	182 LF	111 LF
Landscape Type 'B'	P1	N/A	N/A
Linear Feet of Perimeter	182 LF	N/A	N/A
Credit for Existing Vegetation	2 Shade Trees	1 Shade Tree	1 Shade Tree
Number of Plants Required			
Shade Trees	4	3	2
Evergreen Trees	0	0	0
Shrubs	0	0	0
Number of Plants Provided			
Shade Trees	2	2	1
Evergreen Trees	0	0	0

Credit for existing vegetation:  
 Along P1 a 28" cal. Maple and an 8" cal. Tree will be protected. Along P2 a 24" cal. Poplar will be retained as well as a 6" cal. Red Maple along P3



COORDINATES		
POINT #	NORTH	EAST
100	5952553.142	1946367.1480
101	595414.2569	1346445.0510
102	595356.4413	1346561.1466
103	595202.2455	1346465.1381

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83/91 AND ARE SHOWN AS THUS: (XXX)

PLANTING SCHEDULE						
Key	Quan.	Botanical Name	Common Name	Size	Root	Spacing
A	3	Acer Rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2" - 3" cal.	B&B	25' o.c.
Z	2	Zelkova Serrata 'Village Green'	Village Green Japanese Zelkova	2 1/2" - 3" cal.	B&B	25' o.c.
Pa	2	Picea Abies	Norway Spruce	6'-8' Ht.	B&B	10' o.c.
Ps	3	Pinus Strobus	Eastern White Pine	6'-8' Ht.	B&B	10' o.c.

NOTE: 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. BUILDING HOUSE (MOS)  
 4. AFTER THE SITE IS STABILIZED AND PERMISSION IS GRANTED FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS. (2 DAYS)

**CLSI** Civil, Surveyors & Landscape Architects  
 www.clsi-civileng.com

FREDERICK OFFICE: 5111 Regatta Court, Suite 8, Frederick, MD 21704-8318  
 WESTMINSTER OFFICE: 439 East Main Street, Westminster, MD 21157-5539

DATE: 11/8/05  
 REVISIONS: ADDRESSED ADDITIONAL HOWARD COUNTY COMMENTS  
 DESIGNED BY: JEP  
 DRAWN BY: MGG  
 REVIEWED BY: JEP  
 DATE: 2005026

Professional Engineer Registration No. 23446

**STANDARDS AND SPECIFICATIONS FOR TOPSOIL CONSTRUCTION AND MATERIAL SPECIFICATIONS**

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Topsoil salvaged from the site must 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 Experiment Station.

II. 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 textures and shall contain less than 5% by volume of cinders, stones, slag, concrete fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/4" in diameter.
- Topsoil must be free of plants or plant parts such as bermuda grass, quack grass, Johnson grass, nutgrass, poison ivy, etc., or others as specified.
- Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-6 tons/acre (200-450 pounds per 1,000 square feet) prior to the placement of Topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedure.
- For sites having disturbed areas over 5 acres.
- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres.

