

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-2006, AND A D&O DATED SEPTEMBER 10, 2010, FOR ZONING BOARD CASE NO. 1089M.
- 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 CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- EXISTING TOPOGRAPHY SHOWN WITHIN PROJECT BOUNDARY WAS FIELD SURVEYED BY BENCHMARK ENGINEERING, INC. IN JULY, 2007. CONTOUR INTERVAL IS 2 FEET.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 3805 AND 3806 WERE USED FOR THIS PROJECT.
- EXISTING UTILITIES SHOWN ARE SHOWN FROM APPROVED CONTRACT DRAWINGS AND FIELD RUN LOCATIONS. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
- THERE ARE NO STREAMS, STREAM BUFFERS, WETLANDS, WETLANDS BUFFERS, 100-YR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- 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.
- THERE ARE NO BURIAL GROUNDS, CEMETERY SITES OR HISTORICAL STRUCTURES ON THIS PROPERTY.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: PLAT L.H060 F.115, ZB-1089M, ECP-11-017.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR DRIVEWAY ENTRANCE DETAIL REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE 1/4"R AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRIVEWAY ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN CONFORMS WITH THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE BUILDER SHALL APPLY FOR BUILDING PERMIT AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN ONE YEAR OF SIGNATURE APPROVAL OF THIS PLAN.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE LOT IS LESS THAN 40,000 S.F. IN SIZE.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007. THE ENVIRONMENTAL SITE DESIGN PRACTICES TO BE USED ARE INFILTRATION BERMS AND ROOFTOP DISCONNECT, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. A SUPPLEMENTAL STORMWATER MANAGEMENT REPORT HAS BEEN PROVIDED WITH THIS SUBMISSION. A DECLARATION OF COVENANTS HAS BEEN PREPARED FOR ALL ON-LOT ENVIRONMENTAL SITE DESIGN PRACTICES.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY OF \$3,300.00 FOR THE LANDSCAPING OBLIGATION WILL BE COMPLETED WITH THE BUILDER'S GRADING PERMIT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SERVICE SHALL BE PUBLIC, CONNECTING TO EXISTING CONTRACTS NO. 44-0906 AND 23-S, RESPECTIVELY, UNDER THIS SITE DEVELOPMENT PLAN.
- WATER SERVICE WILL BE 1 1/2" WITH A 1" OUTSIDE WATER METER.
- MARYLAND AVIATION ADMINISTRATION (MVA) HAS CONFIRMED THAT THIS PROJECT DOES NOT POSE A HAZARD TO THE AIR SPACE SURROUNDING BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHAL (BWI) AIRPORT NOISE ZONE AND THEREFORE AIRPORT ZONING PERMIT #08-003 WAS APPROVED ON 1-22-2008.
- ASDC/MVA VEGETATIVE ESTABLISHMENT DETAILS AND SPECIFICATIONS FOR PROJECTS WITHIN 4 MILES OF THE BWI AIRPORT ARE LISTED ON SHEET 2 OF THIS PLAN SET.
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- AN A.P.F.O. TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO PROPOSED PUBLIC IMPROVEMENTS INCLUDED ON THESE PLANS.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- CONTRACTOR SHALL REFER TO FLOW ARROWS AND GRADE SITE TO ENSURE THAT THE APPROPRIATE AREAS DRAIN TOWARD THE STORMWATER FACILITIES.
- ZONING BOARD CASE NO. 1089M WAS APPROVED SEPTEMBER 10, 2010, AND CONCLUDED THAT THE APPROPRIATE ZONING CATEGORY FOR THE SUBJECT PROPERTY IS R-12, AS THE PROPERTY WAS ORIGINALLY ZONED RESIDENTIAL, HAS BEEN HISTORICALLY USED AS RESIDENTIAL AND WOULD BE IMPOSSIBLE TO DEVELOP AS AN INDUSTRIAL USE.
- SECTION 128.10 OF THE HOWARD COUNTY ZONING REGULATIONS PROVIDES THAT SETBACKS FROM INTERNAL LOT LINES NEED NOT BE APPLIED WHEN TWO OR MORE CONTIGUOUS LOTS OR PARCELS ARE TREATED AS A SINGLE PARCEL FOR DEVELOPMENT PURPOSES IF: A) A SKETCH PLAN OR SITE DEVELOPMENT PLAN IS APPROVED FOR THE DEVELOPMENT SHOWING AN INTEGRATED DESIGN FOR THE CONTIGUOUS LOTS; B) THE LOTS ARE DEVELOPED AND MAINTAINED AS AN INTEGRATED DEVELOPMENT; C) ALL OF THE LOTS ARE INTEGRAL AND NECESSARY TO THE PROJECT; AND D) IMPROVEMENTS ARE PLANNED AND CONSTRUCTED WITHOUT REGARD TO THE INTERNAL LOT LINES. IN ALL INSTANCES, PERIMETER SETBACKS TO ADJOINING PARCELS SHALL BE MAINTAINED. THIS PROJECT MEETS THESE REQUIREMENTS.

