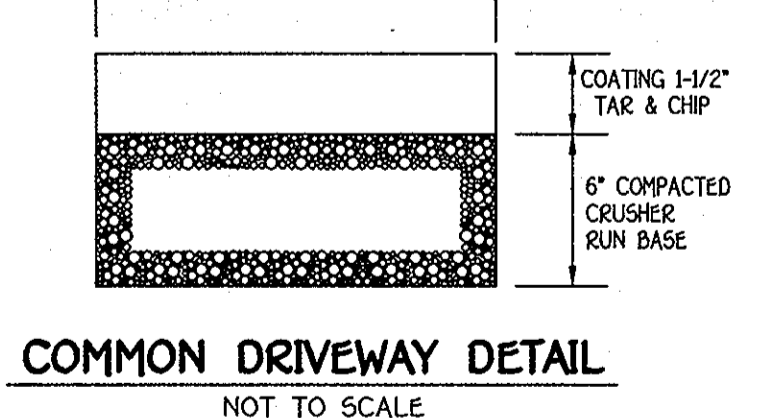


LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
+	SPOT ELEVATION
---	WALKOUT BASEMENT
-SF-5F-	SILT FENCE
-SSF-SSF-	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
STREET TREES PER F-09-194	



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. 9753, EXPIRATION DATE: 2/28/10.
 EARL D. COLLINS 9-3-09 DATE

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 Howard Soil Conservation District.
 Signature of Engineer: EARL D. COLLINS 9-3-09 DATE

BUILDER/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 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 the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: KEVIN BOWSER 9-4-09 DATE

Reviewed for HOWARD SCD and meets Technical Requirements.
 This development plan is subject to erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: John K. Robinson 9/12/09 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: Cindy Hanson 10/1/09 DATE

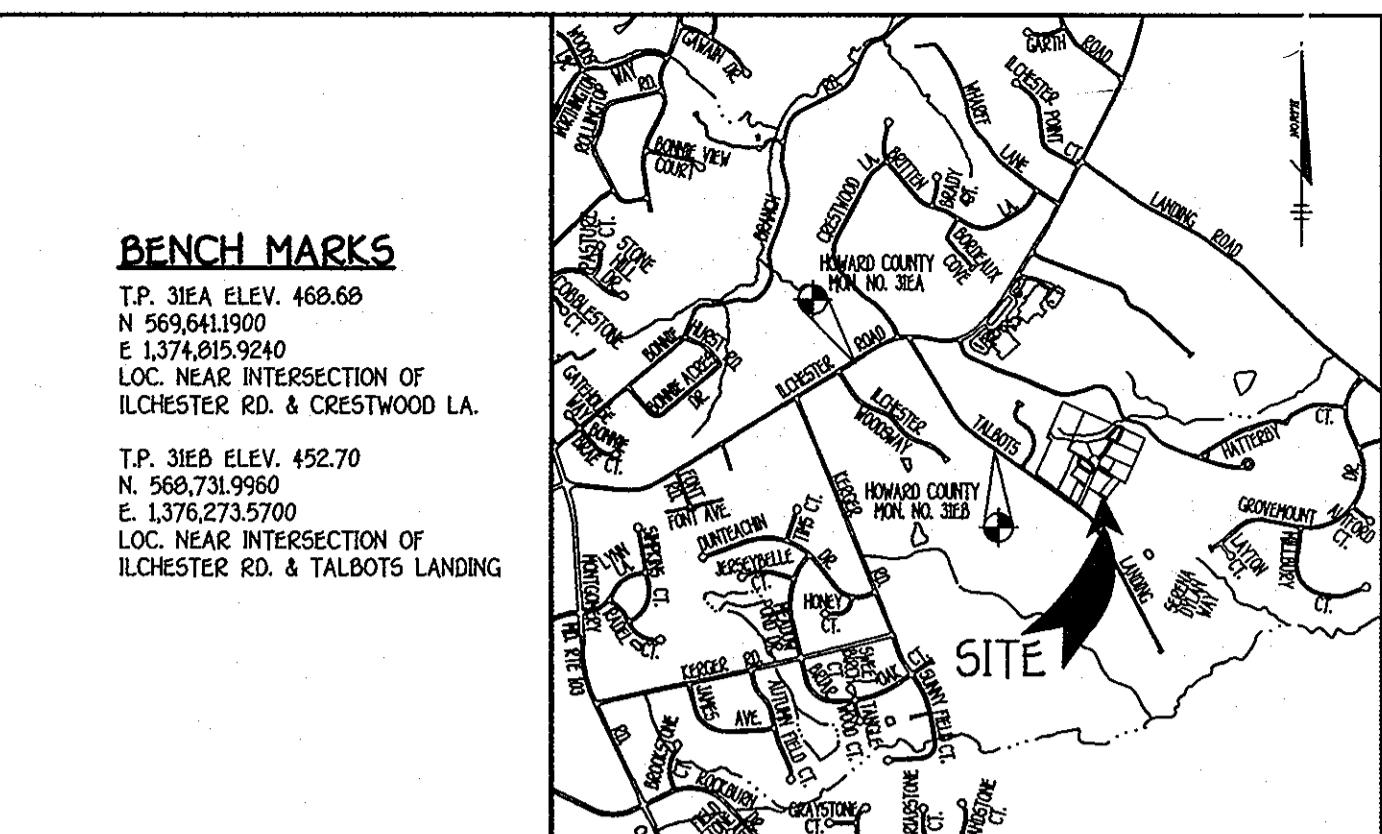
Chief, Development Engineering Division: [Signature] 9/21/09 DATE

