

SITE DEVELOPMENT PLAN TALBOTS WOODS I PROPERTY LOTS 2 THRU 9 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

INDEX OF DRAWINGS

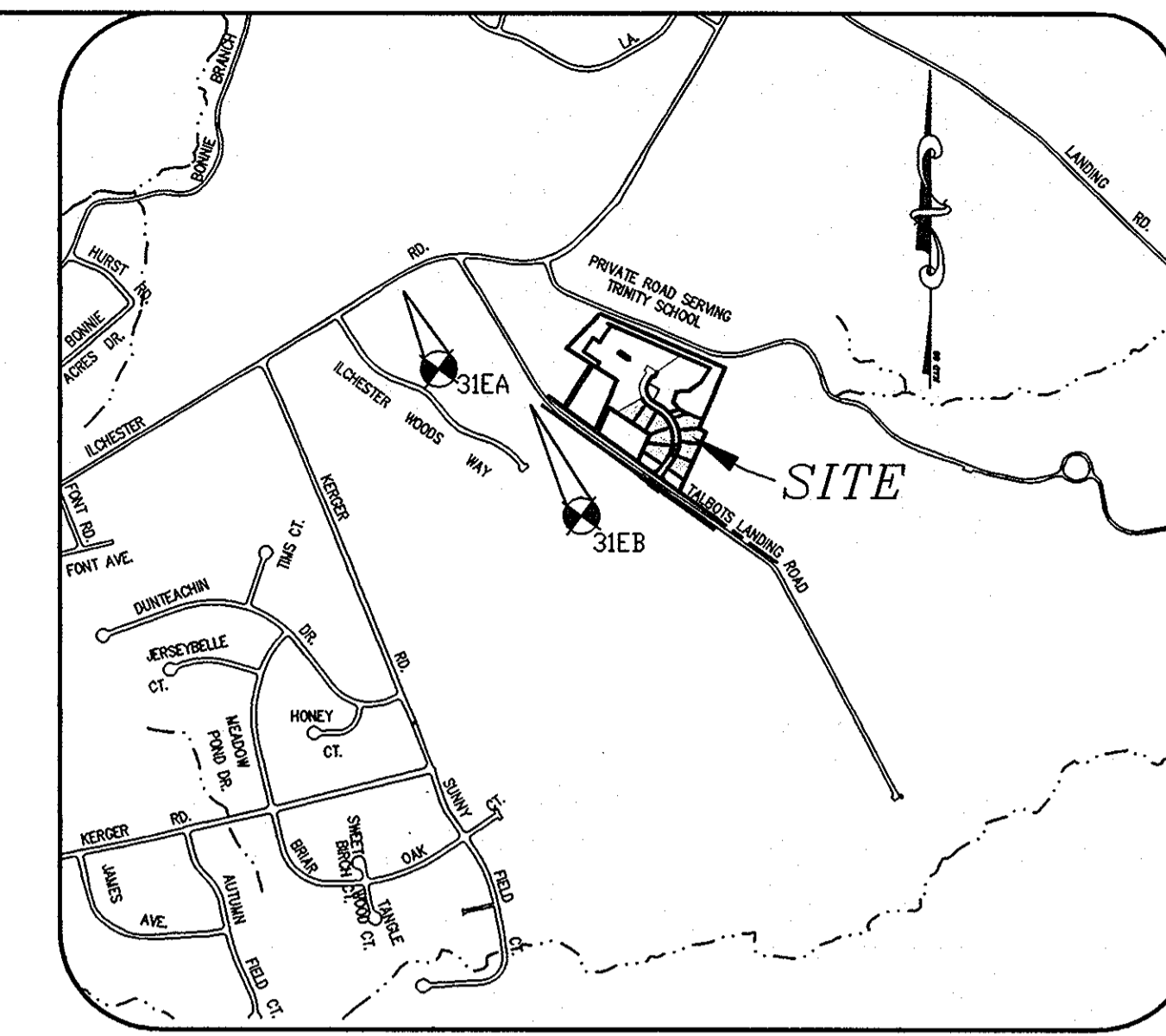
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART

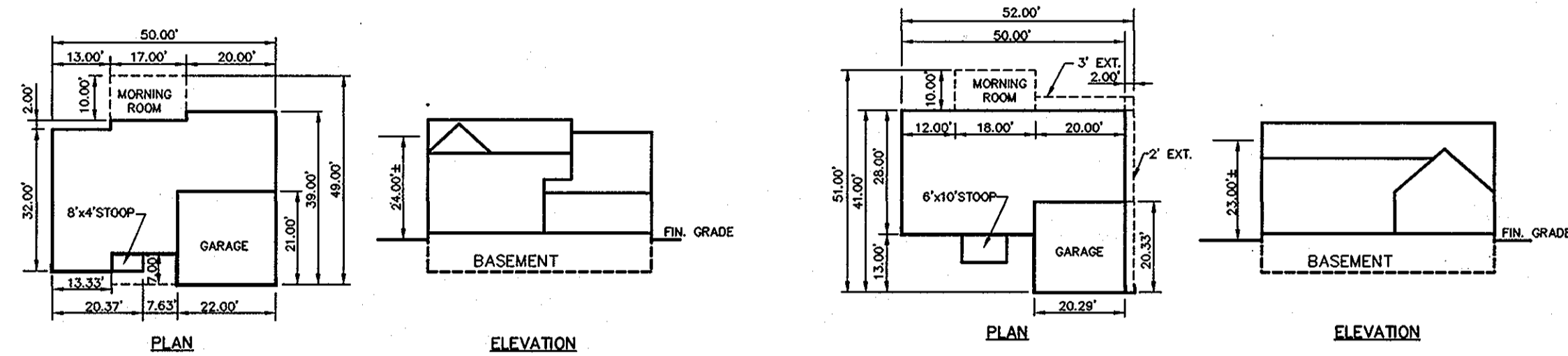
LOT #	ADDRESS
2	7511 TALBOTS WOODS COURT
3	7515 TALBOTS WOODS COURT
4	7519 TALBOTS WOODS COURT
5	7523 TALBOTS WOODS COURT
6	7516 TALBOTS WOODS COURT
7	7512 TALBOTS WOODS COURT
8	7508 TALBOTS WOODS COURT
9	7504 TALBOTS WOODS COURT