III. For sites having disturbed areas over 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres.

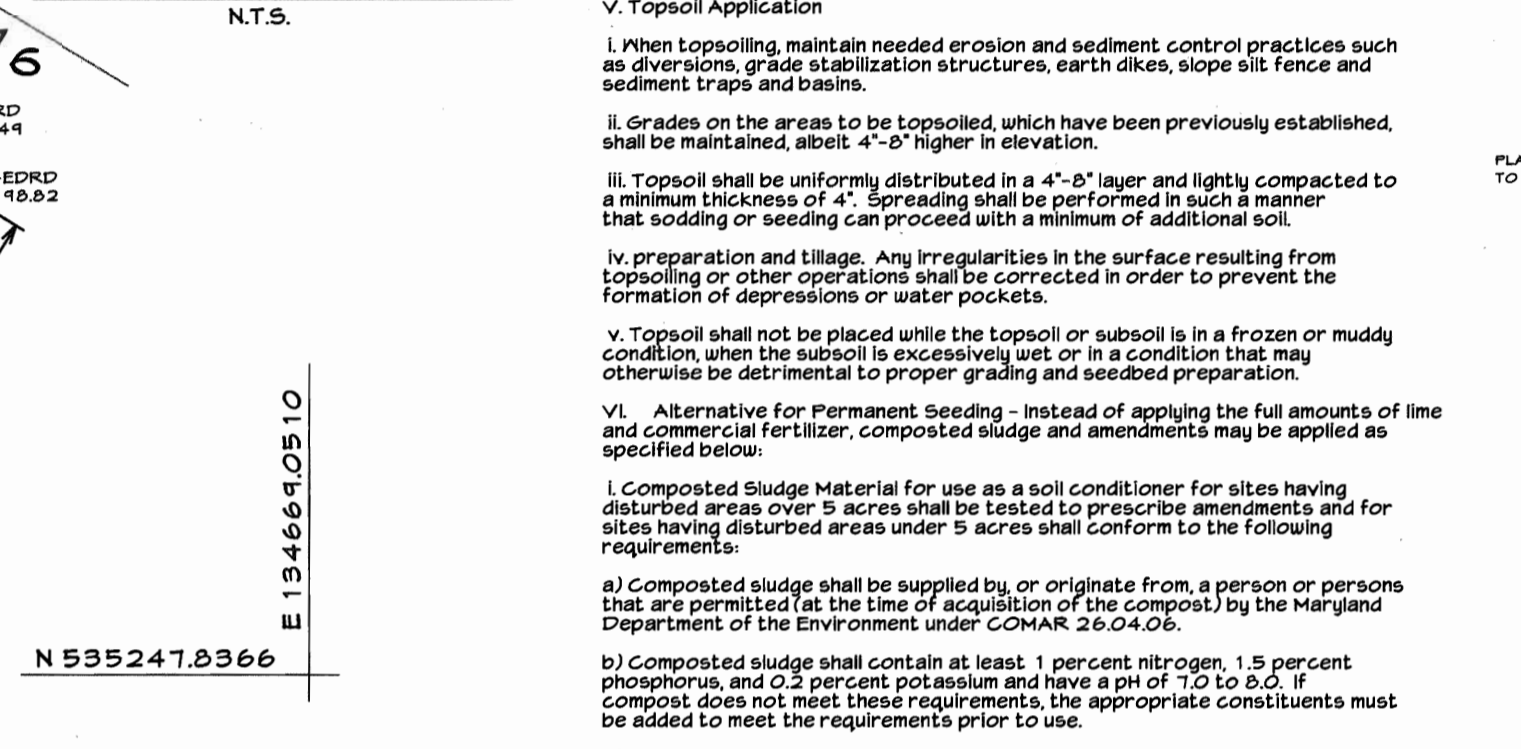
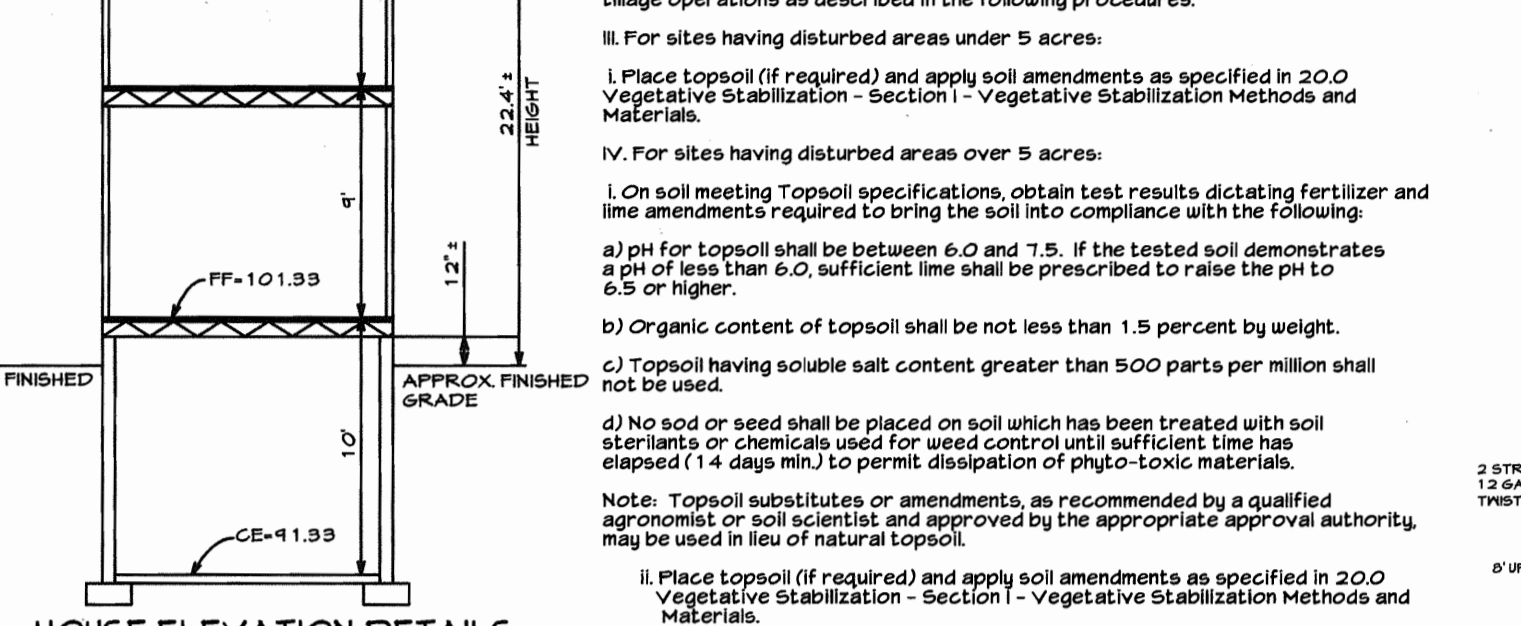
IV. For sites having disturbed areas over 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres.