Director - Department of Planning and Zoning: [Signature] 10/2/09 DATE

PROJECT	SECTION	LOT NO.
TALBOTS WOODS II	N/A	9 & 11
PHASE ONE		

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
20706-20708 TALBOTS WOODS II	16	R-20	31	1	6069.02

WATER CODE	SEWER CODE
C-02	7390000



BENCH MARKS
 T.P. 31E4 ELEV. 468.60
 N. 569,641,900
 E. 1,374,815,9240
 LOC. NEAR INTERSECTION OF ILICHESTER RD. & CRESTWOOD LA.
 T.P. 31E5 ELEV. 452.70
 N. 568,731,9960
 E. 1,376,273,5700
 LOC. NEAR INTERSECTION OF ILICHESTER RD. & TALBOTS LANDING

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED 2/2/04 AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - TOTAL AREA OF SITE: 0.6820 ACRES.
 - TOTAL NUMBER OF LOTS SUBMITTED: 2 SFD.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST FIVE WORKING DAYS PRIOR TO START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS SITE IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2006 BY FISHER, COLLINS AND CARTER, INC.
 - LOT AREA IS MORE OR LESS (+ OR -).
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT, PUBLIC WATER AND SEWER IS UTILIZED IN THIS SUBDIVISION.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-09-194, F-09-196, F-09-198, F-09-199, F-09-200, F-09-201, F-09-202, W & S CONTRACT NO. H-4450-D AND W & S CONTRACT NO. H-4333-D.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 - HOWARD COUNTY MONUMENT 31E4 N. 569,641,900 E. 1,374,815,9240 ELEV. 468.60 HOWARD COUNTY MONUMENT 31E5 N. 568,731,9960 E. 1,376,273,5700 ELEV. 452.70
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING.
 - SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
 - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R.6.05.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DRIVEWAYS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' US SERVING MORE THAN ONE RESIDENCE.
 - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN)
 - C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (255-LOADING)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - TRAFFIC REPORT WAS PREPARED BY THE TRAFFIC GROUP AND WAS APPROVED UNDER 5-05-010.
 - NO CEMETERIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
 - NO 100 YEAR FLOOD PLAN EXISTS ON SITE, NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES PAVING AND NEW STRUCTURES SHALL BE PROVIDED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS.
 - THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003, DEVELOPMENT AND THE JULY 29, 2006 UPDATE OF THE HOWARD COUNTY ZONING REGULATIONS. 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.
 - IN ACCORDANCE WITH SECTION 1209 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTENDED STAIRWAYS NOT MORE THAN 15 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 SETBACKS.
 - LOTS 9 & 11 TALBOTS WOODS II STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY MARYLAND 370 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A POCKET POND (P-50), OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED BY THE HOMEOWNERS ASSOCIATION AND JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED PER F-09-194.
 - THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 2.28 ACRES OF ON-SITE AFFORESTATION UNDER F-09-194. A TOTAL SUETY OF \$49,650.40 BASED ON 2.28 ACRES AFFORESTATION HAS BEEN PROVIDED WITH THE DEVELOPER'S AGREEMENT PER F-09-194.
 - THE USE-IN-CORPORA DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 3 & 4, AND NON-BUILDABLE BULK PARCEL C, LOT 5, NON-BUILDABLE BULK PARCEL D AND TAX MAP 31, PARCELS 708 & 709 AND LOTS 1, 2 AND NON-BUILDABLE BULK PARCEL A HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18997 AT FOLIO 156.
 - LANDSCAPING REQUIREMENTS WERE ADDRESSED UNDER F-09-194.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIEDESTAL AREA	MINIMUM LOT SIZE
9	15,667 SQ.FT.	1,667 SQ.FT.	14,000 SQ.FT.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
9	7530 SERENA DYLAN WAY
11	7523 SERENA DYLAN WAY