PERMIT INFORMATION BLOCK

SUBDIVISION NAME TALBOTS WOODS I		SECTION/AREA PHASE I		LOTS LOTS 2-9	
PLAT NO. 19425-27	BLOCK(S) 16	ZONING R-20	TAX MAP NO. 31	ELECTION DISTRICT FIRST	CENSUS TRACT 500002 G011,01
WATER CODE D-03		SEWER CODE 2155000			

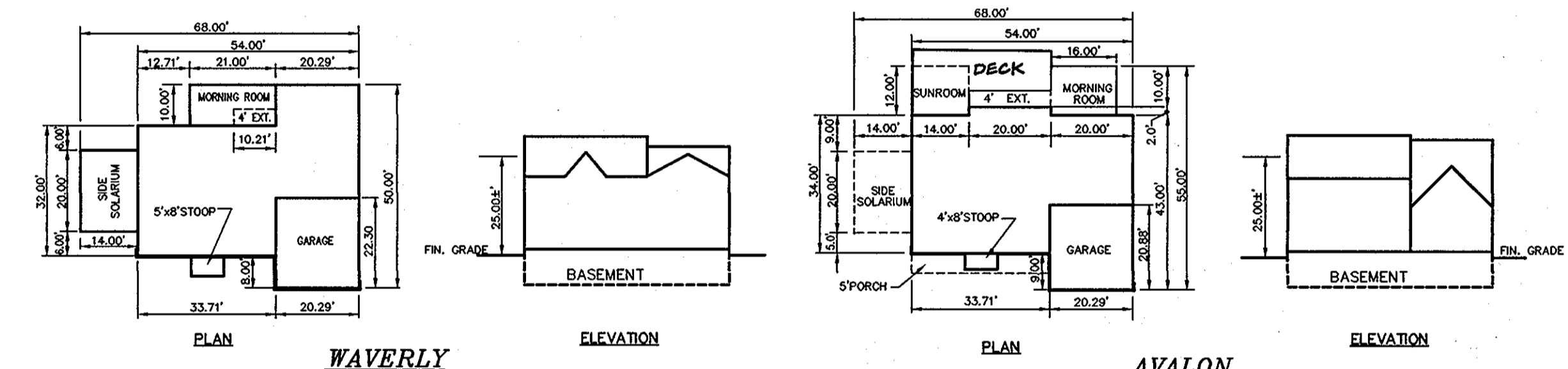


VICINITY MAP
SCALE 1"=100'
ADC MAP COORDINATES 16-K4



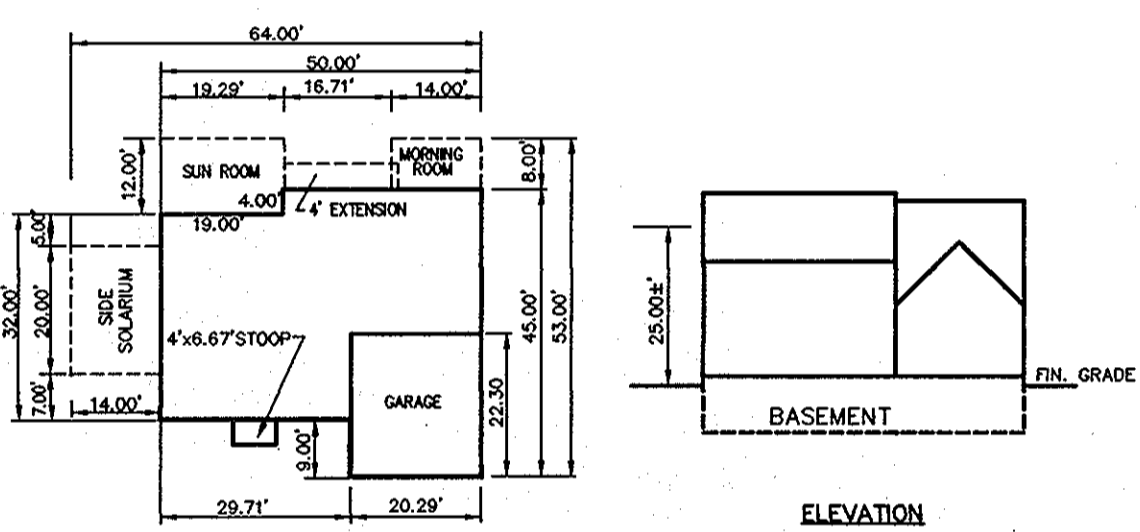
ZACHARY

VICTORIA

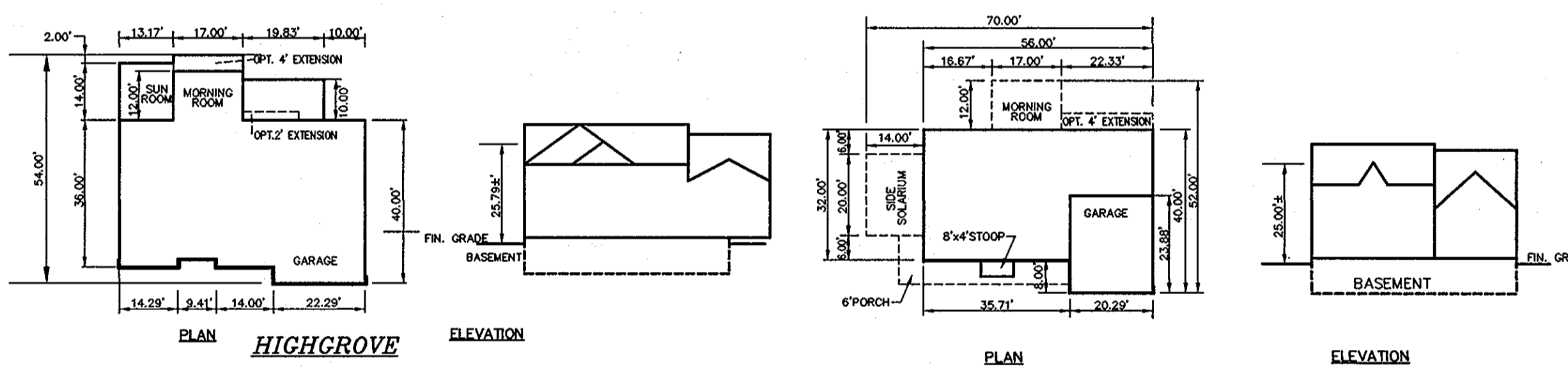


WAVERLY

AVALON



OBERLIN



HIGHGROVE

OWNER/DEVELOPER

ELLICOTT CITY LANDHOLDING, INC.
5300 DORSEY HALL DRIVE SUITE 101
ELLICOTT CITY MD 21042
(443) 367-0422

BUILDER

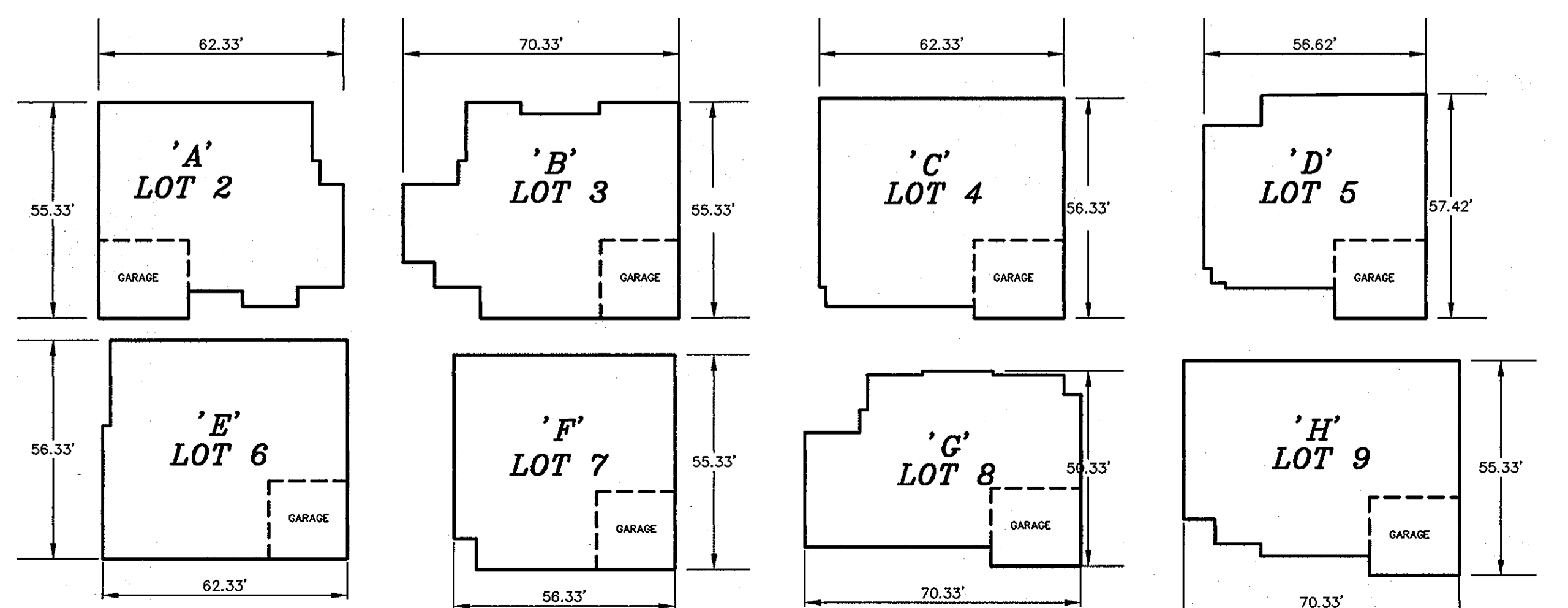
RYAN HOMES
6085 MARSHALLEE DR., SUITE 140
ELK RIDGE, MD 21075
(410)-796-0980



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 - MISS UTILITY 1-800-257-7777
 - VERIZON TELEPHONE COMPANY (410) 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
 - AT&T CABLE LOCATION DIVISION (410) 393-3533
 - BALTIMORE GAS & ELECTRIC (410) 685-0123
 - STATE HIGHWAY ADMINISTRATION (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- PROJECT BACKGROUND: TAX MAP 31, PARCELS 725,726,727 & 730, LOTS 2 THRU 9, GRID 16
ZONING: R-20
ELECTION DISTRICT: 1ST
TOTAL AREA: 2.20± ACRES
LIMIT OF DISTURBED AREA: 2.99± ACRES
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 8
TYPE OF PROPOSED UNIT: SFD
DPZ FILES: S-04-08, P-05-012, F-06-074
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT NOVEMBER 2005. VERTICAL DATUM IS NAD 83.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 48FA AND 47DB.
31EA N 589,641.124 ELEV. 459.604 E 1,374,815.936
31EB N 568,730.984 ELEV. 453.398 E 1,376,273.491
- WETLAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS ON OR ABOUT DECEMBER 2003 UNDER S-04-08.
