

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET AND HOUSE TYPES
SHEET 2	SITE DEVELOPMENT PLAN
SHEET 3	SEDIMENT/EROSION CONTROL PLAN
SHEET 4	SEDIMENT/EROSION CONTROL NOTES & DETAILS

### PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heeled-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agendas.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

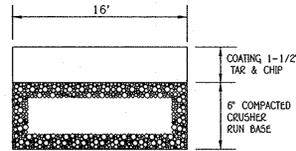
Positive drainage shall be maintained in planting beds (2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

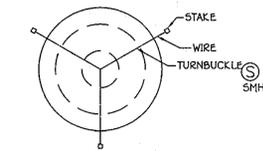
Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.



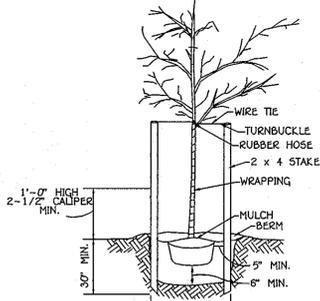
COMMON DRIVEWAY DETAIL  
NOT TO SCALE



STAKING DETAIL  
NOT TO SCALE

SCHEDULE A PERIMETER LANDSCAPE EDGE											
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BURN (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
						SHADE TREES	EVERGREEN TREES	SHRUBS	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ADJACENT TO ROADWAY	B	176.99'	NO	NO	4	4	-	4	4	-
P-2	ADJACENT TO ROADWAY	B	171.54'	NO	NO	3	4	-	3	4	-
P-3	ADJACENT TO ROADWAY	NONE	215.63'	NO	NO	-	-	-	-	-	-
P-4	ADJACENT TO ROADWAY	NONE	106.45'	NO	NO	-	-	-	-	-	-
P-5	ADJACENT TO PROPERTY	A	185.90'	NO	NO	3	-	-	3	-	-

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
10		ACER SACCHARUM "GREEN MOUNTAIN" GREEN MOUNTAIN/SUGAR MAPLE	2 1/2" - 3" CALIPER FULL CROWN 5/8
8		PINUS STROBUS EASTERN WHITE PINE	6' - 8' HGT



NOTE: REMOVE BURLAP FROM TOP 1/3 OF BALL

TREE PLANTING  
NOT TO SCALE



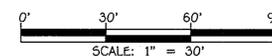
GRADING FOR PLANTING ON SLOPES  
NOT TO SCALE

### LEGEND

- 508--- EXISTING 2' CONTOUR
- 510--- EXISTING 10' CONTOUR
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- PROPOSED HOUSE
- PRIVATE 24' WIDE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT
- EXISTING STREET TREES
- PROPOSED PERIMETER LANDSCAPE TREES
- REPLACEMENT TREE
- UNMITIGATED 65 - dBA LINE
- MITIGATED 65 - dBA LINE
- PRIVATE LINE OF SIGHT EASEMENT PLAT #19777
- EXISTING 15' PUBLIC WATER & UTILITY EASEMENT - PLAT #11997

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	11,696 SQ. FT.	1,982 SQ. FT.	9,714 SQ. FT.
2	9,319 SQ. FT.	1,459 SQ. FT.	7,860 SQ. FT.
3	8,333 SQ. FT.	1,358 SQ. FT.	6,975 SQ. FT.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	3122 SAINT CHARLES PLACE
2	3124 SAINT CHARLES PLACE
3	3126 SAINT CHARLES PLACE
4	3111 JOSEPHINE WALK



SCALE: 1" = 30'

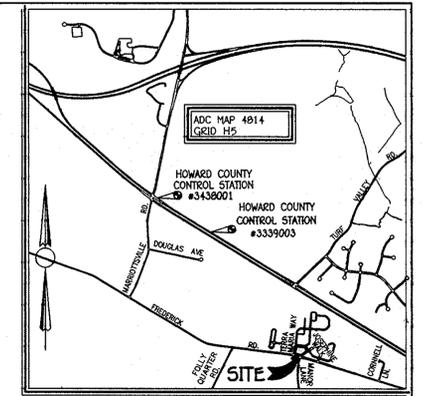
### BENCH MARK INFORMATION

HOWARD COUNTY CONTROL STA. 3438001  
CONC. MONUMENT SET ELEV. 464.55  
N 532502.146 E 827774.234

HOWARD COUNTY CONTROL STA. 339003  
CONC. MONUMENT SET ELEV. 470.421  
N 531659.1 E 829106.0

### SITE ANALYSIS DATA CHART

- TOTAL PROJECT AREA: 1.110 ACRES OR 48,355 SQUARE FEET.
- AREA OF SUBMISSION: 1.110 ACRES OR 48,355 SQUARE FEET.
- LIMITS OF DISTURBANCE: 1.072 ACRES OR 46,683 SQUARE FEET.
- PRESENT ZONING DESIGNATION: R-SC.
- PROPOSED USES FOR SITE AND STRUCTURES: RESIDENTIAL/SINGLE FAMILY DETACHED.
- APPLICABLE DEPZ FILE REFERENCES:
  - F-00-42
  - F-95-99
  - F-97-87
  - M&S CONT. NO. 24-3407-D
  - F00-028



