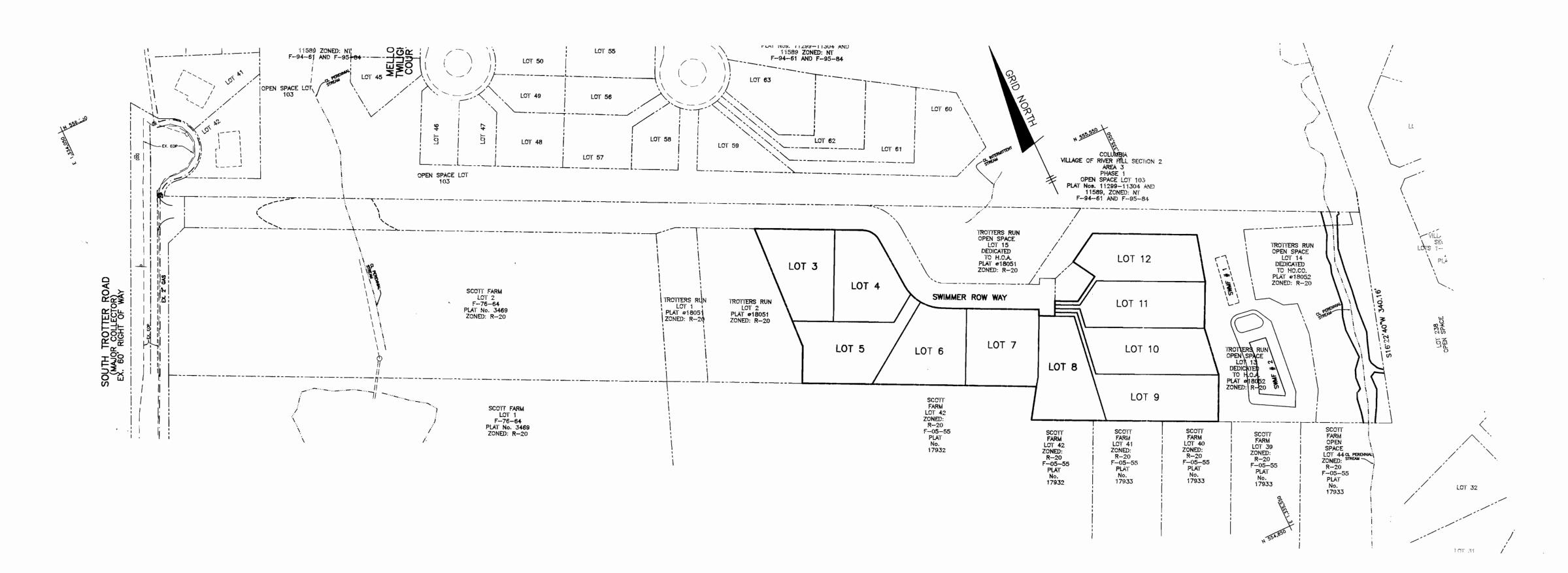
SITE DEVELOPMENT PLAN TROTTERS RUN

LOTS 3 THRU 12



PLAN VIEW
SCALE: 1" = 100'

ADDRESS CHART LOT STREET ADDRESS 3 6461 SWIMMER ROW WAY 4 6457 SWIMMER ROW WAY 5 6453 SWIMMER ROW WAY 6 6449 SWIMMER ROW WAY 7 6445 SWIMMER ROW WAY 8 6441 SWIMMER ROW WAY 9 6437 SWIMMER ROW WAY 10 6433 SWIMMER ROW WAY 11 6432 SWIMMER ROW WAY 12 6436 SWIMMER ROW WAY

	SHEET INDEX					
NO.	O. DESCRIPTION					
1	TITLE SHEET					
2	SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN					
3	SEDIMENT & EROSION CONTROL PLAN					
4	SEDIMENT & EROSION CONTROL NOTES AND DETAILS					