- STORM WATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. AND WILL BE PROVIDED VIA: MICRO-POOL EXTENDED DETENTION POND, STONE STORAGE TRENCH, RAIN GARDENS AND NATURAL CONSERVATION AREA. THE POND PROVIDES MANAGEMENT FOR THE 1.65 AC AFFORESTED FOREST CONSERVATION EASEMENT. THE STONE TRENCH, RAIN GARDENS ARE PROVIDED FOR THE REAR OF LOTS 6-9. STORM WATER MANAGEMENT WAS PREVIOUSLY APPROVED UNDER F-06-074.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- EXISTING HOUSE LOCATED ON LOT 1 TO REMAIN. ALL OTHER ACCESSORY STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
- APFO TRAFFIC TEST EVALUATION PERFORMED BY MARS GROUP ON OR ABOUT JULY 2003 AND APPROVED UNDER S-04-08.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL DRIVEWAYS ENTRANCES TO BE H.C.STD. R-6.06 UNLESS OTHERWISE NOTED.
- 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 RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 - C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADII.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PER SECTION 12B OF THE 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 DECKS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY WITH A METERS AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- LANDSCAPING FOR LOTS 2 THROUGH 9 HAS BEEN PROVIDED UNDER F-06-074 IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDING WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (110 SHADE TREES, 19 EVERGREENS), HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$35,850.00 UNDER F-06-074.
- MINIMUM LOT SIZE: 20,000 SQ.FT.
OPEN SPACE REQUIRED: 40% OF THE AREA = 4.40± AC.
OPEN SPACE PROVIDED: 4.02± AC.
- ARTICLES OF INCORPORATION FOR TALBOTS WOODS H.O.A. RECORDED ON 12/5/06 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER RECEIPT NO: D11633450.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NOT.45-2003 AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERMS, FENCES AND WALLS (AS REQUIRED UNDER F-06-074) ALL PLANTS MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

