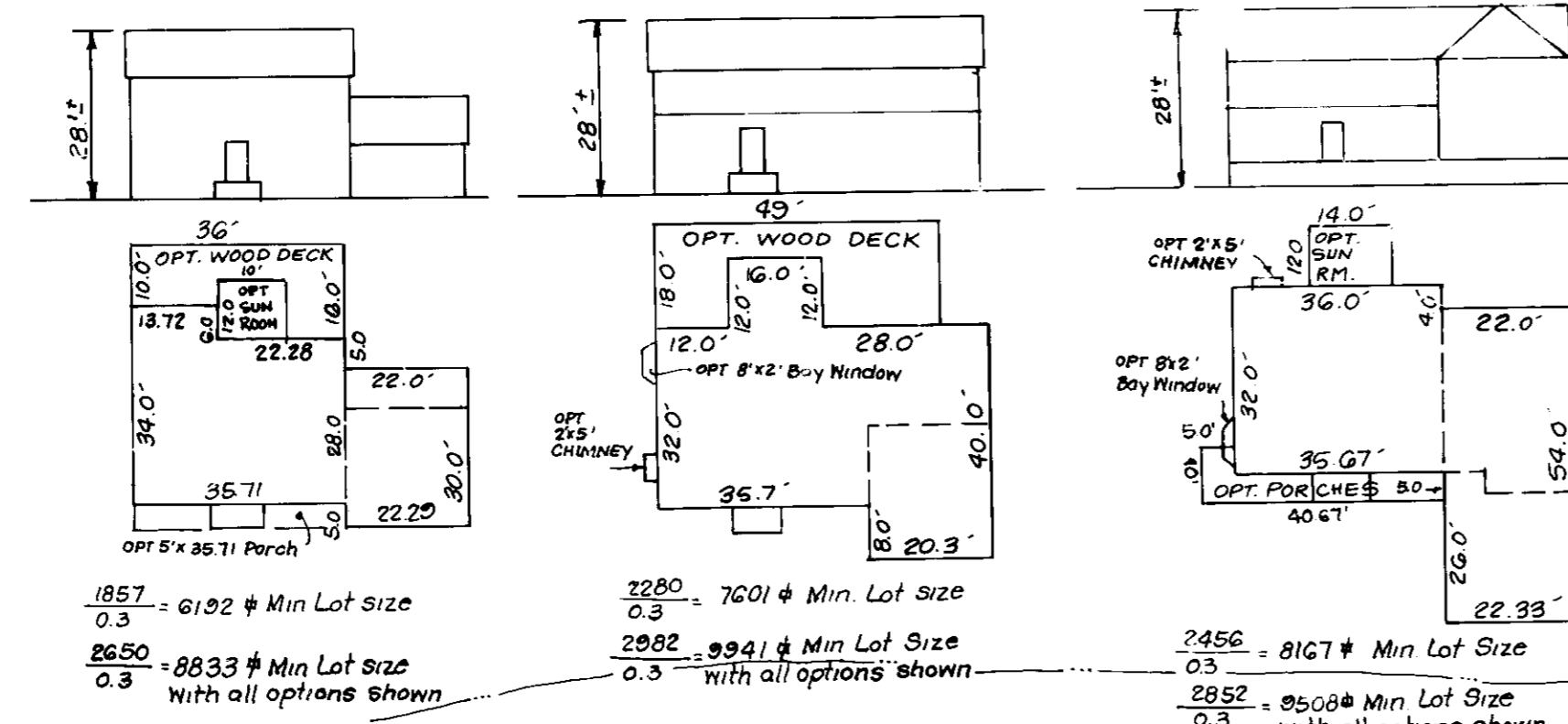


BUCKINGHAM DEVONSHIRE FAVERSHAM

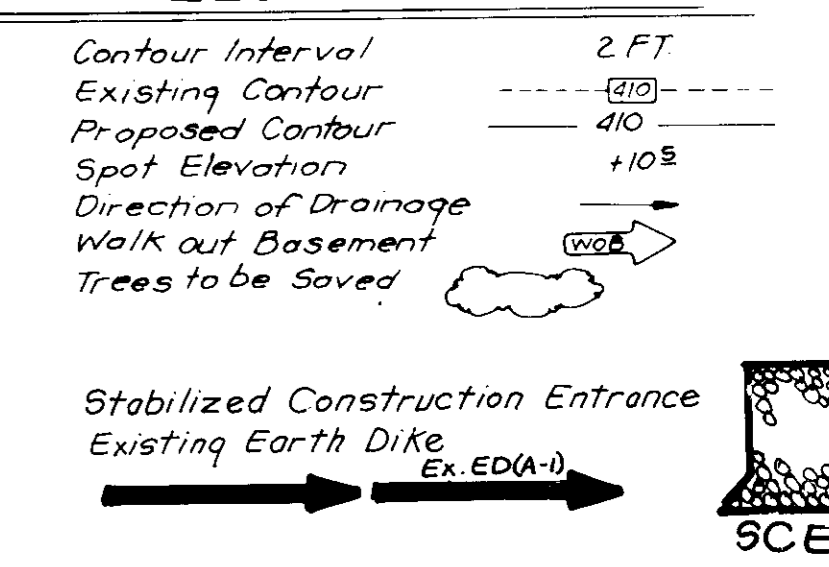


**TYPICAL HOUSES**  
Scale: 1" = 30'  
NOTE: All units have 1" roof eaves, front & rear

**Ex. TEMP. SOST (ST-Y)**  
**F-89-129**  
D.A. = 255 Ac.  
Storage Required = 339 cy.  
Storage Provided = 343 cy.  
Depth = 4'  
Top of Stone Crest = 436.0  
Bottom of elev = 431.0  
Clean out elev = 433.0  
Bottom Dimensions = 19' x 36'  
L = 11'  
Top Dimensions = 27' x 104'

**VICINITY MAP**  
Scale: 1" = 1200'

**LEGEND**



**GENERAL NOTES**

- Subject property zoned R-20 as per Comprehensive Zoning Plan dated 8-2-85.
  - The coordinates shown hereon are based on the Maryland State Grid System and derived from the following Howard County Control Stations: 3440002 and 3441004-R.
  - Existing structure on Lot # 53.
  - All roads are public and existing.
  - Total number of lots: 4
  - Total area of lots: 1.92 Ac.
  - Reference file numbers: 889-17, p89-29, F89-129
  - Topo was field run by Clark, Finetrock & Sackett, Inc.
  - Lot coverage: 30%
  - Storm Water Management is provided under F.88-263.
  - 5' High retaining wall to be designed by a registered Structural Engineer.
- SPECIAL NOTES**
- All Road Construction, Storm Drainage facilities and Public Water and Sewer are shown for reference only. Use approved Howard County plans for all phases of construction.

**ENVIRONMENTAL NOTE**

The stream buffer indicated on this SDP does not affect the initial construction of a residential unit on a lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.

**ADDRESS CHART**

LOT No.	STREET ADDRESS
53	10105 NICOLSON ROAD
54	10109
55	10112
56	10108
57	10104

Subdivision Name	MAPLE FOREST	Section/Area	3	Lots	54 - 57
Plot No.	8772	Block No.	8	Zone	R-20
Water Code	H03	Tax/Map No.	17	Elec. Dist.	2
				Census Tr.	6021
				Water Code	5168200

**ENGINEER'S CERTIFICATE**

I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

*G Nelson Clark* 5-2-89  
Date

OWNER/DEVELOPER:  
LAND DESIGN & DEVELOPMENT  
8309 Main Street  
Ellicott City, Md. 21043

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 • BALTO. • (410) 211-1100 • WASH.