SITE ANALYSIS DATA CHART

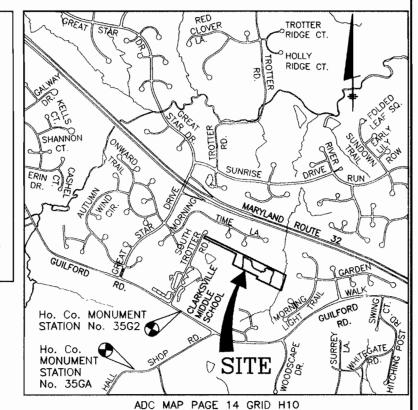
A.) TOTAL PROJECT AREA	_ 8.95 AC.
B.) AREA OF THIS PLAN SUBMISSION	_ 3.31 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	_ 2.80 AC.
D.) PRESENT ZONING:	
E.) PROPOSED USE OF SITE:	RESIDENTIAL _ SINGLE FAMILY DETACHED UNI
F.) FLOOR SPACE PER LOT	_ N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	_10
H.) TOTAL NUMBER OF UNITS PROPOSED	_10
I.) MAXIMUM NUMBER OF EMPLOYEES PER USE	_N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGULATIONS	_N/A
K.) NUMBER OF PARKING SPACES PROVIDED	_N/A
L.) OPEN SPACE ON-SITE	
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	
N.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	
O.) APPLICABLE DPZ FILE REFERENCES:	_ SP-03-02 F-05-12 WP-03-14 CONTRACT # 34-4081-D
P.) PROPOSED WATER AND SEWER SYSTEMS: X PUBL	IC PRIVATE

						LA	
PERMIT INFORMATION CHART							
SUBDIVISION NAME:			SECTION/	'AREA:	LOT/PARCEL #		
TROTTERS RUN			N/A		PARCEL 342 (LOTS 3-12)	BUILDER:	
PLAT No.	GRID No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT	COF S LA	
18049-18052	20	R-20	35	5th	6055.01		
WATER CODE I-13			SEWER CODE	6 652	500	DESIGN: JM(

BENCHMARKS (NAD 83):

STATION 35GA
NORTHING: 553249.684 EASTING: 1,332,627.281
ELEVATION: 482.037
STAMPED DISC SET ON TOP OF A CONC. (3' DEEP)
COLUMN. SET 1" OR 2" BELOW TERRAIN SURFACE.
LOCATED 17.1' NORTH OF THE C/L OF HALL SHOP
ROAD, 150' EAST OF C&P POLE G510 (G&E POLE
112401), 72.4' WEST OF AN ENTRANCE AND 0.35
MILES WEST OF MD ROUTE 32.

STATION 35G2
NORTHING: 554,965.671 EASTING: 1,332,934.904
ELEVATION: 477.490
STAMPED DISC SET ON TOP OF A CONC. (3' DEEP)
COLUMN. SET 1" OR 2" BELOW TERRAIN SURFACE.
LOCATED 15.0' NORTH OF THE EDGE OF PAVING OF
GUILFORD ROAD, 128.3' EAST OF G&E POLE 371538,
107.9' WEST OF G&E POLE 176031 AND 0.15 MILES
WEST OF TROTTER ROAD.



VICINITY MA

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
- 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE MASS GRADING PLAN UNDER F-05-12.
 CONTOUR INTERVAL IS 2 FEET.
- 5. HORIZONTAL AND VERTICAL DATUM ARE NAD '83 MONUMEN'S 35GA AND 35G2
- 6. EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #34-4081-D AND ROAD CONSTRUCTION PLANS F-05-12. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE
- STORMWATER MANAGEMENT HAS BEEN PROVIDED BY A RECHARGE CHAMBER, A MICROPOOL EXTENDED DETENTION FACILITY AND NON-STRUCTURAL METHODS THAT INCLUDE OPEN CANNEL USE UNDER F-05-12.
- 8. THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YEAR FLOODPLAIN LOCATED ON THESE LOTS.
- D. 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
- 10. WOB INDICATES WALKOUT BASEMENT.

OR REAR YARD SETBACK.

- 11. PREVIOUS HOWARD COUNTY FILE NUMBERS: SP-03-02, WP-03-14, F-05-12, CONTRACT #34-4081-D
- 12. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- 13. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- 14. "BRL" INDICATES BUILDING RESTRICTION LINE.
- 15. FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.

 16. HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT
- OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18" MINIMUM CLEARANCE).