GENERIC BOX	AVALON	HIGHGROVE	COURTLAND	VICTORIA	WAVERLY	ZACHARY	OBERLIN
'A'	NO SIDE SOLARIUM	NO FIT	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM
'B'	ALL OPT.	NO FIT	ALL OPT.	ALL OPT.	ALL OPT.	ALL OPT.	NO SIDE SOLARIUM NO SUNROOM
'C'	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM
'D'	NO SIDE SOLARIUM NO SUNROOM	NO FIT	NO SIDE SOLARIUM NO SIDE PORCH	ALL OPT.	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM NO SUNROOM
'E'	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM
'F'	NO SIDE SOLARIUM	NO FIT	NO SIDE SOLARIUM NO SIDE PORCH	ALL OPT.	NO SIDE SOLARIUM	ALL OPT.	NO SIDE SOLARIUM
'G'	NO MORNING ROOM NO SUN ROOM	NO FIT	NO MORNING ROOM	ALL OPT.	NO WAVERLY	ALL OPT.	NO SIDE SOLARIUM NO MORNING ROOM OR SUNROOM
'H'	ALL OPT.	NO FIT	ALL OPT.	ALL OPT.	ALL OPT.	ALL OPT.	ALL OPT.



HP-103-0731 (MNS) SDP-030725-SDP-01 JANUARY 2007.DWG

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING 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 EROSION AND SEDIMENT BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

10/4/07
SIGNATURE OF DEVELOPER
R. JACOB HIKMAT
PRINTED NAME OF DEVELOPER

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

9/30/07
SIGNATURE OF ENGINEER
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

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

10/30/07
JIM M...
NEDA - NATURAL RESOURCE CONSERVATION SERVICE
DATE

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

11/10/07
HWARD SOIL CONSERVATION DISTRICT
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
11/15/07
CHIEF, DIVISION OF LAND DEVELOPMENT
11/15/07
DIRECTOR

Project	09-073	date	OCT 2007
Illustration	HSP	engineering	HSP
scale	HSP	approval	HSP
revision	0/2/08	date	11/30/07

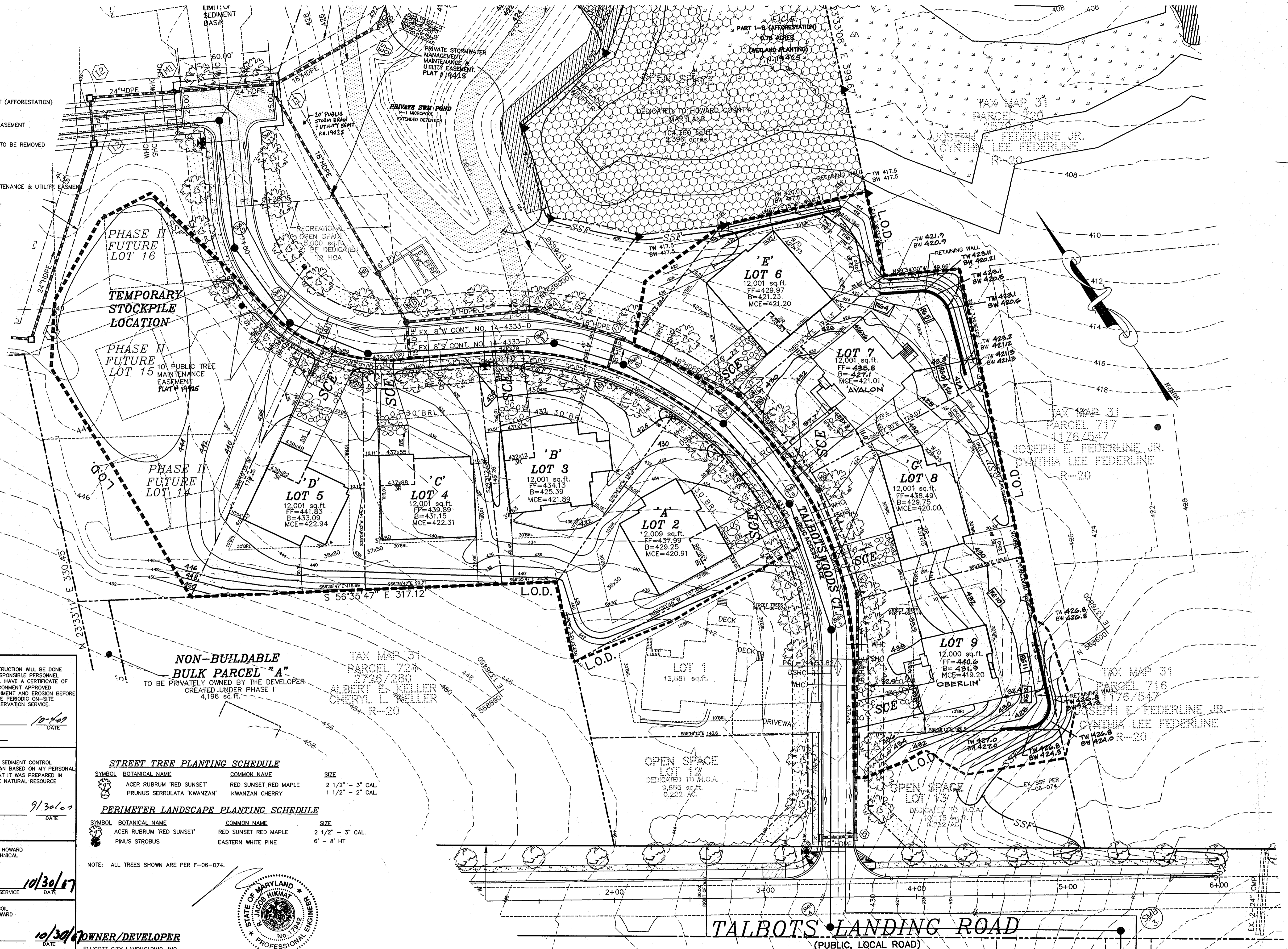
1. ADD CHECK OPTION TO AVALON
description
revisions