INDEX CHART

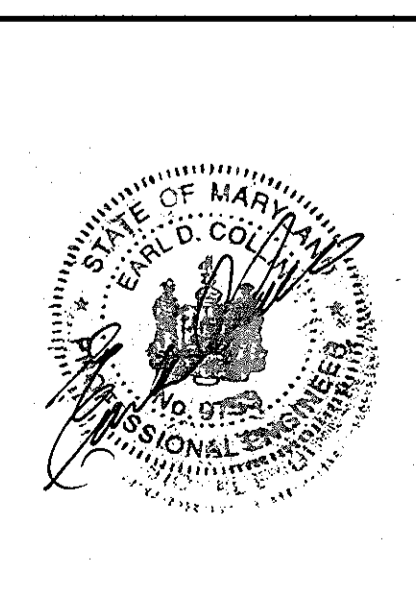
SHEET	DESCRIPTION
1	TITLE SHEET, HOUSE TYPE, NOTES.
2	SITE DEVELOPMENT PLAN LOTS 9 & 11
3	SEDIMENT/EROSION CONTROL PLAN LOTS 9 & 11
4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA: 0.6820 ACRES OR 29,708 SQUARE FEET.
B. AREA OF SUBDIVISION: 0.6820 ACRES OR 29,708 SQUARE FEET.
C. LIMITS OF DISTURBANCE: 0.5340 ACRES OR 25,831 SQUARE FEET.
D. PRESENT ZONING DESIGNATION: R-20.
E. PROPOSED USES FOR SITE: RESIDENTIAL
F. APPLICABLE DEP. FILE REFERENCES: F-09-194, F-09-196, F-09-198, F-09-199, F-09-200, F-09-201, F-09-202, W & S CONTRACT NO. H-4450-D AND W & S CONTRACT NO. H-4333-D.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
 ELLICOTT CITY, MARYLAND 21042
 410 484 - 2225

NO.	REVISION	DATE



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 Howard Soil Conservation District.
 Signature of Engineer: EARL D. COLLINS 9-3-09 DATE

BUILDER/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 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 the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: KEVIN BOWSER 9-4-09 DATE

Reviewed for HOWARD SCD and meets Technical Requirements.
 This development plan is subject to erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: John K. Robinson 9/12/09 DATE

BUILDER	OWNER/DEVELOPER
RYAN HOMES, INC. 6031 UNIVERSITY BOULEVARD SUITE 250 ELLICOTT CITY, MARYLAND 21043 410-798-0980	ELICOTT CITY LAND HOLDING, INC 5300 DORSEY HALL DRIVE SUITE 102 ELLICOTT CITY, MARYLAND 21042 443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: Cindy Hanson 10/1/09 DATE

