

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "R-20" PER THE 2020/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- TOTAL PROJECT AREA = 3.3491 AC±
AREA OF PLAN SUBMISSION = 2.724 AC±
LIMIT OF DISTURBED AREA = 2.72 AC±
EXISTING USE = RESIDENTIAL
PROPOSED USE = RESIDENTIAL
TOTAL NUMBER OF UNITS ALLOWED = 6 UNITS
TOTAL NUMBER OF UNITS PROPOSED = 6 UNITS
NUMBER OF PARKING SPACES REQUIRED = 12 SPACES
NUMBER OF PARKING SPACES PROPOSED = 12 SPACES
OPEN SPACE PROVIDED UNDER F-PLAN = 0.384 AC±
PREVIOUS DPZ FILE NUMBERS: F-10-030; SP-08-12; WP-08-114; WP-09-056; WP-09-235; CONTR.#24-3668-D.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS PROPERTY IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/20/03 PER COUNCIL BILL 75-2003.
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. WATER AND SEWER SERVICE WILL BE PROVIDED BY AN EXTENSION OF CONTRACT #24-3668-D UNDER CONTRACT #24-4567-D.
- HOWARD COUNTY SOLS MAP 15.
- BOUNDARY SURVEY AND TOPOGRAPHY WERE PREPARED BY SILL, ADCOCK & ASSOCIATES ON OR ABOUT DECEMBER, 2007.
- THERE ARE NO STEEP SLOPES, WETLANDS, STREAMS, HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
STATE HIGHWAY ADMINISTRATION 410.531.5533
BOE (CONTRACTOR SERVICES) 410.850.4620
BGE (UNDERGROUND DAMAGE CONTROL) 410.767.9068
MISS UTILITY 1.800.257.7777
COLONIAL PIPELINE COMPANY 410.785.1300
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT 410.313.2640
AT&T 1.800.252.1133
VERIZON 1.800.743.0033/410.224.9210
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- ALL HDPE PIPE SPECIFICATION AND INSTALLATION SHALL MEET AASHTO M-252 TYPE S, M-294 TYPE S AND ASTM D2321, RESPECTIVELY.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. DRIVEWAY PAVING TO BE HOWARD COUNTY STANDARD P-1 PAVING SECTION. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST, PRIOR TO CONSTRUCTION.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 16B AND 16A WERE USED FOR THIS PROJECT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
2) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
3) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT 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 ENSURE ALL WEATHER USE
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. ALL DITCHES WILL HAVE WEIR CONTROL MATTING.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT. WATER QUALITY AND RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING ROOFTOP DISCONNECTS AND/OR DRYWELLS. AREAS NOT UTILIZING ROOFTOP DISCONNECTS AND/OR DRYWELLS WILL BE TREATED BY BIORETENTION FACILITIES (F-6). CHANNEL PROTECTION IS NOT REQUIRED SINCE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS. A PORTION OF THE SITE RUNOFF FLOWS TO THE EXISTING POND ON THE CORNELL PROPERTY VIA CORNELL LANE. MODIFICATIONS TO THE WEIR WALL AND ORIFICE HAVE BEEN COMPLETED BY REDLINE REVISION TO F-88-163, SHEET 3 IN ORDER TO MAINTAIN PRE-EXISTING CONDITION RUNOFF OF THE 2 YR AND 10 YR STORMS. THESE MODIFICATIONS AS SHOWN ON F-88-163, SHEET 3, ARE TO BE COMPLETED UNDER F-10-030. UNDER F-10-030, STORMWATER MANAGEMENT HAS BEEN DESIGNED FOR 3,000 SQUARE FOOT HOUSE BOXES. ALTHOUGH THE GENERIC BOXES SHOWN WITH THESE PLANS ARE LARGER THAN 3,000 SQUARE FEET (GENERIC BOX A - 3,314 SQUARE FEET & GENERIC BOX B - 3,151 SQUARE FEET), THE HOUSE MODELS THAT WILL BE BUILT WILL NOT EXCEED 3,000 SQUARE FEET. SHOULD A HOUSE TYPE REVISION BE REQUIRED THAT CAUSES THE HOUSE TO EXCEED 3,000 SQUARE FEET, THE STORMWATER MANAGEMENT WILL BE REEVALUATED AT THAT TIME.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 10 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.
- THE TRAFFIC STUDY AND NOISE STUDY FOR THIS PROJECT WERE PREPARED BY MARS GROUP, DATED FEBRUARY 2008 AND CAN BE FOUND FILED WITH SP-08-12, ROBBINS PROPERTY.
- THIS PLAN COMPLETES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 0.17 ACRES (7,405.20 SF) OF FOREST, AFFORESTATION/REFORESTATION PLANTING OF 0.19 ACRES (8,276.40 SF) OF FOREST UNDER F-10-030 AND THE REMAINING 0.47 ACRES (20,473.20 SF) OF FOREST PLANTING WILL BE PROVIDED BY THE FRIENDSHIP LAKES FOREST MITIGATION BANK (SDP-02-117). SURETY IN THE AMOUNT OF \$5,619.24 HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT UNDER F-10-030.
- THIS PROJECT IS ADJACENT TO A SCENIC ROAD (FREDERICK ROAD) AND IS SUBJECT TO THE SCENIC ROAD GUIDELINES, SECTION 16.125 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A WAIVER PETITION (WP-08-114) TO WAIVE SECTION 16.119(1)(I) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT THE RETENTION OF AN EXISTING DRIVEWAY ONTO MARYLAND ROUTE 144 WAS APPROVED ON JUNE 26, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
1) THE DRIVEWAY MUST MEET DESIGN MANUAL STANDARDS.
- A WAIVER PETITION (WP-09-056) TO WAIVE SECTION 16.120(b)(5)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT THE NOISE LEVEL IN A RESIDENTIAL REAR YARD TO EXCEED THE STANDARD SET IN THE DESIGN MANUAL WAS APPROVED ON NOVEMBER 24, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
1) REFERENCE THIS WAIVER IN A LABEL UNDER THE MITIGATED NOISE LINE ON THIS PLAN AND THE FORTHCOMING PLAT AND PLAN.
2) APPROVAL IS CONTINGENT TO AT LEAST 25% OF USEABLE REAR YARD DEPTH REMAINING ON THE PLAN AT THE TIME OF CONSTRUCTION OF THE PROPOSED HOMES ON LOTS 5 AND 6.
3) THE HOUSE ON LOT 5 SHOULD BE MOVED AS CLOSE TO THE FRONT BRL AS POSSIBLE TO INCREASE THE SIZE OF THE USEABLE REAR YARD.
4) EXTEND OR WRAP THE NOISE WALL AROUND THE PROPERTY LINES OF LOTS 5 AND 6 TO WHERE THE MITIGATED 65 dba NOISE LINE IS SHOWN ON THE PLAN.
5) PROVIDE AN EASEMENT FOR THE EXTENDED PORTIONS OF THE NOISE WALL THAT FALL ON LOTS 5 AND 6. INCLUDE THIS EASEMENT ON THE RECORD PLAT.

