

**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 (313-1855).
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in 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, piles, perimeter slopes and all slopes steeper than 3:1, b) 14 days 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), 500 (Sec. 54), temporary seeding (Sec. 52), and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding rates 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 0.772 acres  
Area disturbed 0.061 acres  
Area to be roofed or paved 0.042 acres  
Area to be vegetatively stabilized 0.009 acres

8) Any sediment control practice which is provided by grading activity for placement of utilities must be reported on the same day of disturbance.  
9) Additional sediment controls must be disturbed, 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 the initial approval by the inspection agency is made.  
11) Trenches for the construction of utilities are limited to three pipe lengths 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, disking 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 1/2 bushel per annual rye (3.2 lbs./1,000 sq.ft.) for the period May 1 thru August 14. Seed with 1/2 bushel/acre of seeding legume (0.7 lbs./1,000 sq. ft.) for the period November 16 thru February 28. Protect site by applying 2 tons per acre 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.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (8 gal./1,000 sq. ft.) of emulsified asphalt on flat areas, 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, disking or other acceptable means before seeding.

Soil Amendments:  
Apply two tons per acre Dolomitic limestone (92 lbs./1,000 sq. ft.) and 600 lbs. Per acre 0-20-20 fertilizer (14 lbs./1,000 sq. ft.) before seeding. Apply 400 lbs. Per acre 38-0-0 uniform fertilizer (9 lbs./1,000 sq. ft.) and 500 lbs. Per acre 0-15-0 fertilizer (3.75 lbs./1,000 sq. ft.) of 10-20-20 fertilizer.

Seeding:  
For the periods March 1 through April 30, and August 15 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 seeding legume. 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 500, 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.