VICINITY MAP  
SCALE: 1" = 2000'

### GENERAL NOTES

- SUBJECT PROPERTY ZONED R-SC PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- DENSITY TABULATION:
  - TOTAL AREA OF SITE = 1.110 ACRES
  - TOTAL AREA OF FLOODPLAIN = 0.000 ACRES
  - TOTAL AREA OF STEEP SLOPES = 0.000 ACRES
  - NET TRACT AREA = 1.110 ACRES - 0.000 ACRES = 1.110 ACRES
  - TOTAL NUMBER OF BUILDABLE LOTS ALLOWED = 4 UNITS
  - NET TRACT AREA X 4 UNITS / NET ACRES (1.110 ACRES X 4 UNITS) = 4.440 UNITS
  - PRIVATE LINE OF SIGHT EASEMENT WITHIN LOTS 3 AND 4 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER TO ALLOW UNRESTRICTED VEHICULAR LINE OF SIGHT ALONG SAINT CHARLES PLACE FROM PRIVATE DRIVEWAY ACCESS JOSEPHINE WALK SHOWN HEREON.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3438001 AND NO. 339003.
- STA. 3438001 N 532502.146 E 827774.234
- STA. 339003 N 531659.159 E 829106.468
- THIS SUBDIVISION IS BASED ON PLAT HEADQUARTER OF A PLAT ENTITLED "TERRA MARIA LOT 123 AND PARCEL F-1" RECORDED AS PLAT NO. 13997 AND BY A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2007, BY FISHER, COLLINS AND CARTER, INC.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY ALONG WITH MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- 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 CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATION WORK.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 - 1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PLAT SUBJECT TO PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NOS. F-00-42, F-95-99, F-97-82, F-97-87, F-99-99 AND F00-028.
- NO CEMETERIES EXIST ON SITE BASED UPON A VISUAL SITE VISIT AND AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- LOTS 1 THRU 4 AND OPEN SPACE LOT 5 DO NOT CONTAIN NON-TIDAL WETLANDS AND ASSOCIATED BUFFERS, STREAMS AND ASSOCIATED STREAM BANK BUFFERS, FOREST CONSERVATION EASEMENTS, 100-YEAR FLOODPLAINS OR STEEP SLOPES AS NOTED ON RECORD PLAT #19777 (F-08-028) SAINT CHARLES VIEW GENERAL NOTE 15.
- LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH PLAT #19777 (F-08-028) IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$4200.00 WILL BE PART OF THE BUILDERS GRADING PERMIT APPLICATION (10 SHADE TREES X \$300.00/TREE AND 8 EVERGREEN TREES X \$150.00/TREE) FOR TEN (10) SHADE TREES AND EIGHT (8) EVERGREEN TREES.
- THE WATER QUALITY VOLUME (WQV), GROUNDWATER RECHARGE VOLUME (REV) AND CHANNEL PROTECTION VOLUME (CPV) REQUIREMENTS WERE ADDRESSED WITH THE STORMWATER MANAGEMENT REPORT PREPARED FOR THE ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS FOR TERRA MARIA, F-95-99.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE FOREST CONSERVATION OBLIGATION WAS ADDRESSED UNDER THE TERRA MARIA ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS FOR TERRA MARIA, F-95-99.
- A MAINTENANCE AGREEMENT FOR THE PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT ACROSS AND WITHIN LOTS 1 THRU 4 FOR THE USE AND BENEFIT OF LOTS 1 THRU 4 AND OPEN SPACE LOT 5 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11116 FOLIO 001.
- OPEN SPACE LOT 5 SHOWN HEREON WILL BE OWNED BY THE TERRA MARIA HOMEOWNERS ASSOCIATION, INC. FOR THE RESIDENTS OF THIS SUBDIVISION AND WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS LIBER 11116 FOLIO 005.
- A FREE FLOW SPEED DETERMINATION WAS CONDUCTED BY THE MARS GROUP IN JUNE OF 2007.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED IN FEBRUARY OF 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 THE AREA BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. AS SUCH, A NOISE MITIGATION STUDY WAS PREPARED BY THE MARS GROUP IN JULY 2007 AND BASED UPON THE ANALYSIS PROVIDED IN THE STUDY NOISE MITIGATION IS REQUIRED AND WILL BE PROVIDED BY THE SIX (6) FOOT BARRIER BERM SHOWN ON THIS PLAN.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- CONTRACTOR TO CHECK WATER AND SEWER HOUSE CONNECTIONS ELEVATIONS AT EASEMENT LINES PRIOR TO CONSTRUCTION.
- ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS OF WAY OF THIS S.D.P. ARE NOT USED FOR CONSTRUCTION.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HO. CO. CODES MANUAL VOLUME IV DETAILS R.6.03 AND R.6.05.
- IN ACCORDANCE WITH SECTION 12B 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 THE FRONT OR REAR YARD SETBACKS.
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SUBDIVISION.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS AND CARTER, INC. ON APRIL 26, 2007.
- EXISTING UTILITIES ARE BASED ON CONTRACT NO. 24-3407-D (WATER AND SEWER) AND F-95-99 (STORM DRAIN).
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- SAINT CHARLES VIEW, LOTS 1-4 AND OPEN SPACE LOT 5 HAVE BEEN RECORDED AS PART OF THE TERRA MARIA HOMEOWNERS ASSOCIATION REFERENCES TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS LIBER 11116 FOLIO 010, AND AMENDMENT #2 OF THE DECLARATION AS LIBER 11116 FOLIO 004.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT APPLICATIONS.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), OR THEIR BUFFERS, FOREST CONSERVATION EASEMENTS AND 100 YEAR FLOODPLAIN.
- THIS SITE HAS BEEN DESIGNATED IN ACCORDANCE WITH SECTION 16.125 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR PROPERTY ADJUTING SCENIC ROADS. IN PARTICULAR, THIS DESIGN MINIMIZES THE IMPACT OF THIS SUBDIVISION TO THE ADJACENT SCENIC VIEWS BY MINIMIZING TREE REMOVAL AND PROVIDING A SIX FOOT HIGH BERM WITH LANDSCAPING.

