SITE DEVELOPMENT PLAN

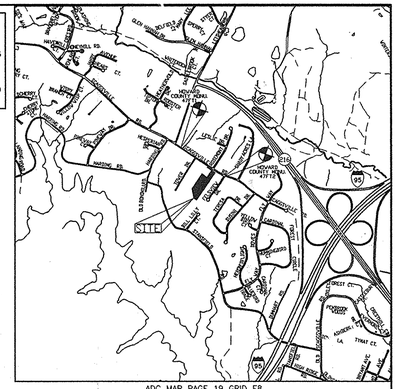
THE HILLSIDE AT ROCKY GORGE VII

LOTS 1 THRU 10 AND OPEN SPACE LOT 11

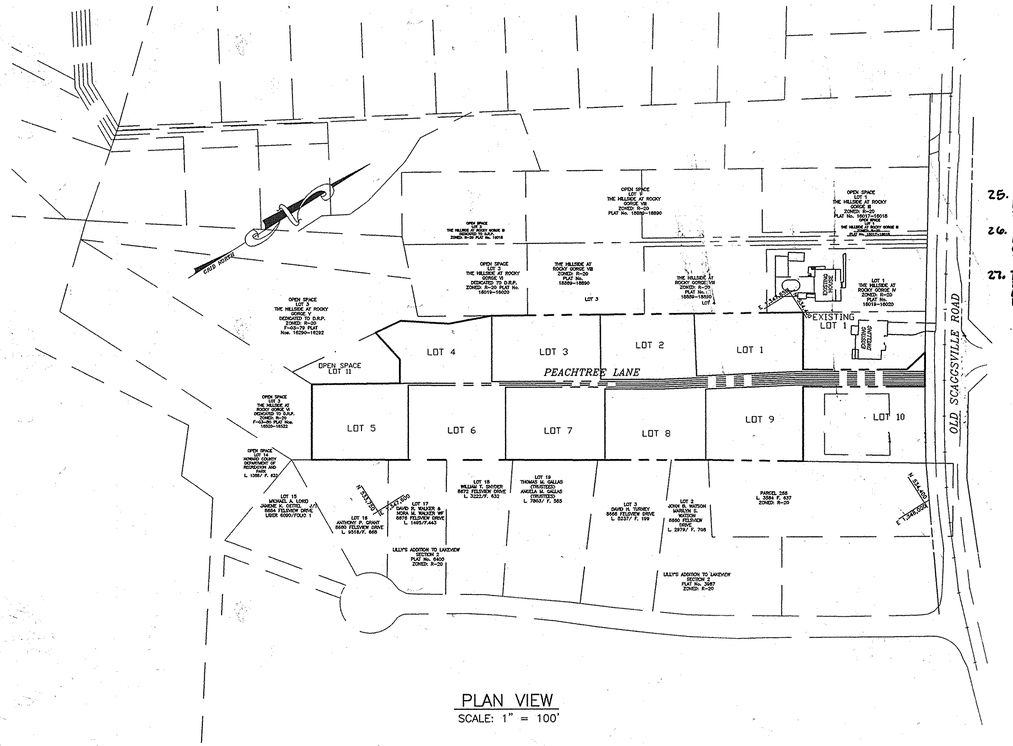
BENCHMARKS (NAD 83):

STATION 47FT1
NORTHING: 535,143.322 EASTING: 1,346,960.276
ELEVATION: 404.04'

STATION 47FT2
NORTHING: 534,509.424 EASTING: 1,347,851.039
ELEVATION: 401.10'



ADC MAP PAGE 19 GRID E8
VICINITY MAP
SCALE: 1" = 2000'



PLAN VIEW
SCALE: 1" = 100'

25. A BUILDING PERMIT FOR CONSTRUCTION OF THE HOUSE ON LOT 10 MUST BE APPLIED FOR WITHIN ONE YEAR FROM THE REDLINE REVISION APPROVAL DATE'S ON OR BEFORE NOVEMBER 3, 2010.

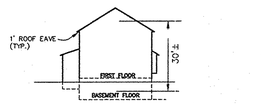
26. WITHIN 18 MONTHS FROM COMPLETION OF THE CONSTRUCTION OF THE HOUSE ON LOT 10, THE PROPERTY OWNER SHALL CONTACT THE LANDSCAPE COORDINATOR BY EMAIL AT JLOWELL@HOWARDCOUNTYMD.GOV TO SCHEDULE AN INSPECTION TO VERIFY LANDSCAPE PLANTINGS AND TO PROCESS THE LANDSCAPE SURETY RELEASE.

27. THE BUILDER/OWNER IS ADVISED TO REMEMBER TO EMAIL THIS DIVISION TO PROCESS THE LANDSCAPE SURETY RELEASE. BE SURE TO ATTACH A COPY OF THE LANDSCAPE INSPECTION FEE RECEIPT AND A ONE YEAR LANDSCAPE GUARANTEE WITH THE REQUEST.

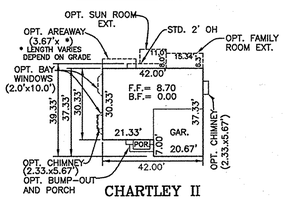
SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	3.60AC±
B.) AREA OF THIS PLAN SUBMISSION	3.60 AC±
C.) APPROXIMATE LIMIT OF DISTURBANCE	3.03 AC (EXCLUDING LOT 10) 3.38 AC± INCLUDING LOT 10-SEE N.)
D.) PRESENT ZONING:	R-20
E.) PROPOSED USE OF SITE:	RESIDENTIAL SINGLE FAMILY DETACHED UNITS
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	10
H.) TOTAL NUMBER OF UNITS PROPOSED	10
I.) OPEN SPACE ON-SITE PERCENTAGE OF GROSS AREA	0.00 AC. 0%
J.) AREA OF RECREATIONAL OPEN SPACE REQUIRED AREA OF RECREATIONAL OPEN SPCAE PROVIDED	0.00 AC. 0.00 AC.
K.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A 0%
L.) APPLICABLE DPZ FILE REFERENCES:	SP-04-05 F-07-77 CONTRACT # 24-4464-D
M.) PROPOSED WATER AND SEWER SYSTEMS: X PUBLIC ___ PRIVATE	

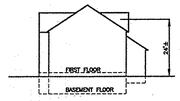
N.) LOD ACREAGE FOR LOT 10. 0.35AC±



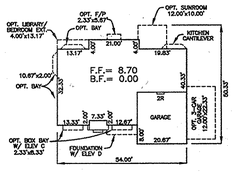
SECTION VIEW



CHARTLEY II

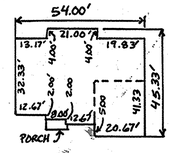


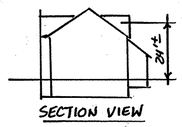
SECTION VIEW



DEVONSHIRE

HOUSE FOOTPRINT
SCALE: 1"=30'





SECTION VIEW

LEGEND

- EXISTING CONTOURS PER F-05-012
- 342 PROPOSED CONTOURS
- EXISTING TREELINE
- 30' BRL BUILDING RESTRICTION LINE
- WOB INDICATES A WALK-OUT BASEMENT
- FF=350.90 FIRST FLOOR ELEVATION
- BF=341.98 BASEMENT FLOOR ELEVATION
- ECM (EROSION CONTROL MATTING)
- LOD LIMIT OF DISTURBANCE
- SOIL BOUNDARY
- + 715 SPOT ELEVATION
- SSF SUPER SILT FENCE
- EXISTING PRIVATE EASEMENTS
- PRIVATE ACCESS PLACE EASEMENT
- EXISTING PUBLIC ACCESS TO OPEN SPACE LOT 3
- EXISTING PUBLIC EASEMENT
- EXISTING PAVING
- EXISTING ACCESS EASEMENT
- S.C.E. SEDIMENT CONTROL ENTRANCE
- INLET PROTECTION
- TEMPORARY STOCKPILE AREA

MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	13,625± s.f.	751± s.f.	12,874± s.f.
2	12,953± s.f.	850± s.f.	12,103± s.f.
3	15,336± s.f.	1,207± s.f.	14,129± s.f.
4	13,713± s.f.	1,613± s.f.	12,100± s.f.
5	16,208± s.f.	1,923± s.f.	14,285± s.f.
6	15,709± s.f.	1,561± s.f.	14,148± s.f.
7	15,303± s.f.	1,191± s.f.	14,112± s.f.
8	14,850± s.f.	816± s.f.	14,034± s.f.
9	14,458± s.f.	453± s.f.	14,005± s.f.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 45577, Expiration Date: 06.08.16

STATE OF MARYLAND · JOHN M. CLARKE · No. 45577 · PROFESSIONAL ENGINEER

11/16/15
FOR REVISION 1 ONLY

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-20-04 COMPREHENSIVE ZONING PLAN.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE GRADING PLAN UNDER F-07-77. CONTOUR INTERVAL IS 2 FEET.
5. HORIZONTAL AND VERTICAL DATUM ARE NAD '83 – MONUMENTS 47FT1 AND 47FT2.
6. EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #24-4464-D AND ROAD CONSTRUCTION PLANS F-07-77. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
7. THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YEAR FLOODPLAIN LOCATED ON THESE LOTS.
8. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS; BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
9. WOB INDICATES WALKOUT BASEMENT.
10. PREVIOUS HOWARD COUNTY FILE NUMBERS: F-03-79, F-03-08, SP-04-05, S-03-18, F-07-77, CONT. #24-4464-D.
11. THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
12. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
13. "BRL" INDICATES BUILDING RESTRICTION LINE.
14. FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.01 & R-6.05.
15. HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18" MINIMUM CLEARANCE).
16. DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    1. WIDTH – 12' (14' SERVING MORE THAN ONE RESIDENCE);
    2. SURFACE – 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
    3. GEOMETRY – MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
    4. STRUCTURES (CULVERTS/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
    5. DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
    6. MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
18. THIS PLAN CONFORMS WITH THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL LOTS AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN FIVE YEARS OF SIGNATURE APPROVAL OF THIS PLAN.
19. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED ROAD CONSTRCUTION DRAWINGS (F-07-77). SURETY HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
20. THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 1 THRU 11 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11346 AT FOLIO 646.
21. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOTS DRIVEWAY.
22. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING, REFUSE PAD SCREENING AND THE PRIVATE ACCESS PLACE STREET TREE PLANTING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT UNDER PLAT F-07-77 IN THE AMOUNT OF $10,590.00 (32 SHADE TREES, 19 STREET TREES @ $300.00 EACH, 5 EVERGREEN TREES @ $150.00 EACH, AND 8 SHRUBS @ $30.00 EACH).
23. THE STORMWATER MANAGEMENT IS BEING PROVIDED AS PER F-07-77. THIS PLAN IS EXEMPT FROM PROVIDING CPv MANAGEMENT. WQv AND REv ARE PROVIDED THRU THE GRASS CHANNELS, POCKET SAND FILTER AND SHEET FLOW TO BUFFER CREDITS.
24. THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN FULFILLED UNDER F-03-79 (HILLSIDE AT ROCKY GORGE V) BY RETENTION OF 0.91 ACRE IN AN EASEMENT ON OPEN SPACE LOT 3, PLAT 16292 AND UNDER F-03-80 (HILLSIDE AT ROCKY GORGE VI) BY RETENTION OF 0.94 ACRE IN AN EASEMENT ON OPEN SPACE LOT 3, PLAT 16522.

NO.	DATE	REVISION
1	11-13-15	REVISE TITLE BLOCK LOT NUM. & REMOVE EX. DWELLING ON LOT 10, ADD DEVONSHIRE ELEV. E

10	10451 SCAGGSVILLE RD.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	8706 PEACHTREE LANE
2	8710 PEACHTREE LANE
3	8714 PEACHTREE LANE
4	8718 PEACHTREE LANE
5	8723 PEACHTREE LANE
6	8719 PEACHTREE LANE
7	8715 PEACHTREE LANE
8	8711 PEACHTREE LANE
9	8707 PEACHTREE LANE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 5/20/09
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 5/27/09
DIRECTOR, DEPT.	DATE 5/27/09

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
www.bei-civilengineering.com

7/30/2009

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559, Expiration Date: 7-22-2009.

PERMIT INFORMATION CHART					
SUBDIVISION NAME:			SECTION/AREA:		LOT/PARCEL #
THE HILLSIDE @ ROCKY GORGE			SECTION VII		1-10
PLAT No. 20106, 20107, 20108, & 20109	BLOCK No 18	ZONE R-20	TAX MAP 46	ELECTION DISTRICT 6th	CENSUS TRACT 6068.02
WATER CODE E-19			SEWER CODE 7450000		

OWNER/DEVELOPER:
SCAGGSVILLE ROAD INVESTMENT, LLD
C/O BRIAN D. BOY (MEMBER)
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

BUILDER:
CORNERSTONE HOMES, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT: THE HILLSIDE AT ROCKY GORGE VII
LOTS 1 THRU 10 AND OPEN SPACE LOT 11
(SINGLE FAMILY DETACHED)

LOCATION: TAX MAP: 46 PARCELS: 92 & 149
GRID: 18 ZONED: R-20
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN
TITLE SHEET

DATE: MAY, 2009 PROJECT NO. 2095

DESIGN: WEO DRAFT: WEO CHECK: DAM

SCALE: AS SHOWN SHEET 1 OF 4

SDP-09-007

P:\2095 ROCKY GORGE\dwg\8000X8-11-08.dwg, SHEET 1, 4/30/2009 2:57:12 PM, kmc

PLAN VIEW

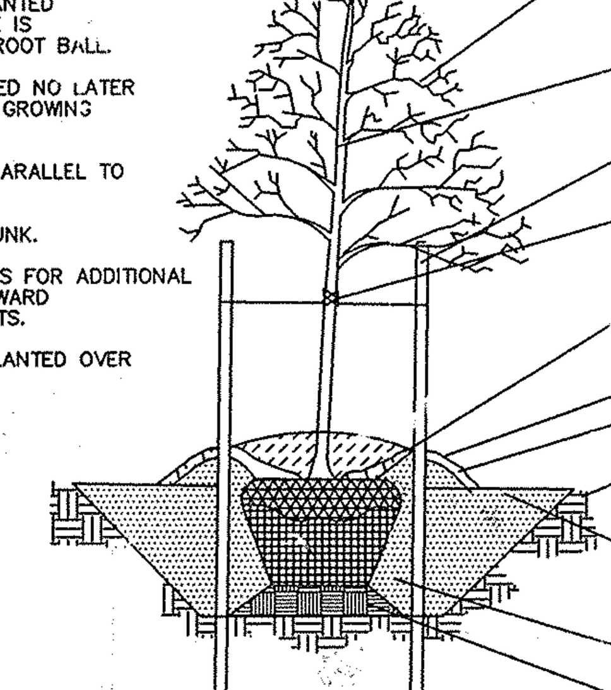
SCALE: 1" = 30'

SHC TABLE		
LOT NO.	MIN. CELLAR	SHC INV @ ESM'T
1	390.90	386.41
2	377.20	373.01
3	360.80	359.13
4	359.20	357.20
5	357.80	352.91
6	365.30	360.90
7	370.60	366.07
8	380.30	375.80
9	388.60	383.90
10	394.5	390.0 PER CONTRACT 529

CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

NOTES:

1. CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINE FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
2. EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
3. STARKS SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. PLACE UPRIGHT STAKES PARALLEL TO WALKS AND BUILDINGS.
5. KEEP MULCH 1" FROM TRUNK.
6. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
7. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWER EASEMENT.



DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[signature] 4/30/09
BRIAN BOY, CORNERSTONE HOMES, L.L.C. — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] CE 5/20/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

[signature] 5/27/09
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

[signature] 5/27/09
DIRECTOR, DEP. — DATE

NOTE:

LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

LANDSCAPE NOTES:

1. AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTICATES.
2. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. 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.
3. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING, REFUSE PAD SCREENING AND THE PRIVATE ACCESS PLACE STREET TREE PLANTING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT UNDER PLAT F-07-77 IN THE AMOUNT OF $10,590.00 (32 SHADE TREES, 19 STREET TREES @ $300.00 EACH, 5 EVERGREEN TREES @ $150.00 EACH, AND 8 SHRUBS @ $30.00 EACH).
4. FINANCIAL SURETY OF $900.00 FOR THE REQUIRED LANDSCAPING FOR LOT 10 (3 SHADE TREES @ $300.00 EACH) WILL BE POSTED AS PART OF THE GRADING PERMIT. LANDSCAPE INSPECTION FEE OF $100.00 WAS PAID AS PART OF THE RED LINE REVISION.

LANDSCAPE PLANTING LIST PER F-07-77				
SYMBOL	QUANTITY	NAME	REMARKS	NOTE
(symbol)	5 LOT 10-3	QUERCUS PALUSTRIS (PIN OAK)	2-1/2" - 3"cal.	B & B
(symbol)	4	LIQUIDAMBAR STYRACILUA (AMERICAN SWEETGUM)	2-1/2" - 3"cal.	B & B
(symbol)	8	ILEX GLABRA "COMPACTA" (COMPACT INKBERRY)	24"-36"	CONT.

SCHEDULE A PERIMETER LANDSCAPE EDGE PER F-07-77		
CATEGORY	ADJ. TO ROADS (P-1)	(P-2)
LANDSCAPE TYPE	A	A
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	551 L.F.	172 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE)	1:60-9 9 – – –	1:60-3 3 – – –
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE)	 9 – – –	 3 – – –

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No: 45577, Expiration Date: 06-08-16

STATE OF MARYLAND — JOHN M. CARNEY — No. 45577 — PROFESSIONAL ENGINEER

11/16/15 FOR REVISION 10 ONLY.

LEGEND

(symbol)	EXISTING CONTOURS PER F-05-012
342	PROPOSED CONTOURS
(symbol)	EXISTING TREELINE
30' BRL	BUILDING RESTRICTION LINE
WOB	INDICATES A WALK-OUT BASEMENT
FF=350.90	FIRST FLOOR ELEVATION
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LOD	LIMIT OF DISTURBANCE
(symbol)	SOIL BOUNDARY
+ 715	SPOT ELEVATION
SSF	SUPER SILT FENCE
(symbol)	EXISTING PRIVATE EASEMENTS
(symbol)	PRIVATE ACCESS PLACE EASEMENT
(symbol)	EXISTING PUBLIC ACCESS TO OPEN SPACE LOT 3
(symbol)	EXISTING PUBLIC EASEMENT
(symbol)	EXISTING PAVING
(symbol)	EXISTING ACCESS EASEMENT
S.C.E.	SEDIMENT CONTROL ENTRANCE
(symbol)	INLET PROTECTION
(symbol)	TEMPORARY STOCKPILE AREA

A TEMPORARY STOCKPILE WILL BE LOCATED ON LOT 1

11	7-1-16	REVISE GRADES ON LOT 10 PER AS-BUILT CONDITIONS
10	11-13-15	SHOW DEVONSHIRE ELEV. 'E' ON LOT 10 & REVISE GRADES & LANDSCAPE
9	6-5-13	REVISE GRADES, BF ELEV. AND DRIVEWAY ON LOT 5 PER AS BUILT COND.
8	1-11-13	SHOW A CHARTLEY II ON LOT 7 & REVISE GRADES
7	12-21-12	REVISE FF & BF ELEV. AND REVISE GRADES PER AS BUILT CONDITIONS LOT 6
6	12-4-12	REVISE GRADES ON LOT 2 PER AS-BUILT CONDITIONS
5	11-30-12	SHOW A CHARTLEY II ON LOT 1 AND REVISE GRADES

STREET TREE PLANTING LIST PER F-07-77				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
(symbol)	19	TILIA AMERICANA "REDMOND" "REDMOND" AMERICAN LINDEN	2-1/2" - 3"cal.	B & B

NO.	DATE	REVISION
4	10-5-12	REVISE GRADING ON LOT 3 BASE ON EXISTING CONDITIONS
3	9-24-12	REVISE FF ELEV. ON LOT 2 AND REVISE GRADES ACCORDINGLY
2	7-27-12	REVISE FF ELEVATION ON LOTS 3 & 9
1	6-18-12	SHOW A CHARTLEY II ON LOT 9 AND REVISE GRADES

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
www.bei-civilengineering.com

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559, Expiration Date 7-22-2009. [signature] 4/30/2009

OWNER/DEVELOPER:
SCAGGSVILLE ROAD INVESTMENT, LLD
C/O BRIAN D. BOY (MEMBER)
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LAUREL, MARYLAND 20723
410-792-2565

BUILDER:
CORNERSTONE HOMES, L.L.C.
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410-792-2565

PROJECT: THE HILLSIDE AT ROCKY GORGE VII
LOTS 1 THRU 10 AND OPEN SPACE LOT 11
(SINGLE FAMILY DETACHED)

LOCATION: TAX MAP: 46, GRID: 18, PARCELS: 92 & 49, ZONED: R-20
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT, GRADING AND LANDSCAPE PLAN

DATE: MAY, 2009 — PROJECT NO. 2095
DESIGN: WEO — DRAFT: WEO — CHECK: DAM — SCALE: AS SHOWN — SHEET 2 OF 4

SDP-09-007

PLAN VIEW

SCALE: 1" = 30'

A TEMPORARY STOCKPILE WILL BE LOCATED ON LOT 1

NOTE: SEE MDE DETAIL B-4-6-C FOR EROSION CONTROL MATTING

ROCKY GORGE LOT 10 MICRO-BIORETENTION (M-6) PLANTING SCHEDULE

PLANTS	MBR-1	MBR-2
VINCA MINOR (COMMON PERIWINKLE)	16	5
AJUGA REPTANS (CREEPING BUGLEWEED)	14	4
IRIS VERSICOLOR (IRIS)	7	2
HERMEROCALLIS (SP) (DAY LILLY)	5	1
ACER RUBRUM (RED MAPLE)	1	1

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 HOWARD SOIL CONSERVATION DISTRICT."