- A WAIVER PETITION (WP-09-056) TO WAIVE SECTION 16.120(b)(5)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT THE NOISE LEVEL IN A RESIDENTIAL REAR YARD TO EXCEED THE STANDARD SET IN THE DESIGN MANUAL WAS APPROVED ON NOVEMBER 24, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
1) REFERENCE THIS WAIVER IN A LABEL UNDER THE MITIGATED NOISE LINE ON THIS PLAN AND THE FORTHCOMING PLAT AND PLAN.
2) APPROVAL IS CONTINGENT TO AT LEAST 25% OF USEABLE REAR YARD DEPTH REMAINING ON THE PLAN AT THE TIME OF CONSTRUCTION OF THE PROPOSED HOMES ON LOTS 5 AND 6.
3) THE HOUSE ON LOT 5 SHOULD BE MOVED AS CLOSE TO THE FRONT BRL AS POSSIBLE TO INCREASE THE SIZE OF THE USEABLE REAR YARD.
4) EXTEND OR WRAP THE NOISE WALL AROUND THE PROPERTY LINES OF LOTS 5 AND 6 TO WHERE THE MITIGATED 65 dba NOISE LINE IS SHOWN ON THE PLAN.
5) PROVIDE AN EASEMENT FOR THE EXTENDED PORTIONS OF THE NOISE WALL THAT FALL ON LOTS 5 AND 6. INCLUDE THIS EASEMENT ON THE RECORD PLAT.
- A WAIVER PETITION (WP-09-235) TO WAIVE SECTION 16.144(3)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO GRANT AN EXTENSION OF THE DEADLINE TO SUBMIT FINAL PLANS FOR INITIAL REVIEW WAS APPROVED ON JULY 23, 2009, SUBJECT TO THE FOLLOWING CONDITION:
1) THE FINAL PLAT AND PLAN MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE DECEMBER 18, 2009.
- THE MITIGATED NOISE LINE ALONG FREDERICK ROAD/MD-144 IS BASED ON THE EFFECT OF THE PLACEMENT OF THE STRUCTURE ON THE LOT.
- THE 65 dba NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dba NOISE EXPOSURE. THE 65 dba NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- AS SHOWN ON PLANS, SOME ROOF LEADERS SHALL DRAIN TO DRYWELLS AND BIORETENTION FACILITIES ON THEIR RESPECTIVE LOTS WHEN BEING UTILIZED FOR STORMWATER MANAGEMENT TREATMENT.
- PEDESTRIAN ACCESS FOR OPEN SPACE LOTS 7 & 8 WILL BE PROVIDED THROUGH OPEN SPACE LOT 12 OF THE CORNELL PROPERTY. NOISE WALL MAINTENANCE ACCESS TO OPEN SPACE LOT 8 (TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION), WILL BE PROVIDED BY AN EASEMENT OVER AND ACROSS LOTS 5 AND 6. NO MAINTENANCE ACCESS WILL BE GRANTED THROUGH OPEN SPACE LOT 7 (TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS).
- EXISTING SEDIMENT CONTROL DEVICES INSTALLED UNDER F-10-030 WILL BE UTILIZED FOR CONSTRUCTION OF THE PROPOSED HOUSES AND ASSOCIATED SITE GRADING.
- DRIVEWAY ENTRANCE TO BE PER HOWARD COUNTY STANDARD DETAIL R-6.03.
- SEWER HOUSE CONNECTION (SHC) TO BE AT 2.0% UNLESS OTHERWISE NOTED. CLEANOUTS ARE TO BE PROVIDED AT ALL BENDS.
- PERMETER LANDSCAPING HAS BEEN PROVIDED UNDER F-10-030. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING OF 25 SHADE TREES IN THE AMOUNT OF \$7,500.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT UNDER F-10-030.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. Sullivan 11/3/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Robert J. Sullivan 11/5/10
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