SITE DEVELOPMENT PLAN HARWOOD PARK LOT 80 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BENCH MARKS NAD 83

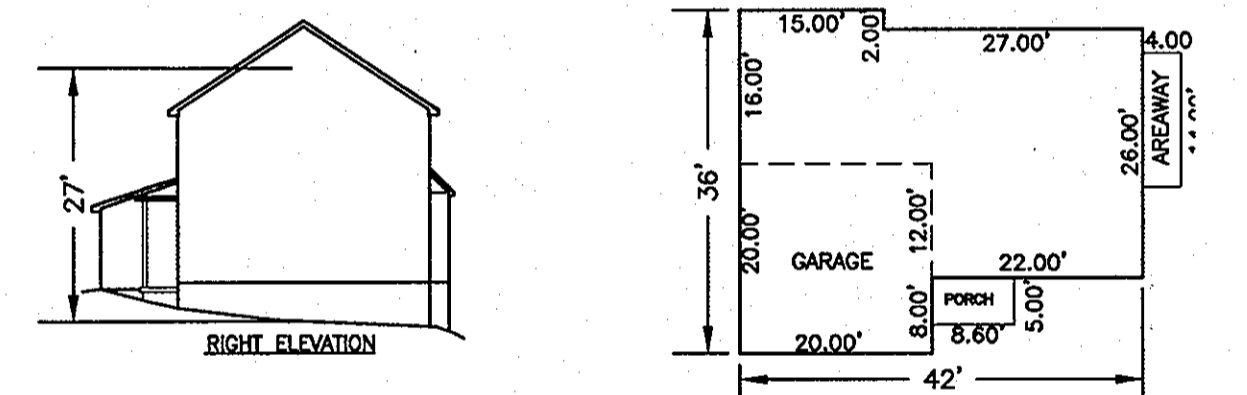
HO. CO. #3805 (NAD '83) ELEV. 193.71
 STAMPED DISC ON CONCRETE MONUMENT
 BEING 38.5' SOUTHWEST OF A FIRE HYDRANT,
 5.6' NORTH OF THE EXISTING CONCRETE CURB
 ALONG NORTH SIDE OF WASHINGTON BLVD (RT.1)
 N 558,378.581 E 1,386,524.195

HO. CO. #3806 (NAD '83) ELEV. 175.23
 STAMPED DISC ON CONCRETE MONUMENT
 BEING 44' SOUTHWEST OF A LIGHT POLE &
 148' NORTH OF THE GATE AT ATLANTIC
 SUPPLY CO.
 N 557,155.459 E 1,384,992.262

VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP 4937, GRID B9

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE

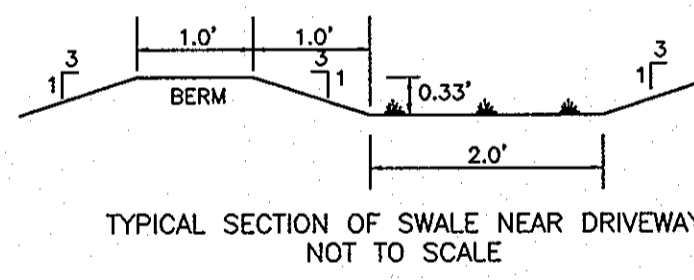
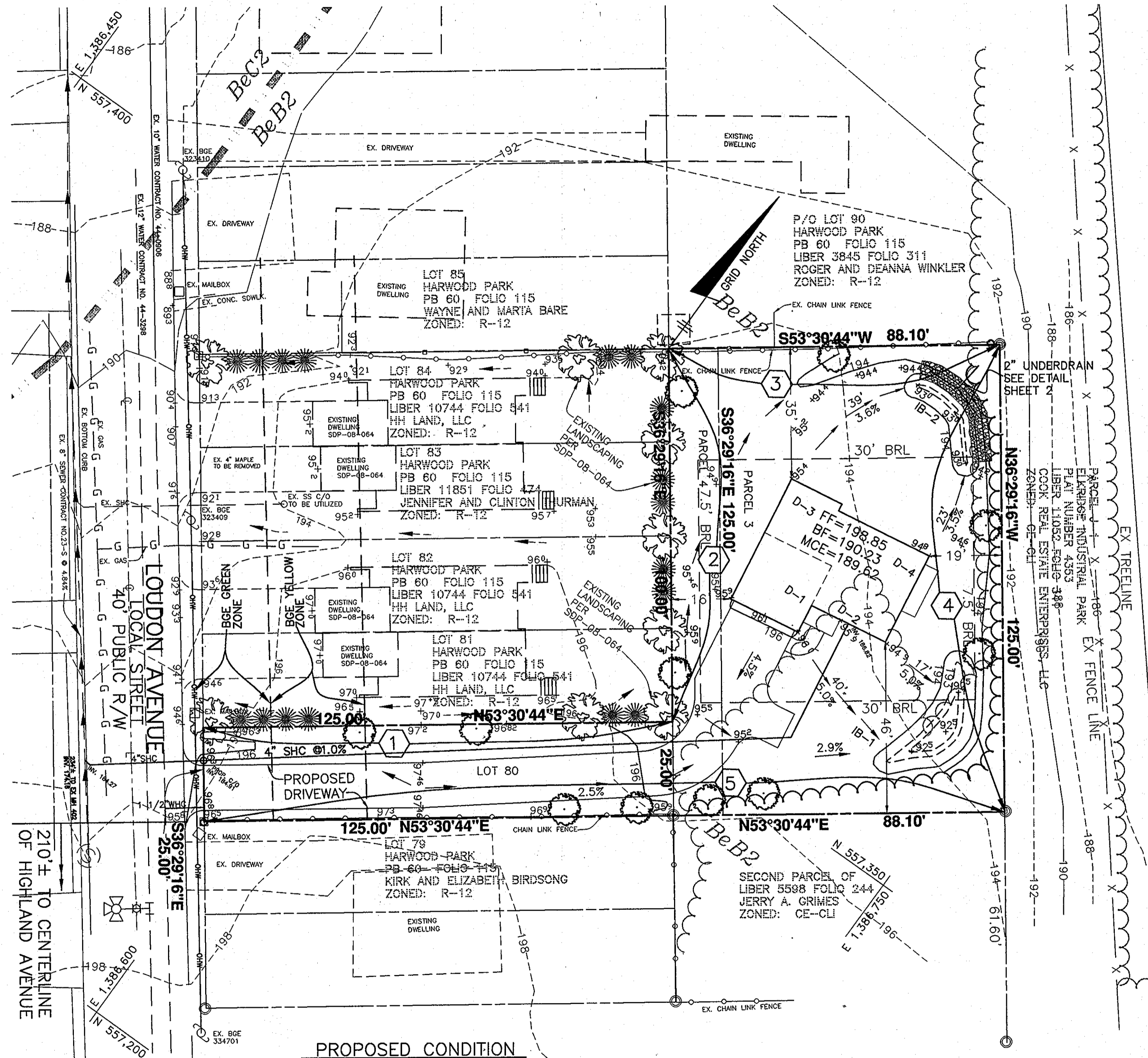


SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
BeB2	C	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED

* INDICATES HYDRIC SOILS
 TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 26

NOTE: CONTRACTORS SHALL TAKE EXTREME CARE WHEN WORKING WITHIN THE AREA OF THE OVERHEAD POWER LINES AND WILL BRACE EXISTING UTILITY POLES AS NEEDED



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO PERIMETER PROP.				
	(1)	(2)	(3)	(4)	(5)
LANDSCAPE TYPE	A	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	125'	100'	88'	125'	213'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED					
SHADE TREES	2	2	1	2	4
EVERGREEN TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-
SHRUBS	-	-	-	-	-
NUMBER OF PLANTS PROVIDED					
SHADE TREES	2	2	1	2	4
EVERGREEN TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-
SHRUBS	-	-	-	-	-

DEVELOPER'S/BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND 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.