[illegible] 4/30/2009

ENGINEER ~~DONALD A. MASON, P.E. # 21443~~ BRIAN F. CLEARY 28569 — DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 BEGINING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

[illegible] 4/30/09

CORNERSTONE HOMES, INC. — DATE

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

John R Robertson 5/5/09

HOWARD SCD — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[illegible] 5/20/09

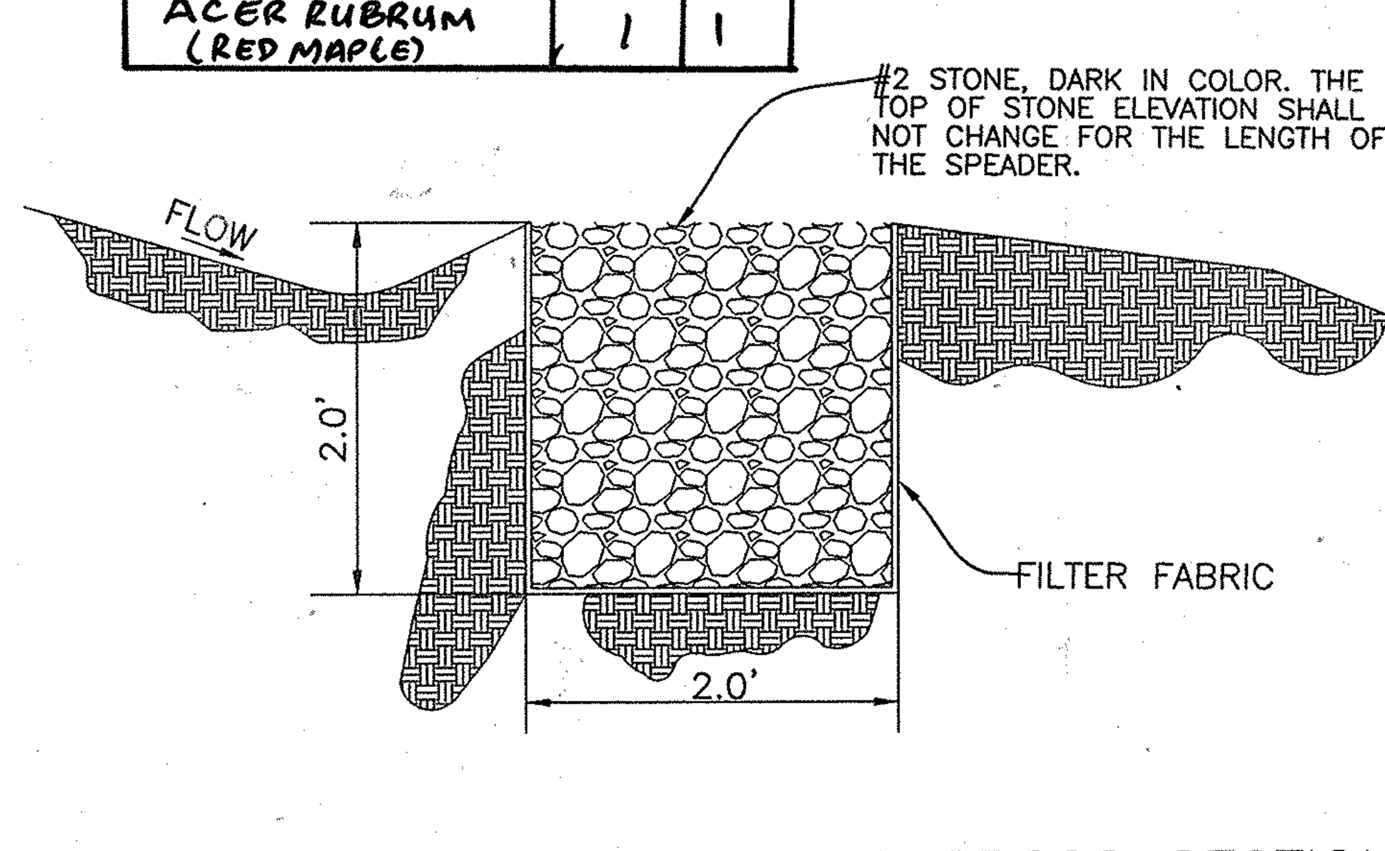
CHIEF, DEVELOPMENT ENGINEERING DIVISION CE — DATE

[illegible] 5/27/09

CHIEF, DIVISION OF LAND DEVELOPMENT BB — DATE

[illegible] 5/27/09

DIRECTOR DEP — DATE



TYPICAL LEVEL SPREADER CROSS SECTION

NOT TO SCALE

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 45577, Expiration Date: 06-08-16

STATE OF MARYLAND JOHN M. CARNEY No. 45577 PROFESSIONAL ENGINEER — 11/16/15 FOR REVISION #1 ONLY

LEGEND

EXISTING CONTOURS PER F-05-012	EXISTING PRIVATE EASEMENTS
PROPOSED CONTOURS (342)	PRIVATE ACCESS PLACE EASEMENT
EXISTING TREELINE	EXISTING PUBLIC ACCESS TO OPEN SPACE LOT 3
BUILDING RESTRICTION LINE (30' BRL)	EXISTING PUBLIC EASEMENT
INDICATES A WALK-OUT BASEMENT (WOB)	EXISTING PAVING
FIRST FLOOR ELEVATION (FF=350.90)	EXISTING ACCESS EASEMENT
BASEMENT FLOOR ELEVATION (BF=341.98)	
ECM (EROSION CONTROL MATTING)	
LIMIT OF DISTURBANCE (LOD)	SEDIMENT CONTROL ENTRANCE (S.C.E.)
SOIL BOUNDARY	INLET PROTECTION
SPOT ELEVATION (+ 715)	
SUPER SILT FENCE (SSF)	TEMPORARY STOCKPILE AREA

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
Ba	D	BAILE SILT LOAM
BeB2	C	BELTSVILLE SILT LOAM, 1 TO 5 PRCENT SLOPES, MODERATELY ERODED
ClC3	B	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
CmB2	B	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED

* INDICATES HYDRIC SOILS

TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 25

NO.	DATE	REVISION
1	11-13-15	SHOW DEVONSHIRE ON LOT 10, REVISE GRADES

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 ▲ fax: 410-465-6644
www.bei-civilengineering.com

[illegible] 4/30/2009

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559, Expiration Date: 7-22-2009.

OWNER:
SCAGGSVILLE ROAD INVESTMENT, LLD
C/O BRIAN D. BOY (MEMBER)
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

BUILDER:
CORNERSTONE HOMES, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT: THE HILLSIDE AT ROCKY GORGE VII
LOTS 1 THRU 10 AND OPENSPACE LOT 11
(SINGE FAMILY DETACHED)

LOCATION: TAX MAP: 46 GRID: 18 PARCELS: 92 & 14? ZONED: R-20
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL, SWM PLAN AND SOILS MAP

DATE: MAY, 2009 — PROJECT NO. 2095

DESIGN: WEO — DRAFT: WEO — CHECK: DAM — SCALE: AS SHOWN — SHEET 3 OF 4

SDP-09-007

P:\2095 ROCKY GORGE\dwg\8000\29-11-08.dwg, SHEET 3, 4/30/2009 3:01:19 PM, imc

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (410-313-1850).
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 SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51) SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	3.45	ACRES
AREA DISTURBED	3.03	ACRES
AREA TO BE ROOFED OR PAVED	0.99	ACRES
AREA TO BE VEGETATIVELY STABILIZED	2.00	ACRES
TOTAL CUT	6,823	CY
TOTAL FILL	5,364	CY
OFFSITE WASTE/BORROW AREA LOCATION	*	

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

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
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.

PERMANENT SEEDBED PREPARATIONS

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

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

1. PREFERRED – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0- UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
2. ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (.05 LBS/1000 SQ FT) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

TEMPORARY SEEDBED PREPARATIONS

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

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

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).

SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (.07 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON 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 SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.

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

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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 HOWARD SOIL CONSERVATION DISTRICT."