### BUILDER/DEVELOPER'S/CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

*Spencer Padgett*  
ARRISBROOK, LLC SPENCER PADGETT  
4/2/10  
Date



"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. 13204, Expiration Date: November 3, 2010."

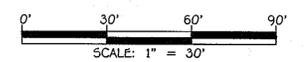
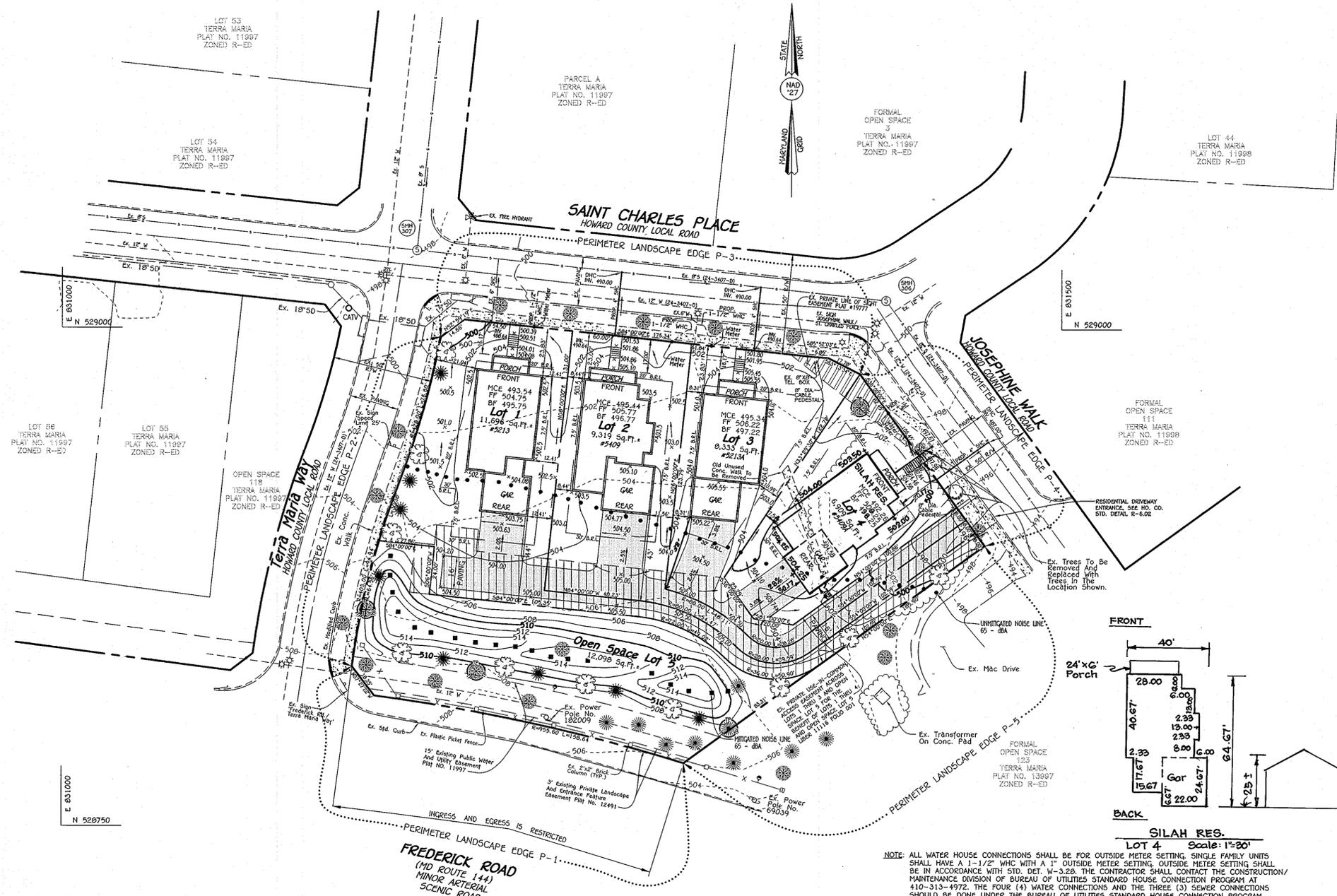
*Charles J. Crook*  
CHARLES J. CROOK, P.E.