 17. DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- 18. 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::
- 1. <u>WIDTH</u> 12' (14' SERVING MORE THAN ONE RESIDENCE);
 2. <u>SURFACE</u> 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
- 3. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 4. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
- 6. MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.

5. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;

- 19. THIS PLAN CONFORMS WITH THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL LOTS AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN FIVE YEARS OF SIGNATURE APPROVAL OF THIS PLAN.
- 20. THE FOREST CONSERVATION OBLIGATION IS MET BY 1.5 AC. OF FOREST RETENTION ON—SITE AND OFF—SITE REFORESTATION IN THE AMOUNT ON 1.5 ACRES ON THE TALLEY PROPERTY (F—05—012).

 21. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED ROAD CONSTRCUTION DRAWINGS (F—05—12). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- 22. THE PRIVATE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 9 12 HAS
 BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9828 AT FOLIO 473.
- 23. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE
- ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOTS DRIVEWAY.
- 24. THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO CB 50-2001 ZONING REGULATIONS. THE SITE DEVELOPMENT PLAN WILL BE SUBJECT TO THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF THE PLAN SUBMISSION. THE BUILDING PERMIT WILL BE SUBJECT TO THE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE PERMIT SUBMISSION.
- 25. AS A CONSEQUENCE OF SUBMISSION OF THE SKETCH PLAN FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, BECAUSE THE PRELIMINARY PLAN WAS NOT SIGNED PRIOR TO NOVEMBER 1, 2001, THE PLAN IS SUBJECT TO THE 2002 ZONING REGULATIONS, COUNTY COUNCIL BILL 50-2001.
- ZONING REGULATIONS, COUNTY COUNCIL BILL 50-2001.

 26. LANDSCAPE SURETY IN THE AMOUNT OF \$1,050.00 FOR THE REQUIRED 2 SHADE TREES (\$600), 3 EVERGREEN TREES (\$450) WILL BE POSTED
- AS PART OF THE GRADING PERMIT FILED FOR THE SITE DEVELOPMENT PLAN.

 27. SEE F-06-141, VRH 2/3, PHASE 1, OPEN SPACE LOT 103, PLAT NUMBER 18011-13 FOR A 20-FOOT PUBLIC SEWER AND
- UTILITY EASEMENT TO TROTTERS RUN (FORMERLY SCOTT PROPERTY LOT 4).

 28. THE WELL ON LOT TWO WILL BE ABANDONED WITHIN 30 DAYS AFTER THE PUBLIC WATER AND SEWER SERVICES ARE IN OPERATION, PER F-05-012 NOTE 32.

O. DATE REVISION

BENCHMARK • ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418

ELLICOTT CITY, MARYLAND 21043

PHONE: 410-465-6105 FAX: 410-465-6644

www.bei-civilengineering.com

CORNERSTONE HOMES, L.L.C.

9695 NORFOLK AVENUE

LAUREL, MARYLAND 20723 410-792-2565

DESIGN: JMC/DBT | DRAFT: DBT | CHECK: DAM

J. J. J. 7/28/00

OWNER:

CORNERSTONE HOLDINGS, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT:

TROTTERS RUN
LOTS 3 THRU 12
(SINGLE FAMILY DETACHED)
LOCATION: TAX MAP: 35
PARCEL

(SINGLE FAMILY DETACHED)

LOCATION: TAX MAP: 35 PARCEL: 342
GRID: 20 ZONED: R-20
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