ENGINEER – ~~DONALD A. MASON~~, P.E. # ~~21143~~ 28559 BRIAN CLEARY — 4/30/09 DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 BEGINING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

CORNERSTONE HOMES, INC. — 4/30/09 DATE

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

HOWARD SCD — 5/5/09 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 5/20/09 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 5/27/09 DATE

DIRECTOR, DEP. — 5/22/09 DATE

TOPSOIL SPECIFICATIONS

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

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

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 texture subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

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 topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content or 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" – 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 distributed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

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

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

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

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

DAY 1 — 1.) OBTAIN GRADING PERMIT.

DAY 2-6 — 2.) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.

DAY 7-10* — 3.) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.

DAY 11-80 — 4.) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.

DAY 81-85 — 5.) FINAL GRADE, INSTALL LEVEL SPREADERS AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDED NOTES AND FLUSH STORM DRAIN SYSTEM.

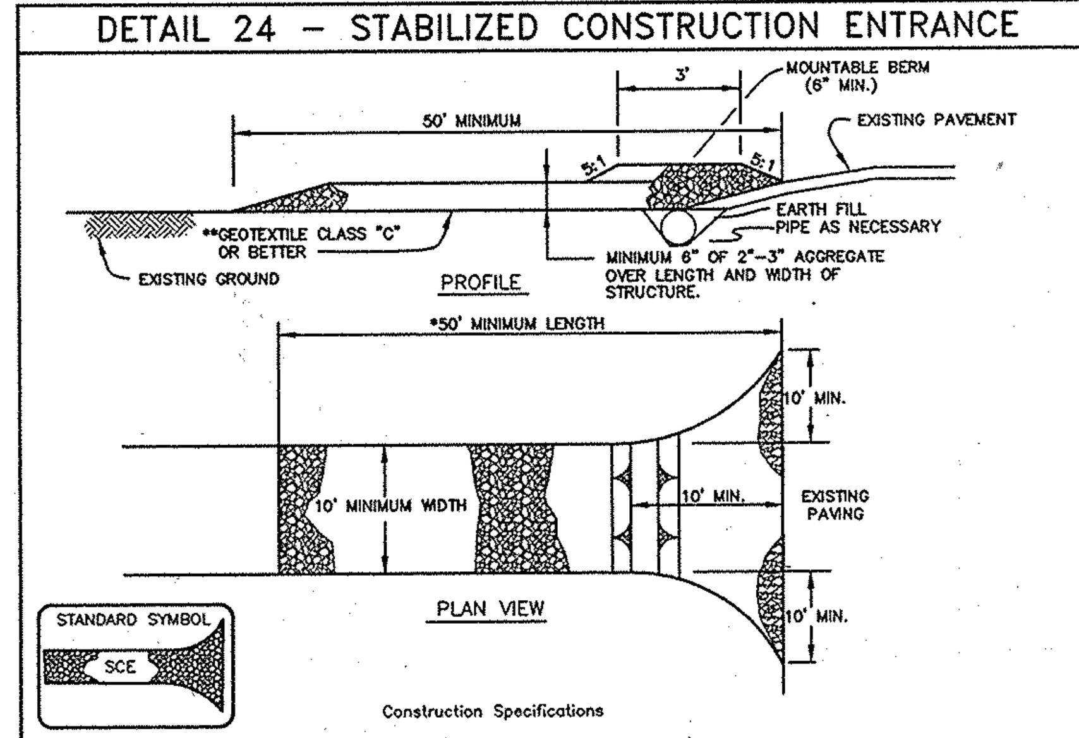
DAY 86-89 — 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DITURBED AREAS.

* – INDICATES SINGLE HOUSE CONSTRUCTION.

NOTE:

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

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE

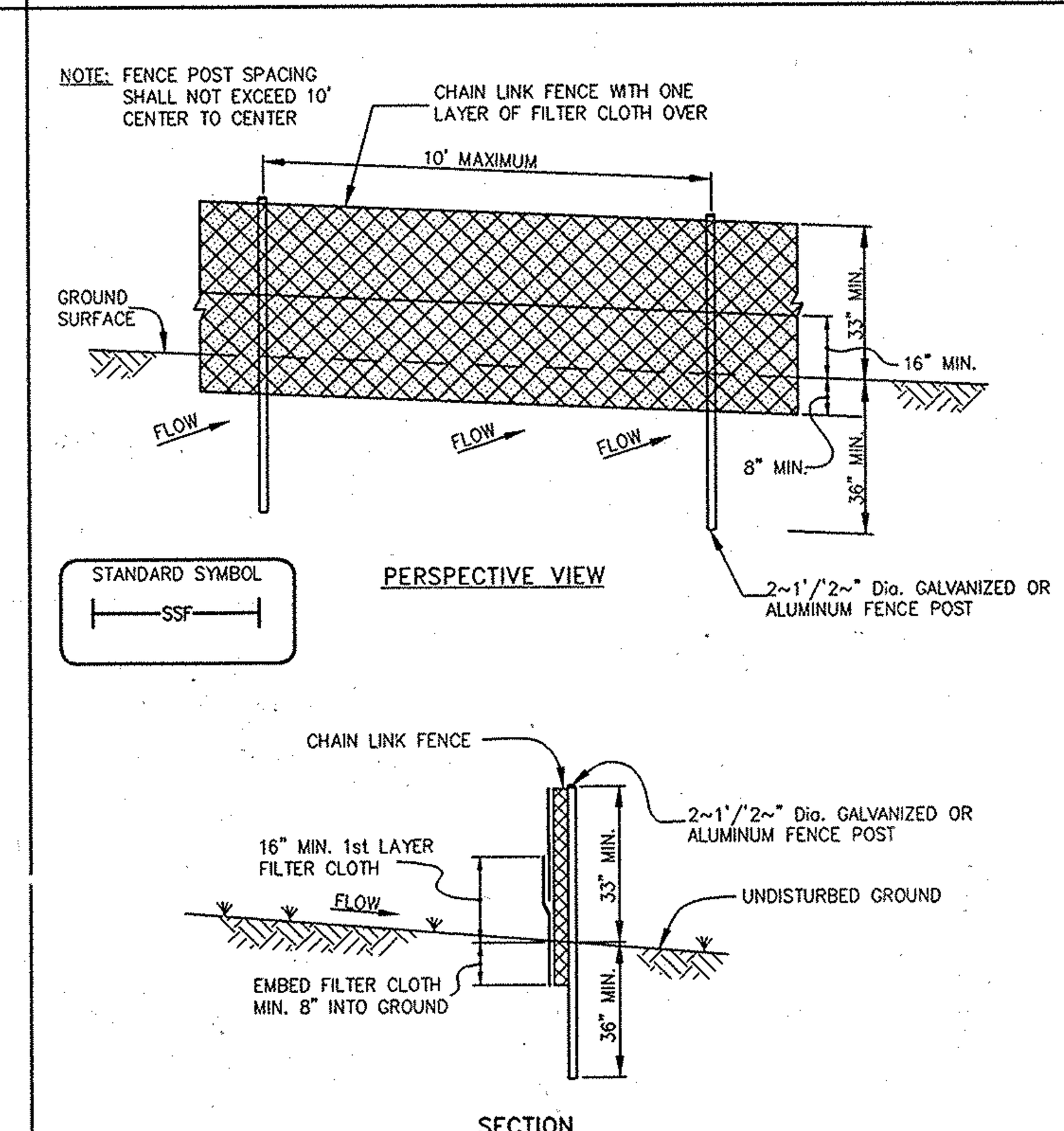


Construction Specifications

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 residence 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 mounted 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 33 – SUPER SILT FENCE