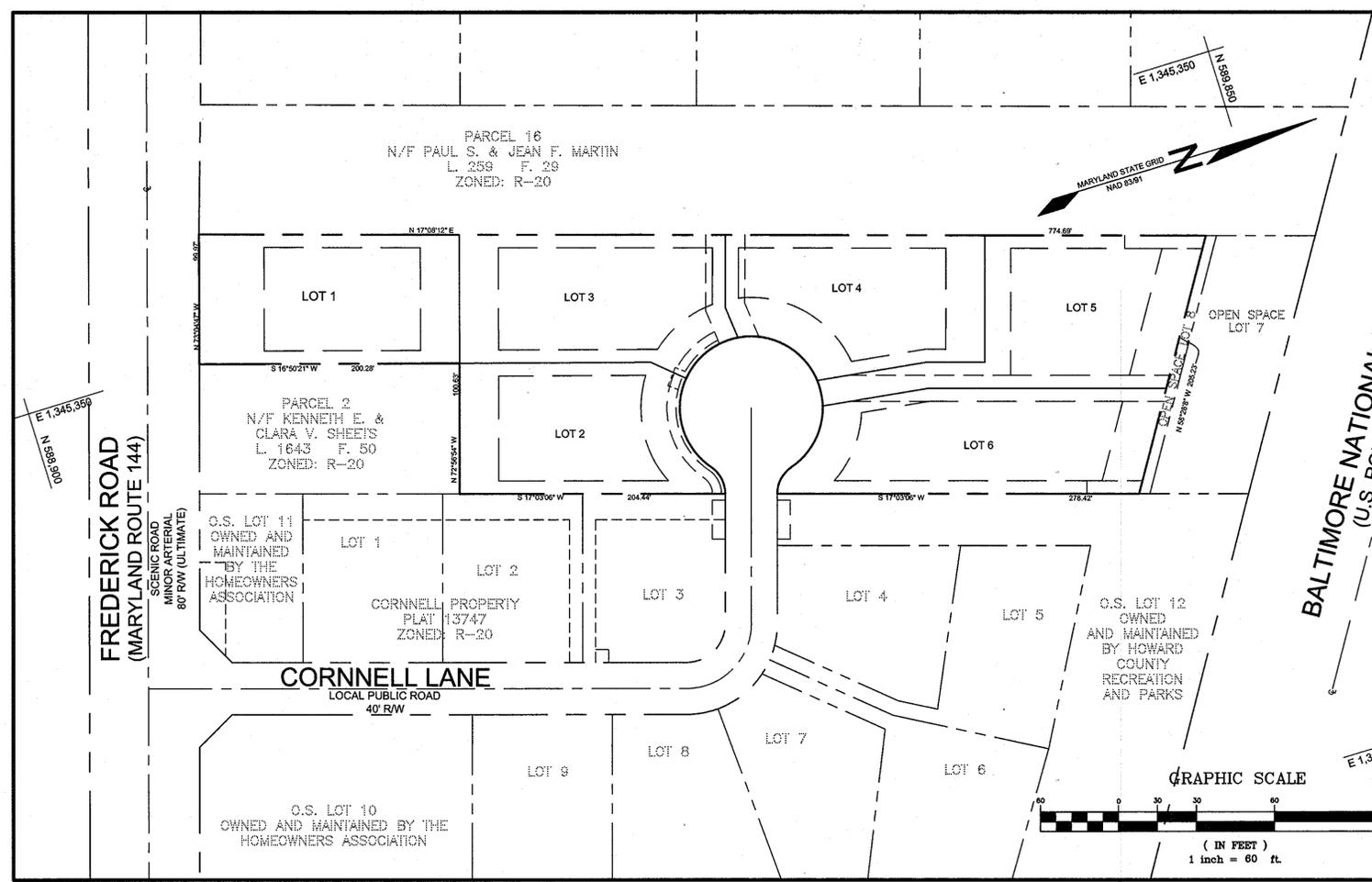
Mona E. Suttler 11/5/10
DIRECTOR
DATE

SITE DEVELOPMENT PLANS

STONEFIELD II

LOTS 1 THRU 6 AND OPEN SPACE LOTS 7 & 8

HOWARD COUNTY, MARYLAND



MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
5	20,743±	2,549±	18,194±

SEWER HOUSE CONNECTION CHART

LOT NO.	INVERT @ RW	INVERT @ HOUSE	MIN. CELLAR ELEV.
1 (EX. SHC)	459.96	461.74	464.24
2 (1)	452.93	454.43	458.08
3 (2,3)	454.66	455.46	459.06
4 (2,3)	453.96	454.50	458.10
5	451.98	456.10	459.70
6 (4)	452.28	456.36	460.06

- NOTES:
- SEWER HOUSE CONNECTION AT 3.0%
 - TYPE A DROP HOUSE CONNECTION AT SEWER MAIN OR MANHOLE.
 - INVERT OF SEWER HOUSE CONNECTION ABOVE SEWER MAIN
 - SEWER HOUSE CONNECTION AT 4.0%

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

ENGINEERS 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.

Stephanie Touite 10/20/10
SIGNATURE OF ENGINEER
STEPHANIE TOUITE, RLA, PE, LEED AP
DATE

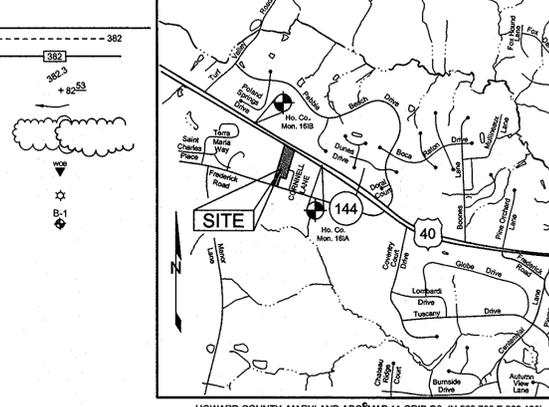
DEVELOPER'S CERTIFICATE

"I 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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

John J. Sullivan 10-20-10
SIGNATURE OF DEVELOPER
DATE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- WALK OUT BASEMENT
- EX. STREET LIGHT
- STORMWATER MANAGEMENT TEST BORING



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT, GRADING, & SEDIMENT AND EROSION CONTROL PLAN
3	STORMWATER MANAGEMENT - BIORETENTION PLAN, PROFILES, & CHARTS
4	HOUSE MODEL TEMPLATES
5	HOUSE MODEL TEMPLATES
6	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
161A	589,509.366	1,346,343.63	463.085	11' SOUTHWEST OF WBL RT. 40, 134.8' WEST OF CEMETERY LANE SIGN, 144.8' NORTH OF FIRST POST IN GUARDRAIL
161B	590,475.256	1,344,753.94	469.987	11.9' SOUTHWEST OF WBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 66.4' SOUTH OF LAST POST IN GUARDRAIL

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA	AREA OF SUBMISSION	DISTURBED AREA	PRESENT ZONING
3.3491 AC±	2.734 AC±	2.72 AC	R-20
PROPOSED USE	FLOOR SPACE PER USE	TOTAL UNITS ALLOWED	TOTAL UNITS PROPOSED
SFD	NA	6	6
MAX. # EMPLOYEES/TENANTS	PARKING SPACES REQ.	PARKING SPACES PROV.	HC SPACES PROVIDED
NA	2 PER DWELLING	2 PER DWELLING	NA
OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	REC. O.S. REQUIRED	REC. O.S. PROVIDED
0.33 AC (10%)	0.384 AC (11.5%)	NA	NA
BUILDING COVERAGE	FLOOR AREA RATIO	DPZ FILE REFERENCES	
40% MAX.	NA	SEE GENERAL NOTE #2	

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION / AREA	PARCEL #			
STONEFIELD II	NA	235			
PLAT	GRID #	ZONING	TAX MAP #	ELECT. DIS.	CENSUS TRACT
21299-01219	23	R-20	16	2ND	602303

ADDRESS CHART

LOT	STREET ADDRESS
1	10730 FREDERICK ROAD
2	3241 CORNELL LANE
3	3245 CORNELL LANE
4	3248 CORNELL LANE
5	3244 CORNELL LANE
6	3240 CORNELL LANE

OWNER

APRIL R. ROBBINS
5 JOYCE ROAD
FARMINGTON, MD 01701-3365

DEVELOPER

WILLIAMSBURG GROUP, LLC
C/O ROBERT CORBETT
5485 HARRERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
410.997.8800

COVER SHEET

STONEFIELD II

LOTS 1 THRU 6 AND OPEN SPACE LOTS 7 & 8

TAX MAP 16 GRID 23
2ND ELECTION DISTRICT

PARCEL 235
HOWARD COUNTY, MARYLAND

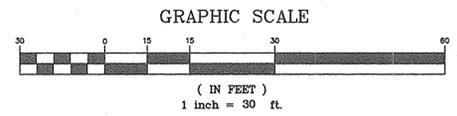
Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