4/2/10  
DATE

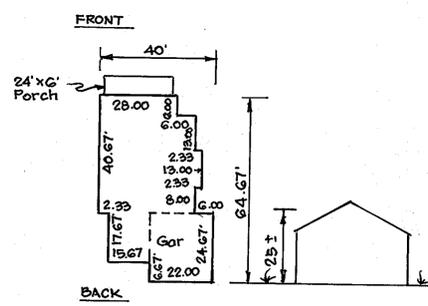
DATE	DESCRIPTION
	REVISION BLOCK
	APPROVED: DEPARTMENT OF PLANNING AND ZONING
	<i>Thomas J. Butler</i> Director - Department of Planning and Zoning
	<i>Kurt Steinhilber</i> Chief, Division of Land Development
	<i>William J. ...</i> Chief, Development Engineering Division

OWNER					
OLD FREDERICK ROAD REAL ESTATE HOLDINGS, LLC 8860 COLUMBIA PARKWAY SUITE 301 COLUMBIA, MARYLAND 21045 443-926-0021					
BUILDER/DEVELOPER					
ARRISBROOK, LLC 8320 MAIN STREET ELLCOTT CITY, MARYLAND 21043 443-926-0021					
PROJECT	SECTION/AREA				
SAINT CHARLES VIEW	-				
PLAT NO.	BLOCK NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
19777	23	R-SC	16	SECOND	6023.01
WATER CODE	J01 AND H07	SEWER CODE	5992000		

TITLE SHEET AND HOUSE TYPES	
SINGLE FAMILY DETACHED SAINT CHARLES VIEW	
LOTS 1 THRU 4 AND OPEN SPACE LOT 5	
"A Resubdivision of Terra Maria, Parcel F-1, Plat No. 13997"	
ZONED: R-SC	TAX MAP No.: 16 GRID No.: 23
PART OF PARCEL No.: 416	
SECOND ELECTION DISTRICT	HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN	DATE: MARCH 15, 2010
SHEET 1 OF 4	SDP-10-070



- LEGEND**
- 508--- EXISTING 2' CONTOUR
  - 510--- EXISTING 10' CONTOUR
  - EXISTING TREE LINE
  - PRIVATE 24' WIDE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT LIBER 11116 FOLIO 001
  - EXISTING STREET TREES
  - PROPOSED PERIMETER LANDSCAPE TREES
  - REPLACEMENT TREE
  - UNMITIGATED 65 - dBA LINE
  - MITIGATED 65 - dBA LINE
  - PRIVATE LINE OF SIGHT EASEMENT PLAT #19777
  - EXISTING 15' PUBLIC WATER & UTILITY EASEMENT - PLAT # 11997
  - 508--- PROPOSED 2' CONTOUR
  - 510--- PROPOSED 10' CONTOUR



**NOTE:** ALL WATER HOUSE CONNECTIONS SHALL BE FOR OUTSIDE METER SETTING. SINGLE FAMILY UNITS SHALL HAVE A 1-1/2" W/C WITH A 1" OUTSIDE METER SETTING. OUTSIDE METER SETTING SHALL BE IN ACCORDANCE WITH STD. DET. W-3-29. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION/ MAINTENANCE DIVISION OF BUREAU OF UTILITIES STANDARD HOUSE CONNECTION PROGRAM AT 410-313-4972. THE FOUR (4) WATER CONNECTIONS AND THE THREE (3) SEWER CONNECTIONS SHOULD BE DONE UNDER THE BUREAU OF UTILITIES STANDARD HOUSE CONNECTION PROGRAM.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 BELLETT CITY, MARYLAND 21042  
 (410) 461-7095



"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. 13204, Expiration Date: November 3, 2010."  
 Charles J. Crovi, Sr., P.E.  
 4/2/10 DATE

DATE	DESCRIPTION
9-20-11	Rev. hse. 4 qrd., Lot 4
REVISION BLOCK	
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>Thomas E. Smith</i>	Date: 4/16/10
Director - Department of Planning and Zoning	
<i>Kurt Shadwick</i>	Date: 4-15-10
Chief, Division of Land Development	
<i>Michael...</i>	Date: 4/16/10
Chief, Development Engineering Division	