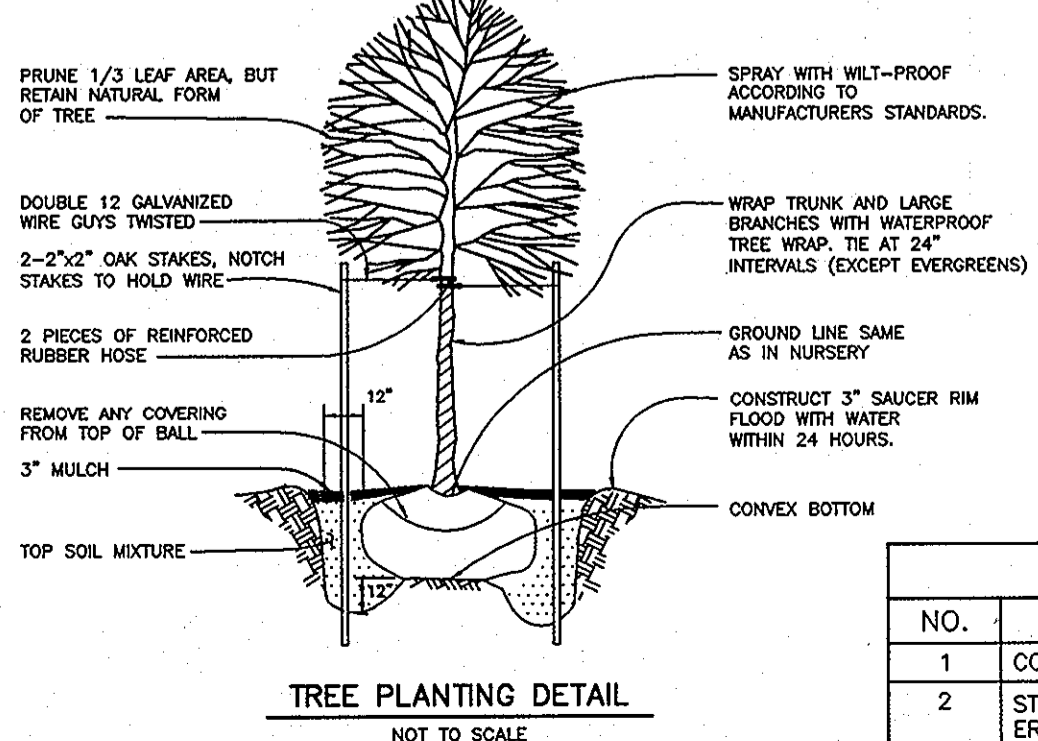
NAME: *William Douglas* DATE: 10/12/2011
 WILLIAM DOUGLAS ASSOCIATES, INC.

SITE ANALYSIS DATA CHART

A.) TOTAL PROJECT AREA	0.32 AC.
B.) AREA OF THIS PLAN SUBMISSION	0.32 AC.
C.) APPROXIMATE LIMIT OF DISTURBANCE	0.30 AC.
D.) PRESENT ZONING	R-12
E.) PROPOSED USE OF SITE	RESIDENTIAL SINGLE FAMILY DETACHED
F.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	1
G.) TOTAL NUMBER OF UNITS PROPOSED	1
H.) OPEN SPACE ON-SITE PERCENTAGE OF GROSS AREA	0.00 AC. 0%
I.) APPLICABLE DPZ FILE REFERENCES	PLAT L.H060 F.115, ECP-11-017 ZB 1089M
J.) PROPOSED WATER AND SEWER SYSTEMS	X PUBLIC PRIVATE

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- ALL LANDSCAPING PLANT TYPES SHOWN ON THESE PLANS ARE RECOMMENDATIONS AND MAY BE SUBSTITUTED WITH APPROVED EQUIVALENTS FROM THE HOWARD COUNTY LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED 11 SHADE TREES IN THE AMOUNT OF \$3,300 IS PART OF THE BUILDER'S GRADING PERMIT.



STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF (NUMBER)	INFILTRATION BERMS (M-4) (NUMBER)	SWALES (M-9) (NUMBER)
LOT 80	6353 - C LOUDON AVE.	4	2	1

SHC TABLE

LOT NO.	INV. @ MAIN	INV. @ R/W	MIN. CELLAR ELEV.
80	184.2	184.9	189.62

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

NOTE: UTILITY INVERT ELEVATIONS PROVIDED ON THIS PLAN SHALL BE FIELD VERIFIED PRIOR TO BEGINNING CONSTRUCTION.

ADDRESS CHART

LOT	STREET ADDRESS
LOT 80	6353 C LOUDON AVENUE

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	PARCEL
HARWOOD PARK	N/A	873
PLAT No.	GRID No.	ZONE
PB JHO 60	13	R-12
TAX MAP	ELECTION DISTRICT	CENSUS TRACT
38	1	6012.00

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET, SITE DEVELOPMENT AND LANDSCAPE PLAN
2	STORMWATER MANAGEMENT, SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Kate Spivey 11-02-11
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

William Douglas 10-26-11
 CHIEF DEVELOPMENT ENGINEERING DIVISION
 DATE

William Douglas 11/2/11
 DIRECTOR
 DATE

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLEWOOD CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8844
 60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
 (P) 301-371-3508 (F) 301-371-3506
 WWW.BD-CVLENGINEERING.COM

Professional Certificate: 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. 28539, Expiration Date: 7-23-2013.

OWNER: HH LAND, LLC
 16272 COMPROMISE COURT
 MOUNT AIRY, MARYLAND 21771
 410-781-7533

PROJECT: HARWOOD PARK
 LOT 80, PARCELS THREE AND FOUR OF
 LIBER 10744, FOLIO 541

LOCATION: TAX MAP No. 38, GRID No. 13, PARCEL No. 873
 1st ELECTION DISTRICT
 HOWARD COUNTY
 ELKBRIDGE, MARYLAND 21075

BUILDER: WILLIAM DOUGLAS ASSOC., INC.
 16272 COMPROMISE COURT
 MOUNT AIRY, MARYLAND 21771
 410-781-7533

TITLE: COVER SHEET, SITE DEVELOPMENT AND LANDSCAPE PLAN

DATE: DECEMBER, 2010
 OCTOBER, 2011

PROJECT NO. 2054

SCALE: AS SHOWN

DRAWING 1 OF 2

DESIGN: AAM Draft: AAM Check: BFC

SDP-11-026

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION...
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL, REVISIONS THEREOF.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERMITS...
4. ALL SEDIMENT TRAPS/BASINS SHALL BE VENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 17, 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, REVISIONS THEREOF...
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS.
7. SITE ANALYSIS: TOTAL AREA OF SITE (THIS SUBMISSION) 0.32 ACRES, AREA DISTURBED 0.30 ACRES, AREA TO BE ROOFED OR PAVED 0.09 ACRES, AREA TO BE VEGETATIVELY STABILIZED 0.21 ACRES, TOTAL CUT 2.49 CY, TOTAL FILL 2.64 CY, OFFSITE WASTE/BORROW AREA LOCATION N/A

PERMANENT SEEDBED PREPARATIONS

- 1. PREFERRED - APPLY 2 TONS PER ACRE DOLICLIMITE LIME (92 LBS/1000 SQ FT) AND 400 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) AT TIME OF SEEDING...
2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLICLIMITE LIME (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING...
3. SEEDING: FOR PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 50 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF 1/2" TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF WEEDING LOGGERS...
4. MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 140 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING...
5. MAINTENANCE: INSPECT ALL SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDBED PREPARATIONS

- 1. SEEDING: FOR PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH NOVEMBER 15, SEED WITH 1/2" TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF WEEDING LOGGERS...
2. MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 140 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING...
3. MAINTENANCE: INSPECT ALL SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
DAY 1) OBTAIN GRADING PERMIT.
DAY 2-6) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
DAY 7-10) EXCAVATE FOR FOUNDATION, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
DAY 11-80) CONSTRUCT HOUSE, BACKFILL AND CONSTRUCT DRIVEWAY.
DAY 81-85) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES.
DAY 86-89) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

SOILS LEGEND

Table with columns: MAP SYMBOL, SOIL GROUP, SOIL TYPE, SOIL TYPE. Entry: Be82 C BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED.

TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 26

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 COUNTY CONSERVATION DISTRICT.

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 COUNTY CONSERVATION DISTRICT.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Approval signatures and dates: Chief, Development Engineering Division (10-26-11), Chief, Division of Land Development (11-02-11), Director (11/6/11).

TOPSOIL SPECIFICATIONS

- 1. Topsoil salvaged from the existing site may be used provided that it meets that standards as set forth in these specifications...
2. Topsoil Specifications - Soil to be used as topsoil must meet the following:
a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand...
b. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, common crane, nutcracker, poison ivy, dandelion, or others as specified...
c. 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...
3. For sites having disturbed areas under 5 acres:
a. Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
b. 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:
ii. pH for topsoil shall be between 6.0 and 7.5...
iii. Organic content of topsoil shall be not less than 1.5 percent by weight...
iv. Topsoil having soluble salt content greater than 500 parts per million shall not be used...
v. No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control...
4. Note: Topsoil substitution 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.
5. Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
6. Topsoil Application:
a. When topsoiling, maintain needed erosion and sediment control practices such as erosion control stabilization structures, earth clips, slope silt fence and sediment traps and basins.
b. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, shall 4" - 8" higher in elevation.
7. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4".
8. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition...
9. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and mineral fertilizer, composted sludge and amendments may be applied as specified below.

LEGEND

Legend table: EXISTING CONTOURS (999), PROPOSED CONTOURS (998), EXISTING TREE LINE, PROPOSED TREE LINE, EXISTING STRUCTURE, PROPOSED STRUCTURE, SOILS CLASSIFICATION (BrC3), SUPER SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROL MATTING, LIMIT OF DISTURBANCE.

LEGEND

Legend table: SOILS CLASSIFICATION (BrC3), SUPER SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROL MATTING, LIMIT OF DISTURBANCE.

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
DAY 1) OBTAIN GRADING PERMIT.
DAY 2-6) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP.
DAY 7-10) EXCAVATE FOR FOUNDATION, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
DAY 11-80) CONSTRUCT HOUSE, BACKFILL AND CONSTRUCT DRIVEWAY.
DAY 81-85) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES.
DAY 86-89) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.

SOILS LEGEND

Table with columns: MAP SYMBOL, SOIL GROUP, SOIL TYPE, SOIL TYPE. Entry: Be82 C BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED.

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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 COUNTY CONSERVATION DISTRICT.