DESIGN BY: SJT
DRAWN BY: SJT
CHECKED BY: PS
SCALE: AS SHOWN
DATE: OCTOBER 19, 2010
PROJECT #: 07-093
SHEET #: 1 of 6

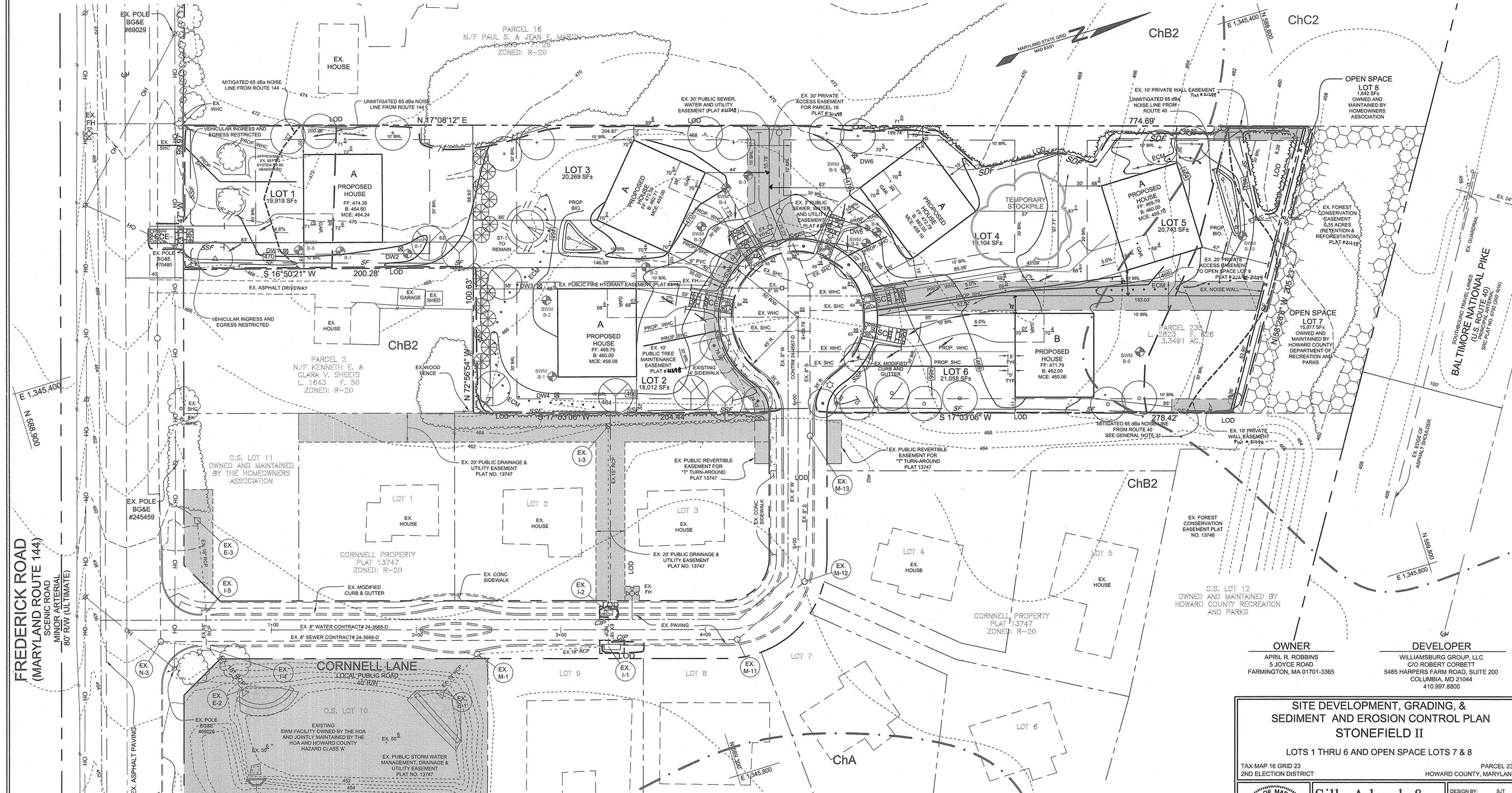
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38366, EXPIRATION DATE: JANUARY 12, 2012

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
ChA	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TRENCH
- EXISTING TREES
- EXISTING SPECIMEN TREE
- LANDSCAPE TREES PROPOSED UNDER F-10-030
- EX. TREE PROTECTION FENCE FROM F-10-030
- EX. FOREST CONSERVATION AREA FROM F-10-030
- EX. LIGHT POLES
- STABILIZED CONSTRUCTION ENTRANCE
- EX. SILT FENCE FROM F-10-030
- EX. SUPER SILT FENCE FROM F-10-030
- EX. SUPER DIVERSION FENCE FROM F-10-030
- LIMIT OF DISTURBANCE
- SOIL BOUNDARY
- PROPOSED DRY WELL
- EX. CURB INLET PROTECTION WRAPPED IN SUPER SILT FENCE FROM F-10-030
- EROSION CONTROL MATTING



FREDERICK ROAD
(MARYLAND ROUTE 144)
MINOR ARTERIAL
80' RW (ULTIMATE)

BALTIMORE NATIONAL PIKE
(U.S. ROUTE 40)
PRINCIPAL ARTERIAL
SIC-PLAT NO. 078 (2007 RW)

OWNER
APRIL R. ROBBINS
5 JOYCE ROAD
FARMINGTON, MA 01701-3365

DEVELOPER
WILLIAMSBURG GROUP, LLC
C/O ROBERT CORBETT
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
410.997.8800

SITE DEVELOPMENT, GRADING, & SEDIMENT AND EROSION CONTROL PLAN
STONEFIELD II
LOTS 1 THRU 6 AND OPEN SPACE LOTS 7 & 8

TAX MAP 16 GRID 23
2ND ELECTION DISTRICT

PARCEL 235
HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. Roberts
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11/5/10

John P. Roberts
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 11/5/10

Mona G. Balle
DIRECTOR
DATE: 11/5/10

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

John P. Roberts
HOWARD SCD
DATE: 11/5/10

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."

Stephanie Tuite
SIGNATURE OF ENGINEER
STEPHANIE TUITE, RLA, PE, LEED AP
DATE: 10/20/10

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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

