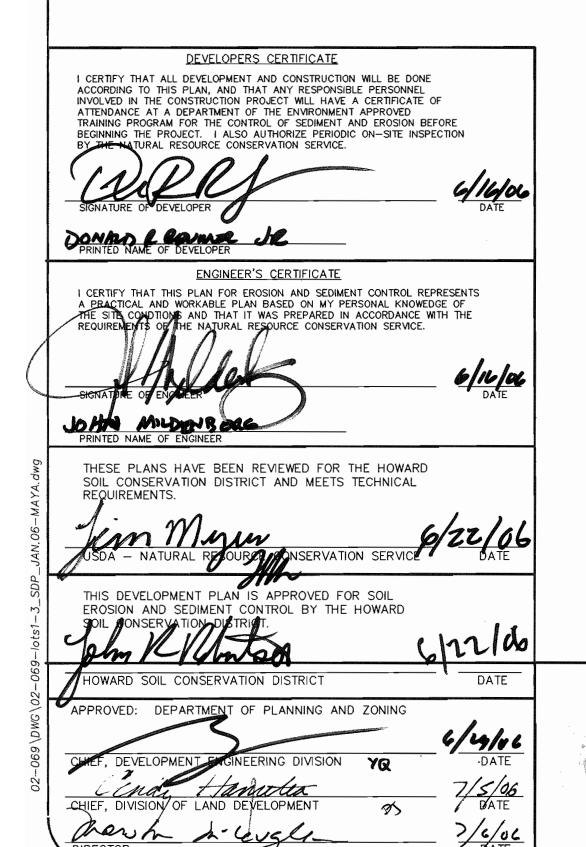
ADDRESS CHART STREET ADDRESS PARCEL 662 5283 TALBOT'S LANDING 5285 TALBOT'S LANDING P/O PARCEL 663 5287 TALBOT'S LANDING

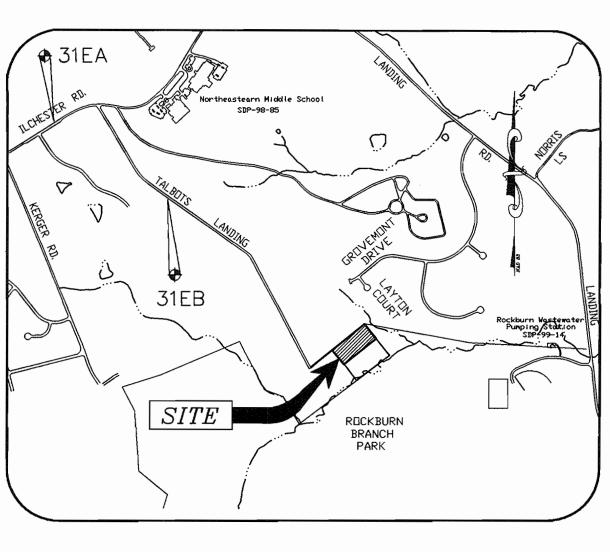
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|---|---------|--------------|---|--------------|---------|------|----------------------|
| SUBDIVISION NAME SECTION/AI STEDDING PROPERTY N/A | | | REA LOT/PARCEL # LOTS 1-3/PARCEL 662 & P/O 66 | | | | |
| PLAT # OR L/F L.6663, F.585 PLAT # 17646 | 22 8 23 | ZONE R-20 | | X MAP 31_ | ELEC. D | IST. | CENSUS TRA 601101 |
| WATER CODE 400/ D03 | | | SEWER CODE 1252600 | | | | |
| PROPOSED IMPROVEMENTS: SFD | | | | | | | |