**SITE DEVELOPMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN**  
Lots 53-57  
**MAPLE FOREST**  
SECTION 3  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

DESIGNED: UME  
DRAWN: KJWW  
CHECKED: UME  
DATE: April 1989

SCALE: 1" = 30'  
DRAWING: 1 of 2  
JOB NO: 88-073  
FILE NO: 88-086-X

FOR: BBI  
7135 Minstrel Way  
Columbia, Md 21045

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/We certify that all development and construction will be done according to this site development plan for erosion and sediment control and that all responsible personnel involved in the construction process will have a Certificate of Attendance at a Dept. of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District or their authorized agents as are deemed necessary.

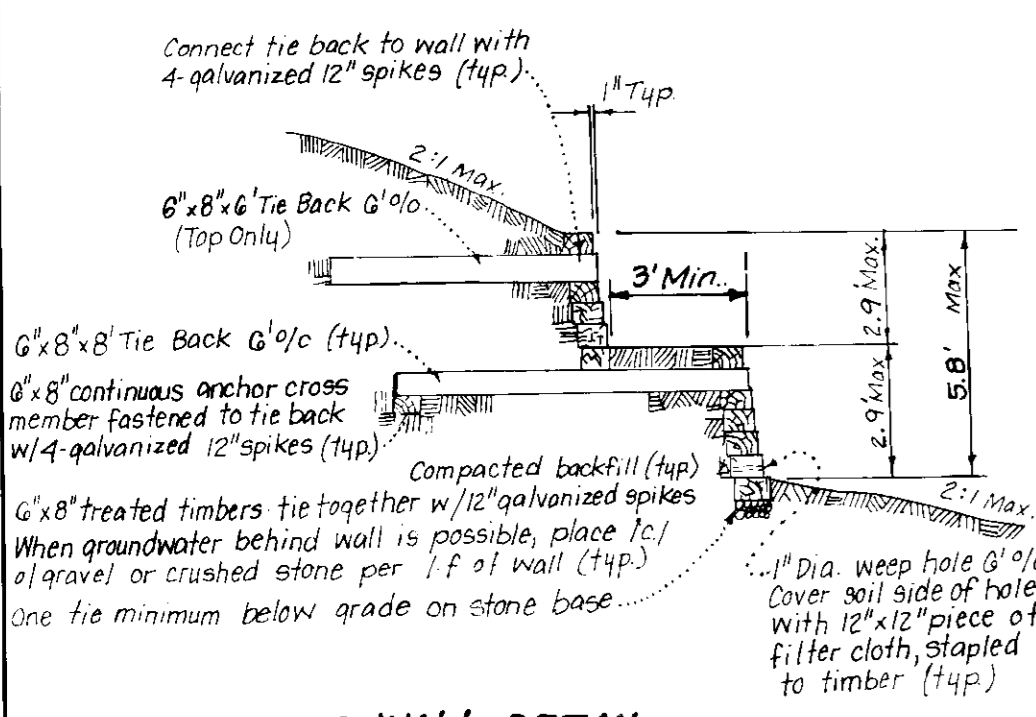
*John C. Mardal* 5-3-89  
Signature of Developer/Builder Date

LOT NO.	MINUS GROSS AREA	MINUS FLOOD PLAIN	MINUS PIPE STEM	Ex. Steep Slope Area to remain undisturbed	NET LOT AREA	CREATED Steep Slope	Plus up to 10% of allowable min. lot size credit for created steep slopes	Min. Lot Size
54	17,531 #	0	0	2,250 #	15,281 #	1324.50 #	1324.50 #	15,281 #
55	14,029 #	0	0	0	14,029 #	1393.30 #	1393.30 #	14,029 #
56	14,044 #	0	0	0	14,044 #	1312 #	1312 #	14,044 #
57	14,074 #	0	0	0	14,074 #	288 #	288 #	14,074 #

Reviewed for Howard County, S.C.D. Name and meet Technical Requirements  
*J. Helmer* 9/13/89  
Signature Date  
U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John C. Mardal* 9/12/89  
Approved Date

- NOTE:**
- Timbers shall be either:  
a) Creosote treated railroad ties.  
b) CCA treated landscaping timbers (40% retention)
  - Hardware shall be hot dipped galvanized.
  - Weepholes with or without gravel drain are minimum measures for groundwater. For any substantial amount of groundwater, a drain system should be designed and utilized.
  - Design shall be verified for site specific soil condition by a Professional Geotechnical Engineer.