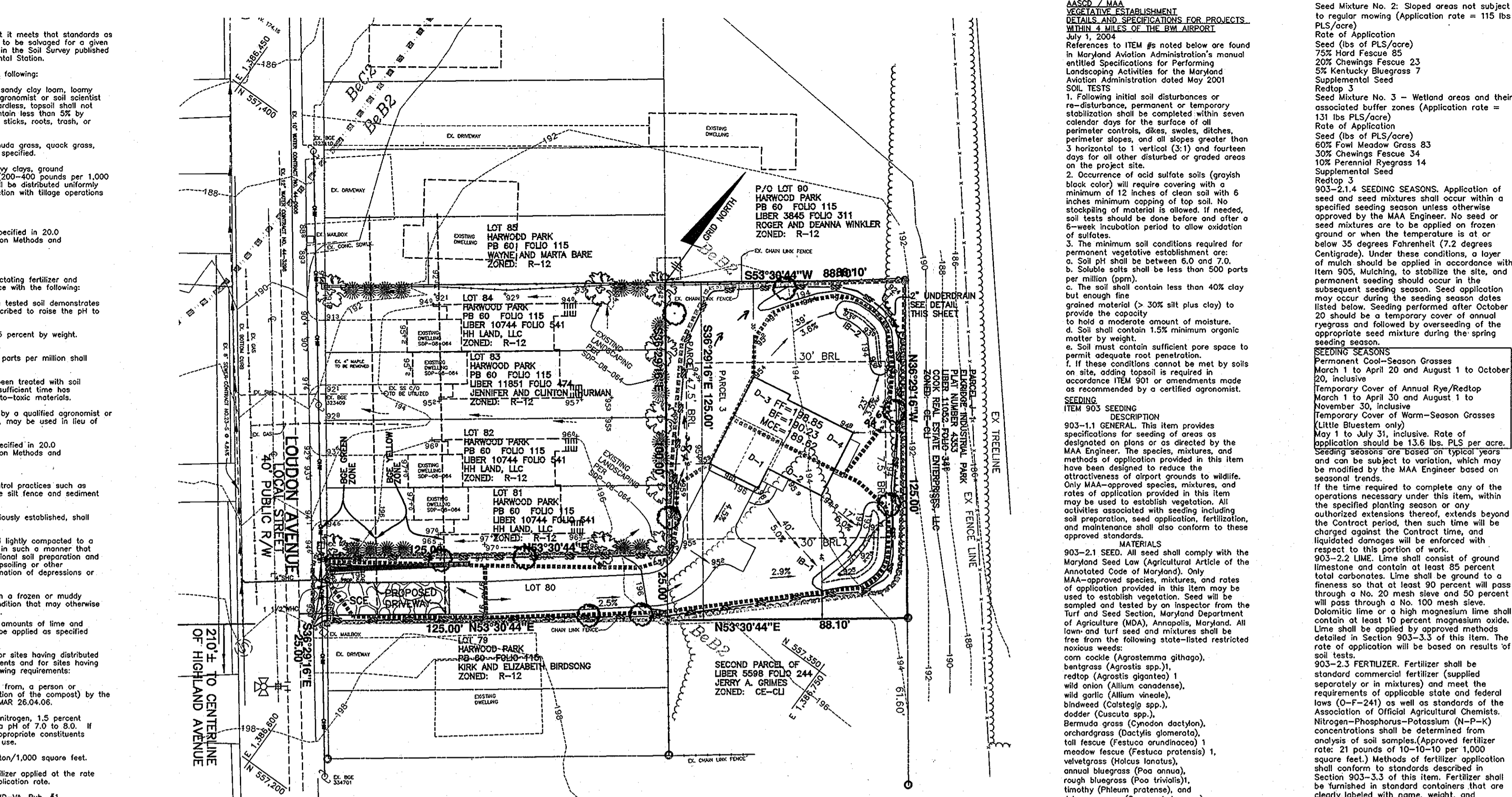
DEVELOPER'S CERTIFICATE

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 COUNTY CONSERVATION DISTRICT.

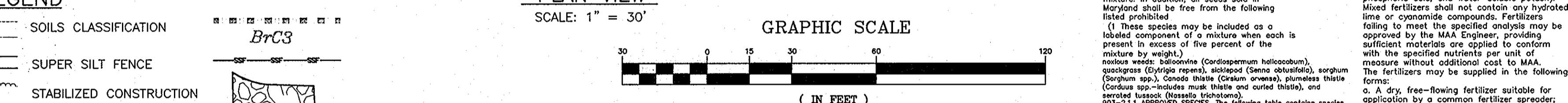
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Approval signatures and dates: Chief, Development Engineering Division (10-26-11), Chief, Division of Land Development (11-02-11), Director (11/6/11).



PLAN VIEW



LEGEND: EXISTING CONTOURS (999), PROPOSED CONTOURS (998), EXISTING TREE LINE, PROPOSED TREE LINE, EXISTING STRUCTURE, PROPOSED STRUCTURE, SOILS CLASSIFICATION (BrC3), SUPER SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROL MATTING, LIMIT OF DISTURBANCE.

Table with columns: DA ID, Area, ESDV. Rows: IB-1 (2196, 7230, 361), IB-2 (5715, 2720, 106), SW-1 (1088, 641, 84).