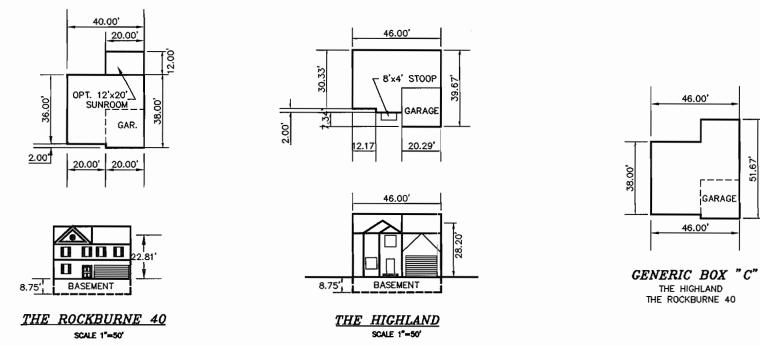
SITE DEVELOPMENT PLAN

STEDDING PROPERTY LOTS 1 & 2 AND P/O PARCEL 663

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP SCALE: 1'=1200'



GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. THIS SDP IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS
- AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- 4. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE
- (5) WORKING DAYS PRIOR TO THE START OF WORK. 5. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

1 (800)257-7777 VERIZON TELEPHONE COMPANY (410) 725-9976 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

