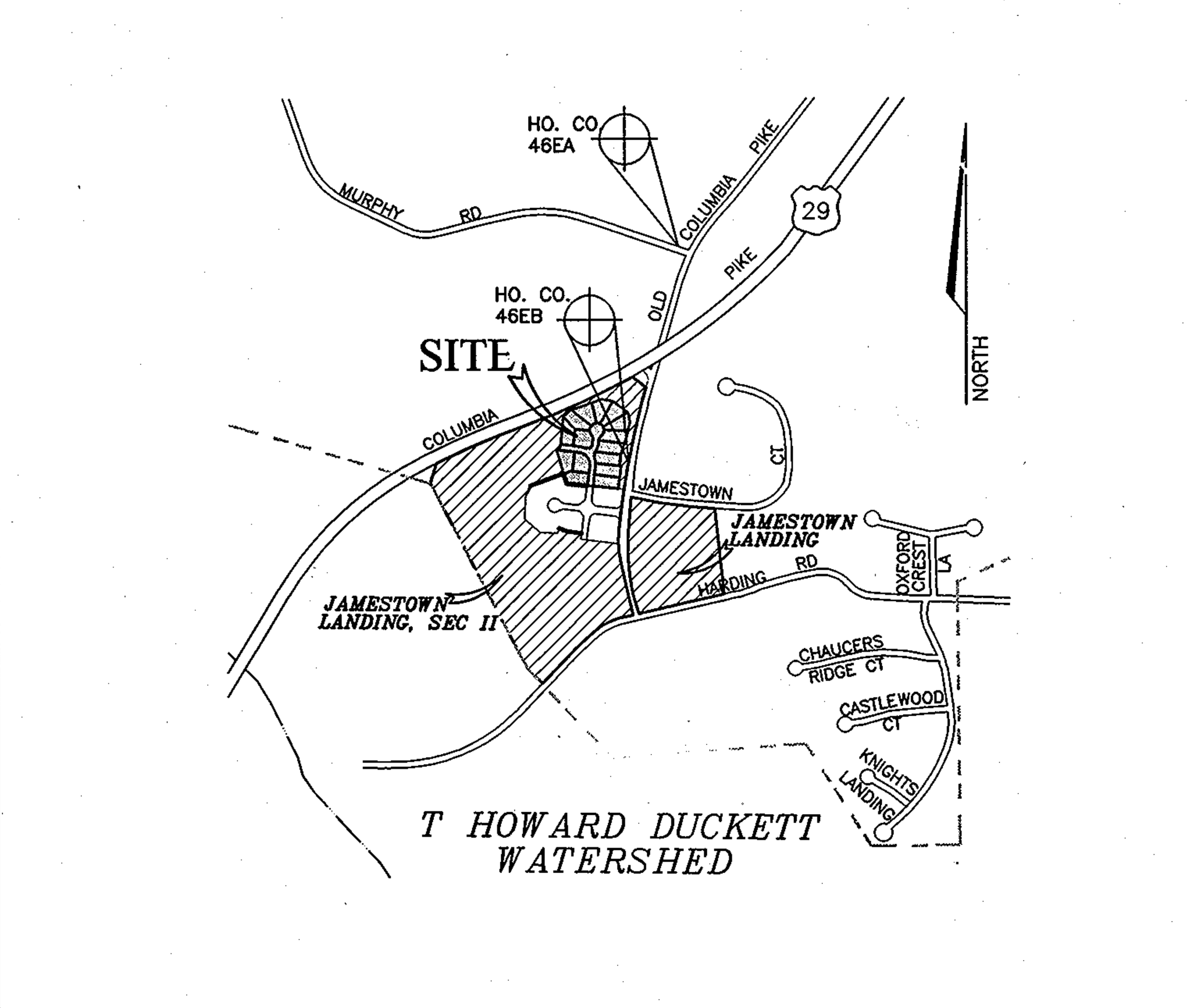
JAMESTOWN LANDING, SECTION II
LOTS 35–37 & 53–64
SITE DEVELOPMENT PLANS
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

INDEX OF DRAWINGS	
SHT. NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	GENERIC BOXES
4	REVISED SITE DEVELOPMENT PLAN-HOUSE MODELS
5	SEDIMENT CONTROL NOTES AND DETAILS



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VICINITY MAP
SCALE: 1" = 1000'

CENTER OR THE SITE LOCATED ON ADC MAP PAGE 18
AT COORDINATES N 486,300 E 824,900

GENERAL NOTES

1. TAX MAP: 46, PARCELS: 229 & 352, BLOCK: 15, LOTS 35–37 & 53–64.
   ELECTION DISTRICT: FIFTH.
   ZONING: R–20.
   DEED REFRENCE: 7723/146.
   DPZ FILES: F–00–169, SP–01–01, WP–01–65, S–01–81, P–05–03, F–05–104, SDP–06–157, SDP–07–003.
   LOT AREA: 210,807 SQ.FT. OR 4.84 ACRES±
2. SUBJECT PROPERTY ZONED R–20 PER THE APRIL 13, 2004 COMPREHENSIVE ZONING PLAN.
3. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.