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

SUPER SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

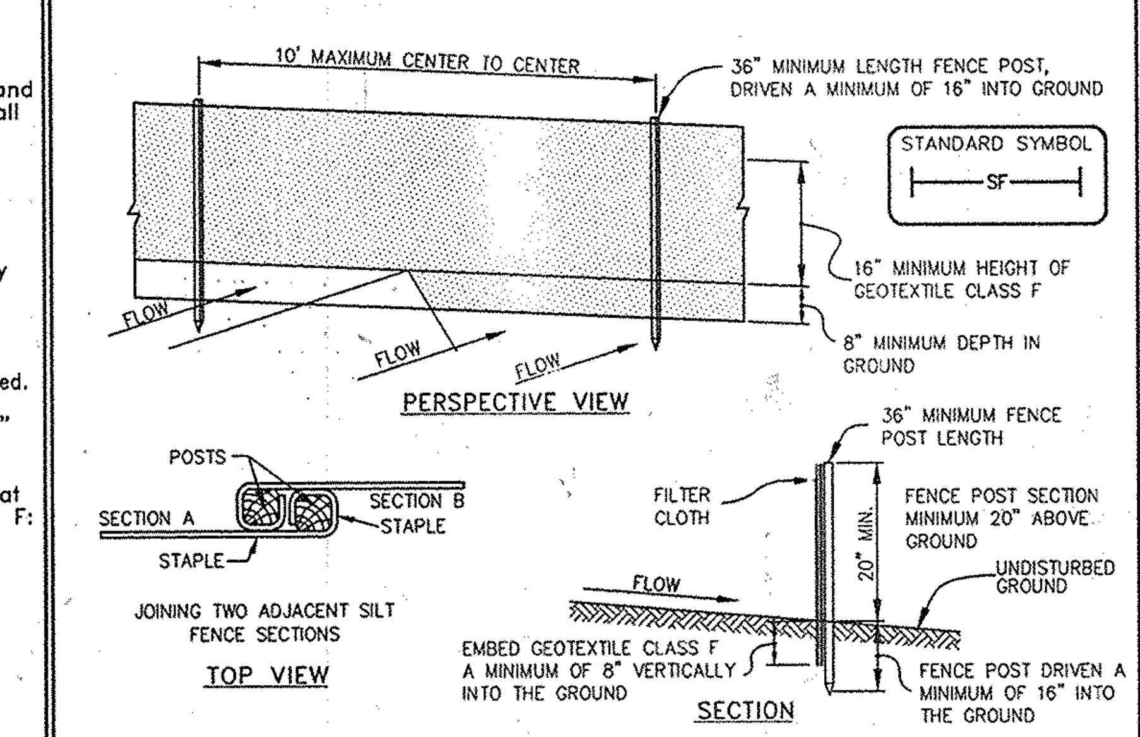
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

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 E – 26 – 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 – SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

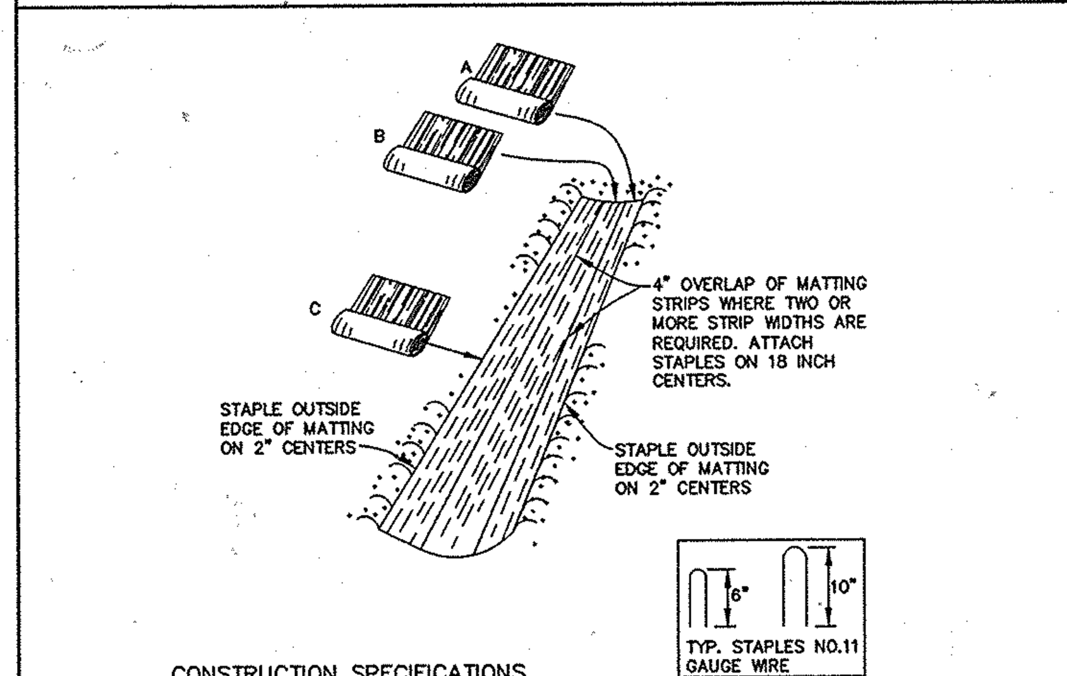
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pond per linear 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 / 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 – 15 – 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 30 – EROSION CONTROL MATTING