6. SITE ANALYSIS CHART:

- a. LOCATION: TAX MAP 31, GRID 23 PARCELS 662 & P/O 663 DEED REFERENCE: 6663/585 2606/622 b. TOTAL PROJECT AREA: 2.56 AC.±
- c. LIMIT OF DISTURBED AREA: 0.99 AC. ±
- d. ZONING: R-20 e. PROPOSED USE FOR SITE: RESIDENTIAL
- f. TYPE OF PROPOSED UNIT: SFD g. NUMBER OF PROPOSED BUILDABLE LOTS: 3
- h. NUMBER OF PROPOSED OPEN SPACE LOTS: 0 i. AREA OF BUILDABLE LOTS : 2.56 AC. ±
- j. MINIMUM LOT AREA: 20,000 SQ.FT. k. DPZ FILE NOS.: F-03-116, F-99-130, SDP-03-168, WP-04-080, SDP-05-092
- 7. TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT NOVEMBER 2002.
- 8. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY WHITMAN. REGUARDT AND ASSOCIATES, LLP IN OCTOBER 1998.
- 9. ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.06. 10. WATER IS PUBLIC, CONTRACT #'S 44-3727-D & 14-4159-D. SEWER IS PUBLIC, CONTRACT #'S\10-3697
- 11. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND
- COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.31EA, 31EB. STA. No. 31EA N 569,641.149 E 1,374,816.064 ELEV. 469.628
- STA. No. 31EB N 568,731.012 E 1,376,273.622 ELEV. 453.415 12. ALL EXISTING STRUCTURES ON PROPERTY TO REMAIN UNLESS OTHERWISE NOTED.
- 13. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON P/O PARCEL 663 (5 SHADE TREES) IN THE AMOUNT OF \$1,500.00 WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
- 14. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
- 15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND 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 - 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 (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - 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.
- 16. STORMWATER MANAGEMENT IS PROVIDED VIA THE USE OF RAIN GARDENS, ROOFTOP AND
- NON-ROOFTOP DISCONNECTION CREDITS. MANAGEMENT FOR THE SHARED PORTION OF THE DRIVEWAY WAS PREVIOUSLY ADDRESSED UNDER F-03-116. 17. 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 REQUIRE ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- 18. 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.
- 19. 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.
- 20. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR STEDDING PROPERTY, LOTS 1 AND 2 WERE SATISFIED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.17 ACRES (7,405.2 SQ. FT.) IN THE AMOUNT OF \$3,702.60 UNDER F-03-116. FOREST CONSERVATION OBLIGATIONS FOR P/O PARCEL 663 WAS SATISFIED UNDER TALBOT'S LAST SHIFT BY A DECLARATION OF INTENT FOR SINGLE LOT EXEMPTION FOR CLEARING LESS THAN 40,000 SQUARE FEET OF FOREST.
- 21. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM (S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- 22. STEDDING PROPERTY LOTS 1AND 2 AND P/O PARCEL 663 WILL ALL SHARE ACCESS OF THE
- USE-IN-COMMON DRIVEWAY SHOWN. 23. APPROVAL OF THIS PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS SET FORTH FROM WP-04-080.
- THE STIPULATIONS ARE LISTED AS FOLLOWED: a). ALL PROPOSED LOTS SHALL USE A SHARED DRIVEWAY WITH A RECORDED SHARED ACCESS EASEMENT AND MAINTENANCE AGREEMENT. THIS AGREEMENT SHALL INCLUDE ALL OF THE ADJACENT PARCELS WHICH HAVE THE LEGAL RIGHT TO USE THE DRIVEWAY.
- b). RESUBMIT TO THE DEVELOPMENT ENGINEERING DIVISION THE DESIGN MANUAL WAIVER FOR THE NUMBER OF USERS/WIDTH OF THE SHARED ACCESS EASEMENT FOR THIS SUBDIVISION.
- c). UNDER F-03-116, RESUBMIT THE FINAL PLAT IN ACCORDANCE WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS, PER THE FEB. 2, 2004 COMPREHENSIVE REZONING. SIX SETS OF THIS REACTIVATED PLAT MUST BE SUBMITTED WITHIN 45 DAYS OF THE DATE OF THIS LETTER, (BY AUGUST 26, 2004) AND SHALL ADDRESS THE COMMENTS WHICH ACCOMPANIED OUR LETTER OF SEPTEMBER 16, 2003. IN ADDITION, ANY APPLICABLE REGULATION CHANGES MUST BE INCORPORATED INTO THE REVISED PLANS.
- d). A BUILDING PERMIT FOR EITHER OF THE TWO LOTS WILL NOT BE ISSUED UNTIL THIS DEVELOPER OR THE DEVELOPER OF THE ADJACENT TALBOT'S LAST VIEW SUBDIVISION, LOTS 1-4, TIM FRENCH, BUILDS THE DRIVEWAY TO CURRENT DRIVEWAY SPECIFICATIONS.
- e). DIVIDE THE 1.53 FEET OF PUBLIC ROAD FRONTAGE BETWEEN THE THREE LOTS AND CLEARLY DEMARCATE THIS ON
- f). COMPLIANCE WITH THE DESIGN MANUAL SPECIFICATIONS FOR THE WIDTH OF THE DRIVEWAY
- g). ADD A NOTE TO THE PLAT LISTING ALL PARCELS AND/OR LOTS THAT WILL BE A USER OF THE SHARED DRIVEWAY AND SHARING IN THE MAINTENANCE OF THE DRIVEWAY.
- 24. HOUSE LOCATIONS FOR THESE LOTS MUST BE A MINIMUM OF 10' FROM THE PUBLIC SEWER OR WATER
- 25. THIS SDP WILL NOT PROVIDE A NEW USE-IN-COMMON DRIVEWAY ANY LONGER. THEREFORE, STORMWATER MANAGEMENT WAS REVISED.
- 26. THE DEVELOPER OF THE TALBOT'S LAST VIEW SUBDIVISION WILL BE REQUIRED TO IMPROVE/UPGRADE THE DRIVEWAY FOR ACCESS TO THE STEDDING PROPERTY AND ALL OTHER PROPERTIES THAT HAVE THE RIGHT TO USE THE DRIVEWAY, PER CONDITION #4 OF WP-04-080.
- 27. STEDDING PROPERTY LOTS 1 & 2 & P/O PARCEL 663, AND TALBOT'S LAST VIEW LOTS 1-4 WILL ALL SHARE ACCESS OF THE USE-IN-COMMON DRIVEWAY APPROVED UNDER F-03-116.
- 28. THE SWM RAIN GARDENS OUT-FALL PIPES HAVE BEEN CONSIDERED AS AN ACCEPTABLE LOCATION, PER DEVELOPMENT ENGINEERING DIVISION, DUE TO THE FACT THAT THERE IS NO BETTER ALTERNATIVE.