   STA NO. 46EA= N 536,185.423, E 1,338,091.710 ELEV=415.10

   STA NO. 46EB= N 534,750.221, E 1,337,742.800 ELEV= 413.24
4. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON ROAD PLANS FILED UNDER F–05–104 AND A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN MAY 2002 BY MIDENBERG, BOENDER & ASSOC, INC. BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2002 BY MILDENBERG, BOENDER & ASSOC, INC.
5. ALL AREAS ARE MORE OR LESS.
6. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 35 THRU 37 AND 53 THRU 64 ARE BEING SERVICED UNDER CONTRACT # 24–4274–D.
7. GRAVES, IDENTIFIED AS CEMETERY SITE 46–4 ON THE HOWARD COUNTY CEMETERY INVENTORY, EXIST ON–SITE ON PROPOSED OPEN SPACE LOT 70, ON–SITE TESTING HAS BEEN PERFORMED TO DETERMINE LOCATION OF THE EXTENTS OF THE GRAVE SITES. THESE EXTENTS HAVE BEEN FIELD VERIFIED BY MILDENBURG, BOENDER & ASSOC., INC. IN OCTOBER 2000. NO GRADING MAY BE CONDUCTED WITHIN 30 FEET OF THE LIMITS OF THE GRAVE SITES. THE PLANNING BOARD APPROVED THE ACCOMMODATION OF, AND ACCESS TO THE CEMETERY A SPECIAL SUBJECT ON THE JANUARY 24, 2001 UNDER S–01–08. THE DESIGN ON THESE PLANS IS CONSISTENT WITH THE APPROVED DESIGN.
8. THE LANDSCAPE OBLIGATION HAS BEEN ADDRESSED UNDER THE DEVELOPER'S AGREEMENT WITH F–05–104. FINANCIAL SURETY WAS PAID IN THE AMOUNT OF $50,000.00 UNDER F–05–104 FOR THE REQUIRED LANDSCAPING (109 SHADE TREES, 118 EVERGREENS).
9. WETLAND AND FOREST STAND DELINEATIONS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES IN OCTOBER 2000 AND WETLAND LOCATIONS VERIFIED IN JULY 2004. NO WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN, SLOPES 15% OR GREATER, OR 65dBA NOISE LINE EXIST ON THESE LOTS. NOISE MITIGATION HAS BEEN PROVIDED ON OPEN SPACE LOT 69 UNDER F–05–104, JAMESTOWN LANDING, SECTION II.
10. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16,1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 2,75 ACRES AND AFFORESTATION OF 4.65 ACRES. FINANCIAL SURETY FOR THE ON–SITE RETENTION OF 2.75 ACRES (119,790SQ.FT.) IN THE AMOUNT $23,958.00 AND AFFORESTATION OF 4.65 ACRES (202,554 SQ.FT.) IN THE AMOUNT OF $101,277.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $125,235.00. UNDER F–05–104.
11. NO HISTORIC STRUCTURES EXIST ON–SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
12. AREA OF JAMESTOWN LANDING, SECTION II SUBDIVISION= 37.66 ACRES ±
    AREA OF THE SMALLEST LOT= 14,000 SQ. FT.
    OPEN SPACE REQUIRED: 30% OR 11.30 ACRES UNDER F–05–104
    OPEN SPACE PROVIDED: 11.47 ACRES (11.36 ACRES CREDITED) UNDER F–05–104
    RECREATIONAL OPEN SPACE REQUIRED: 66 LOTS @200 SQ.FT./LOT= 13,200 SQ.FT. UNDER F–05–104
    RECREATIONAL OPEN SPACE PROVIDED: 21,346 SQ.FT. (13,200 SQ.FT. CREDITED) UNDER F–05–104
13. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A) WIDTH=12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT)
    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 EASEMENTS– 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.
14. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET ON–SITE VIA WET POND AND STONE TRENCH ON OPEN SPACE LOT 67 UNDER F–05–104. SWM FACILITY IS PRIVATELY OWNED AND MAINTAINED. LOT 2 RUNOFF FLOWS TO THE SWM WET POND VIA ON–SITE STORM DRAIN SYSTEM.
15. WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER THE PROVISIONS OF SECTION 18–122.B OF THE HOWARD COUNTY CODE..
16. PUBLIC WATER AND SEWAGE ALLOCATION HAS BEEN GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
17. THE associated subdivision PLAN IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE 1993 ZONING REGULATIONS AMENDED BY CB50–2001. THIS SDP SHOWS CURRENT BRL'S AND OTHER THAN AN ARC FOR THE FRONT BRL. This SDP is subject to the Amended 5th Edition.
18. REQUEST TO WAIVER BASEMENT GRAVITY SEWER SERVICE TO LOTS 14,30,31,42,43 &46, FIRST FLOOR AND BASEMENT GRAVITY SEWER SERVICE FOR LOTS 44 & 45, AND CLEARANCE REQUIREMENTS FOR LOTS 28,29,32,39 & 40 WERE APPROVED ON DEC. 3, 2003 AND MARCH 5, 2004 SUBJECT TO THE FOLLOWING CONDITIONS:
    A. THE SEWER BETWEEN MANHOLES 126 & 127 SHALL BE DUCTILE IRON PIPE CLASS 54 WITH FIELD LOCK GASKETS.
    B. THE SEWER HOUSE CONNECTIONS FOR LOTS 28 & 29 SHALL BE RELOCATED TO THE LOW POINT OF THE LOTS AT THE REAR OF THE PROPERTIES.
    C. A NOTE SHALL BE PLACED ON THE WATER AND SEWER PLAN AND ON THE SITE DEVELOPMENT PLAN REGARDING ACCESS TO PUBLIC WATER AND SEWER MAINS.
19. ON MAY 10, 2005, A DESIGN MANUAL WAIVER WAS GRANTED TO MODIFY DESIGN MANUAL, VOLUME IV, STANDARD DETAILS FOR INLET TYPES SD–4.02 (A–10 INLET) AND SD–4.14 (YARD INLET) TO ALLOW THE STRUCTURES TO BE GREATER THAN & LESS THAN THE COUNTY STANDARD DEPTH REQUIREMENTS. THIS APPROVAL WAS SUBJECT DETAILS FOR I–12 AND I–20 WITH MODIFIED STRUCTURE SCHEDULE BEING SHOWN AND APPROVED ON THE FINAL PLAN.
20. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
21. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY AGENCIES AT LEAST FIVE(5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY :	1–800–257–7777
C&P TELEPHONE COMPANY:	410–725–9976
HO. CO. 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
HO. CO. DEPT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION:	410–313–1880

22. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGUALTIONS, 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.
23. DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED IN ACCRODANCE WITH HOWARD COUNTY STANDARD R–6.06.
24. STEEP SLOPES SHOWN HAVE BEEN BASED ON THE PROPOSED GRADES FROM THE ROAD CONSTRUCTION PLANS FOR JAMESTOWN LANDING, SECTION II UNDER F–05–104.
25. ALL INLETS, MANHOLES, STORM DRAIN PIPING, WATER, AND SEWER SHOWN ON–SITE ARE EXISTING. LOCATIONS ARE BASED ON F–05–104. NO NEW STRUCTURES OR PIPING IS PROPOSED UNDER THESE PLANS.
26. EXISTING SEDIMENT CONTROL DEVICES INSTALLED UNDER F–05–104 WILL BE UTILZED FOR CONSTRUCTION OF THE PROPOSED HOUSES AND ASSOCIATED SITE GRADING.