TALBOTS WOODS I PROPERTY, PHASE I
LOTS 2 THRU 9 - SINGLE FAMILY DETACHED
TAX MAP 31 - PARCELS 725,726,727, & 730 - BLOCK 16
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
Surveyors
Engineers
Planners
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0206 Bldg. (301) 624-5554 Wash. (410) 997-0208 Fax.

LEGEND

- DENOTES WETLANDS
- FOREST CONSERVATION EASEMENT (AFFORESTATION)
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- EXISTING STRUCTURE/PAVEMENT TO BE REMOVED
- DENOTES 4' CONCRETE SIDEWALK
- STORMWATER MANAGEMENT MAINTENANCE & UTILITY EASEMENT
- MAINTENANCE ACCESS EASEMENT
- DENOTES EXISTING PAVED AREAS
- DENOTES RAINGARDENS



DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING 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 RESOURCE CONSERVATION SERVICE.
 Signature: *[Signature]* DATE: 10/4/02
 PRINTED NAME OF DEVELOPER: **Robert M. Boushel**

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.
 Signature: *[Signature]* DATE: 9/30/02
 PRINTED NAME OF ENGINEER: **R. JACOB HIKMAT**

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 Signature: *[Signature]* DATE: 10/30/02
 PRINTED NAME OF ENGINEER: **John L. Whitman**
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *[Signature]* DATE: 11/10/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 Signature: *[Signature]* DATE: 11/5/02
 CHIEF, DIVISION OF LAND DEVELOPMENT
 Signature: *[Signature]* DATE: 11/5/02
 DIRECTOR

NON-BUILDABLE BULK PARCEL "A"
 TO BE PRIVATELY OWNED BY THE DEVELOPER
 CREATED UNDER PHASE I
 4,196 sq. ft.

STREET TREE PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	1 1/2" - 2" CAL.

PERIMETER LANDSCAPE PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
	PINUS STROBUS	EASTERN WHITE PINE	6' - 8' HT.

NOTE: ALL TREES SHOWN ARE PER F-06-074.



OWNER/DEVELOPER
 ELLICOTT CITY LANDHOLDING, INC.
 5300 DORSEY HALL DRIVE SUITE 101
 ELLICOTT CITY MD 21042
 (443) 367-0422

BUILDER
 RYAN HOWES
 6085 MARSHALEE DR., SUITE 140
 ELK RIDGE, MD 21075
 (410) 796-0980

Project	date	description	revisions
09-073	MAR 2007	Illustration	HSP
09-073	MAR 2007	Engineering	HSP
09-073	MAR 2007	Approval	HSP

Project	date	description	revisions
09-073	8/2/08	REVISED GRADING & H&E TYPES LOTS 14-16	1
09-073	6/12/08	REVISED RAIN GARDENS LOTS 14-16	1
09-073	6/12/08	REVISED CANALS LOT 5	1
09-073	6/12/08	REVISED CANALS LOT 3	1

TALBOTS WOODS 1 PROPERTY, PHASE I
 LOTS 2 THRU 9 - SINGLE FAMILY DETACHED
 TAX MAP 31 - PARCELS 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, & 730 - BLOCK 16
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN

MILDENBERG, & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsy Hall Drive, Suite 202, Beltsville, Maryland 21042
 (410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0289 Fax.

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.

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

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SQ.FT.) AND 400 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 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SQ.FT.) AND 400 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 14 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 LBS. PER ACRE (20 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROJECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OR USE SOO. OPTION (2) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL, OR 216 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, IF NOT PREVIOUSLY LOOSENED.

SOL 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 BUVEL PER ACRE OF ANNUAL RYE (32 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (27 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROJECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOO.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 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

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
- 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.
- 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.
- 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.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.5), SOO (SEC. 5), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.50). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE, WHEN RECOMMENDED SEEDING RATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 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.
- SITE ANALYSIS:

TOTAL AREA OF SITE:	2.20	ACRES
AREA DISTURBED:	2.00	ACRES
AREA TO BE ROOFED OR PAVED:	0.20	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.00	ACRES
TOTAL CUT:	10,000	CU. YDS.
TOTAL FILL:	10,000	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:	(NOT REQUIRED)	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- 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 CONTROL, 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE FEET LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING 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 ON SEDIMENT CONTROL OF EROSION AND BEFORE BEGINNING OF THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER: *Jim Mays* DATE: 10/20/02