Chief, Development Engineering Division: [Signature] 9/21/09 DATE

Director - Department of Planning and Zoning: [Signature] 10/2/09 DATE

PROJECT	SECTION	LOT NO.
TALBOTS WOODS II	N/A	9 & 11
PHASE ONE		

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
20706-20708 TALBOTS WOODS II	16	R-20	31	1	6069.02

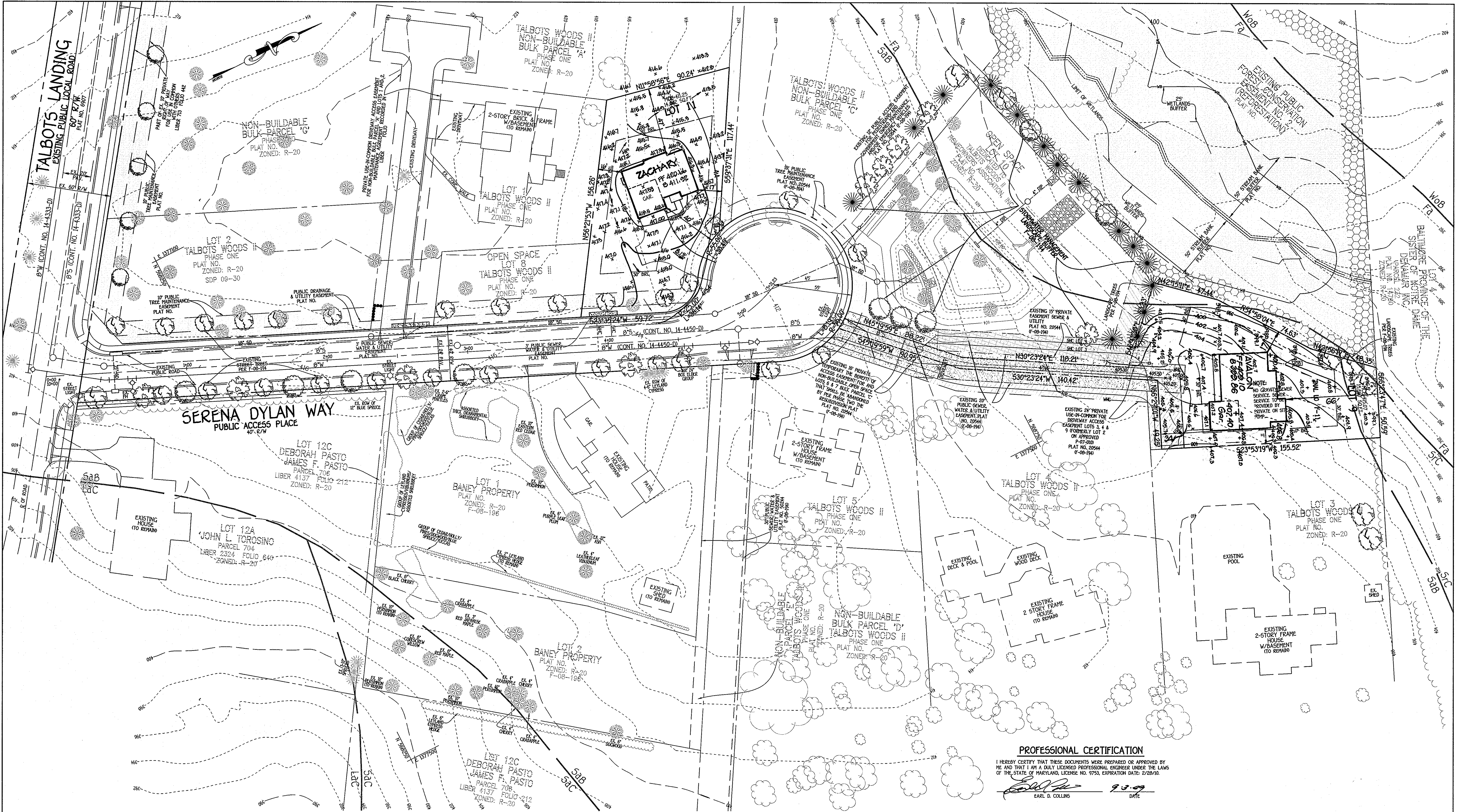
WATER CODE	SEWER CODE
C-02	7390000

TITLE SHEET, NOTES, HOUSE TYPES

SINGLE FAMILY DETACHED
 TALBOTS WOODS II
 LOTS 9 & 11

TAX MAP NO: 31 PARCEL NO: 713,714,715,716,718 & 720 GRID NO: 15
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: SEPTEMBER, 2009
 SHEET 1 OF 4

SDP 09-062



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. 9753, EXPIRATION DATE: 2/28/10.

Earl D. Collins 9/3/09
 EARL D. COLLINS DATE

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 Howard Soil Conservation District."

Earl D. Collins 9/3/09
 Signature of Engineer EARL D. COLLINS DATE

BUILDER/DEVELOPER'S CERTIFICATE

"We certify that all development and construction will be done according to this plan, for sediment and erosion control 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 the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Kevin Bowser 9/3/09
 Signature of Developer KEVIN BOWSER DATE

Reviewed for HOWARD SCD and meets Technical Requirements.

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
[Signature] DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hunter 10/1/09
 Chief, Division of Planning and Zoning
Paul Chapman 9/21/09
 Chief, Development Engineering Division
Thomas S. Hunter 10/2/09
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOT NO.
TALBOTS WOODS II PHASE ONE	N/A	9 & 11
PLAT	BLOCK NO.	ZONE
20708-20708 TALBOTS WOODS II	16	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