TITLE: SITE DEVELOPMENT PLAN
TITLE SHEET

DATE: MAY, 2006 PROJECT NO. 1367

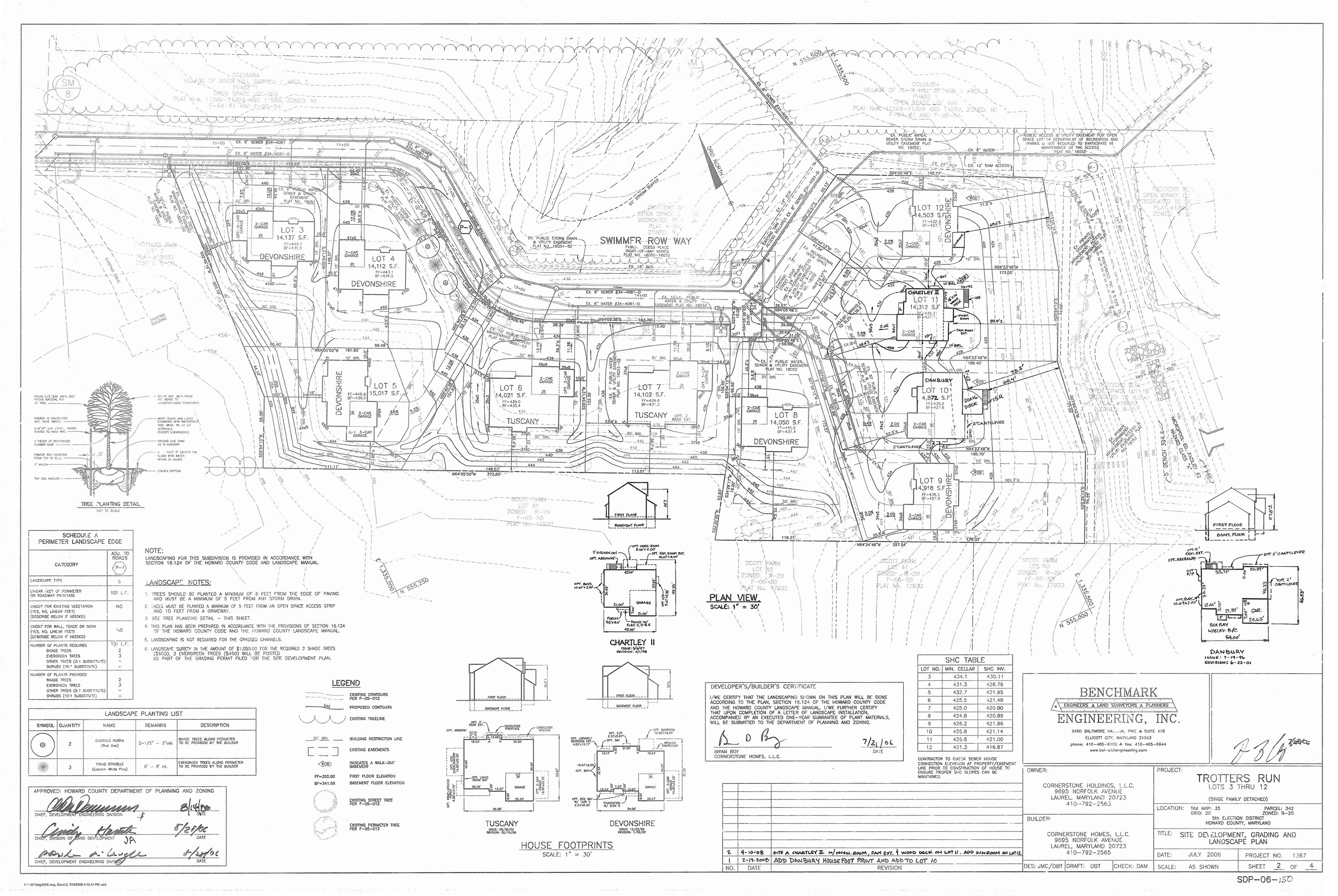
SCALE: AS SHOWN SHEET 1 OF 4

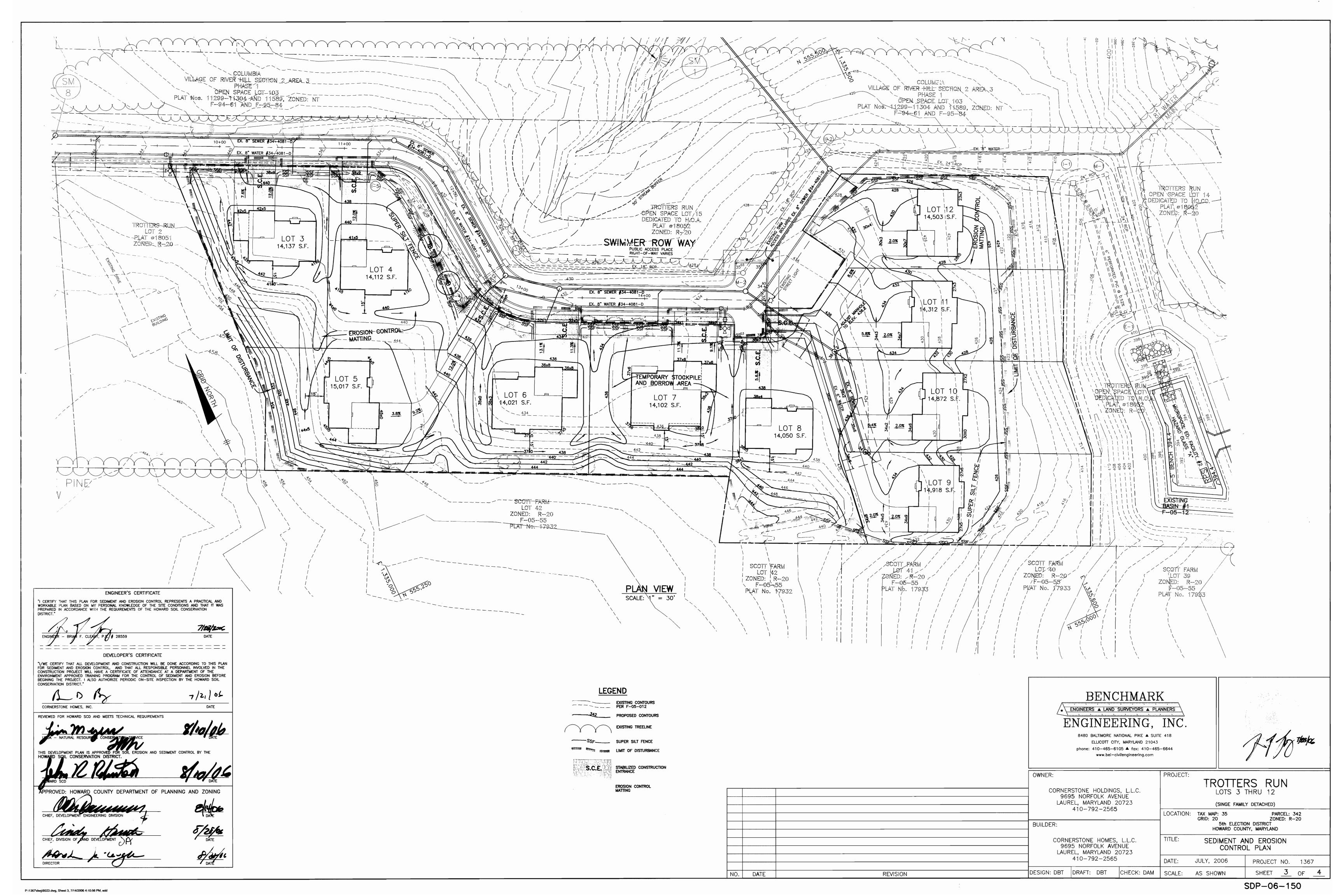
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8/25/06





SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (313-1850)
- ALL VEGETATIVE AND STRUCTURAL PRACTICE: ABIL TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIE ATION FOR SOIL EROSION AND SEDIMENT CONTROL". REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE, OR REFERENCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN FOUR CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, LOSES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS FOUR DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST E FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE "1TH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WEEN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MAN MARCH DISTANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (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 (THIS SUBMISSION)	3.31 ACRES
AREA DISTURBED	2.85 ACRES
AREA TO BE ROOFED OR PAVED	0.85 ACRES
AREA TO BE VEGETATIVELY STABILIZED	2.00 ACRES
TOTAL CUT	5400 cy
TO~AL FILL	2526cy
	4

- OFFSITE WASTE, BORROW AREA LOCATION

 *IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE SPOIL/BORROW SITE AND NOTIFY AND GAIN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR OF THE SITE AND ITS RADING PERMIT NUMBER AT THE TIME OD CONSTRUCTION.
- 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.

- 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 LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

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

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

- PREFERRED APPLY 2 TONS PER ACRE 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 DISC 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).
- 2. ACCEPTABLE APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FRTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING, HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SFYDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH 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. OF TION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL TESCUE AND MULCH WITH 2 TONS PER ACRE OF 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, USE 348 GALLONS PER ACFE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

TEMPORARY SEEDBED PREPARATIONS

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 PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 L9S/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON . S POSSIBLE IN THE SPRING, OR USE SOD.