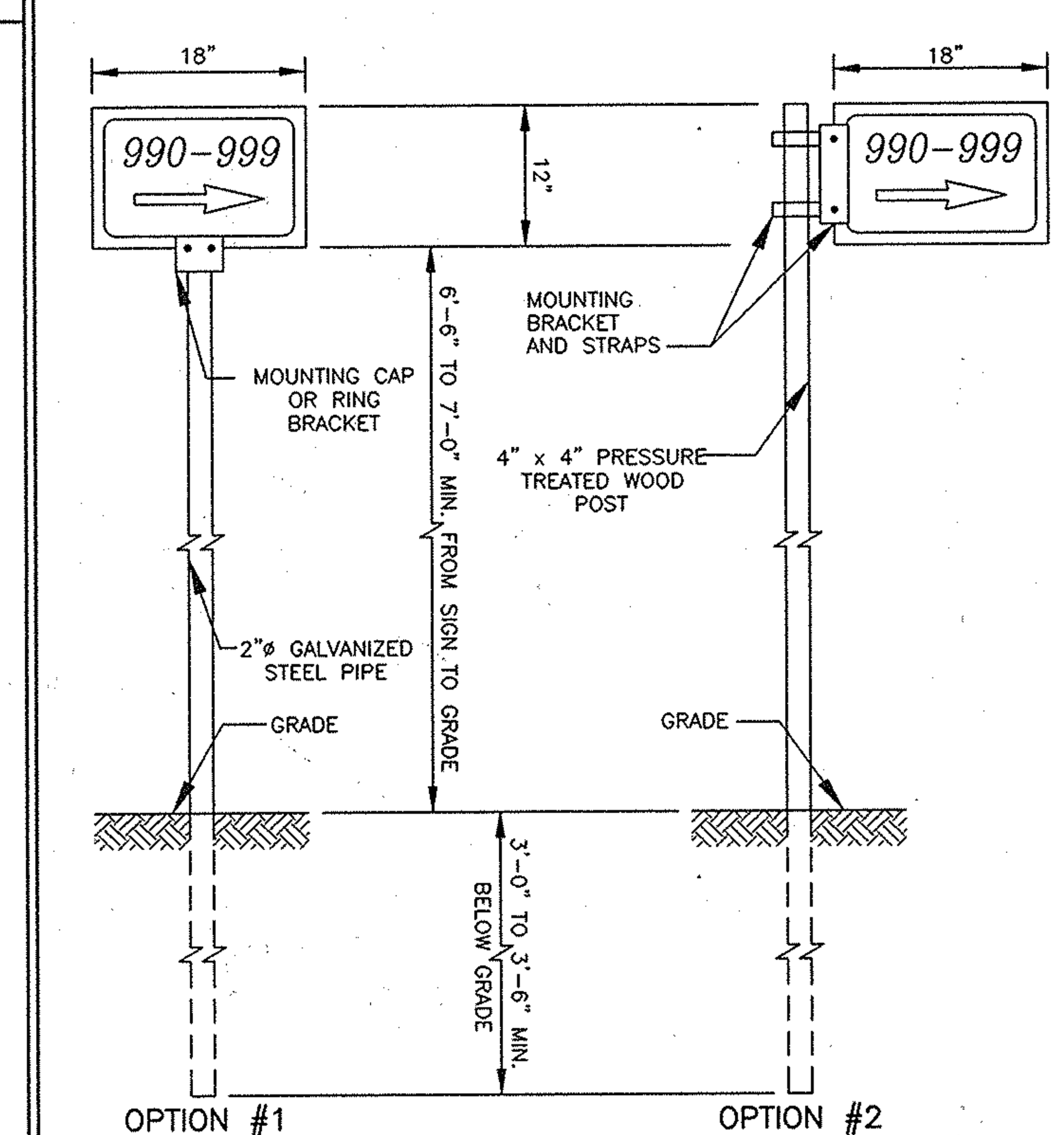


CONSTRUCTION SPECIFICATIONS

1. KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A NARROW TRENCH, 6" IN DEPTH. BACKFILL THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL CROSS-SECTION. SECURE WITH A ROW OF STAPLES ABOUT 4" DOWN SLOPE FROM THE TRENCH. SPACING BETWEEN STAPLES IS 6".
2. STAPLE THE 4" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES.
3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
4. STAPLES SHALL BE PLACED 2' APART WITH 4 ROWS FOR EACH STRIP, 2 OUTER ROWS, AND 2 ALTERNATING ROWS DOWN THE CENTER.
5. WHERE ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4", SHIPLAP FASHION. REINFORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 6" APART IN A STAGGERED PATTERN ON EITHER SIDE.
6. THE DISCHARGE END OF THE MATTING LINER SHOULD BE SIMILARLY SECURED WITH WITH 2 DOUBLE ROWS OF STAPLES.

NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA EFFECTED BY THE FLOW MUST BE KEYED-IN.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G – 22 – 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

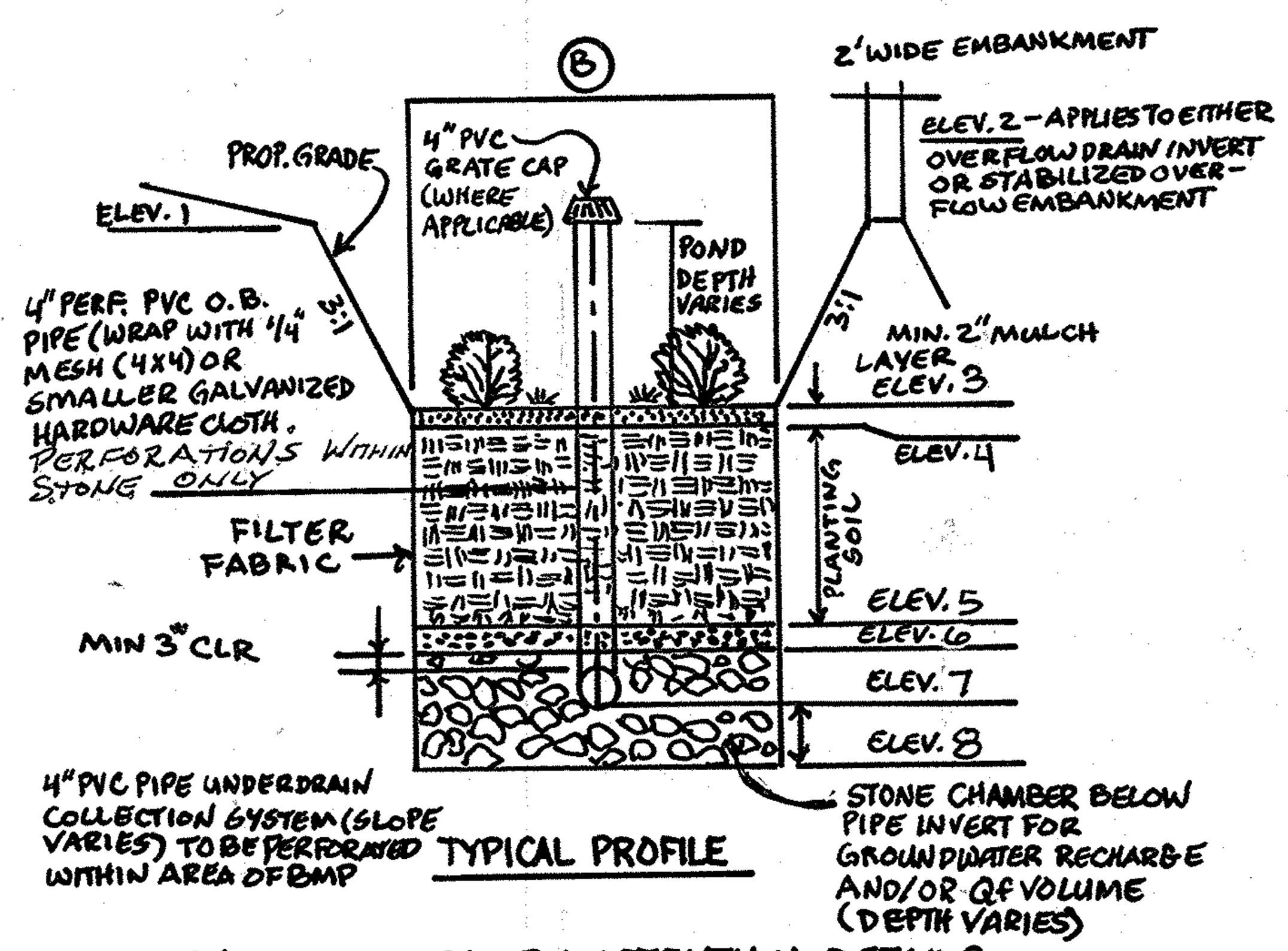


THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:

1. THE SIGN SIZE SHALL BE 12" x 18".
2. THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
3. THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
4. WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
5. THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAT.
6. ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(a) OF THE HOWARD COUNTY CODE – PUBLIC SIGNS. MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT COMPANY.
7. COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