**RETAINING WALL DETAIL**

LYMAN RYAN ET AL.  
1668/424  
Zoned R-20

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*John J. Jones* 9-22-89  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
DATE: 10-12-89  
DIRECTOR: *J. P. Baugh* 10/11/89  
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

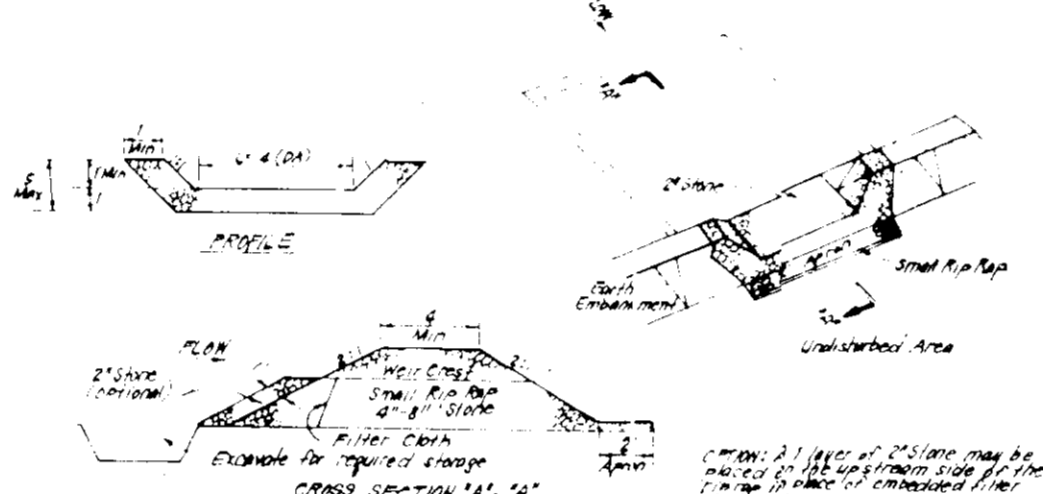
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 9-18-89  
DIRECTOR: *James M. Lee*  
CHIEF BUREAU OF ENGINEERING

6-23-89

**SEDIMENT CONTROL NOTES**

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting prior to the start of any construction. (992-2537)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, 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.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
- 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.
- Site Analysis:
 

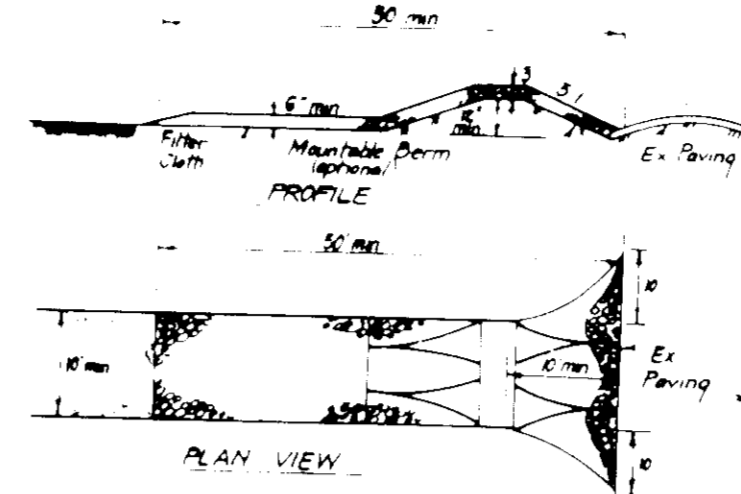
Total Area of Site	1.92 Acres
Area Disturbed	1.61 Acres
Area to be roofed or paved	0.88 Acres
Area to be vegetatively stabilized	1.33 Acres
Total Cut	4,119 Cu. yds
Total Fill	1,340 Cu. yds
Off-site waste/borrow area location	N/A
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DSW sediment control inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of 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.
- If houses are to be constructed on a "split-lot" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
- All pipes to be blocked at the end of each day (see detail below). N/A
- The total amount of straw bale dike + silt fence equals 0.71 T.F.