31	1	6069.02
WATER CODE	SEWER CODE	
C-02	7390000	

SITE DEVELOPMENT PLAN

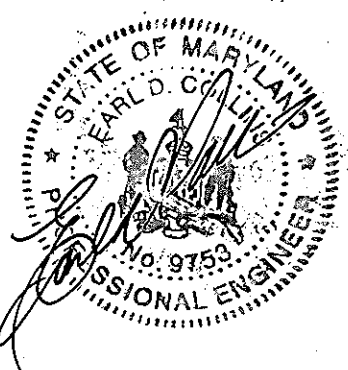
SINGLE FAMILY DETACHED

**TALBOTS WOODS II
 LOTS 9 & 11**

TAX MAP NO: 31 PARCEL NO: 713,714,715,716,718 & 720 GRID NO: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: SEPTEMBER, 2009
 SHEET 2 OF 4

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2555

NO.	REVISION	DATE
3	Rev. Lot 9 to show as built cond. for Grd. Cert.	4/20/10
2	Rev. Lot 11 to show as built FOR GRADE CERT.	9/23/10
1	Rev. hse. & grd. Lot 9 to show ex. conditions	3-2-10



SDP 09-062

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion.

PURPOSE

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is intended for temporary seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary Soil Stockpiles, cleared areas being left idle between construction phases, earth ditches, and areas for Permanent Seeding are lawns, dams, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff. Infiltration, evaporation, transpiration, percolation, and groundwater recharge. Vegetation over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone. Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- Site Preparation**
 - Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
- Soil Amendments (Fertilizer and Lime Specifications)**
 - Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analysis.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
 - Lime materials shall be ground limestone hydrated or burnt lime but shall not be substituted which contains at least 50% total calcium oxide and shall be ground to such fineness that at least 50% will pass through a 100 mesh sieve and 90-100% will pass through a #20 mesh sieve.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