<u>OWNERS</u>

R/E GROUP, LLC. 5300 DORSEY HALL DRIVE ELLICOTT CITY, MD 21042

SDP-06-025

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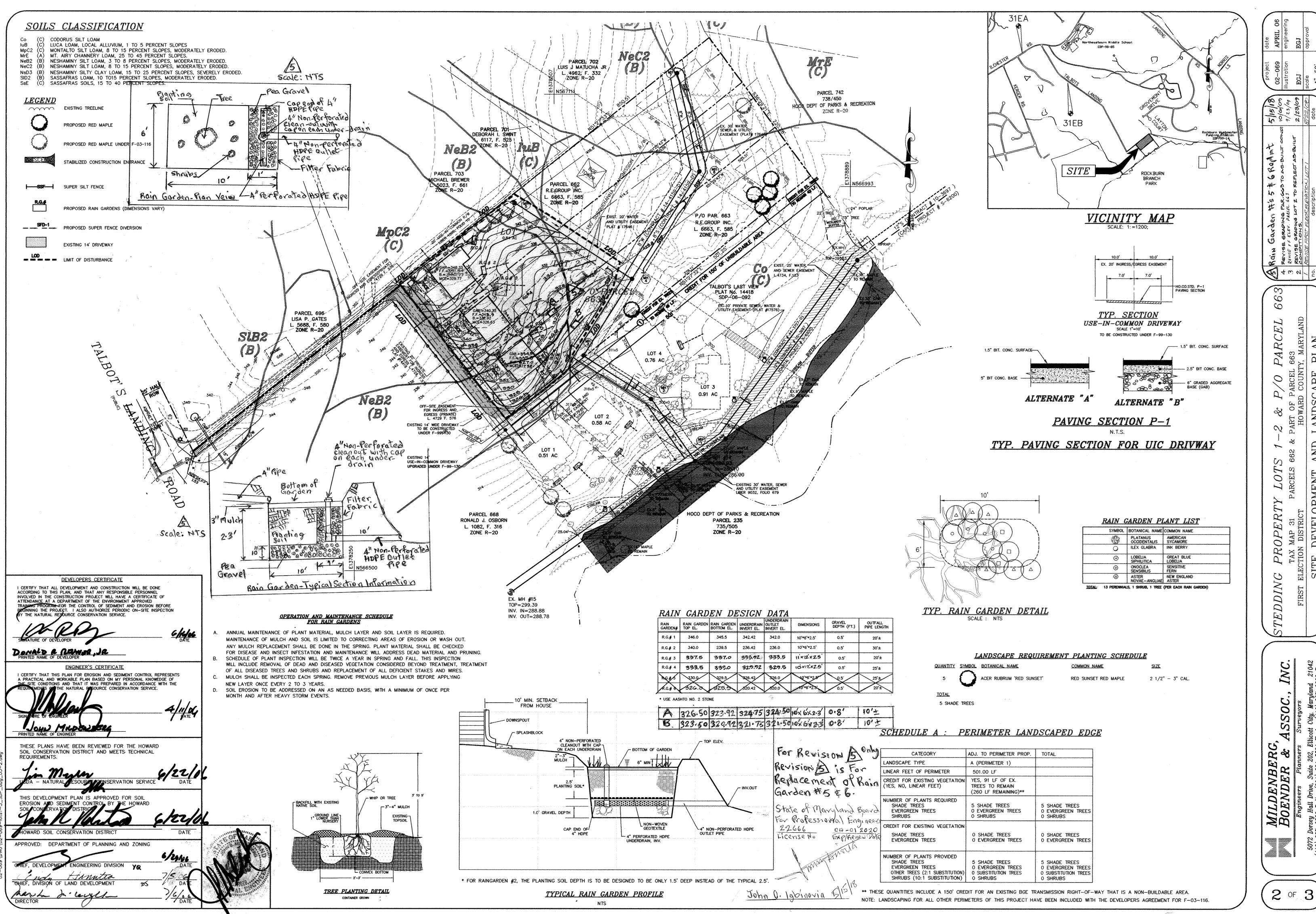
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SDP-06-025

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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 LOOSENED SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES: PREFERRED - APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.)
AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).

ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.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 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LOBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 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 SOD. OPTION (3) -SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONE/ACRE WELL ANCHORED STRAW. MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER,

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 LOOSENED.

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

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.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 (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRÉ OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE

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

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, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF NAY
- 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
- 3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4) 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), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MUÍCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 5) 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

6) SITE ANALYSIS

TOTAL AREA OF SITE: __ AREA DISTURBED: ____ AREA TO BE ROOFED OR PAVED AREA TO BE VEGITATIVELY STABILIZED: TOTAL WASTE/BORROW AREA LOCATION: (NOT REQUIRED

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

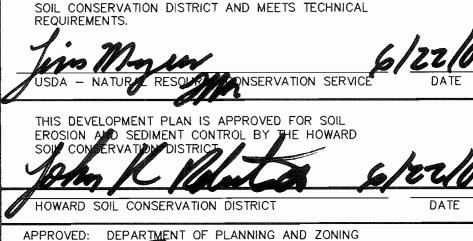
- 7) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE
- 8) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY
- 9) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, 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.
- 10) 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.

DEVELOPERS CERTIFICATE I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNE

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.

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

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



CHIEF, DIVISION OF LAND DEVELOPMENT

STANDARD AND SPECIFICATIONS FOR TOPSOIL

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

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 PRACTICE APPLIES

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

- a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE
- b. 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. c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2: 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 SPECIFICATION. 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. II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING
- TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SOUT 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 TEXTURED 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.
- II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, 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 4-8 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 RKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING

III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN <u>20.0 VEGETATIVE STABILIZATION</u> SECTION i VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME
 - a. 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. b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGH
 - c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT

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 NATURAL

- ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN <u>20.0 VEGETATIVE</u> <u>STABILIZATION</u> SECTION I VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE V. TOPSOIL APPLLICATION
- i. 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. ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE
- MAINTAINED. ALBEIT 4" 8" HIGHER IN ELEVATION. iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" 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
- FORMATION OF DEPRESSIONS OR WATER POCKETS. iv. 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
- VI. 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:
- i. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE
- b. COMPOSTED SLUDGE SHALL CONTAIN AT LEASE 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOURUS, AND 0.2 PERCENT POTASSIUM AND HAVE A Ph OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
- c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET. iv. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILLIZER APPLIED AT THE RATE OF 4 LB/1,000

SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE. REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

TEMPORARY DUST CONTROL MEASURES

1. MULCHES — SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER. 3. TILLAGE - TO ROUGHTN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED FEFECT

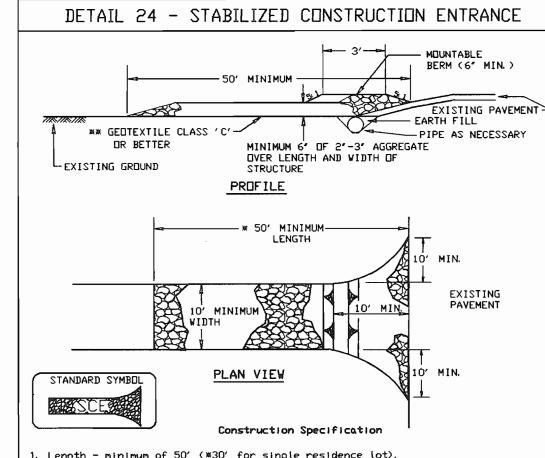
4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.

. 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 INTERVALT OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL

6. CALCIUM CHLORIDE — APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT. (1 DAY)
- 2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS INDICATED. (1 DAY)
- CONSTRUCT SUPER SILT FENCES (3 DAYS)
- 4. CONSTRUCT EARTH DIKES (2 DAYS)
- 5. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR BRING SITE TO GRADE INDICATED.
- 6. INSTALL RAIN GARDENS AND SURROUND THEM WITH SILT FENCE.
- COMPLETE CONSTRUCTION. (120 DAYS)
- 8. STABILIZE DISTURBED AREAS. (3 DAYS)
- 9. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE REEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR. REMOVE SEDIMENT CONTROL DEVICES AND STABILZE REMAINING DISTURBED