<b>OWNER</b>					
OLD FREDERICK ROAD REAL ESTATE HOLDINGS, LLC					
2860 COLUMBIA PARKWAY					
SUITE 301					
COLUMBIA, MARYLAND 21045					
443-926-0021					
<b>BUILDER/DEVELOPER</b>					
ARRISBROOK, LLC					
8320 MAIN STREET					
ELLCOTT CITY, MARYLAND 21043					
443-926-0021					
PROJECT	SAINT CHARLES VIEW	SECTION/AREA	416	PARCELS	1-5
PLAT NO.	19777	BLOCK NO.	23	ZONE	R-5C
TAX MAP	16	ELEC. DIST.	16	CENSUS TR.	6023.01
WATER CODE	J01 AND H07	SEWER CODE	5992000		

**SITE DEVELOPMENT PLAN**

**SINGLE FAMILY DETACHED**

**SAINT CHARLES VIEW**

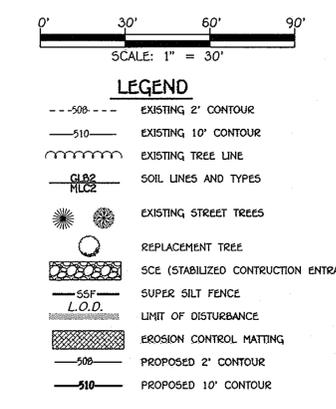
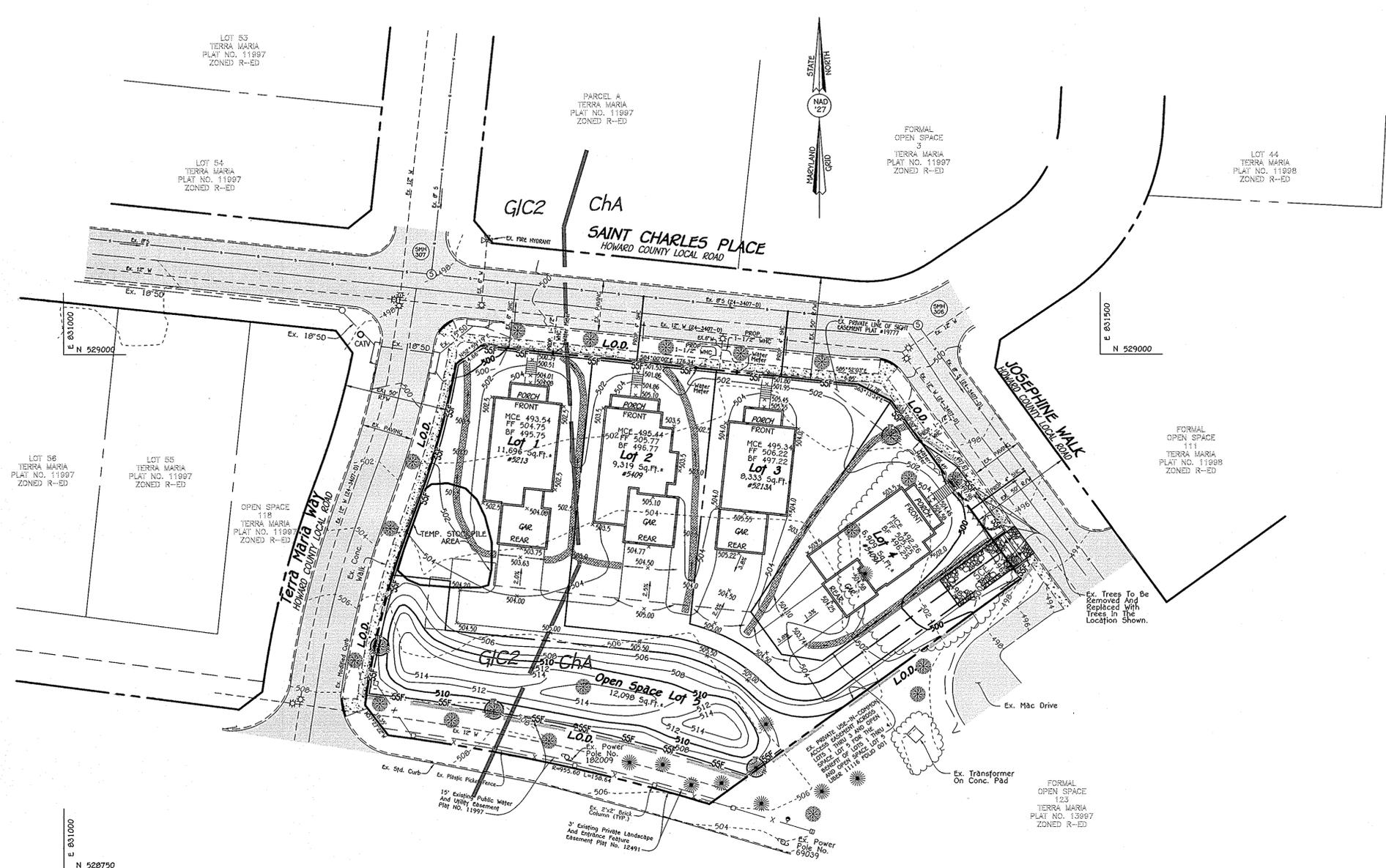
LOTS 1 THRU 4 AND OPEN SPACE LOT 5