April R. Robbins
SIGNATURE OF DEVELOPER
DATE: 10-20-10

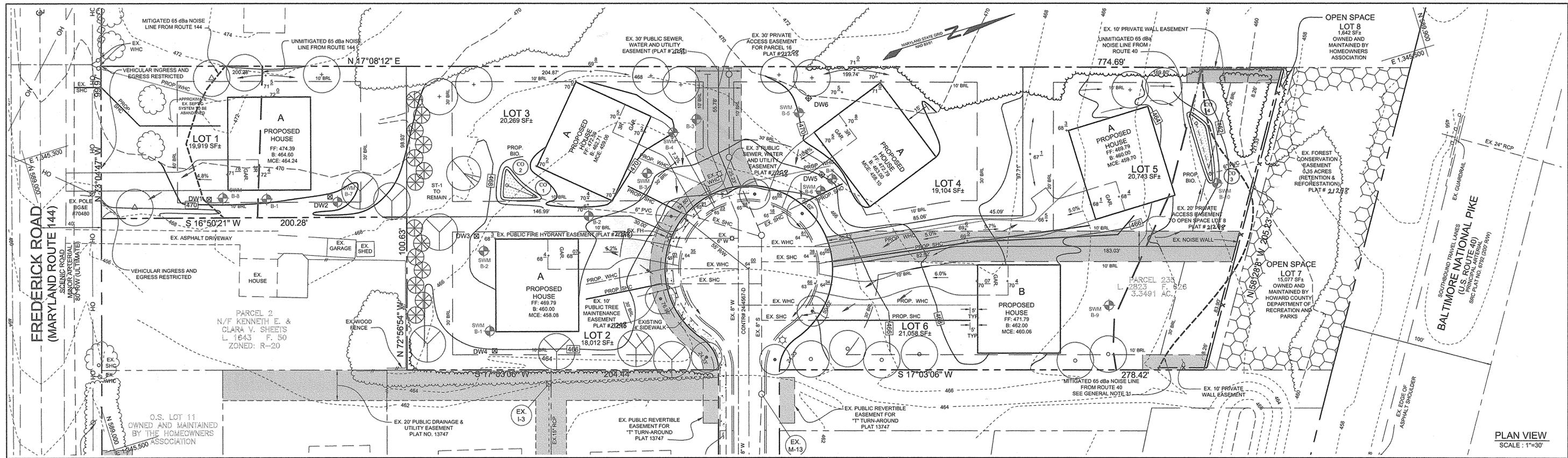
NO.	DESCRIPTION	DATE

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners

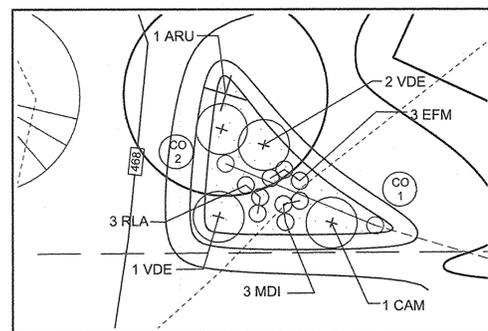
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

DESIGN BY: SJT
DRAWN BY: SJT
CHECKED BY: PS
SCALE: 1"=30'
DATE: OCTOBER 19, 2010
PROJECT #: 07-093
SHEET #: 2 of 6

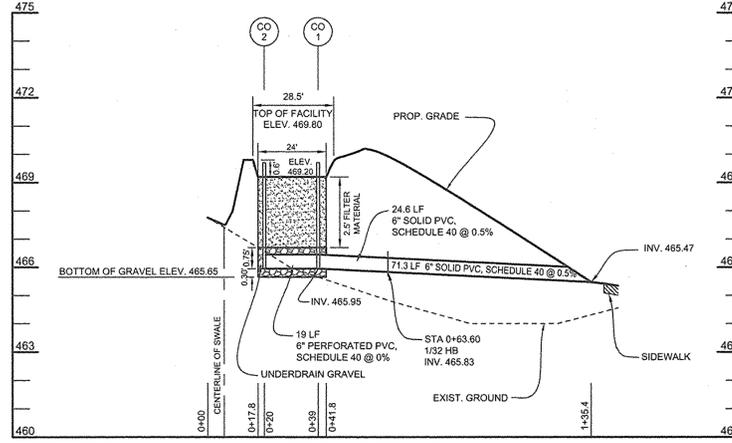
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: JANUARY 12, 2012



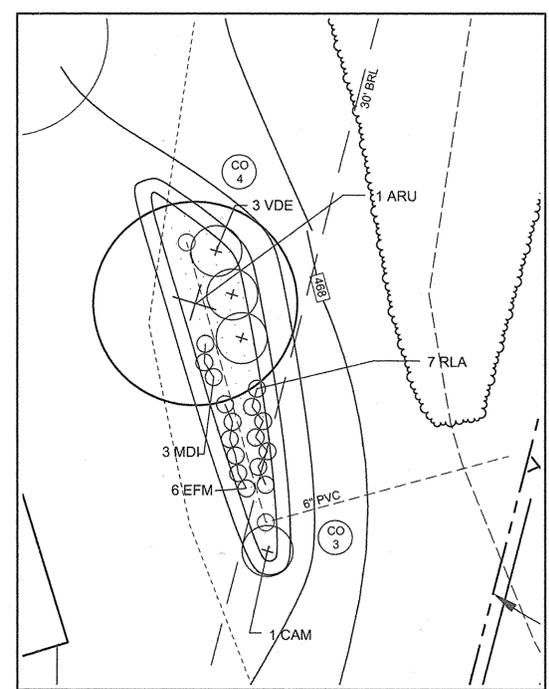
PLAN VIEW
SCALE: 1"=30'



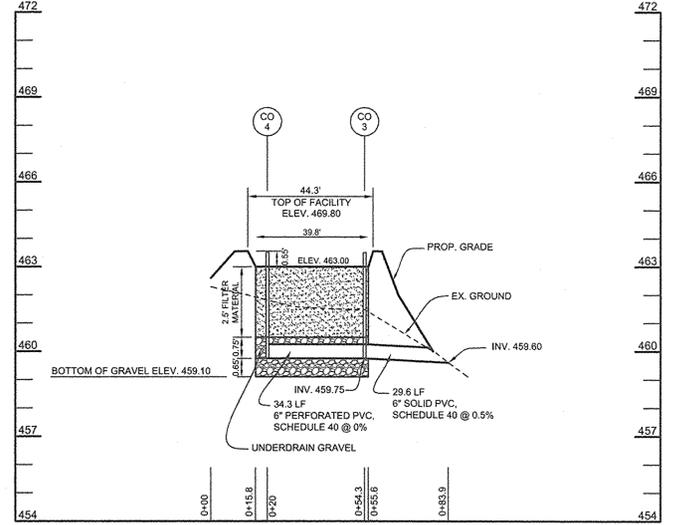
PLAN VIEW - LOT 3 BIO
SCALE: 1"=10'



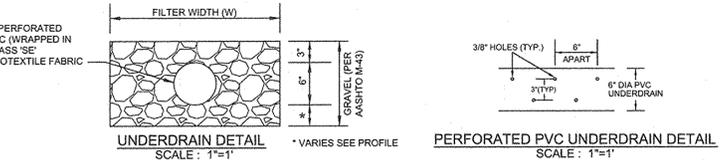
BIORETENTION PROFILE - LOT 3
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



PLAN VIEW - LOT 5 BIO
SCALE: 1"=10'



BIORETENTION PROFILE - LOT 5
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