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 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

TOPSOIL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA—SCS in cooperation with Maryland Agricultural Experimental Station.

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 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.

- ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.
- iii. 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 worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

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

6.5 or higher.

- On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
- a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to
- b. Organic content or topsoil shall be not less than 1.5 percent by weight.
- Topsoil having soluble salt content greater than 500 parts per million shall not be used.
- 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 dissipation of phyto—toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or sail scientist and approved by the appropriate approval authority, may be used in lieu of

- ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization — Section I — Vegetative Stabilization Methods and
- V Topsoil Application

water pockets.

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" 8" higher in elevation.
- Topsoil shall be uniformly distributed in a 4" 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 surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or
- list for the following forms of the following forecast of the following forms of the following forms of the follow
- 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

Composted Sludge Material for use as a soil conditioner for sites having distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

- a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the
- Maryland Department of the Environment under COMAR 26.04.06.

 b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, 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 fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

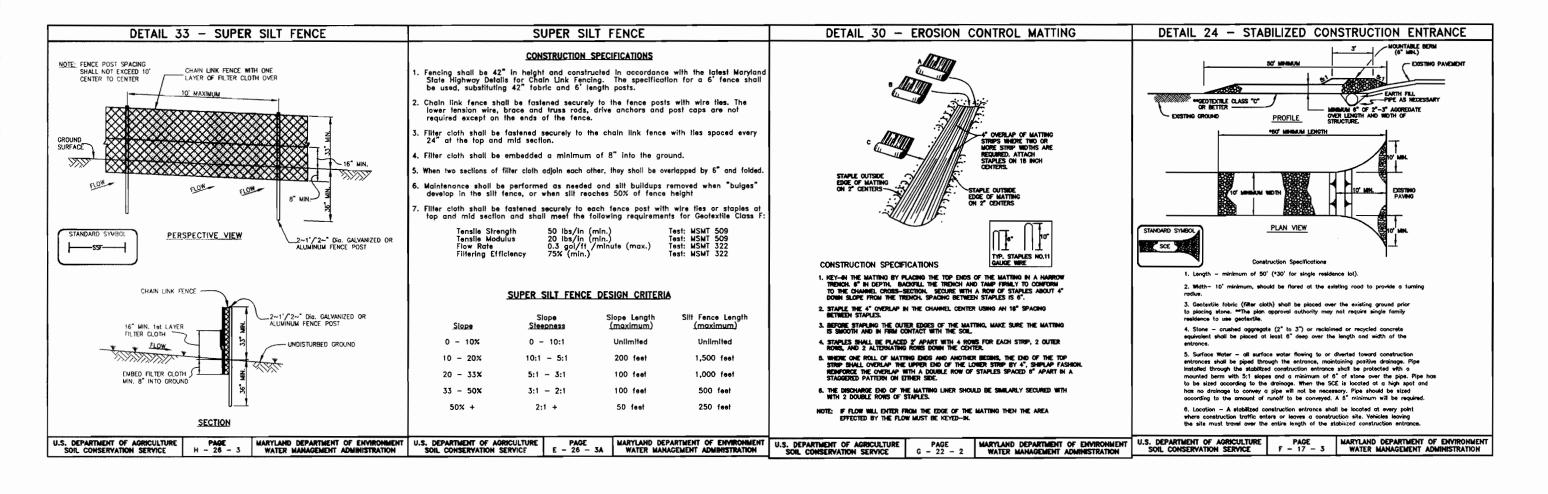
References: Guidelines Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised, 1973