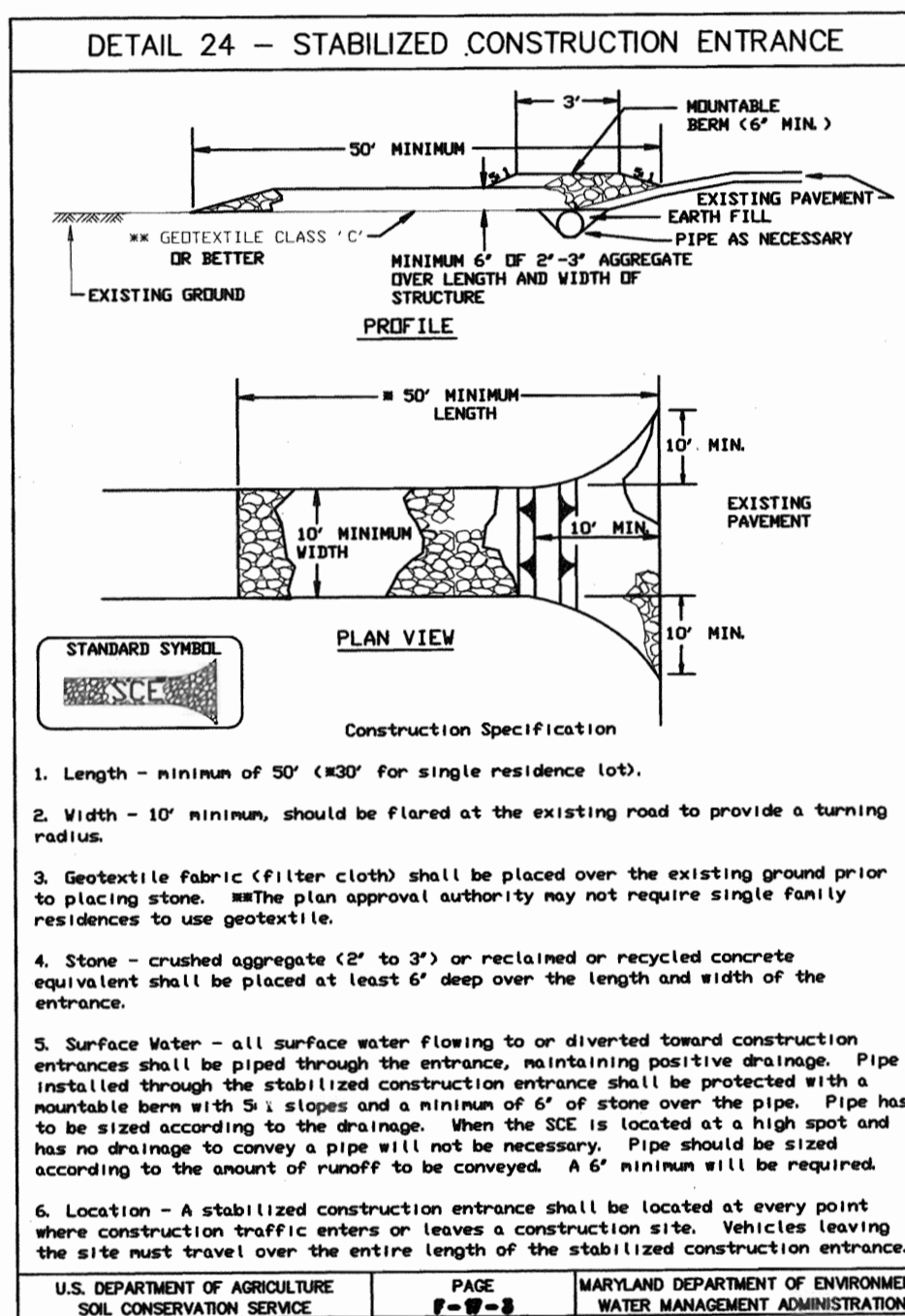
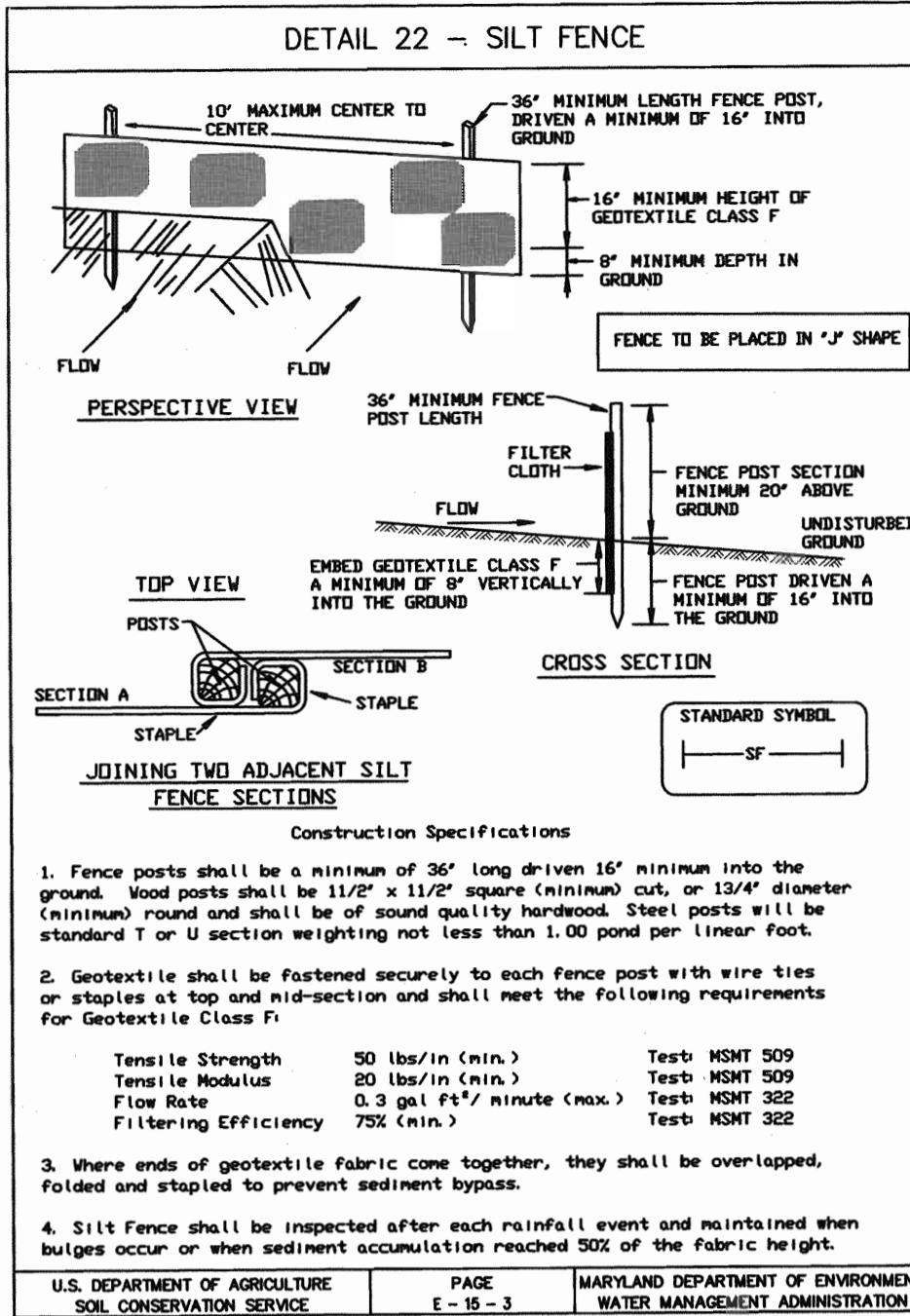
Mulching:  
Apply 1 1/2 to 2 tons per acre (10 to 90 lbs./1,000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gal./1,000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 348 gallons 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 chernom crownmetch 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 subsoils 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, johnsongrass, 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 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 procedures:



**MISS UTILITY**  
CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE REQUIREMENTS.

- CONSTRUCTION SEQUENCE**
- 1) PLACE THE STABILIZED CONSTRUCTION ENTRANCE
  - 2) INSTALL EROSION AND SEDIMENT CONTROL AS SHOWN (1 DAY)
  - 3) EXCAVATE AND GRADE THE SITE (DONE)
  - 4) SEED AND MULCH NEW SLOPES (DONE)
  - 5) COMPLETE BUILDING CONSTRUCTION (90 DAYS)
  - 6) REPAIR WEARING SURFACE ASPHALT ON DRIVEWAY (2 DAYS)
  - 7) REMOVE E&S MEASURES AFTER SLOPES ARE STABILIZED AND INSPECTED (1 DAY)

**DEVELOPER CERTIFICATION**

I/We certify that all development and construction will be done according to the 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 Howard Soil Conservation District.

Signature of Developer: *Ernest Souder* Date: 11-21-05

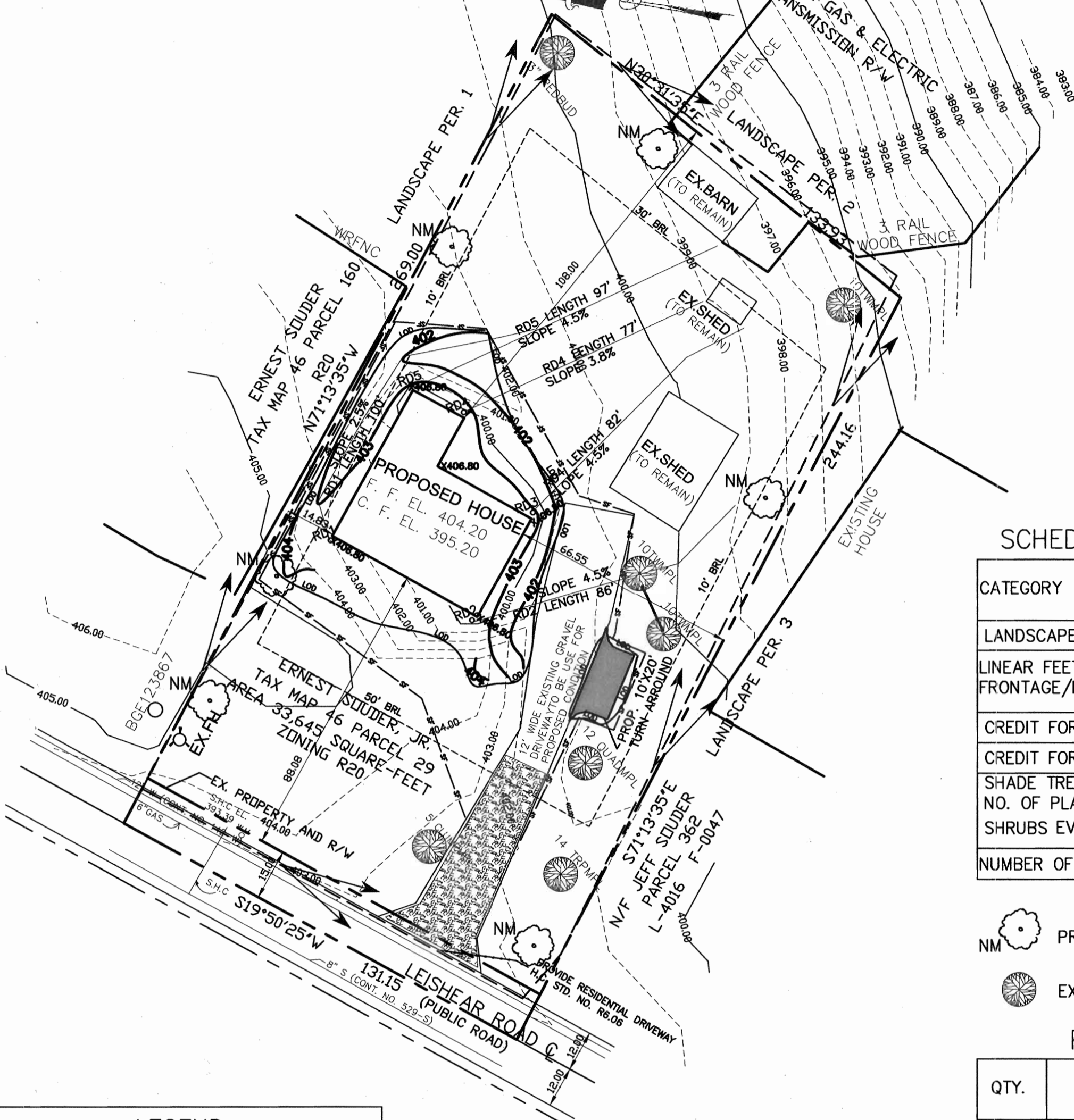
**ENGINEER'S CERTIFICATE**

I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site condition and that it was prepared in accordance with the requirements of the Howard Soil Conservation.

Signature of Engineer: *Rafik Bazikian* Date: 10-07-05

**SIGHT DISTANCE ANALYSIS**

(POSTED SPEED 30 MPH ON EXISTING ROAD)  
BASED ON FIGURE 2.17 OF DESIGN MANUAL VOL.III  
SIGHT DISTANCE REQ'D: (DL) LT TURN 330' (DL) RT TURN 300' (DR) LT TURN 330'  
SIGHT DISTANCE AVAILABLE: 400' 400' 400'  
BASED ON THE VERTICAL AND HORIZONTAL ANALYSIS  
PROPOSED DRIVEWAY HAS ADEQUATE SIGHT DISTANCE