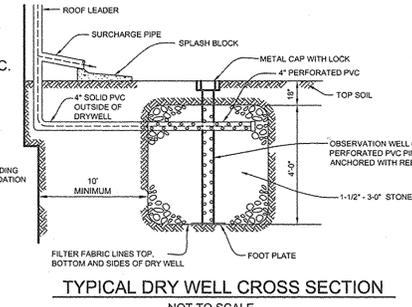


MATERIALS SPECIFICATIONS FOR BIORETENTION FACILITIES			
MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLANT LIST THIS SHEET	N/A	PLANTINGS ARE SITE-SPECIFIC. SEE PLANT LIST THIS SHEET
PLANTING SOIL (2.5' TO 4" DEEP)	SAND 35% - 60% SILT 0% - 25% GROUND COMPOST 40% - 50%	N/A	
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN, IF REQUIRED	PEA GRAVEL: ASTM-D-448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: NO. 6 STONE: 2" TO 5"	
GEOTEXTILE	CLASS "SE" - APPARENT OPENING SIZE (ASTM-D-4751) GRAB TENSILE STRENGTH (ASTM-D-4632), PUNCTURE RESISTANCE (ASTM-D-4833)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43	0.375" TO 0.75"	
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR35	3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES

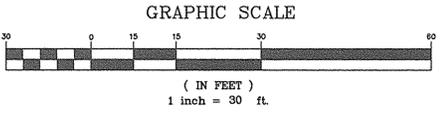
BIORETENTION #3 PLANT LIST							
TREES							
KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS	QUANTITY LOT 3 - BIO	QUANTITY LOT 5 - BIO
ARU	ACER RUBRUM	RED MAPLE	AS SHOWN	1'-1 1/2" CAL.	BB	1	1
SHRUBS							
CAM	CORNUS AMOMUM	SILKY DOGWOOD	AS SHOWN	18"-24" HT.	CONT.	1	1
VDE	VIBURNUM DENTATUM	ARROWWOOD	AS SHOWN	18"-24" HT.	CONT.	3	3
HERBACEOUS SPECIES							
EFM	EUPATORIUM FISTULOSUM	JOE-PYE WEED	AS SHOWN	1 QT./12" HT.	CONT. (3" O.C.)	3	5
MDI	MONARDA DIDYMA	BEEBALM	AS SHOWN	1 QT.	CONT.	3	3
RLA	RUDEBECKIA LACINIATA	TALL CONEFLOWER	AS SHOWN	1 QT.	CONT.	3	7

LOT 3 - BIORETENTION AREA = 206 S.F. OR 0.005 AC. LOT 5 - BIORETENTION AREA = 253 S.F. OR 0.006 AC.
 REQUIRED: 800 TREES AND SHRUBS PER ACRE = 4 REQUIRED: 800 TREES AND SHRUBS PER ACRE = 5
 PROVIDED: 1 SHADE TREES, 4 SHRUBS AND 9 HERBACEOUS SPECIES PROVIDED: 1 SHADE TREES, 4 SHRUBS AND 15 HERBACEOUS SPECIES

DRYWELL SIZING CHART					
NO.	LENGTH (ft)	WIDTH (ft)	DEPTH (ft)	STORAGE REQUIRED	STORAGE PROVIDED
DW1	4	3	3	32 cf	36 cf
DW2	4	3	3	32 cf	36 cf
DW3	3	2	3	16 cf	18 cf
DW4	4	3	3	32 cf	36 cf
DW5	3	3	3	24 cf	27 cf
DW6	2	2	2	8 cf	8 cf



TYPICAL DRY WELL CROSS SECTION
NOT TO SCALE



NO.	DESCRIPTION	DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

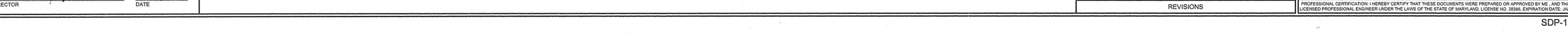
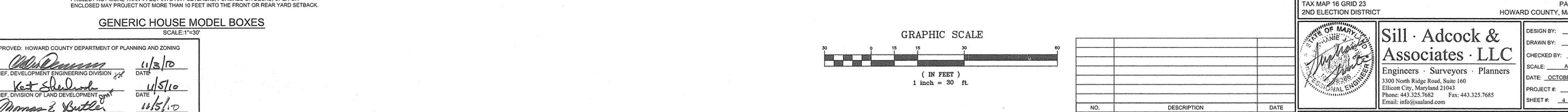
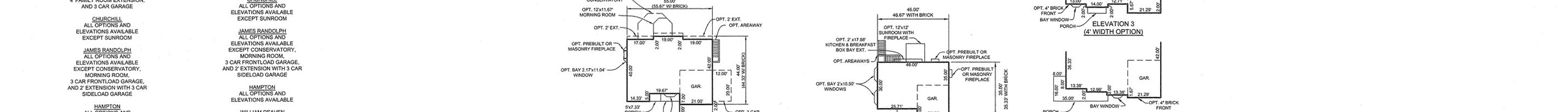
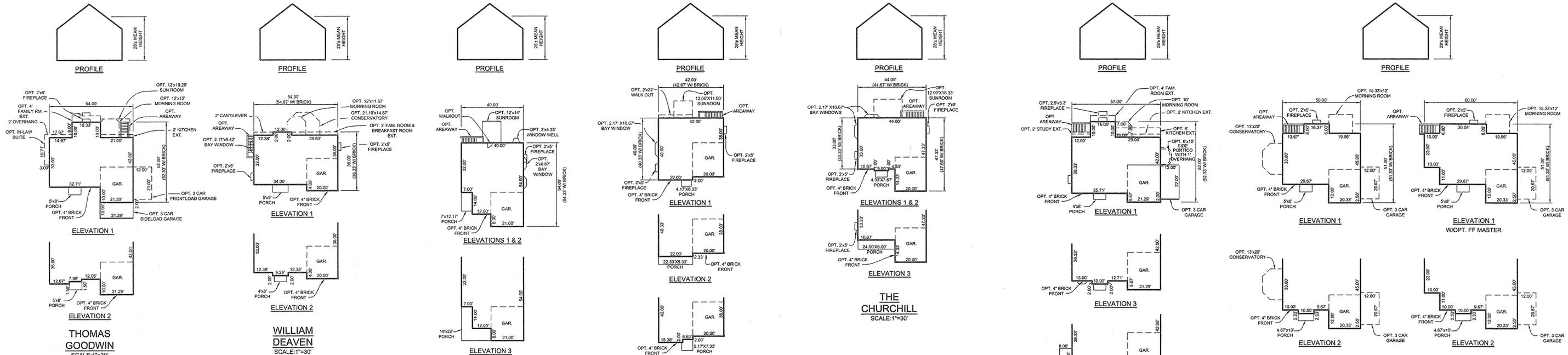
OWNER: APRIL R. ROBBINS, 5 JOYCE ROAD, FARMINGTON, MA 01701-3365
 DEVELOPER: WILLIAMSBURG GROUP, LLC, C/O ROBERT CORBETT, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MD 21044, 410.997.8800

STORMWATER MANAGEMENT - BIORETENTION PLAN, PROFILES, & CHARTS
 STONEFIELD II
 LOTS 1 THRU 6 AND OPEN SPACE LOTS 7 & 8
 TAX MAP 16 GRID 23 2ND ELECTION DISTRICT
 PARCEL 235 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saaand.com

DESIGN BY: SJT
 DRAWN BY: SJT
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: OCTOBER 19, 2010
 PROJECT #: 07-093
 SHEET #: 3 of 6

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. 50368, EXPIRATION DATE: JANUARY 12, 2012.