NOTE: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of the material specified.

V. Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.
- Grades on the areas to be topsoiled which have been previously established, shall be maintained, about 4"-6" higher in elevation.
- Topsoil shall be uniformly distributed in a 4"-6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil.
- Preparation and tillage. Any irregularities in the surface resulting from stumps or other operations shall be corrected in order to prevent the formation of depressions or soil pockets.
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper germination and seedling preparation.
- Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below.



**HOWARD SOIL CONSERVATION DISTRICT PERMANENT SEEDING NOTES**

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

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

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

1. ACCEPTABLE: APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK 1/2" UPON THREE INCHES OF SOIL. AT TIME OF SEEDING APPLY 400 LBS. PER ACRE 30-0-0 UREA FERTILIZER (4 LBS./1000 SQ.FT.)
2. ACCEPTABLE: APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK 1/2" UPON THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15 SEED WITH 50 LBS. PER ACRE (1.4 LBS./1000 SQ.FT.) OF UNKILLED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. JULY 1 SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.8 LBS./1000 SQ.FT.) OF MEETING LOVESGRASS. DISKING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28. PROTECT SITE BY OPTION (1) 1/2 TONS PER ACRE OF MELL-ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOIL. OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TON/ACRE MELL-ANCHORED STRAW.

MULCHING: APPLY 1 - 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS./1000 SQ.FT.) OF UNKILLED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR IMMEDIATELY AFTER APPLICATION USING A MULCH ANCHORING TOOL. FOR PERIODS OF MARCH 1 THROUGH AUGUST 15 SEED WITH 3 LBS. PER ACRE OF MEETING LOVESGRASS (3 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES OF 5 FEET OR HIGHER, USE 3-4 GALLONS PER ACRE (3 GAL./1000 SQ.FT.) FOR ANCHORING.