OWNERS/DEVELOPERS CERTIFICATION

"I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON–SITE INSPECTION BY THE NATURAL SERVICE CONSERVATION SERVICE.

[signature] 1/5/07
SIGNATURE OF OWNER/DEVELOPER — DATE

ALLAN SCHWEBER CRAFTMARK HOMES
PRINTED NAME OF OWNER/DEVELOPER

DESIGN CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRATICAL AND WORKABLE PLAN BASED ON PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.
JOHN E. HARMS JR. & ASSOCIATES, INC.

[signature] 1/3/07
SIGNATURE OF DESIGN PROFESSIONAL — DATE

STEPHANIE DEMCHIK
PRINTED NAME OF DESIGN PROFESSIONAL

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

[signature] 1/24/07
USDA–NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

[signature] 1/24/07
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING

[signature] 1/29/07
CHEIF, DEVELOPMENT ENGINEERING DIVISION — DATE

[signature] 2/2/07
CHEIF, DIVISION OF LAND DEVELOPMENT — DATE

[signature] 2/5/07
DIRECTOR — DATE

PERMIT INFORMATION CHART					
SUBDIVISION NAME: JAMESTOWN LANDING			SECTION/AREA SECTION II	LOT/PARCEL NO. LOTS 35–37 & 53–64	
PLAT NO. OR L/F 18399–18405	BLOCK NO. 15	ZONE R–20	TAX MAP 46	ELEC. DIST. FIFTH	CENSUS TRACT 605102
WATER CODE: E–18			SEWER CODE: 7601000		
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING AND SEDIMENT CONTROL					

ADDRESS CHART LOTS 35–64	
LOT. NO.	STREET ADDRESS
35	8505 SCHOLARS LANE
36	8515 SCHOLARS LANE
37	8521 SCHOLARS LANE
53	8520 SCHOLARS LANE
54	8403 SONNET COURT
55	8407 SONNET COURT
56	8411 SONNET COURT
57	8416 SONNET COURT
58	8412 SONNET COURT
59	8408 SONNET COURT
60	8404 SONNET COURT
61	8400 SONNET COURT
62	8512 SCHOLARS LANE
63	8508 SCHOLARS LANE
64	8504 SCHOLARS LANE

BUILDER/ DEVELOPER
CRAFTMARK HOMES
6820 ELM STREET, SUITE 102
MCLEAN, VIRGINIA 22101
(703)–928–6940

2nd BUILDER
NV HOMES
6085 MARSHALEE DRIVE, SUITE 130
ELKRIDGE, MARYLAND 21075
(410) 379-5956

OWNER
JAMESTOWN LANDING, LC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703)–734–9730

HARMS
ENGINEERS • PLANNERS • SURVEYORS
41 EAST ALL SAINTS STREET, SUITE 210, FREDERICK, MARYLAND 21701
Office: 301/631–2027 FAX: 301/631–2028

NO.	REVISION	BY	DATE
2	ADD HOUSE MODEL (SHEET 4) TO SHEET INDEX AND ADD NV HOMES AS SECOND BUILDER AND REVISE SHEET NUMBER	SJT	4/3/09

COVER SHEET
JAMESTOWN LANDING, SECTION II,
LOTS 35–37 & 53–64
TAX MAP: 46 – PARCEL: 229 & 352
FIFTH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

DESIGNED BY: SJD
DRAWN BY: SIN
CHECKED BY: SJD
DATE: JAN 2007
W.O. NO. 08–06–014A

1
1 OF 5

SDP-07-010

Date: 01/03/2007 User: sdemchik
Drawing Path: \\Dell2600\Projects\Jamestown II, SP–How Co\08–06–014A\Dwg\Site Plans\PHASE 3\JMSTN SDP ... COVER.dwg XREF Files:

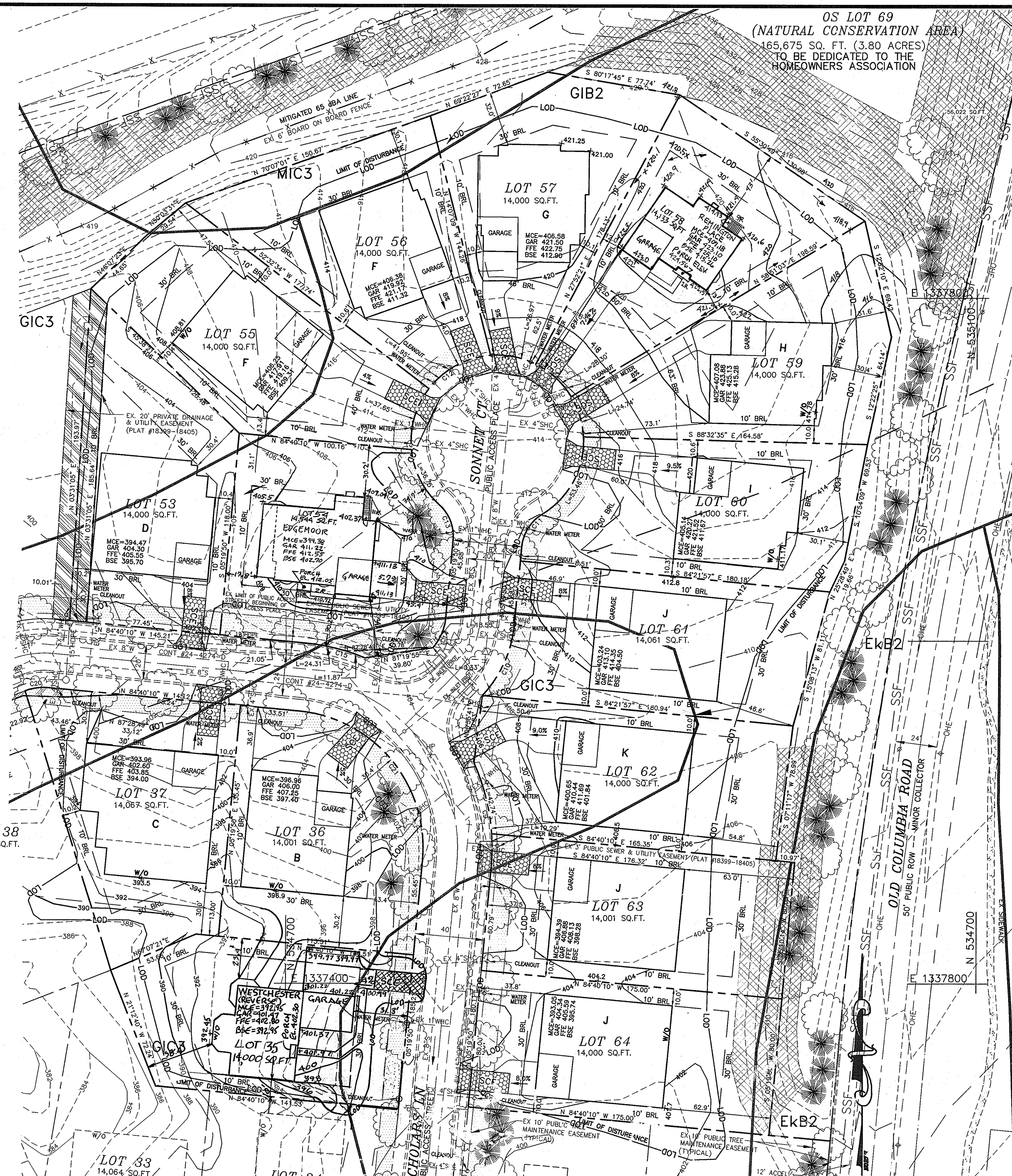
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C9	120.00'	62.04'	31.73'	29°37'11"	N29°28'45"W 61.35'
C10	70.00'	45.99'	23.86'	37°38'29"	N24°09'05"E 45.17'
C11	25.00'	23.18'	12.50'	53°07'48"	S31°53'45"W 22.36'
C12	50.00'	249.81'	37.50'	286°15'37"	N84°40'10"W 60.00'
C13	25.00'	23.18'	12.50'	53°07'48"	N21°14'04"W 22.36'
C14	30.00'	18.88'	9.76'	36°03'30"	N23°21'36"E 18.57'
C15	120.00'	36.18'	18.23'	17°16'32"	N76°01'53"W 36.05'
C20	30.00'	13.90'	7.08'	26°32'30"	S82°03'35"W 13.77'
C21	80.00'	125.66'	80.00'	90°00'00"	N30°40'10"W 113.14'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	CENTER LINE	
	EASEMENT LINE	
20' B.R.L.	BLDG. RESTRICTION LINE	
EX. 15" SD	STORM DRAIN & MH	
EX. 8" S	SEWER LINE & MH	
EX. 8" W	WATER LINE & MH	
	PIPE/GUTTER FLOW DIRECTION	
EX. WV	WATER VALVE	
EX. F.H.	FIRE HYDRANT	
G G	GAS LINE	
OHE OHE	OVERHEAD LINE	
	UTILITY POLE	
	LIMIT OF DISTURBANCE	LOD
EkB2	SOILS CLASSIFICATION/BOUNDARY	
	STABILIZED CONSTRUCTION ENTRANCE	SCE
SSF	SUPER SILT FENCE PROVIDED UNDER F-05-104	
EX. INLET PROT.	INLET PROTECTION PROVIDED UNDER F-05-104	
	CURB & GUTTER	
156	CONTOUR LINE	156
×156.50	SPOT ELEVATION	×156.50
	STREET SIGN	
	STREET LIGHTING	
	10' PRIVATE SIGN EASEMENT	
	10' PUBLIC TREE MAINTENANCE EASEMENT	
	25% OR GREATER SLOPES	
	LANDSCAPING APPROVED UNDER F-05-104	

NOTE : AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR, SILT FENCE OR SUPER SILT FENCE MAY BE REQUIRED TO BE INSTALLED AT THE FRONT OF THESE LOTS.

SOILS DESCRIPTION	
SYMBOL	DESCRIPTION
EkB2	ELIOAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED--TYPE C
GIB2	GLENELG SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED--TYPE B
GIC3	GLENELG SILT LOAM, 8% TO 15% SLOPES, SEVERELY ERODED--TYPE B
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED--TYPE B



SCALE : 1"=30'

OWNERS/DEVELOPERS CERTIFICATION

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Allan Schweber 1/5/07
SIGNATURE OF OWNER/DEVELOPER — DATE

ALLAN SCHWEBER CRAFTMARK HOMES
PRINTED NAME OF OWNER/DEVELOPER

DESIGN CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRATICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

JOHN E. HARMS JR. & ASSOCIATES, INC.

Stephanie Demchik 1/3/07
SIGNATURE OF DESIGN PROFESSIONAL — DATE

STEPHANIE DEMCHIK
PRINTED NAME OF DESIGN PROFESSIONAL

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

Jim Myers 1/24/07
USDA-NATURAL RESOURCE CONSERVATION SERVICE — DATE

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

John R Robertson 1/24/07
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING

1/29/07
CHEIF, DEVELOPMENT ENGINEERING DIVISION — DATE

Cindy Hamilton 2/2/07
CHEIF, DIVISION OF LAND DEVELOPMENT — DATE

2/5/07
DIRECTOR — DATE

2nd BUILDER
NV HOMES
6085 MARSHALEE DRIVE, SUITE 130
ELKRIDGE, MARYLAND 21075
(410) 379-5956

BUILDER/DEVELOPER
CRAFTMARK HOMES
6820 ELM STREET, SUITE 2
MCLEAN, VIRGINIA 221
(703)-928-6940

OWNER
JAMESTOWN LANDING, LC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703)-734-9730

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Office: 301/631-2027 FAX: 301/631-2028