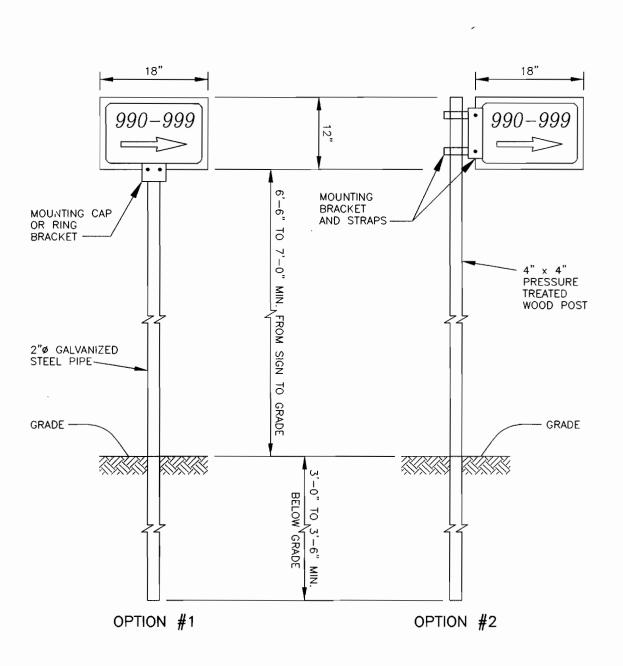
SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION DAY 1 1.) OBTAIN GRADING PERMIT.

- DAY 2-6 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
- DAY 7-10* 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
- DAY 11-80 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
- DAY 81-85 5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES AND FLUSH STORM DRAIN SYSTEM.
- DAY 86-89 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DITURBED
 - * INDICATES SINGLE HOUSE CONSTRUCTION.

NOTE:
EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD



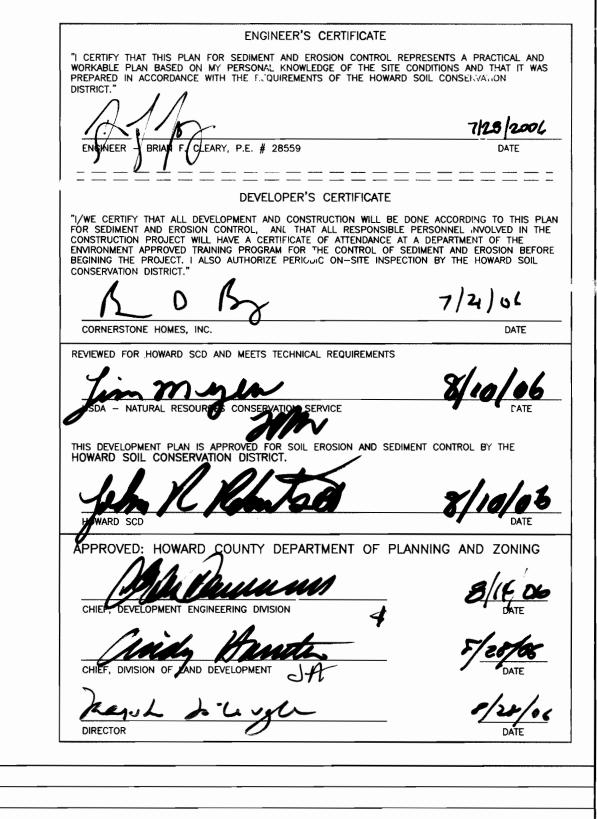


- THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:
- 1. THE SIGN SIZE SHALL BE 12" \times 18".

COMPANY.

- 2. THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
- THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
- 4. WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
- 5. THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAT.
- 6. ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(a) OF THE HOWARD COUNTY CODE PUBLIC SIGNS. MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT
- 7. COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

HO. CO. APPROVED SIGN DESIGN AND INSTALLATION DETAIL



DATE REVISION BENCHMARK • ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 ▲ fax: 410-465-6644 www.bei--civilengineering.com OWNER: PROJECT: TROTTERS RUN CORNERSTONE HOLDINGS, L.L.C. LOTS 3 THRU 12 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 (SINGE FAMILY DETACHED) 410-792-2565 LOCATION: TAX MAP: 35 PARCEL: 342 ZONED: R-20 5th ELECTION DISTRICT BUILDER: HOWARD COUNTY, MARYLAND CORNERSTONE HOMES, L.L.C. SEDIMENT AND EROSION 9695 NORFOLK AVENUE CONTROL NOTES AND DETAILS LAUREL, MARYLAND 20723 410-792-2565 JULY, 2006 PROJECT NO. 1367 CHECK: DAM | SCALE: DESIGN: DBT | DRAFT: DBT AS SHOWN SHEET 4 OF 4