- Seeded Preparation**
 - Temporary Seeding**
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas greater than 3:1 should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
 - Permanent Seeding**
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil shall be between 6.0 and 7.0.
 - Soluble salts shall be less than 500 parts per million (ppm).
 - The soil shall contain less than 60% clay, but enough limestone to provide a moderate amount of moisture. An exception is for loess or certain sandstones to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.
 - Soil shall contain 1.0% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, additional seeding is required in accordance with Section 21 Standard and Specification for Topsoil.
 - Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - Apply soil amendments as per soil test or as indicated on the plans.
 - Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to loosen the surface, remove large objects like stones and branches, and make the area free of debris. Seeding should be done on a prepared normal seeded preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-2" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

- Seed Specifications**
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory in the seed mixture shall be tested within 6 months immediately preceding the date of sowing such material on this job.
 - Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - Incubation: The incubation for testing begins with the seed mixture shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when re-seeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75-80° F. can weaken bacteria and make the inoculant less effective.

- Methods of Seeding**
 - Hydroseeding** - Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer, broadcast or drop seeded, or a cutbacker seeder.
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: Nitrogen maximum of 100 lbs. per acre (10% of soluble nitrogen P2O5 (phosphorus) 200 lbs./acre, K2O (potassium) 200 lbs./acre.
 - Lime - use only ground agricultural limestone, 50 lbs. to 1 ton per acre may be applied (hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding** - This includes use of conventional drop or broadcast spreaders.
 - Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 265 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil contact.
 - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.
 - Drill or Cutbacker Seeding** - Mechanized seeders that apply and cover seed with soil.
 - Cutbacker seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

- Mulch Specifications (in order of preference)**
 - Straw shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be mostly mold, chaff, dressed or excessively dusty and must be free of noxious weed seeds as specified in the Maryland Seed Law.
 - Wood Cellulose Fiber Mulch (WCFF)
 - WCFF shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFF shall be dead green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFF including dye, shall contain no germination or growth inhibiting factors.
 - WCFF materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a better site ground cover, on application having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFF material shall contain no elements or compounds at concentrations levels that will be phytotoxic.
 - WCFF must conform to the following physical requirements: fiber length to approximately 12 mm, diameter approximately 1 mm, pH range of 4.0 to 8.5, ash content of 1.0% maximum and water holding capacity of 90% minimum.

- WCFF material shall contain no elements or compounds at concentrations levels that will be phytotoxic.**
- WCFF must conform to the following physical requirements: fiber length to approximately 12 mm, diameter approximately 1 mm, pH range of 4.0 to 8.5, ash content of 1.0% maximum and water holding capacity of 90% minimum.**
- Note: Only sterile straw mulch should be used in areas where one species of grass is desired.**

- Incremental Stabilization - Cut Slopes**
 - All cut slopes shall be dressed, prepared, seeded and mulched as the work progresses. Slopes shall be excavated and stabilized in equal increments not to exceed 10'.
 - Construction sequence (refer to Figure 3 below):
 - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
 - Perform Phase 1 excavation, dress, and stabilize.
 - Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as necessary.
 - Perform final phase excavation, dress and stabilize. Overseed previously seeded areas as necessary.

- Incremental Stabilization of Embankments - Fill Slopes**
 - Embankments shall be constructed in lifts as prescribed on the plans.
 - Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches 10', or when the grading operation ceases as prescribed in the plans.
 - At the end of each lift, temporary berms or pipe slope drains should be constructed along the top edge of the embankment to intercept surface runoff and convey it down the slope in a non-erosive manner to a receiving water body.
 - Construction sequence: Refer to Figure 4 (below).
 - Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff around the fill. Construct slope silt fence on low side of fill as shown in Figure 5, unless other methods shown on the plans address this area.
 - Place Phase 1 embankment, dress and stabilize.
 - Place Phase 2 embankment, dress and stabilize.
 - Place final phase embankment, dress and stabilize. Overseed previously seeded areas as necessary.

- Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completion of the seeding season will necessitate the application of temporary stabilization.**

SEDIMENT CONTROL NOTES

- MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSING AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (311-1955).**
- 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 THEREOF.**
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:**
 - CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DICES, PERMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, 31 HOURS
 - AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOW 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION AND ESTABLISHMENT OF GRASSES.**
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.**
- 7. SITE ANALYSIS:**

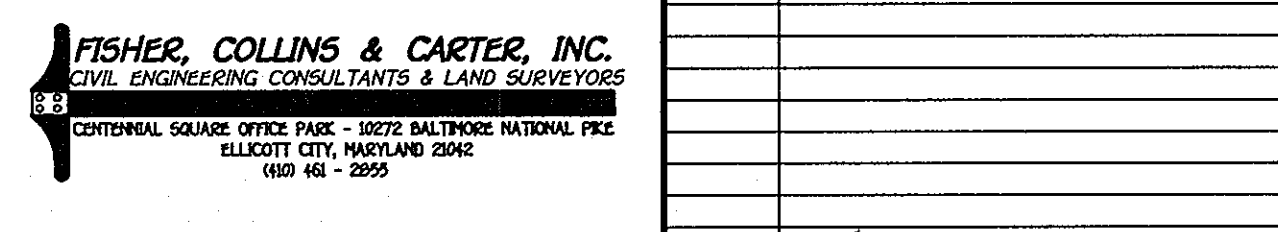
TOTAL AREA OF SITE	0.6820 ACRES
AREA DISTURBED	0.2930 ACRES
AREA TO BE ROOFED OR PAVED	0.4780 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.6370 ACRES
TOTAL CUT	947 CU.YDS.
TOTAL FILL	448 CU.YDS.

- 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 PERMETER 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.**
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.**

SEQUENCE OF CONSTRUCTION

- | | |
|---|---------|
| 1. OBTAIN GRADING PERMIT | 7 DAYS |
| 2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN | 7 DAYS |
| 3. CLEAR AND GRUB TO LIMITS OF DISTURBANCE | 4 DAYS |
| 4. INSTALL TEMPORARY SEEDING | 2 DAYS |
| 5. CONSTRUCT BUILDINGS | 60 DAYS |
| 6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE | 14 DAYS |
| 7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR. | 7 DAYS |

- 1. OBTAIN GRADING PERMIT**
- 2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN**
- 3. CLEAR AND GRUB TO LIMITS OF DISTURBANCE**
- 4. INSTALL TEMPORARY SEEDING**
- 5. CONSTRUCT BUILDINGS**
- 6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE**
- 7. REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR.**



NO.	REVISION	DATE

STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

- 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 Experiment Station.
- Topsoil specifications - Soil to be used as topsoil must meet the following:**
 - Topsoil shall be a loam, sandy loam, clay 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.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and 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 soil 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 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.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - 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 phytotoxic materials.
 - 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.

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- 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, albeit 4" - 6" higher in elevation.**
- Topsoil shall be uniformly distributed in a 4" - 6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seedine 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.**
- 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 seeded preparation.**

- Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge amendment 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 disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be applicable, 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 26.06.06.
 - 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.
 - 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.