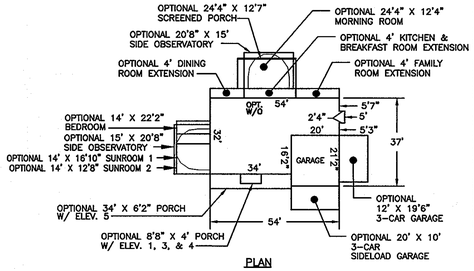
NO.	REVISION	BY	DATE
1	HOUSE TYPE REV LOT 35	JWS	11/8/07
2	ADD NV HOMES AS A SECOND BUILDER AND REVISE SHEET NUMBER	SJT	4/13/09
3	HOUSE TYPE REVISION TO SITE EDGEMOOR MODEL ON LOT 54	SJT	6/9/09
4	AS-BUILT GRADING REVISION - LOT 58	SJT	4/29/10

SITE DEVELOPMENT PLAN
JAMESTOWN LANDING, SECTION II, LOTS 35-37 & 53-64

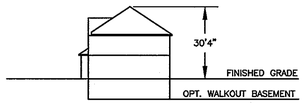
TAX MAP: 46 - PARCEL: 229 & 352
FIFTH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

DESIGNED BY: SJD
DRAWN BY: SIN
CHECKED BY: SJD
DATE: JAN 2007
W.O. NO. 08-06-014A

SDP-07-010



PLAN



PROFILE

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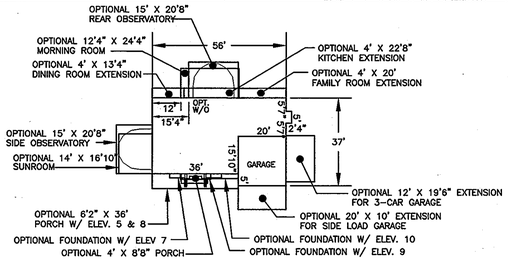

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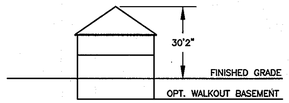

PROFILE

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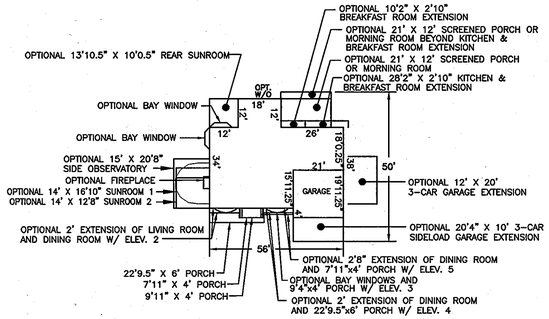

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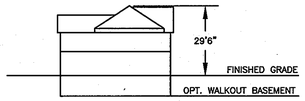
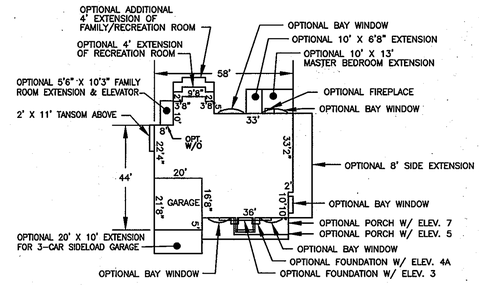


PROFILE

CLIFTON



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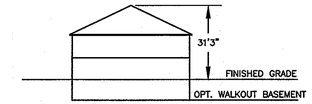
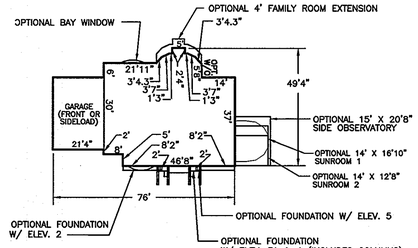
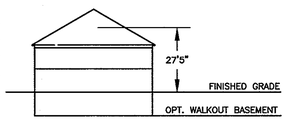


PROFILE

EDGEMOOR

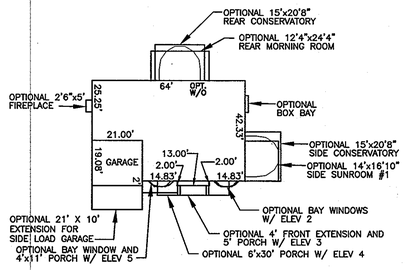


PLAN

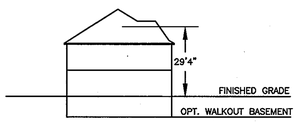


PROFILE

KENWOOD

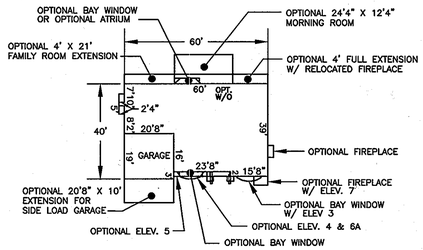


PLAN



PROFILE

OAKMONT



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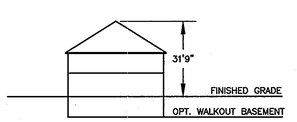

PROFILE

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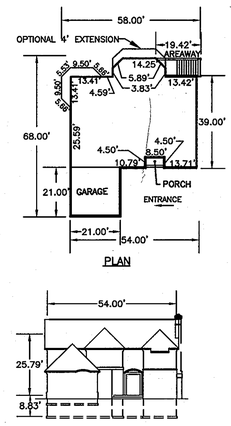
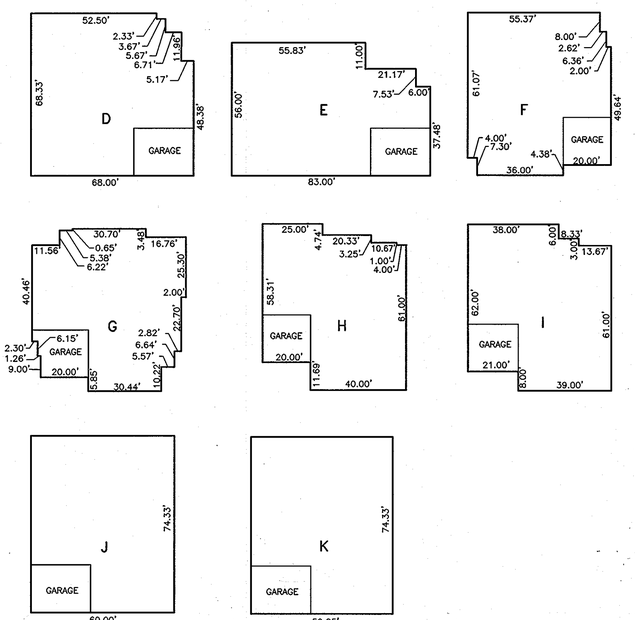