"A Resubdivision of Terra Maria, Parcel F-1, Plat No. 13997"

ZONED: R-5C  
 TAX MAP No.: 16 GRID No.: 23  
 PART OF PARCEL No.: 416  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: MARCH 15, 2010

SHEET 2 OF 4 SDP-10-070

K:\Drawings 6/6/2015 Terra Maria (dwg) (6026) Site Plan.dwg, 11



SOILS LEGEND		
SOIL	NAME	CLASS
Cha	Chester silt loam, 0 to 3 percent slopes	B
GIC2	Glenelg loam, 0 to 15 percent slopes, moderately eroded	B



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELKROTT CITY, MARYLAND 21042  
 (410) 461-2899

**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."  
 Signature of Engineer: *Charles J. Groves*  
 Date: 4/2/10

**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."  
 Signature of Developer: *Spencer Yadgett*  
 Date: 4/2/2010

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. 13204, Expiration Date: November 3, 2010.  
 Signature: *Charles J. Groves*  
 Date: 4/2/10  
 CHARLES J. GROVES, SR., P.E.

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: *John R. Robertson*  
 Date: 4/15/10  
 John R. Robertson, Howard SCD

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Signature: *Anna S. Butler*  
 Director - Department of Planning and Zoning  
 Date: 4/6/10

Signature: *Victor S. Loh*  
 Chief, Division of Land Development  
 Date: 4/15/10

Signature: *Chris Penner*  
 Chief, Development Engineering Division  
 Date: 4/15/10

**OWNER**  
 OLD FREDERICK ROAD REAL ESTATE HOLDINGS, LLC  
 8860 COLUMBIA PARKWAY  
 SUITE 301  
 COLUMBIA, MARYLAND 21045  
 443-926-0021

**BUILDER/DEVELOPER**  
 AREISBROOK, LLC  
 8320 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 443-926-0021

PROJECT	SECTION/AREA	PARCELS	LOTS
SAINT CHARLES VIEW	-	416	1-5
PLAT NO. 19777	BLOCK NO. 23	ZONE R-SC	TAX MAP 16
		ELEC. DIST. SECOND	CENSUS TR. 6023.01
WATER CODE J01 AND H07	SEWER CODE 5992000		

**SEDIMENT/EROSION CONTROL PLAN**

**SINGLE FAMILY DETACHED**  
**SAINT CHARLES VIEW**  
 LOTS 1 THRU 4 AND OPEN SPACE LOT 5  
 "A Resubdivision of Terra Maria, Parcel F-1, Plat No. 13997"

ZONED: R-SC  
 TAX MAP No.: 16 GRID No.: 23  
 PART OF PARCEL No.: 416  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: MARCH 15, 2010

SHEET 3 OF 4  
 SDP-10-070

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**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 run-off to downstream areas, and improving wildlife habitat and visual resources.

**CONDITIONS WHERE PRACTICES APPLY**

This practice shall be used on denuded areas as specified on the plans. It may be used on highly erodible or critically eroding areas. This specification is divided into 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, dikes, etc. and for Permanent Seeding are lawns, dunes, cut and fill slopes and other areas of final grade, former stockpile and staging areas, etc.

**EFFECTS ON WATER QUALITY AND QUANTITY**

Planting vegetation in disturbed areas will have effect on the water budget. 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 sediments, nutrients, and other chemicals downed by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

Seeding control devices must remain in place during grading, seedbed 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**

- A. Site Preparation
  1. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways or sediment control basins.
  2. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
  3. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
- B. Soil Amendments (Fertilizer and Lime Specifications)
  1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites over 5 acres. Soil tests shall be performed by a laboratory approved by the State of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
  2. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be subjected to prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully labeled according to the applicable state or federal laws and shall bear the trademark and name of the producer.
  3. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98-100% will pass through a #20 mesh sieve.
  4. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
- C. Seeded Preparation
  1. Temporary Seeding
    - a. 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, chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be over-disked, smoothed, and left in the condition as described. Seeding shall be performed within 3(1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
    - b. Apply fertilizer and lime as prescribed on the plans.
    - c. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.
  2. Permanent Seeding
    - a. Minimum soil conditions required for permanent vegetative establishment:
      1. Soil pH shall be between 5.5 and 7.5.
      2. Soluble salts shall be less than 500 parts per million (ppm).
      3. The soil shall contain less than 40% clay, but enough fine grained material (2.0 to 60 microns plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is for loess or sandy loess soils to be amended, then a sandy soil (<30% silt plus clay) should be acceptable.
      4. Soil shall contain 1.5% minimum organic matter by weight.
      5. Soil must contain sufficient pore space to permit root penetration.
      6. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.
    - b. Areas previously graded in accordance with the division shall be regraded to 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 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.
    - c. Apply soil amendments as per soil test or as included on the plans.
    - d. Mix soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application. Where site conditions will not permit 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 3-5" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