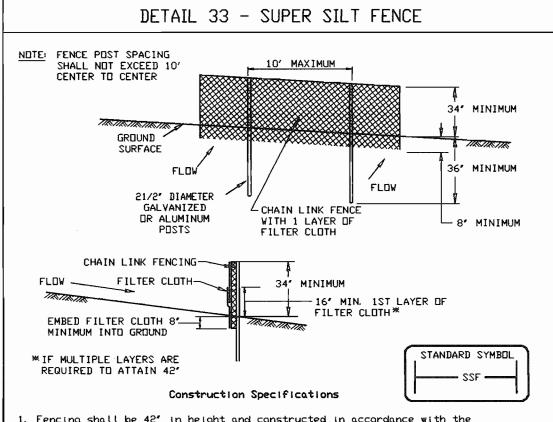


. Length - minimum of 50' (*30' for single residence lot).

- 2. Width 10' minimum, should be flared at the existing road to provide a turning
- 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
- 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.

U.S. DEPARTMENT OF AGRICULTURE MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



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

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

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:

Test: MSMT 509 Tensile Strength 50 lbs/in (min.) Tensile Modulus 20 lbs/in (min.) Test: MSMT 509 0.3 gal/ft2/minute (max.) Test: MSMT 322 Flow Rate Filtering Efficiency 75% (min.) Test: MSMT 322 MARYLAND DEPARTMENT OF ENVIRONMENT U.S. DEPARTMENT OF AGRICULTURE

WATER MANAGEMENT ADMINISTRATION

Design Criteria Steepness 0 - 10% 0 - 10: 1 10 - 20% 10:1 - 5:1 5:1 - 3:1 3:1 - 2:1 33 - 50% 2:1 +

> U.S. DEPARTMENT OF AGRICULTURE MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SUPER SILT FENCE

(maximum)

Unlimited

200 feet

100 feet

100 feet

50 feet

Silt Fence Length

(maximum)

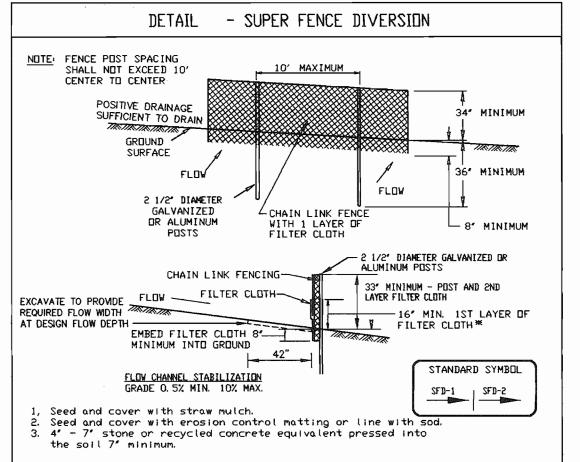
Unlimited

1,500 feet

1,000 feet

500 feet

250 feet



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.

- 1. The poles do not need to set in concrete.
- 2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
- 3. 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.
- 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.

PAGE

SUPER FENCE DIVERSION

Construction Specifications (Continued

- 7. All temporary SFD dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grade less than 1%.
- 8. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
- 9. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
- 10. All trees, brush, stumps, obstructions and other objectional material shall be removed and disposed of so as not to interfere withe the proper funtioning of the dike.
- 11. The dike shall be excavated or shaped to lin, 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.
- 12. Fill shall be compacted by earth moving equipment.
- 13. All earth removed and not needed for construction shall be placed so that it will not interfere withe the functioning of the dike.

14. Inspection and maintenance must be provided periodically and after each rain event.

MARYLAND DEPARTMENT OF ENVIRONMENT U.S. DEPARTMENT OF AGRICULTURE

SDIL CONSERVATION SERVICE

OWNERS

R/E GROUP LLC. 5300 DORSEY HALL DRIVE ELLICOTT CITY, MD 21042

WATER MANAGEMENT ADMINISTRATION

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