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

**Silt Fence Design Criteria**

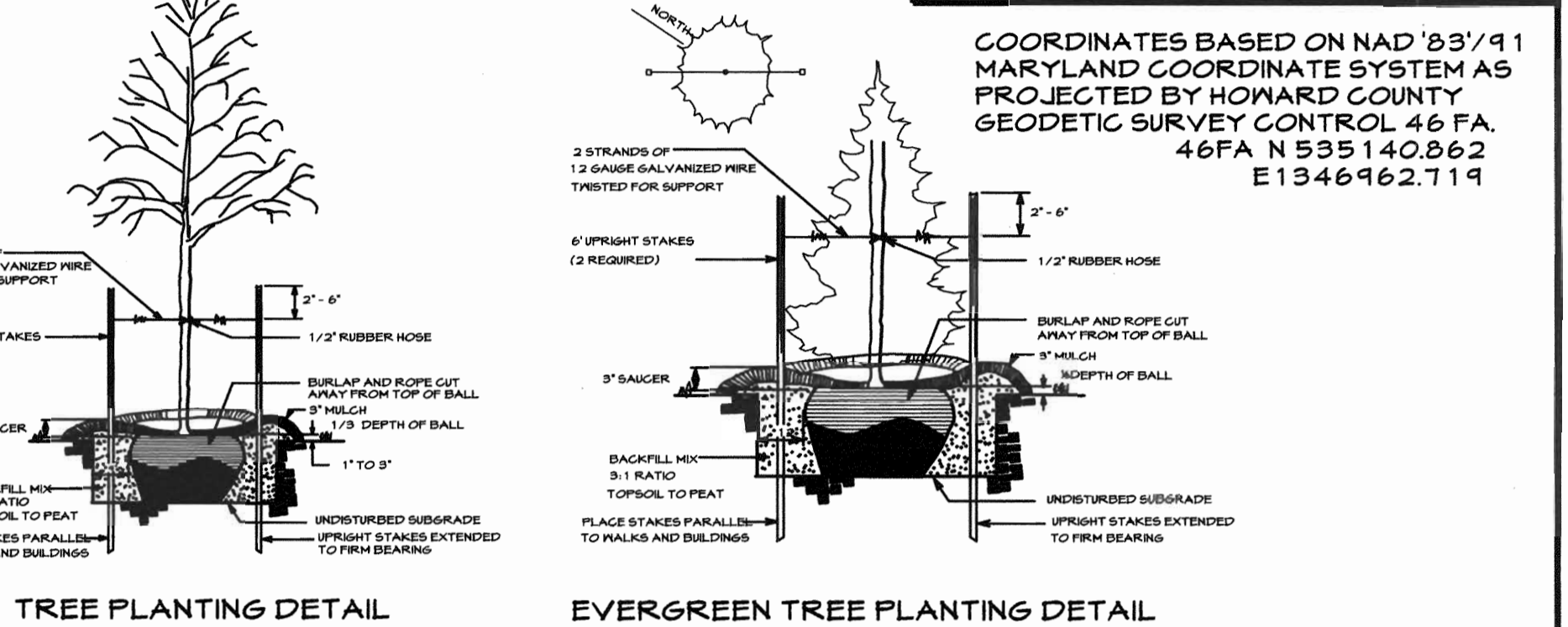
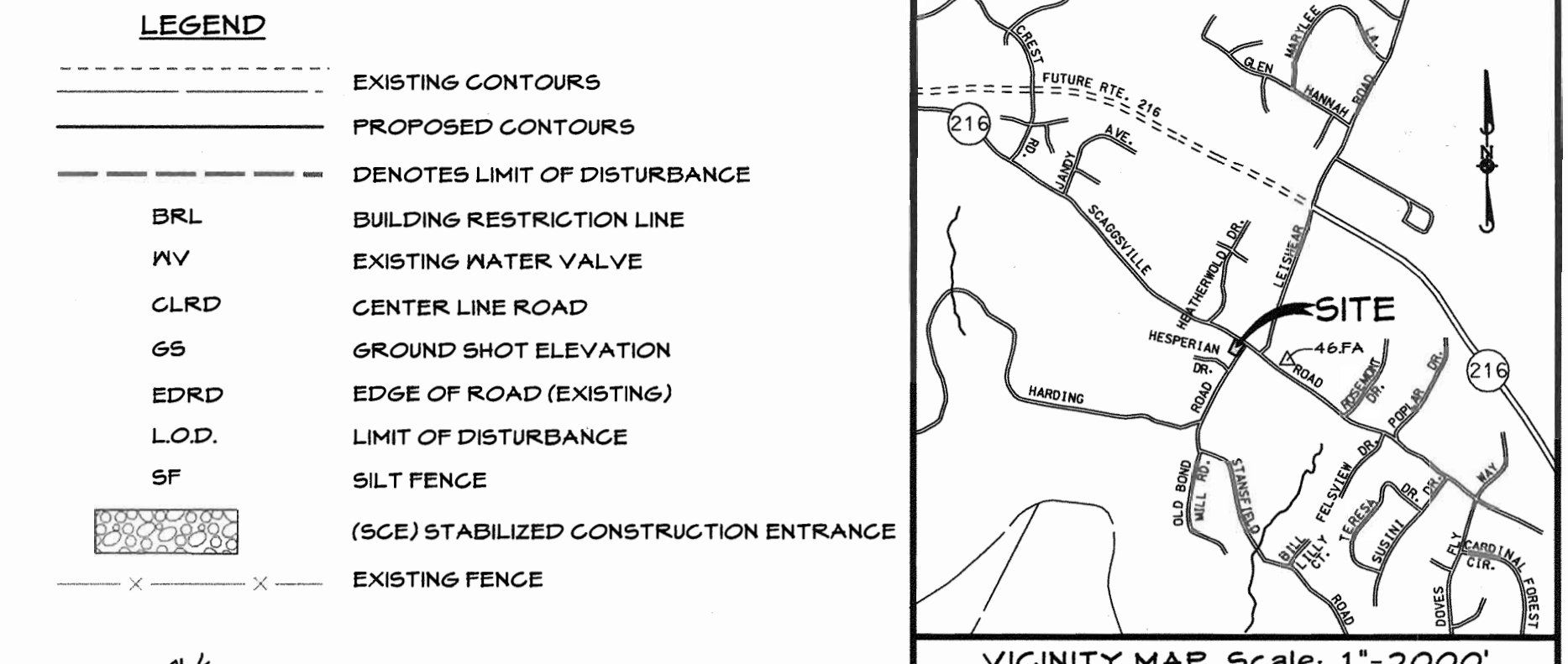
Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 5:1	unlimited	unlimited
5:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