**LEGEND**  
PROPOSED CONTOUR  
EXISTING CONTOUR  
LOD = LIMIT OF DISTURBANCE  
S.F. = SILT FENCE

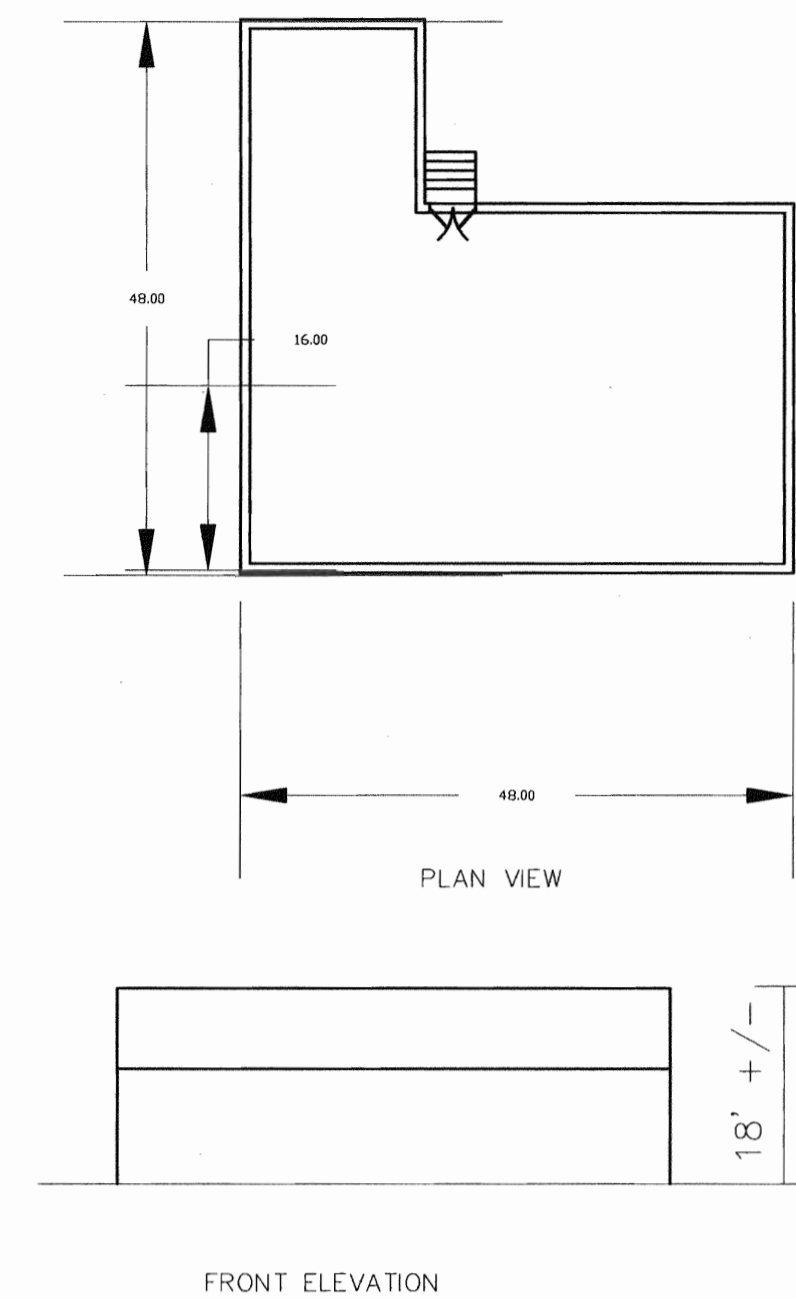
**SITE DATA ANALYSIS:**

SITE AREA: 33,645 SF  
DISTURBED AREA: 2225 SF  
EXISTING ZONING: R20  
PROPOSED ONE SINGLE FAMILY DETACHED DEWELLING

**GENERAL NOTES CONTINUED**

- 14 This SDP is subject to the Amended 5th Edition of the Subdivision and Land Development Regulations, per Council Bill 45-2003
- 15 Development or construction on this parcel 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
- 16 There are no streams, wetlands, or steep slopes located on Site, per a field inspection performed by Eco-science Professionals, Inc

**BAZIKIAN CONSULTANTS, LTD.**  
ENGINEERS  
103 A WASHINGTON BLVD., LAUREL, MD 20707  
TEL. (301) 497 1631 . FAX (301) 497 1635  
INFO@BAZIKIAN.COM