**SECTION 2 - TEMPORARY SEEDING**

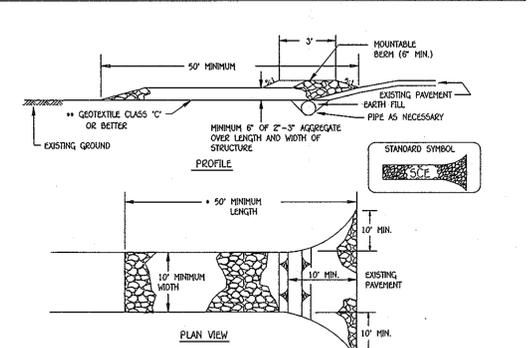
- A. Seed Mixture - Temporary Seeding
  1. Select one or more of the species or mixtures listed in Table 26 for the appropriate Plant Hardness Zone (from Figure 5) and enter them in the Temporary Seeding summary below, along with application rates, seeding dates and seeding depths. If this summary is not put on the plans and completed, then Table 26 must be put on the plans.
  2. For sites having soil tests performed, the rates shown on this table shall be deleted and the rates recommended by the testing agency shall be written in. Soil tests are not required for Temporary Seeding.

Seed Mixture (Hardness Zone 5a)				Fertilizer Rate (10-10-10)		Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depth	N	P2O5
1	RYE	140	3/15 - 5/31 8/1 - 10/31	1" - 2"	600 lb/ac (15 lb/1000sq ft)	2 tons/ac (100 lb/1000sq ft)
2	BARLEY OR RYE PLUS FOXTAIL HILLTOP	150	6/1 - 7/31	1"		

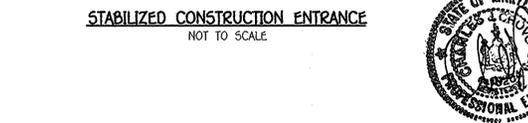
Seeding grass and legumes to establish ground cover for a minimum of one year on disturbed areas generally receiving low maintenance.

- A. Seed Mixture - Permanent Seeding
  1. Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardness Zone (from Figure 5) and enter them in the Permanent Seeding summary below, along with application rates, seeding dates and seeding depths. If this summary is not put on the construction plans and completed, then Table 25 must be put on the plans. Additional planning specifications for exceptional sites such as shorelines, streambanks, or dunes or for special purposes such as wildlife or reclamation sites may be found in USDA-SCS Technical Field Office Guide, Section 34c - Critical Area Planning. For special area maintenance areas see Section 7 and 7.1 for topsoil.
  2. For sites having disturbed areas over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in.
  3. For areas receiving low maintenance, apply urea fertilizer (46-0-0) at 3 1/2 lb/1000 sq. ft. (150 lb/ac), in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

Seed Mixture (Hardness Zone 5a)				Fertilizer Rate (10-22-20)		Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depth	N	P2O5
1	TALL FESCUE (65%) KENTUCKY BLUEGRASS (5%) PERENNIAL RYEGRASS (10%)	125 15 10	3/15 - 6/1 8/1 - 10/1	1" - 2"	90 lb/ac (9 lb/1000sq ft)	175 lb/ac (100 lb/1000sq ft)
2	TALL FESCUE (60%) HARD FESCUE (20%)	120 30	3/15 - 6/1 8/1 - 10/1	1" - 2"	90 lb/ac (9 lb/1000sq ft)	175 lb/ac (100 lb/1000sq ft)



- 1. Length - minimum of 50' (+30' for single residence lot).
- 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
- 4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- 5. Surface Water - All surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage.
- 6. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCS 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.



NOT TO SCALE

**TOPSOIL SPECIFICATIONS**

**Definition**

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

**Purpose**

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

**Conditions Where Practice Applies**

This practice is limited to areas having 2:1 or flatter slopes where:
 

- 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 growth.
- 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.

For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications**

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these 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.

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

- I. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsols and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, rocks, trash, or other materials larger than 1 1/2" in diameter.
- II. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, johnsongrass, nutcase, 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 a rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- IV. For sites having disturbed areas under 5 acres:
  - i. Place topsoil (if required) and apply soil amendments as specified in 10.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
  - ii. For sites having disturbed areas over 5 acres:

1. Topsoil shall be placed where 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.

2. 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:

a. 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:

- 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) at 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.
- d. 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.