PLAN

PROFILE

WESTCHESTER



GENERIC BOXES

SCALE : 1"=30'

GENERIC TYPE	BETHESDA	CHEVY CHASE	CLIFTON	EDGEMOOR	KENWOOD	OAKMONT	OAKTON	WESTCHESTER
A	REVERSE NO 3-CAR FRONTLOAD GARAGE WITH SIDE ROOMS	REVERSE NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS	REVERSE NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS	NO SIDELOAD GARAGE	DOES NOT FIT	NO SIDELOAD GARAGE NO SIDE ROOMS	NO SIDELOAD GARAGE	REVERSE ALL OPTIONS
B	REVERSE NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO 3-CAR SIDELOAD GARAGE WITH REAR ROOMS	REVERSE NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO 3-CAR SIDELOAD GARAGE WITH REAR ROOMS	REVERSE NO 3-CAR FRONTLOAD GARAGE NO SIDE ROOMS NO 3-CAR SIDELOAD GARAGE WITH 21'x12' SCREENED PORCH AND 2'10" REAR EXTENSIONS	NO 3-CAR SIDELOAD GARAGE NO 8' SIDE EXTENTION NO 8' REAR EXTENSION	DOES NOT FIT	DOES NOT FIT	NO 3-CAR SIDELOAD GARAGE WITH REAR MORNING ROOM	REVERSE ALL OPTIONS
C	REVERSE NO SIDELOAD OR 3-CAR GARAGE WITH SIDE ROOMS	REVERSE NO 3-CAR FRONTLOAD GARAGE WITH SIDEROOMS	REVERS NO 3-CAR GARAGE WITH SIDE ROOMS	NO SIDELOAD GARAGE	NO SIDELOAD GARAGE NO SIDE ROOMS	NO SIDELOAD GARAGE NO SIDE ROOMS	NO SIDELOAD GARAGE	REVERSE ALL OPTIONS
D	NO SIDELOAD OR 3-CAR FRONTLOAD GARAGE WITH SIDE SUNROOM NO SIDE OBERVATORY	NO SIDEROOMS	NO SIDE ROOMS	NO SIDELOAD GARAGE NO 4' OR 8' REAR EXTENSION OR FAMILY ROOM EXTENSION WITH 8' SIDE EXTENSION	DOES NOT FIT	REVERSE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO SIDELOAD GARAGE	ALL OPTIONS
E	NO 3-CAR SIDELOAD GARAGE WITH REAR ROOMS	NO 3-CAR SIDELOAD GARAGE	NO 3-CAR SIDELOAD GARAGE NO SIDE ROOMS WITH REAR MORNING ROOM	DOES NOT FIT	NO SIDE ROOMS	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS NO ELEV. 4	REVERSE NO 3-CAR SIDELOAD GARAGE OR REAR EXTENSION WITH REAR MORNING ROOM	DOES NOT FIT
F	NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE ROOMS	NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE ROOMS	NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE ROOMS	NO SIDELOAD GARAGE NO SIDE ROOMS	DOES NOT FIT	DOES NOT FIT	REVERSE NO SIDELOAD GARAGE	ALL OPTIONS
G	REVERSE NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE ROOMS	REVERSE NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE ROOMS	REVERSE NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE ROOMS	NO SIDELOAD GARAGE NO 8' SIDE EXTENSION NO 8' REAR EXTENSION NO ELEV. 5 OR 7	DOES NOT FIT	DOES NOT FIT	NO SIDELOAD GARAGE NO MORNING ROOM WITH REAR EXTENSION NO OPT. FIREPLACE (ELEV. 7)	REVERSE ALL OPTIONS
H	REVERSE NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE ROOMS NO REAR OBSERVATORY WITH 4' REAR EXTENSION	REVERSE NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE ROOMS NO REAR OBSERVATORY WITH 4' REAR EXTENSION	REVERSE NO SIDELOAD GARAGE NO 3-CAR GARAGE NO SIDE ROOMS	REVERSE NO SIDELOAD GARAGE NO 8' SIDE EXTENSION NO 4' OR 8' REAR EXTENSION NO MASTER BEDROOM EXTENSIONS	DOES NOT FIT	DOES NOT FIT	NO SIDELOAD GARAGE NO MORNING ROOM WITH 4' REAR EXTENSION	REVERSE NO OPTIONAL DEN NO OPTIONAL REAR EXTENSION
I	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO SIDELOAD GARAGE NO 8' SIDE EXTENSION NO 8' REAR EXTENSION NO MASTER BEDROOM EXTENSION	DOES NOT FIT	DOES NOT FIT	NO SIDELOAD GARAGE NO MORNING ROOM WITH 4' REAR EXTENSION	REVERSE NO OPTIONAL DEN EXT.
J	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO SIDELOAD GARAGE NO 8' SIDE EXTENSION	DOES NOT FIT	DOES NOT FIT	NO SIDELOAD GARAGE	REVERSE ALL OPTIONS
K	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO 3-CAR GARAGE NO SIDELOAD GARAGE NO SIDE ROOMS	REVERSE NO SIDELOAD GARAGE NO 8' SIDE EXTENSION	DOES NOT FIT	DOES NOT FIT	DOES NOT FIT	REVERSE ALL OPTIONS

APPROVED DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/20/07

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 2/6/07

DIRECTOR — DATE 2/15/07

BUILDER/ DEVELOPER
CRAFTMARK HOMES
6820 ELM STREET, SUITE 102
MCLEAN, VIRGINIA 22101
(703)-928-6940

OWNER
JAMESTOWN LANDING, LC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703)-734-9730

HARMS
ENGINEERS • PLANNERS • SURVEYORS
41 EAST ALL SAINTS STREET, SUITE 210, FREDERICK, MARYLAND 21701
Office: 301/631-2027 FAX: 301/631-2028

NO.	REVISION	BY	DATE
2	REVISE SHEET NUMBER	SJT	4/3/07

GENERIC BOXES
JAMESTOWN LANDING, SECTION II, LOTS 35-37 & 53-64

TAX MAP: 46 - PARCEL: 229 & 352
FIFTH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

DESIGNED BY: SJD
DRAWN BY: SIN
CHECKED BY: SJD
DATE: JAN 2007
W.O. NO. 08-06-014A

SDP 07-010

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:

1) 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.).
2) 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, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

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.