NOTE:
 1. ALL OPTIONS AND ELEVATIONS FIT WITHIN THE HOUSE MODEL BOX UNLESS OTHERWISE NOTED.
 2. STORMWATER MANAGEMENT HAS BEEN DESIGNED FOR 3,000 SQUARE FOOT HOUSE BOXES. ALTHOUGH THE GENERIC BOXES ARE LARGER THAN 3,000 SQUARE FEET (GENERIC BOX A - 3,314 SQUARE FEET & GENERIC BOX B - 3,101 SQUARE FEET), THE HOUSE MODELS THAT WILL FIT WITHIN THE GENERIC BOXES WILL NOT EXCEED 3,000 SQUARE FEET. SHOULD A HOUSE TYPE REVISION BE REQUIRED THAT CAUSES THE HOUSE TO EXCEED 3,000 SQUARE FEET, THE STORMWATER MANAGEMENT WILL BE REEVALUATED AT THAT TIME.
 3. 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.

GENERIC HOUSE MODEL BOXES
 SCALE: 1"=30"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: *[Signature]* DATE: 11/3/10
 Chief, Division of Land Development: *[Signature]* DATE: 11/5/10
 Director: *[Signature]* DATE: 11/5/10

OWNER: APRIL R. ROBBINS, 5 JOYCE ROAD, FARMINGTON, MA 01701-3365
DEVELOPER: WILLIAMSBURG GROUP, LLC, C/O ROBERT CORBETT, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MD 21044, 410.997.8800

HOUSE MODEL TEMPLATES
STONEFIELD II
 LOTS 1 THRU 6 AND OPEN SPACE LOTS 7 & 8
 TAX MAP 16 GRID 23, 2ND ELECTION DISTRICT, PARCEL 235, HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160, Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@sasiland.com

DESIGN BY: SJT
 DRAWN BY: SJT
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: OCTOBER 19, 2010
 PROJECT #: 07-093
 SHEET #: 4 of 6

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 35386, EXPIRATION DATE: JANUARY 12, 2012

SDP-10-020

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOILS

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

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

2. 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
1. 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.

2. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
1. 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 A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY.
2. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING SOILS. IT SHALL BE UNIFORM IN COLOR AND CONSISTENCY, WITH A MINIMUM OF 5% BY VOLUME OF SAND, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIAL LARGER THAN 1/2" IN DIAMETER.
3. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
4. 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, DESICCATED AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

5. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
1. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
2. 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 OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
D. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL, UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

6. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
7. 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, ALBERT 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" SPRINGS 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 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.

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-31-1885).

2. ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.

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 7, 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 SEEDING, SOIL TEMPORARY SEEDING, AND MULCHING (SEC. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL 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 MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7. SITE ANALYSIS:
TOTAL AREA: 2.734 ACRES
AREA DISTURBED: 2.72 ACRES
AREA TO BE ROOFED OR PAVED: 0.82 ACRES
AREA TO BE VEGETATIVELY STABILIZED: 1.90 ACRES
TOTAL CUT: 3,000 CY
TOTAL FILL: 3,000 CY
OFFSITE WASTE/BORROW AREA LOCATION: _____

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 CONTROLS 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 SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

* EARTHWORK QUANTITIES ARE SOLELY FOR THE PURPOSE OF CALCULATING FEES. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO THE START OF CONSTRUCTION.

** TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT.

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, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

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

1) PREFERRED - APPLY 2 TONS PER 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 THE TIME OF SEEDING. APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (6 LBS/1000 SQ.FT.)

2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND APPLY 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 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 14 LBS PER ACRE (0.3 LBS/1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE WELLS ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELLS 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 (6 GAL/1000 SQ.FT.) FOR ANCHORING.

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

TEMPORARY SEEDING NOTES

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 PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (0.07 LBS/1000 SQ.FT.) FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28. PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELLS 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 FEET OR HIGHER, USE 348 GALLONS PER ACRE (6 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.

OPERATION AND MAINTENANCE SCHEDULE FOR BIOTENTION AREAS (F-6)

1. 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.

2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEFORE TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.

3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER EVERY 2 OR 3 YEARS.

4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSE AND PERMITS AT (410) 313-1880 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND ANY ADDITIONAL SILT FENCE, SUPER SILT FENCE, OR TREE PROTECTIVE FENCINGS AS NECESSARY. UTILIZE EXISTING SEDIMENT CONTROLS PROVIDED UNDER F-10-030. (SEE NOTE 3 BELOW) REPAIR EXISTING CONTROLS AS NECESSARY. (1 WEEK)