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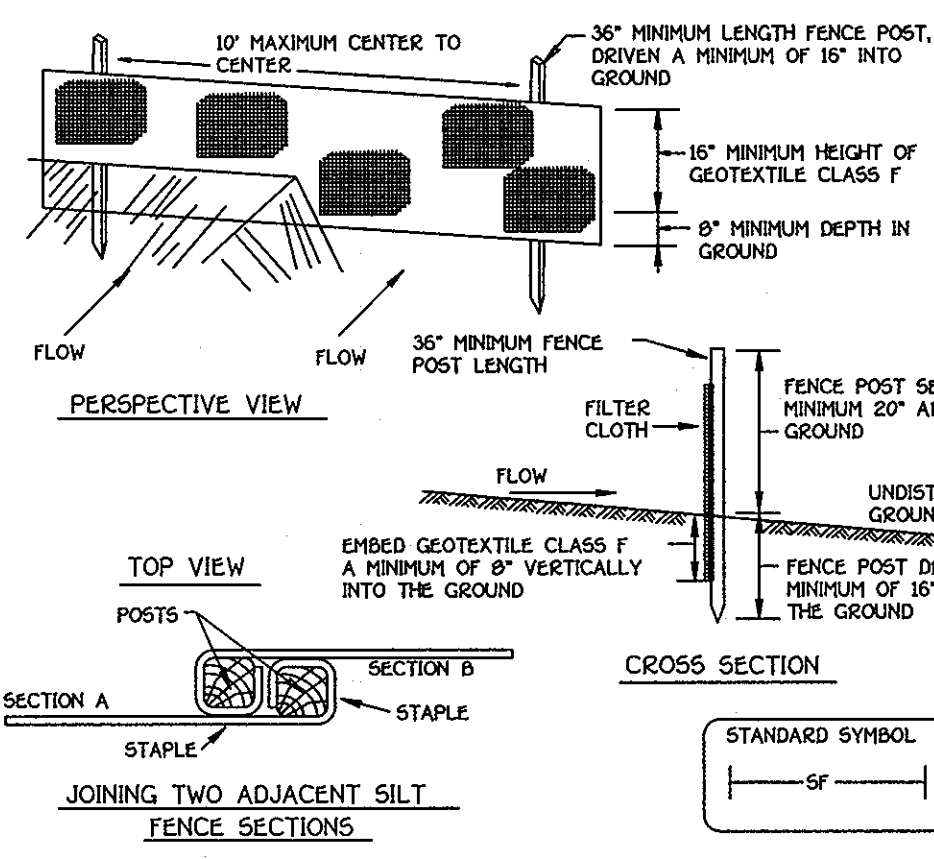
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CONSTRUCTION SPECIFICATIONS

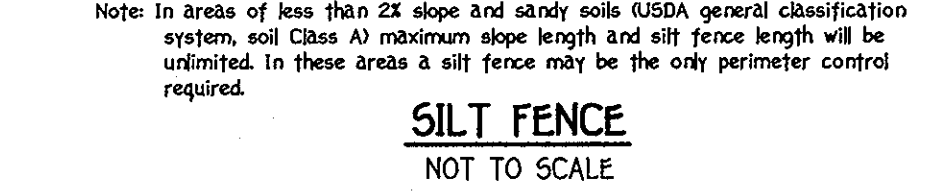
- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum cut), or 1 3/4" diameter (minimum round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 100 pound per linear foot.
- 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
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

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

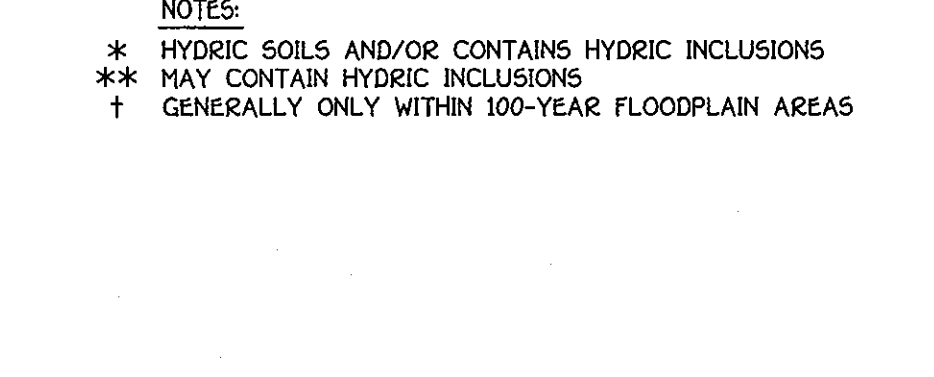
Note: In areas of less than 2% slope and sandy soils USDA general classification system, soil Class A maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.



SOILS LEGEND

SOIL	NAME	CLASS
SAB	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES	B
SAC	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES	B

NOTES:
 * HYDRIC SOILS AND/OR CONTAINS HYDRIC INCLUSIONS
 * MAY CONTAIN HYDRIC INCLUSIONS
 † GENERALLY ONLY WITHIN 100-YEAR FLOODPLAIN AREAS



- Length - minimum of 50' (50' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- 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.
- 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.
- 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' 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.



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