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

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

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 MAY 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 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 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 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 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:	4.84	ACRES
AREA DISTURBED:	4.05	ACRES
AREA TO BE ROOFED OR PAVED:	1.77	ACRES
AREA TO BE VEGTATIVELY STABILIZED:	2.28	ACRES
TOTAL CUT:	6100	CU. YDS.
TOTAL FILL:	6100	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	

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

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 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.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

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

PURPOSE

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

I. 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 GROWTH.
   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 2:1 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

I. 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:
   i. 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 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.
   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:
   i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
   i. 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 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 WEIGHT.
      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 DISSIPATION OF PHYTO-TOXIC MATERIALS.

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 TOPSOIL.

   ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION
   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 SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT 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 GRADING AND SEEDBED PREPARATION.

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 ENVIRONMENT UNDER COMAR 26.04.06.
      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 FERTILIZER 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 EFFECT.

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.

5. 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 TO TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

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

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN AND CONSTRUCT SILT FENCE IF REQUIRED BY SEDIMENT CONTROL INSPECTOR. (1 DAY)
3. COMPLETE CONSTRUCTION AS SHOWN. (270 DAYS / 9 MONTHS)
4. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (1 DAY)
5. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (1 DAY)
6. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (7 DAYS)

NOTE : EXISTING SEDIMENT CONTROLS INSTALLED UNDER F-05-104 ARE TO REMAIN IN PLACE FOR THE CONSTRUCTION OF THESE LOTS, AS PER PERMISSION LETTER DATED JUNE 22, 2006 FROM JAMESTOWN LANDING, LC TO CRAFTMARK HOMES.

OWNERS/DEVELOPERS CERTIFICATION

"I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL SERVICE/CONSERVATION SERVICE.

SIGNATURE OF OWNER/DEVELOPER — DATE 11/5/07

CRAFTMARK

ALLAN SCHWEBER HOMES

PRINTED NAME OF OWNER/DEVELOPER

DESIGN CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRATICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

JOHN E. HARMS JR. & ASSOCIATES, INC.

SIGNATURE OF DESIGN PROFESSIONAL — DATE 1/3/07

STEPHANIE DEMCHIK

PRINTED NAME OF DESIGN PROFESSIONAL

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

USDA-NATURAL RESOURCE CONSERVATION SERVICE — DATE 1/24/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 1/24/07

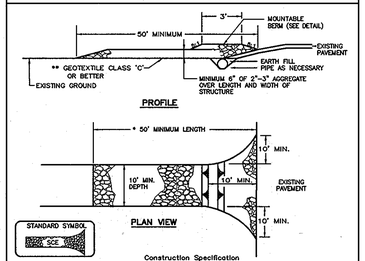
APPROVED DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF ENGINEERING DIVISION — DATE 1/29/07

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 2/6/07

DIRECTOR — DATE 2/5/07

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE

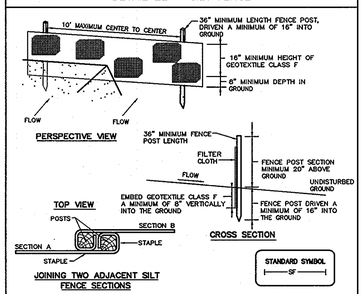


Construction Specification

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.
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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 – SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
2. Geotextile 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 ²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

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SILT FENCE

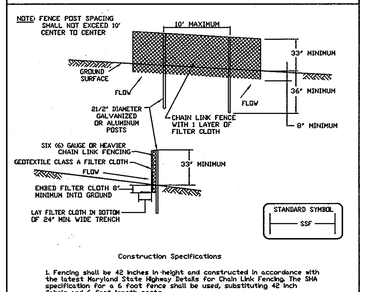
Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 25 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 – SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42 inches in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The SHA specification for a 6 foot fence shall be used, substituting 42 inch fabric and 6 foot length posts.
2. The post do not need to be set in concrete.
3. Chain link fence shall be fastened securely to the fence posts with wire ties or staples. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence. The chain link fencing shall be six (6) gauge or heavier.
4. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
5. Filter cloth shall be embedded a minimum of 8" into the ground.
6. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
7. 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	MODIFIED	

SUPER SILT FENCE

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

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DEVELOPER
CRAFTMARK HOMES
6820 ELM STREET, SUITE 102
MCLEAN, VIRGINIA 22101
(703)-928-6940

OWNER
JAMESTOWN LANDING, LC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703)-734-9730

HARMS
ENGINEERS • PLANNERS • SURVEYORS
41 EAST ALL SAINTS STREET, SUITE 210, FREDERICK, MARYLAND 21701
Office: 301/631-2027 FAX: 301/631-2028

NO.	REVISION	BY	DATE

SEDIMENT CONTROL NOTES AND DETAILS
JAMESTOWN LANDING, SECTION II, LOTS 35-37 & 53-64

TAX MAP: 46 – PARCEL: 229 & 352
HOWARD COUNTY, MARYLAND
FIFTH ELECTION DISTRICT

DESIGNED BY: SJD
DRAWN BY: SIN
CHECKED BY: SJD
DATE: JAN 2007
W.O. NO. 08-06-014A

4
4 OF 4

SDP-07-010

XREF File(s):
Date: 01/03/2007 User: sdemchik
Drawing Path: \\Data2600\Projects\Jamestown II, SP-How Co\08-06-014A\Dwg\Site Plans\PHASE 3\JAMSTN-SDP-PH-3-04-SED CON NOTES&DETAILS.dwg

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:

1) 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.).
2) 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, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

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

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.