PRINTED NAME OF DEVELOPER: *Jim Mays*

ENGINEER'S CERTIFICATE

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

SIGNATURE OF ENGINEER: *R. Jacob Hikmat* DATE: 9/13/02

PRINTED NAME OF ENGINEER: *R. JACOB HIKMAT*

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

SIGNATURE OF NRC: *Jim Mays* DATE: 10/20/02

SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT: *John K. Watson* DATE: 10/20/02

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *John K. Watson* DATE: 11/15/02

CHIEF, DIVISION OF LAND DEVELOPMENT: *John K. Watson* DATE: 11/15/02

DIRECTOR: *John K. Watson* DATE: 11/15/02

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

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTAINING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- 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

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE 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.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILTY 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 CON-TRACTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 2% BY VOLUME OF CONCRETE, STONES, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERNUDA GRASS, QUACKGRASS, JOHNSONSON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT A 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.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES.
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - 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 PERFORMED TO RAISE THE pH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1% PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOO 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 THE DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE TOPSOIL APPLICATION.
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE, AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
 - 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 SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
 - ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.
 - 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:
 - 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.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, 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.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - 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 SOODING, MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

TEMPORARY DUST CONTROL MEASURES

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRUMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE FLOWS APRED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR FLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT (1 DAY)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (1 DAY)
- INSPECT EXISTING SUPER SILT FENCES TO INSURE INTEGRITY (1 DAY)
- CONSTRUCT SITE TO GRADES INDICATED WITH PERMISSION FROM INSPECTOR BEFORE PROCEEDING (10 DAYS).
- CONSTRUCT HOUSES (90 - 180 DAYS)
- COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (2 DAYS)
- SEED AND MULCH ALL REMAINING DISTURBED AREAS (1 DAY)
- WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED, AND WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS (ONE DAY).