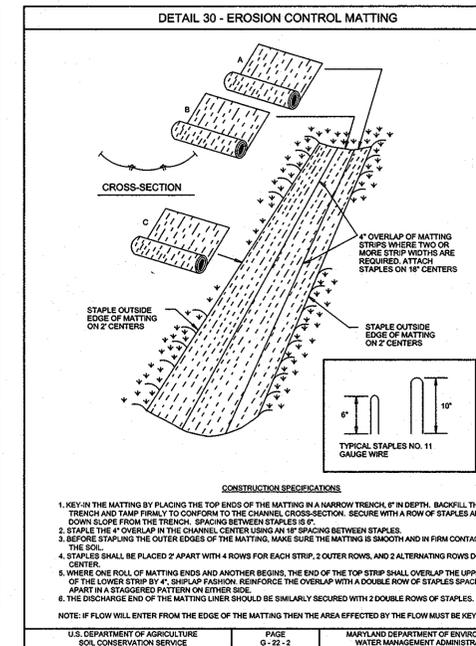
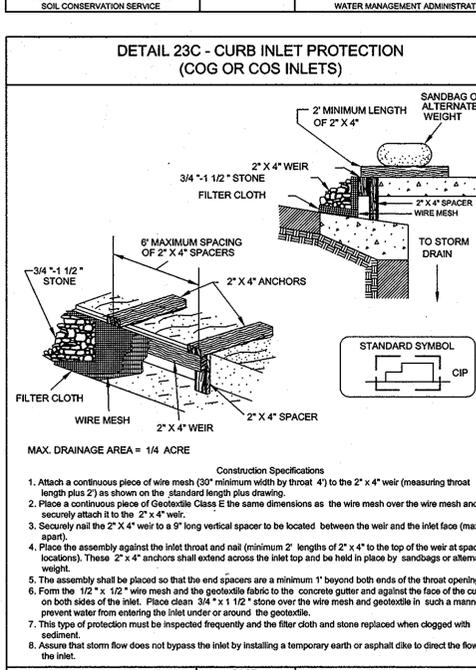
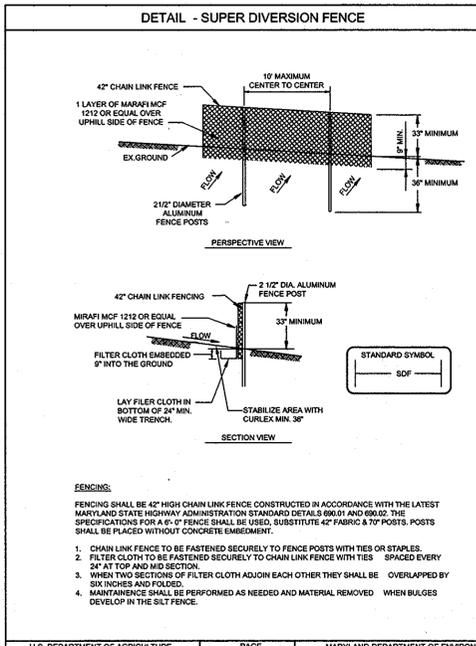
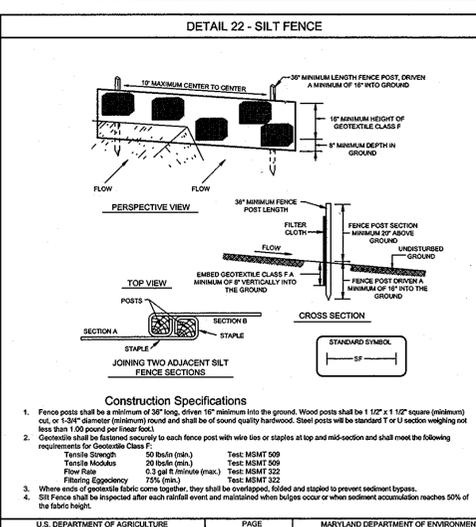
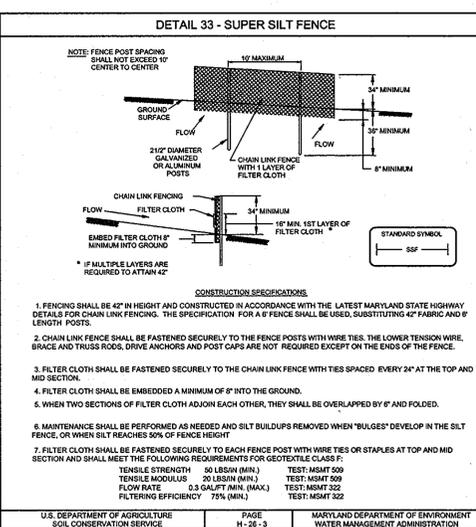
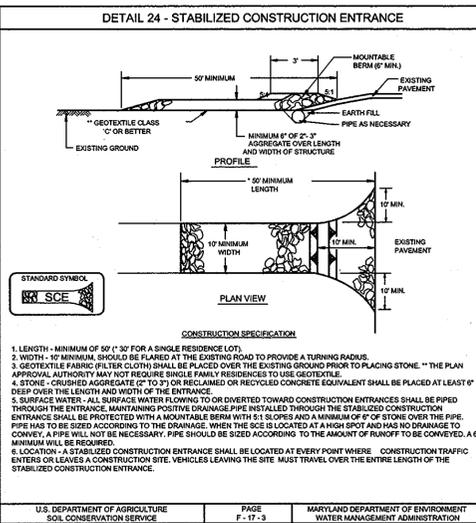
4. COMPLETE CONSTRUCTION OF LOTS 1 THRU 6 AS SHOWN. (1 YEAR)
5. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (1 DAY)
6. INSTALL EROSION CONTROL MATTING IN SWALE AREAS AS NECESSARY. (1 DAY)
7. STABILIZE ALL REMAINING DISTURBED AREAS. (1 DAY)

8. UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL MEASURES AND STABILIZE THE REMAINING DISTURBED AREA. (1 WEEK)

NOTE: 1) FOLLOWING INITIAL SOIL DISTURBANCE OR ANY REDISTURBANCES, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
A. 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, SWALES AND ALL SLOPES GREATER THAN 3:1.
B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS.

2) DURING GRADING AND AFTER EACH RAINFALL, CONTRACTOR WILL INSPECT AND PROVIDE NECESSARY MAINTENANCE TO THE SEDIMENT CONTROL MEASURES ON THIS PLAN.

3) EXISTING SEDIMENT CONTROLS INSTALLED UNDER F-10-030 ARE TO REMAIN IN PLACE FOR CONSTRUCTION OF THESE LOTS, INCLUDING SILT FENCE, SUPER SILT FENCE, TREE PROTECTIVE FENCING, AND SUPER DIVERSION FENCE. DEVELOPER IS THE SAME AS WITH THE FINAL PLANS. NO PERMISSION LETTER IS REQUIRED.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John R. Robbins 11/5/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Tommaso J. Rutler 11/5/10
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

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
John R. Robbins 11/10/10
 HOWARD SCD

ENGINEERS 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.
Stephanie Tuttle 10/28/10
 SIGNATURE OF ENGINEER DATE
 STEPHANIE TUTTLE, R.L.A., P.E., LEED AP

DEVELOPER'S CERTIFICATE
 I 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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERMITTING INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Robbins 10-28-10
 SIGNATURE OF DEVELOPER DATE

NO.	DESCRIPTION	DATE

OWNER
 APRIL R. ROBBINS
 5 JOYCE ROAD
 FARMINGTON, MA 01701-3365

DEVELOPER
 WILLIAMSBURG GROUP, LLC
 C/O ROBERT CORBET
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410.997.8800

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
STONEFIELD II
 LOTS 1 THRU 6 AND OPEN SPACE LOTS 7 & 8
 TAX MAP 16 GRID 23 2ND ELECTION DISTRICT
 PARCEL 235 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saaland.com

DESIGN BY: SJT
 DRAWN BY: SJT
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: OCTOBER 19, 2010
 PROJECT #: 07-093
 SHEET #: 6 OF 6

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. 3888, EXPIRATION DATE: JANUARY 12, 2012