Treatment Requirement, Pe: 1.6 inches

Table with columns: DA ID, Facility ID, Type of treatment, Area (sq ft), Length (ft), Pe, Commented to ESDV. Rows: IB-1 (D-1 Disconnect, 201, 40, 0.5, 8), IB-2 (D-2 Disconnect, 325, 17, 0.2, 6), IB-2 (Berm, 358, 372, Provided: 358), IB-2 (D-3 Disconnect, 356, 39, 0.5, 15), D-4 (D-4 Disconnect, 325, 23, 0.3, 8), IB-2 (Berm, 127, 127, Provided: 150), SW-1 (Grass, 110, 110, Provided: 110), SW-1 (Swale, 110, 110, Provided: 110).

A. Determine Pre-Developed Conditions

Table with columns: HSG, RCN, Area (ft2), Percent. Rows: A (38), B (70, 14138, 50%), C (77), D (70, 14138). Target RCN: 70, 14138.

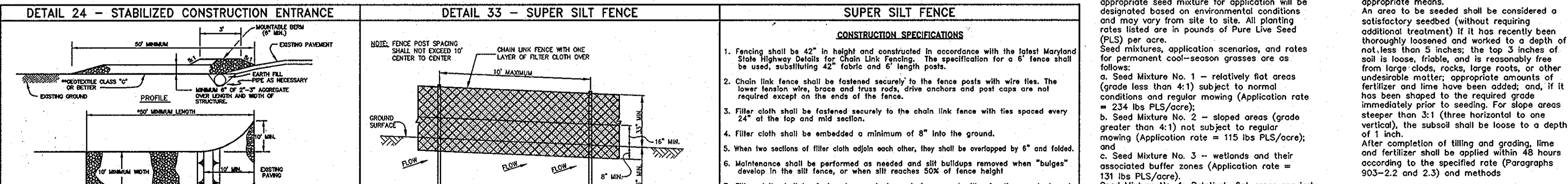
B. Determine Target Pe Using Table 5.3

Table with columns: HSG, Area (ft2), ImperVIOUS, Percent, Target Pe. Rows: A (38), B (70, 14138, 3926, 30%, 1.6), C (77), D (70, 14138, 3926, 30%, 1.6). Weighted Pe: 14138, 3926, 30%, 1.6.

* Percent ImperVIOUS is rounded to the next higher increment of 5%

CONSTRUCTION SPECIFICATIONS

- 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing...
2. Chain link fence shall be fastened securely to the fence posts with wire ties...
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" of 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 overlap each other, they shall be overlapped by 6" and folded...
6. Maintenance shall be performed as needed and all bulges removed when "bulges" develop in the filter cloth...
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples of top and mid section and shall meet following requirements for Geotextiles (ASTM F 1555):
a. Tensile Strength: 50 lb/ft (min), 50 lb/ft (max)
b. Tear Resistance: 20 lb/ft (min), 20 lb/ft (max)
c. Flow Rate: 100% (min), 100% (max)
d. Filtering Efficiency: 75% (min), 75% (max)
8. SUPER SILT FENCE DESIGN CRITERIA: Slope 0-10%, Slope Length 100', Silt Fence Length 1500', Slope 10-20%, Slope Length 100', Silt Fence Length 1000', Slope 20-33%, Slope Length 100', Silt Fence Length 500', Slope 33-50%, Slope Length 100', Silt Fence Length 250', Slope 50%+, Slope Length 21', Silt Fence Length 250'.



U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, PAGE 2-3, MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, WATER MANAGEMENT ADMINISTRATION, U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, PAGE 2-3, MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, WATER MANAGEMENT ADMINISTRATION, U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, PAGE 2-3, MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, WATER MANAGEMENT ADMINISTRATION.

- ASAP / MAA VEGETATIVE ESTABLISHMENT DETAILS AND SPECIFICATIONS FOR PRODUCTS TO BE USED IN THE PROJECT:
1. Reference to ITEM #s noted below are found in Maryland Department of the Environment's manual entitled "Vegetative Stabilization Methods and Materials" for the Maryland Department of the Environment dated May 2003.
2. Following initial soil disturbances or redisturbance, permanent or temporary stabilization shall be completed within seven calendar days for the placement of topsoil...
3. The minimum soil conditions required for permanent vegetative establishment are:
a. Soil pH shall be between 6.0 and 7.0...
b. Soluble salts shall be less than 500 parts per million (ppm)...
c. The soil shall contain less than 40% clay but enough to provide surface coverage with minimum of 12 inches of clean soil with 6 inches minimum organic matter...
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