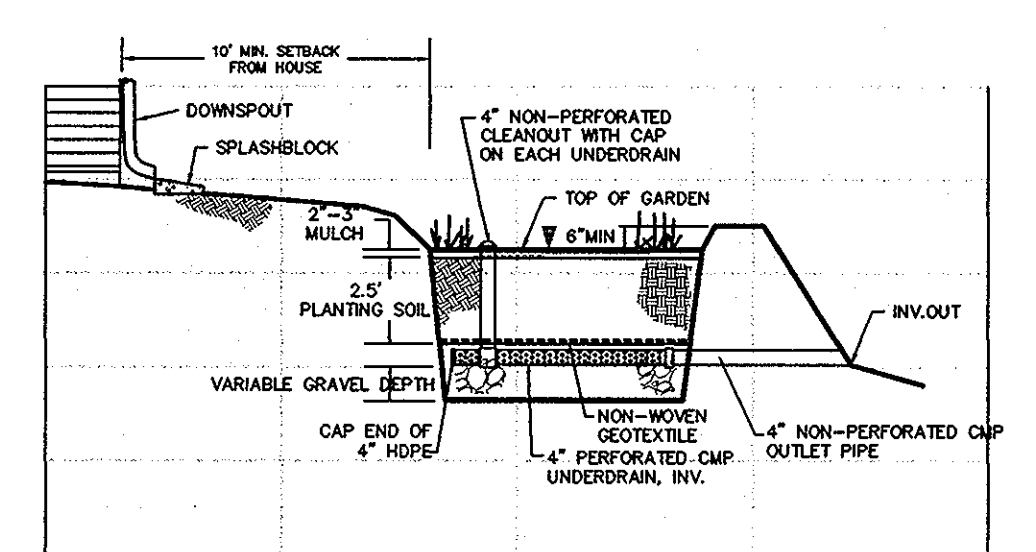
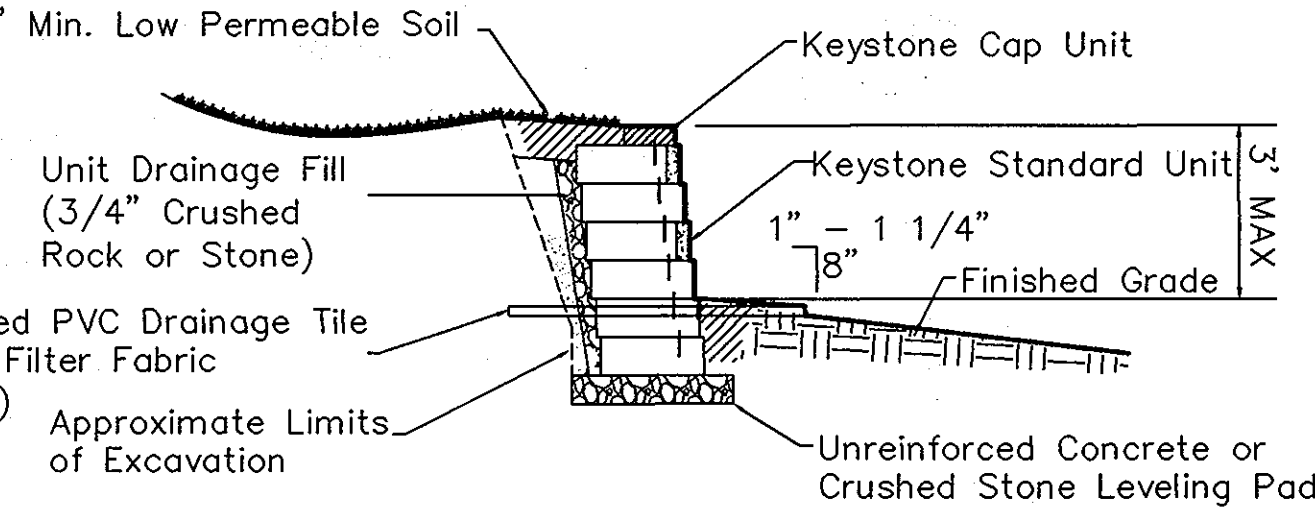
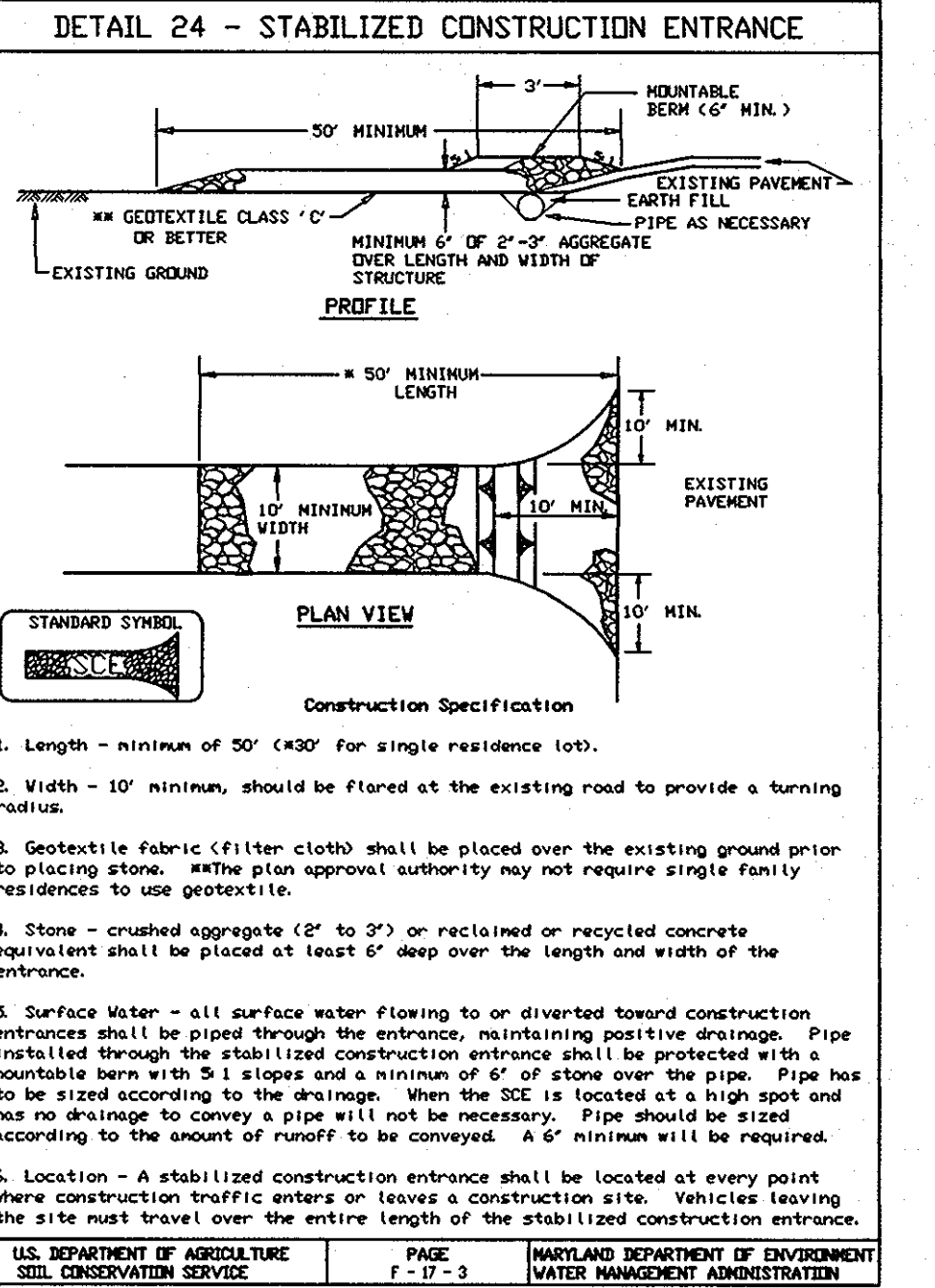
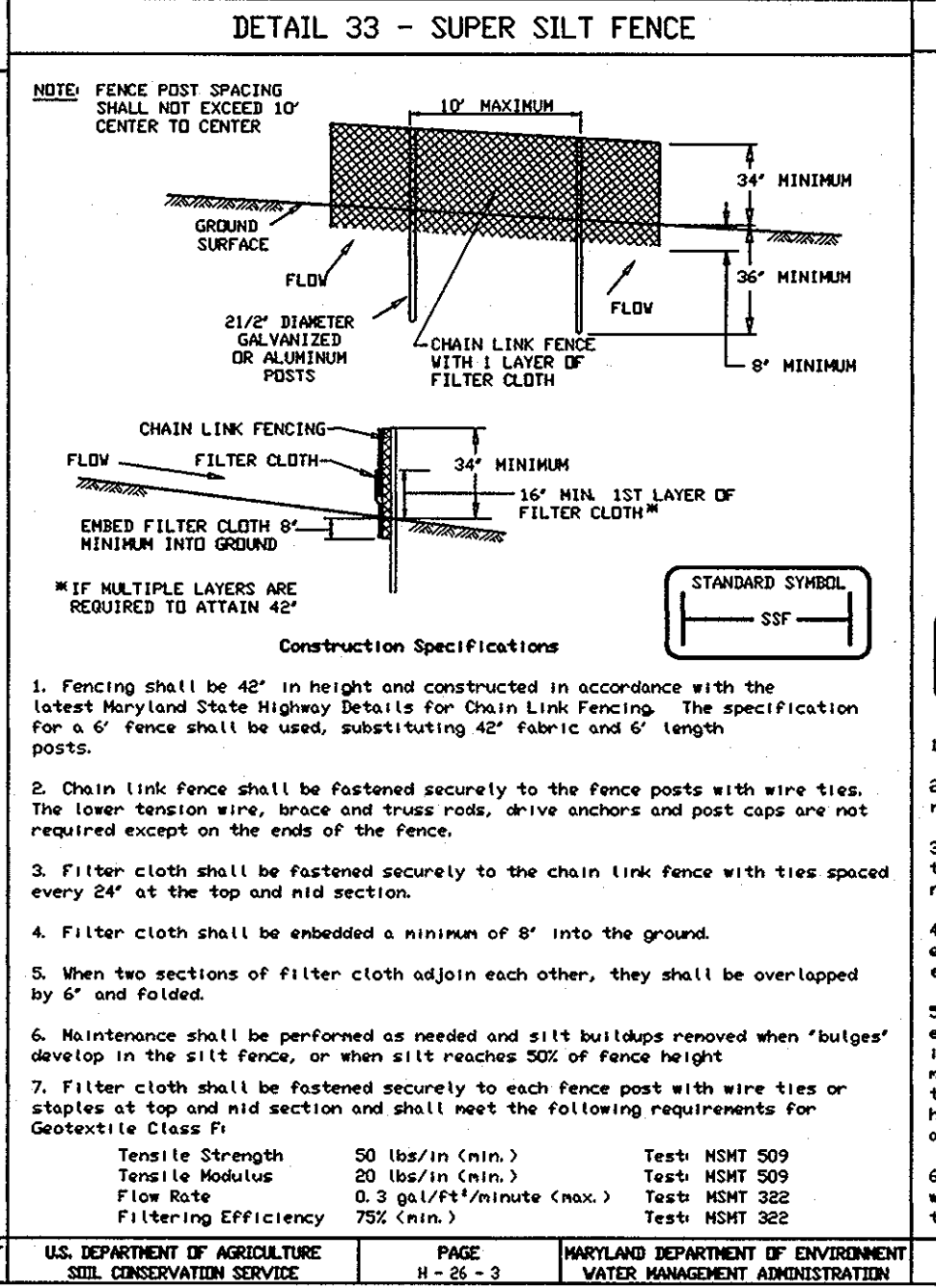
OWNER/DEVELOPER