**CONSTRUCTION SPECIFICATIONS:**

- The stone outlet shall be constructed of 12" x 12" x 12" concrete blocks and set in a 6" layer of 3/4" sand.
- The 2" opening in the trap shall be the size of the pipe and shall be reinforced with 2" x 2" x 1/2" steel reinforcement bars.
- The stone outlet shall be set in a 6" layer of 3/4" sand.
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**STONE OUTLET SEDIMENT TRAP (SOST) DETAIL (E.D.)**  
NO SCALE



**CONSTRUCTION SPECIFICATIONS:**

- Stone Size: Use 2" stone or equivalent in rounded concrete manhole.
- Length: As required, but not less than 50 feet. Exception: a single residence of where a 30' minimum length would apply.
- Thickness: Not less than 18 inches.
- Width: Ten (10) feet minimum. It may be less than 10' width at points where ingress or egress occurs.
- Filter Cloth: Will be placed over the stone area prior to placing of stone.
- Surface Water: All surface water flowing or generated toward constructed entrance shall be passed across the entrance. If storm is impractical, a runoff 400' down in 15' slope will be constructed.
- Maintenance: The entrance shall be maintained in a condition which will prevent tracking or blowing of sediment into public right-of-way. This prevents tracking or blowing of sediment in the wheel tracks of the vehicle and into the driveway or elsewhere if any measures used to trap sediment. All sediment and/or displaced material or tracked onto public right-of-way must be removed immediately.
- Mulching: Mulch shall be placed to remove sediment prior to entrance into public right-of-way. When seedings are required, if the slope on the area stabilized with stone and which drains into an approved sediment trap, remove.
- Periodic inspection and required maintenance shall be provided after each rain.

**STABILIZED CONSTRUCTION ENTRANCE (SCE)**  
NO SCALE

**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is desired.

**Seeded 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:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 urea-form fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

**Seeding:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 50 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) see mod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**Mulching:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

**Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

**Seeded 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).

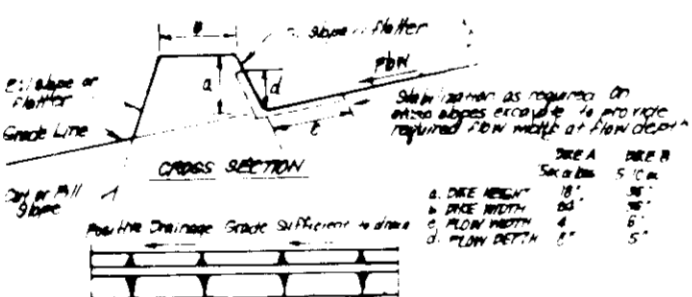
**Seeding:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 28 bushel per acre of annual rye (13.2 lbs/1000 sq ft). For the period May 1 thru August 15, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