HO. CO. APPROVED SIGN DESIGN AND INSTALLATION DETAIL

NOT TO SCALE



TYPICAL MICRO-BIORETENTION DETAILS

NOT TO SCALE

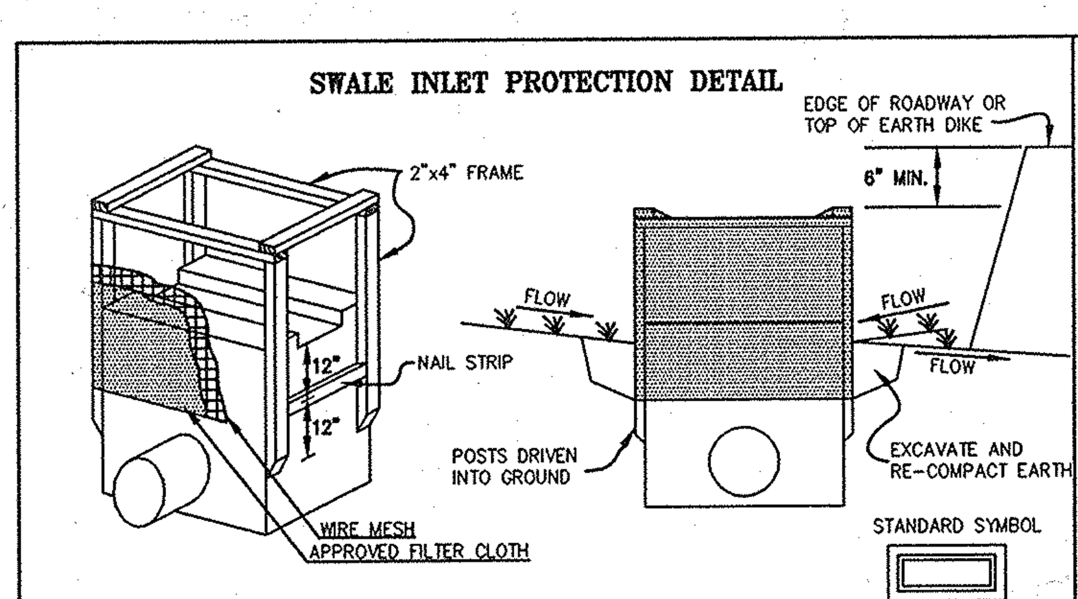
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 45577 Expiration Date: 06-08-15

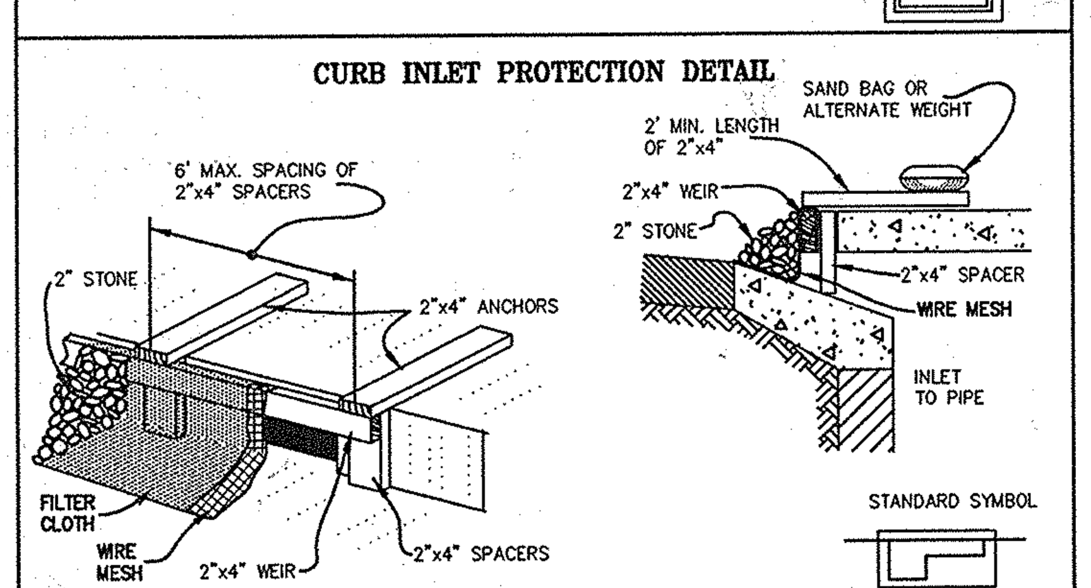
STATE OF MARYLAND · JOHN M. CARNEY · No. 45577 · PROFESSIONAL ENGINEER — 11/16/15

FOR REVISIONS 1 & 2 ONLY.

SWALE INLET PROTECTION DETAIL



CURB INLET PROTECTION DETAIL



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	INLET PROTECTION DETAIL	STANDARD DRAWING IPD-1

Maryland SCS/WRA — April 1983

CONSTRUCTION SPECIFICATIONS FOR IPD-1

A. A swale, ditchline or yard inlet protection

1. Excavate completely around inlet to a depth of 18" below notch elevation.
2. Drive 2 x 4 post 1' into ground at four corners of inlet. Place nail strips between posts on ends of inlet. Assemble top portion of 2 x 4 frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet post.
4. Stretch filter cloth tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet notch elev. fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
5. Backfill around inlet in compacted 6" layers until layer of earth is even with notch elevation on ends and top elevation on sides.
6. If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame (weir).
7. This structure must be inspected frequently and the filter fabric replaced when clogged.

B. curb inlet protection.

1. Attach a continuous piece of wire mesh (30" min. width by throat length plus 4') to the 2"x4" weir (measuring throat length plus 2') as shown on the standard drawing.
2. Place a piece of approved filter cloth (40-85 sieve) of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2"x4" weir.
3. Securely nail the 2"x4" weir to 9" long vertical spacers to be located between the weir and inlet face (max. 6' apart).
4. Place the assembly against the inlet throat and nail (min. 2' lengths of 2"x4" to the top of the weir spacer locations. These 2"x4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening
6. From the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2" stone over the wire mesh and filter fabric in such a manner as to prevent water from entering the inlet under or around the filter cloth.
7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
8. Assure that storm flow dose not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.

ROCKY GORGE LOT 10
MICRO-BIORETENTION (M-6) DESIGN ELEVATION

MB-1	(M-6)
MICRO-BIORETENTION	
ELEVATION 1	401.25
ELEVATION 2	401.25
ELEVATION 3	400.25
ELEVATION 4	400.08
ELEVATION 5	398.08
ELEVATION 6	397.75
ELEVATION 7	397.17
ELEVATION 8	396.92
DIMENSIONS	
A WIDTH	7.50'
B LENGTH	22.50'
BOTTOM RADIUS	2.0'

MB 2	(M-6)
MICRO-BIORETENTION	
ELEVATION 1	402.25
ELEVATION 2	402.25
ELEVATION 3	401.25
ELEVATION 4	401.08
ELEVATION 5	399.08
ELEVATION 6	398.75
ELEVATION 7	398.17
ELEVATION 8	397.92
DIMENSIONS	
A WIDTH	7.02'
B LENGTH	8.02'
BOTTOM RADIUS	2.0'

NO.	DATE	REVISION
2	3-2-16	REVISE DETAIL TO MATCH CHART FOR LOT 10
1	11-13-15	ADD MBR CHART & TYP DETAIL

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 ▲ fax: 410-465-6644
www.bei-civilengineering.com

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559, Expiration Date: 7-22-2009. — 4/30/2009

OWNER:
SCAGGSVILLE ROAD INVESTMENT, LLD
C/O BRIAN D. BOY (MEMBER)
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

BUILDER:
CORNERSTONE HOMES, L.L.C.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PROJECT: THE HILLSIDE AT ROCKY GORGE VII
LOTS 1 THRU 10 AND OPEN SPACE LOT 11
(SINGE FAMILY DETACHED)

LOCATION: TAX MAP: 46 GRID: 18 — PARCELS: 92 & 149 ZONED: R-20
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT AND EROSION CONTROL NOTES AND DETAILS & SWM

DATE: MAY, 2009	PROJECT NO. 2095
SCALE: AS SHOWN	SHEET 4 OF 4

DESIGN: WEO | DRAFT: WEO | CHECK: DAM

SDP-09-007

P:\2095 ROCKY GORGE\dwg\8000R9-11-08.dwg, SHEET 4, 4/30/2009 2:56:18 PM,