ELLIOTT CITY LANDHOLDING, INC.
5300 DORSEY HALL DRIVE SUITE 101
ELLIOTT CITY MD 21042
(443) 367-0422

BUILDER

RYAN HOMES
6085 MARSHALEE DR., SUITE 140
ELK RIDGE, MD 21075
(410)-796-0980

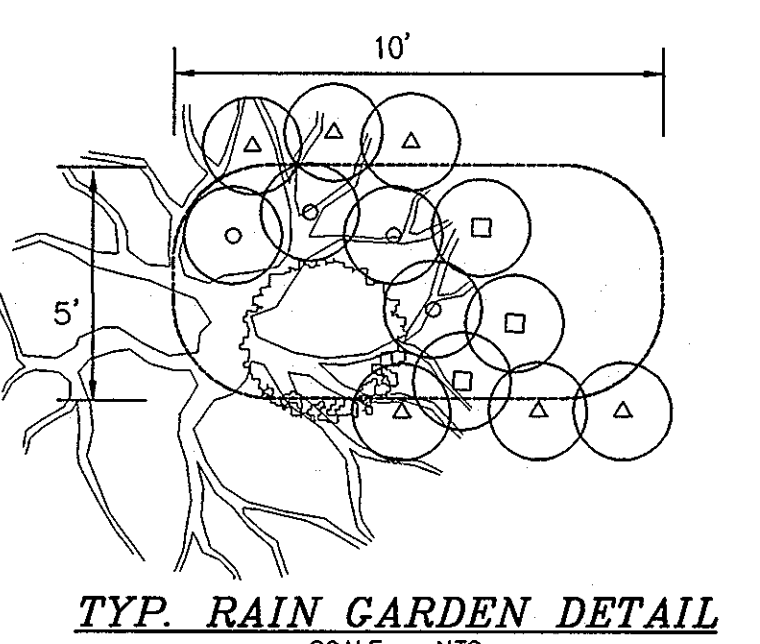
SUPER SILT FENCE			
Design Criteria			
Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	800 feet	1,500 feet
20 - 30%	5:1 - 3:1	100 feet	500 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet



PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	⊙	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1	⊙	ILEX GLABRA	INK BERRY	2' - 3' HT.
6	⊙	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4	⊙	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
3	⊙	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)



RAINGARDEN INFORMATION

RAINGARDEN	LOCATION	DIMENSIONS	BOTTOM OF RAINGARDEN ELEVATION	PONDING DEPTH	DEPTH OF GRAVEL	UNDERDRAIN INVERT	WEIR ELEVATION
1	LOT 6	5'X10'	421.00	0.5'	2.5'	418.50	421.50
2	LOT 6	5'X10'	421.00	0.5'	2.5'	418.50	421.50
3	LOT 6	5'X10'	421.00	0.5'	2.5'	418.50	421.50
4	LOT 7	5'X10'	423.0	0.5'	2.5'	419.50	423.5
5	LOT 7	5'X10'	423.0	0.5'	2.5'	419.50	423.5
6	LOT 7	5'X10'	424.0	0.5'	2.5'	419.50	424.5
7	LOT 8	5'X10'	427.00	0.5'	2.5'	424.50	427.50
8	LOT 8	5'X10'	427.00	0.5'	2.5'	424.50	427.50
9	LOT 8	5'X10'	428.00	0.5'	2.5'	426.50	428.50
10	LOT 9	5'X10'	429.2	0.5'	2.5'	427.00	429.7
11	LOT 9	5'X10'	427.7	0.5'	2.5'	428.50	428.2
12	LOT 9	5'X10'	427.7	0.5'	2.5'	426.50	428.4

OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFECT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING, REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

H: 03-073 DING SDP 030703-SDP - JANUARY 2007.DWG

Project	03-073	Date	OCT 2007
Illustration	HSP	Approval	HSP
Scale	HSP	AS SHOWN	

DATE	DESCRIPTION
8/1/08	REVISE RAIN GARDEN DETAIL
	REVISIONS

TALBOTS WOODS 1 PROPERTY, PHASE I
LOTS 2 THRU 9 - SINGLE FAMILY DETACHED
TAX MAP 31 - PARCELS 725,726,727, & 730 - BLOCK 16
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT

SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Surveyors
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(410) 997-0286, Fax: (301) 621-6521, Wash. (410) 997-0289, Fax.