**Mulching:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**CONSTRUCTION SEQUENCE:**

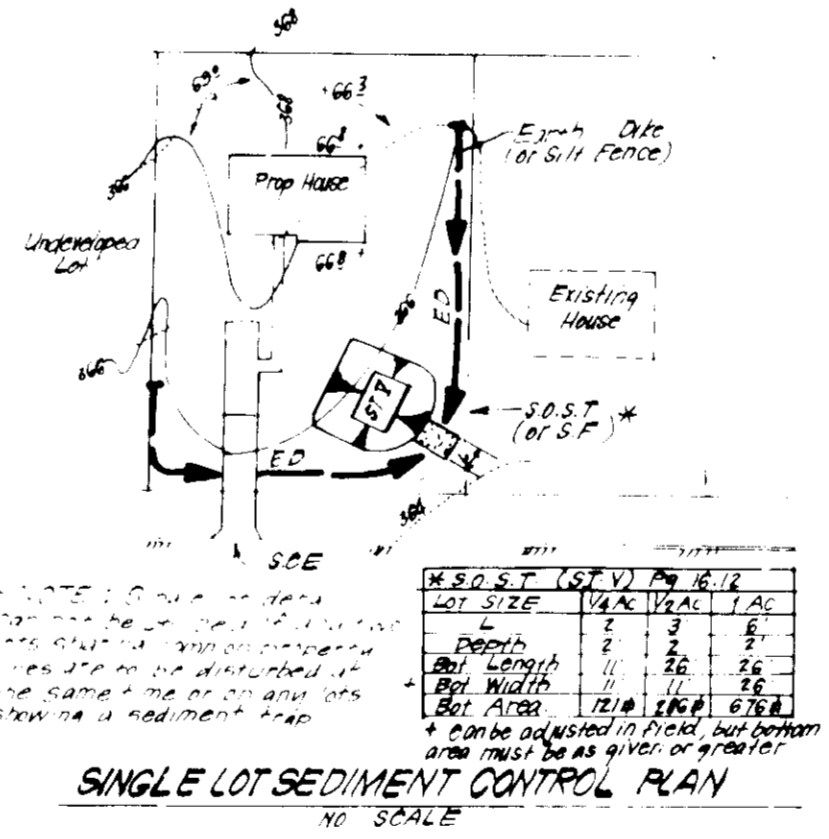
	No. of Days
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	7
B. Excavate for Foundations and Rough Grade & Temporarily Stabilize.	30
C. Construct Structures, Sidewalks and Driveways.	120
D. Final Grade and stabilize in accordance with Stds. & Specs.	30
E. Upon approval of the sediment control inspector, remove sediment and erosion controls and stabilize.	7



**CONSTRUCTION SPECIFICATIONS:**

- All filter cloth shall be constructed by means meeting requirements of the manufacturer.
- The filter cloth shall be placed over the stone area prior to placing of stone.
- The filter cloth shall be placed over the stone area prior to placing of stone.
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- The filter cloth shall be placed over the stone area prior to placing of stone.
- The filter cloth shall be placed over the stone area prior to placing of stone.

**CHANNEL STABILIZATION**  
NO SCALE



**SINGLE LOT SEDIMENT CONTROL PLAN**  
NO SCALE

**DEVELOPER'S BUILDER'S CERTIFICATE**

I hereby certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Dept. of Natural Resources 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 or their authorized agents, as are deemed necessary.

Signature of Developer/Builder: John C. Marshall  
Date: 5-3-89

Reviewed for Howard County S.C.D. Name: J. Hallock  
and meets Technical Requirements: 9-13-89  
Signature: [Signature]  
U.S. Soil Conservation Service Date: 9-13-89

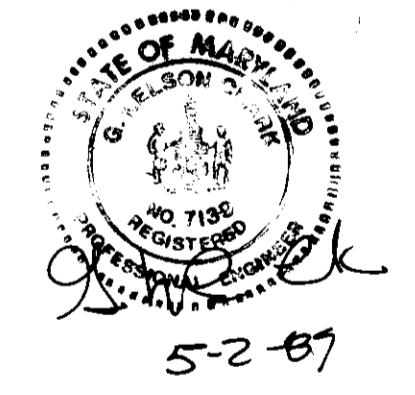
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved: [Signature] Date: 9-13-89

**ENGINEER'S CERTIFICATE**

I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature: G. Nelson Clark  
Date: 5-2-89



OWNER/DEVELOPER: LAND DESIGN & DEVELOPMENT, 8309 Main Street, Ellicott City, Md. 21043

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. Date: 9-22-89.

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING. Date: 10-18-89.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. Date: 9-18-89.

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO • (301) 621-1100 - WASH.

DESIGNED	SITE DEVELOPMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN Lots: 53-57 MAPLE FOREST SECTION 3 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1" = 30'
DRAWN		DRAWING	2 of 2
CHECKED		JOB NO.	88-086
DATE	FOR: BBI 7135 Minstrel Way Columbia, Md. 21045	FILE NO.	88-086-X

April 1989