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

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

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 MAY 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 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 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 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 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:	4.84	ACRES
AREA DISTURBED:	4.05	ACRES
AREA TO BE ROOFED OR PAVED:	1.77	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	2.28	ACRES
TOTAL CUT:	6100	CU. YDS.
TOTAL FILL:	6100	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	N/A	

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

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 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.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

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

PURPOSE

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

I. 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 GROWTH.
   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 2:1 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

I. 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:
   i. 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 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.
   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:
   i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
   i. 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 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 WEIGHT.
      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 DISSIPATION OF PHYTO-TOXIC MATERIALS.

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 TOPSOIL.

   ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION – SECTION I – VEGETATIVE STABILIZATION METHODS AND MATERIALS.

V. TOPSOIL APPLICATION
   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 SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT 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 GRADING AND SEEDBED PREPARATION.

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 ENVIRONMENT UNDER COMAR 26.04.06.
      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 FERTILIZER 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 EFFECT.
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.
5. 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 BLOWING.
6. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN AND CONSTRUCT SILT FENCE IF REQUIRED BY SEDIMENT CONTROL INSPECTOR. (1 DAY)
3. COMPLETE CONSTRUCTION AS SHOWN. (270 DAYS / 9 MONTHS)
4. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (1 DAY)
5. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (1 DAY)
6. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (7 DAYS)

NOTE : EXISTING SEDIMENT CONTROLS INSTALLED UNDER F-05-104 ARE TO REMAIN IN PLACE FOR THE CONSTRUCTION OF THESE LOTS, AS PER PERMISSION LETTER DATED JUNE 22, 2006 FROM JAMESTOWN LANDING, LC TO CRAFTMARK HOMES.

OWNERS/DEVELOPERS CERTIFICATION

"I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS 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 OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL SERVICE/CONSERVATION SERVICE.

SIGNATURE OF OWNER/DEVELOPER — DATE 11/5/07

ALLAN SCHWEBER CRAFTMARK HOMES
PRINTED NAME OF OWNER/DEVELOPER

DESIGN CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRATICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.
JOHN E. HARMS JR. & ASSOCIATES, INC.

SIGNATURE OF DESIGN PROFESSIONAL — DATE 11/3/07

STEPHANIE DEMCHIK
PRINTED NAME OF DESIGN PROFESSIONAL

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

USDA-NATURAL RESOURCE CONSERVATION SERVICE — DATE 1/24/07

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

HOWARD SOIL CONSERVATION DISTRICT — DATE 1/24/07

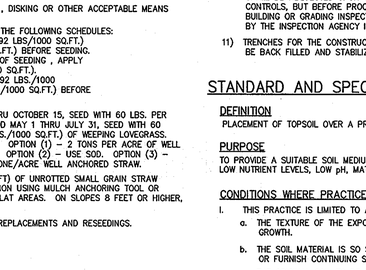
APPROVED DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/29/07

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 2/2/07

DIRECTOR — DATE 2/5/07

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE



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 (fiter 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.
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.

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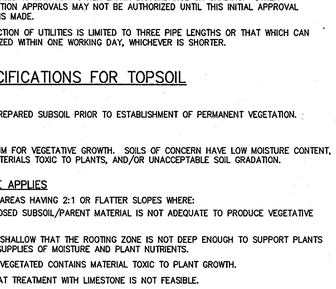
DETAIL 22 – SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
2. Geotextile 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 ² minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 18 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SILT FENCE

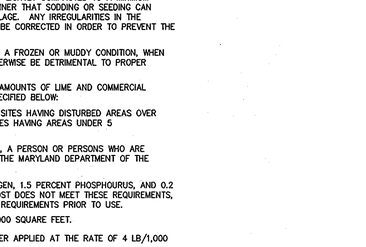
Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 19 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42 inches in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The SHA specification for a 6 foot fence shall be used, substituting 42 inch fabric and 6 foot length posts.
2. The post do not need to be set in concrete.
3. Chain link fence shall be fastened securely to the fence posts with wire ties or staples. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence. The chain link fencing shall be six (6) gauge or heavier.
4. Fiter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
5. Fiter cloth shall be embedded a minimum of 8" into the ground.
6. When two sections of fiter cloth adjoin each other, they shall be overlapped by 6" and folded.
7. Maintenance shall be performed as needed and silt buldups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	MODIFIED	

SUPER SILT FENCE

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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

BUILDER/ DEVELOPER
CRAFTMARK HOMES
6820 ELM STREET, SUITE 102
MCLEAN, VIRGINIA 22101
(703)-928-6940

2nd BUILDER
NV HOMES
6085 MARSHALEE DRIVE, SUITE 130
ELKRIDGE, MARYLAND 21075
(410) 379-3496

OWNER
JAMESTOWN LANDING, LC
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 2210.
(703)-734-9730

SDP-07-010

HARMS
ENGINEERS • PLANNERS • SURVEYORS
41 EAST ALL SAINTS STREET, SUITE 210, FREDERICK, MARYLAND 21701
Office: 301/631-2023 FAX: 301/631-2028

NO.	REVISION	BY	DATE
2	ADD HOWARD SOIL CONSERVATION DISTRICT BUILDER AND DEVELOPER SIGNATURE BLOCK	SST	4/3/07

.SEDIMENT CONTROL NOTES AND DETAILS
JAMESTOWN LANDING, SECTION II,
LOTS 35-37 & 53-64
TAX MAP: 46 - PARCEL: 229 & 352
FIFTH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

DESIGNED BY: SJD
DRAWN BY: SIN
CHECKED BY: SJD
DATE: JAN 9, 07
W.O. NO. 08-06-014A

5
5 OF 5

Date: 01/03/2007 User: ademchik
Drawing Path: \\Dell2600\Projects\Jamestown II, SP-How Co\08-06-0144\Dwg\Site Plans\PHASE 3\JMSTN-SDP-PH-3 04-SED CON NOTES&DETAILS.dwg XREF File(s):