III. For sites having disturbed areas over 5 acres:

**SEDIMENT CONTROL NOTES**

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (213-1855).
- 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
- 3) FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
  - a. 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
  - b. 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1.
  - c. 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4) ALL SEDIMENT TRAPS/BASINS SHOULD BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERMETER 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 SEEDING (ESC. 51), SOIL (ESC. 54), TEMPORARY SEEDING (ESC. 50), AND MULCHING (ESC. 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
  - a. TOTAL AREA OF SITE: 1.11 ACRES
  - b. AREA DISTURBED: 1.072 ACRES
  - c. AREA TO BE ROOFED OR PAVED: 0.37 ACRES
  - d. AREA TO BE VEGETATIVELY STABILIZED: 0.702 ACRES
  - e. TOTAL CUT: 2254 CU YDS
  - f. TOTAL FILL: 2254 CU YDS
- 8) ANY SEDIMENT CONTROL PRACTICES WHICH IS DISTURBED BY GRADING ACTIVITY FOR OFFSET 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 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 REVIEW 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.

**TEMPORARY SEEDING NOTES**

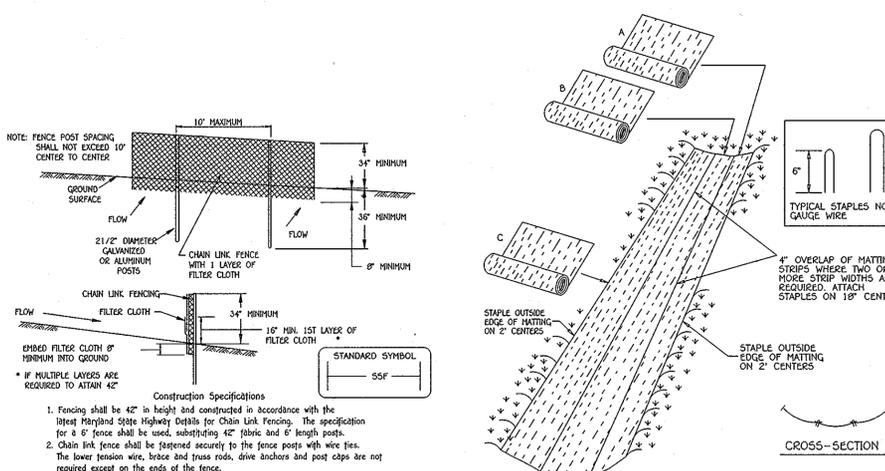
- Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.
- Seeding - For best results, seed should be applied in the following manner:
  - a. November 15, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - b. December 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - c. January 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - d. February 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - e. March 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - f. April 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - g. May 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - h. June 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
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  - v. August 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - w. September 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - x. October 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - y. November 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - z. December 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
- Anchor mulch immediately after application using mulch anchoring tool or 216 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8:1 or higher, use 347 gal. per acre (8 gal. per 1000 sq. ft.) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for role and methods not covered.

**PERMANENT SEEDING NOTES**

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeding - For best results, seed should be applied in the following manner:
  - a. November 15, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - b. December 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
  - c. January 1, seed with 2-1/2 bushels per acre of annual ryegrass (0.2 lb. per 1000 sq. ft.).
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- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for role and methods not covered.

**SEQUENCE OF CONSTRUCTION**

- 1. OBTAIN GRADING PERMIT 1 DAY
- 2. INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN 3 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. 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 all buildings removed when "hedges" develop in the 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:

Slope	Slope Steepness	Slope Length (Minimum)	Silt Fence Length (Minimum)
0 - 10%	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	50 feet	500 feet
50% +	2:1 +	50 feet	250 feet

NOT TO SCALE

**EROSION CONTROL MATING**

NOT TO SCALE



NOT TO SCALE

**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."

Signature of Engineer: *Charles J. Groff, Sr.*

Date: 4/12/10

**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 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: *Spencer Padgett*

Date: 4/12/2010

"Professional Engineer. 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. 13204, Expiration Date: November 3, 2010"

Signature of Engineer: *Charles J. Groff, Sr.*

Date: 4/12/10

**OWNER**

OLD FREDERICK ROAD REAL ESTATE HOLDINGS, LLC  
8860 COLUMBIA PARKWAY  
SUITE 301  
COLUMBIA, MARYLAND 21045

**BUILDER/DEVELOPER**

ARRISBROOK, LLC  
8320 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043  
443-926-0021

**SEDIMENT/EROSION CONTROL NOTES & DETAILS**

**SINGLE FAMILY DETACHED**

**SAINT CHARLES VIEW**

LOTS 1 THRU 4 AND OPEN SPACE LOT 5

"A Resubdivision of Terra Maria, Parcel F-1, Plat No. 13997"

ZONED: R-SC  
TAX MAP No.: 16 GRID No.: 23  
PART OF PARCEL No.: 416

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: MARCH 15, 2010

SHEET 4 OF 4

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *Thomas S. Stuever*

Date: 4/12/10

Signature: *V. J. Stuever*

Date: 4/12/10

Signature: *John K. Robertson*

Date: 4/12/10

PROJECT: SAINT CHARLES VIEW

PLAT NO.: 19777

BLOCK NO.: 23

ZONE: R-SC

TAX MAP: 16

ELEC. DIST.: SECOND

CENSUS TR.: 6023.01

WATER CODE: J01 AND H07

SEWER CODE: 5992000

PARCELS: 416

LOTS: 1-5