**SCHEDULE A LANDSCAPE CHART**

CATEGORY	ADJ. TO ROADWAY	ADJ. TO PER-PROP. PERIMETER 1	ADJ. TO DRIVEWAY PERIMETER 2	ADJ. TO PER-PROP. PERIMETER 3
LANDSCAPE TYPE	N/A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	132'	268'	132'	245'
CREDIT FOR EXISTING VEGETATION	N/A	2	1	2
CREDIT FOR WALL FENCE OR BERM	N/A	N/A	N/A	N/A
SHADE TREES	N/R	3 SHADE TREES	1 SHADE TREES	2 SHADE TREES
SHRUBS EVERGREEN TREES	N/A	3	1	2
NUMBER OF PLANT PROVIDED	N/A	3	1	2

- NM PROPOSED NORWAY MAPLE AT 60' APART TOTAL SIX (6) TREES
- EXISTING TREES TO REMAIN FOR CREDIT

**PROVIDED LANDSCAPING PLANT LIST**

QTY.	KEY	MAME	SIZE
6	NM	NORWAY MAPLE	2 1/2" - 3" CALIPER FULL CROWN

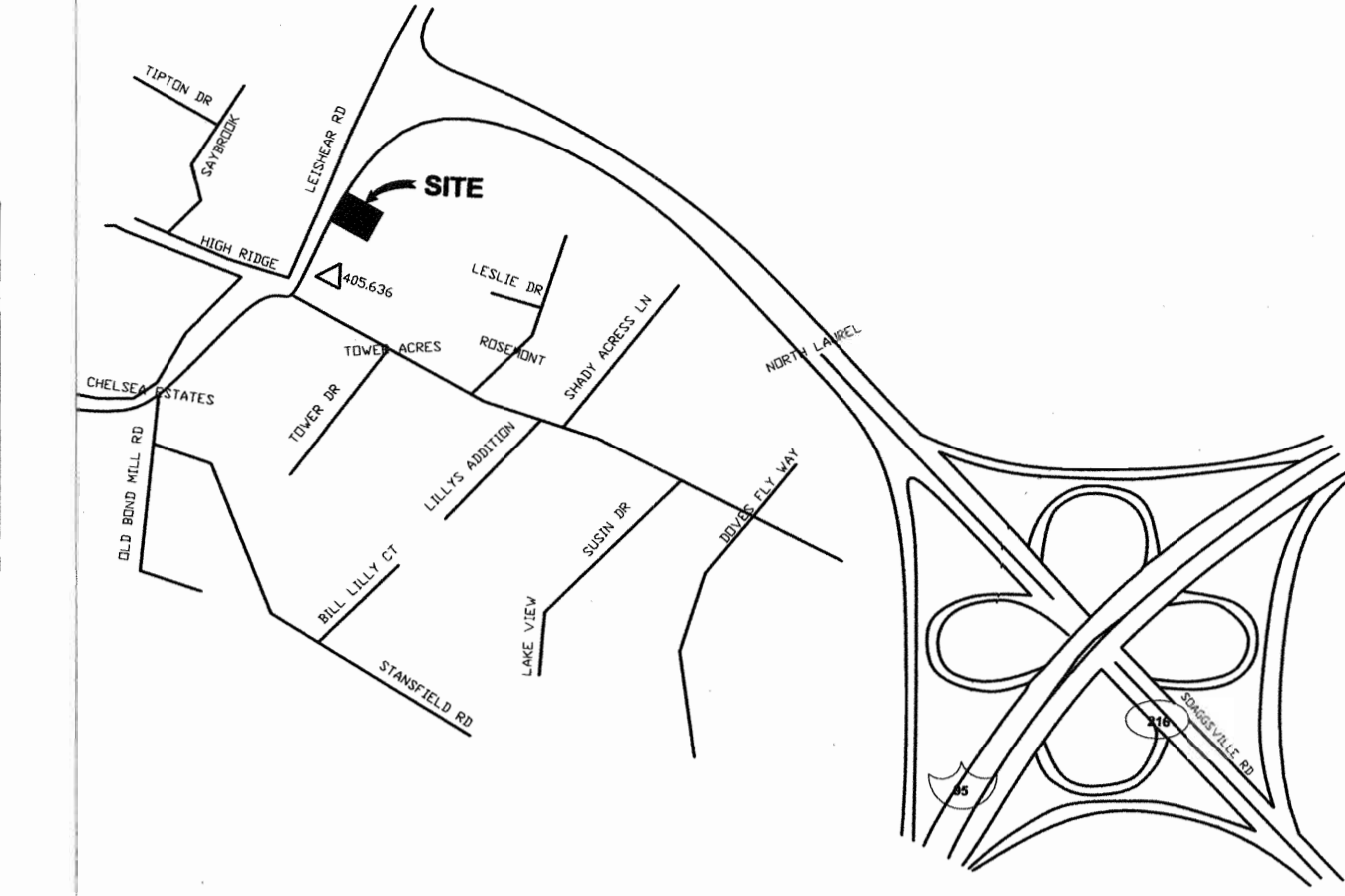
**LANDSCAPE CERTIFICATE**

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 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.

Signature: *Ernest Souder* Date: 11-21-05

**NOTES**

1. OWNER/BUILDER: MR. ERNEST SOUDER, 8465 LEISHEAR ROAD, LAUREL, MD 20723
2. SURVEYED BY: J.E. CLARK COMPANY, JUNE 2005
3. BASED ON FEMA AND HOWARD COUNTY FLOODPLAIN STUDY PROPOSED LOT IS OUTSIDE OF 100-YR FLOODPLAIN LIMITS
4. PROPOSED HOUSE IS ONE STORY STRUCTURE WITH BASEMENT
5. SITE SOILS TYPE MGC2, MGC3
6. AREA OF DISTURBANCE = 2200 SQUARE FEET



**VICINITY MAP (NTS)**

**GENERAL NOTES:**  
1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.

2. 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.

3. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION BECAUSE THE PARCEL IS LESS THAN 40,000 SQUARE FEET IN ACCORDANCE WITH SECTION 16.1202(B)(1)(i) OF THE HOWARD COUNTY CODE.

4. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$1800.00 FOR THE SIX SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT APPLICATION.