**Developer's/Owner's 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 Landscape Manual.

*Joseph L. Campbell* 11-10-05  
 Developer's/Owner's Name DATE



- GENERAL NOTES**
- The subject property is zoned R-20 per the February 2, 2004 comprehensive zoning plan.
  - In accordance with Section 12.B 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.
  - Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
    - Width - 12' (14' serving more than one residence);
    - Surface - 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
    - Geometry - Max. 15% grade, max. 10% grade change and min. 45' turning radius;
    - Structures (culverts/bridges) - capable of supporting 25 gross tons (#25 loading);
    - Drainage Elements - capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface;
    - Maintenance - sufficient to insure all weather use.
- This site is less than 40,000 sq. ft. and is exempt from forest conservation requirements per section 16.1202.(b)(1)(1).
- No nontidal wetlands or regulated waterway exists on this property.
- Sewer contract NO. 521-5  
 Water contract NO. 354-W

- LANDSCAPING NOTES**
- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Financial surty for the required landscaping has been posted as part of the builder's grading permit application in the amount of \$2,250.00 for 5 shade trees and 5 evergreen trees.
  - At the time of plant installation, all shrubs and trees listed and approved on the Landscape Plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from the approved Landscape Plan may result in denial or delay in the release of land scape permit until such time as all required materials are planted and/or revisions are made to the applicable plans.

**SITE ANALYSIS DATA CHART**

a. Total Project Area: 0.507 Ac./22,085 S.F.  
 b. Limit of Disturbance: 4,450 S.F.  
 c. Present Zoning Designation: R-20  
 d. Proposed use for site and structure: residential  
 e. Total number of units proposed on submission: 1 unit  
 f. Building coverage of site: 0.0404 acres and 8% of gross area  
 g. Entire site is same soil as shown on soil chart  
 h. Soil map-grid 110

SOILS CHART	
SOILS MAP	TYPE
110	URBAN-LAND-CHILLUM-BELTSVILLE

**ADDRESS CHART**

PARCEL #	STREET ADDRESS
31	10623 SCAGGSVILLE ROAD

**PERMIT INFORMATION CHART**

Subdivision Name:	N/A	Section/Area:	SCAGGSVILLE	Parcel:	31
L/P:	8581/441	Grid:	12	Zoning:	R-20
Tax Map No.:	46	Elet. Distr.:	6th	Census Tract:	606802
Water Code:	E-18	Sewer Code:	7450000		

**OWNER**  
 KEVIN HAMMERSMITH  
 10623 SCAGGSVILLE ROAD  
 LAUREL, MARYLAND 20723-1221

**DEVELOPER**  
 CAMCO CONSTRUCTION COMPANY INC.  
 15830 MITCHESON LANE  
 LAUREL, MARYLAND 20702  
 ATTENTION: JOSEPH L. CAMPBELL V.P.  
 PHONE: (301) 384-4066

**SITE DEVELOPMENT AND LANDSCAPE PLAN**  
 10623 SCAGGSVILLE ROAD  
**HAMMERSMITH PROPERTY**  
 COUNTY FILE NO. SDP-05-144  
 DEED REFERENCE: 8581/441  
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.  
 TAX MAP: 46 GRID: 12 PARCEL: 31  
 SCALE: AS SHOWN DATE: 4/30/05 SHEET: 1 OF 1