5. ANY CHANGES TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

6. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.

7. EXISTING UTILITY CONTRACT NUMBERS ARE: SEWER (529-S) AND WATER (142-W).

8. HOWARD COUNTY DPW RESIDENTIAL DRIVEWAY ENTRANCE CONNECTION TO OPEN SECTION ROADWAY (R6.06 REV. JAN. 1989) WILL BE FOLLOWED.

9. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR THE FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

- WIDTH- MINIMUM 12', 14 FEET (SERVING MORE THAN ONE RESIDENC.)
- SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
- GEOMETRY- MAX 15% GRADE PROVIDED 5% AND TANGENT. STRUCTURES- NONE
- DRAINAGE ELEMENTS- SURFACE DRAIN CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.

10. ALL EXISTING STRUCTURES SHOWN ON THIS PLAN ARE TO REMAIN.

11. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1880.

12. THE SWM IS ADDRESSED BY PROVIDING ROOFTOP DISCONNECTION CREDIT.

13. Gravity Sewer Service, First Floor Only. Basement Sewer Service to be Provided by Private On-Site Pump.

**ADDRESS CHART**

PARCEL #	STREET ADDRESS
29	8477 LEISHEAR ROAD, LAUREL MARYLAND 20723

**PERMIT INFORMATION CHART**

L-8711 F-071	Grid # 12	Zoning R-20	Tax Map No. 48	Elect Distr 6	Census Tract 6068.02
Water Code	E-15	Sewer Code	7520000		

**ERNEST SOUDER, JR. PROPERTY**  
SINGLE FAMILY DETACHED DWELLING  
SITE DEVELOPMENT PLAN  
ELECTION DISTRICT NO. 6  
HOWARD COUNTY, MARYLAND

DATE: REVISED:  
SCALE: 1" = 30'  
SHEET 1 OF 1

Reviewed For Howard SCD and meets Technical Requirements  
Signature: *Jim Major* Date: 12/1/05  
Signature: *John K. Roberts* Date: 12/1/05

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division: *Y.G.* Date: 12/1/05  
Chief, Division of Land Development: *W.S.* Date: 12/1/05  
Director: *M.V. Lopez* Date: 12/1/05