...ion of limited areas not subject to immediate further land disturbance ...ing. Topsoil requirements should be reviewed.

Seedbed Preparations: Loosen grade three inches of soil by raking, discing or other ...ptable means before seeding. No fertilizer is required.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) and 600 lbs per acre (13-13-13) 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).

2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre (13-13-13) fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods May 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 40 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 mulching with 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 40 lbs/a re Kentucky 31 Tall Fescue mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1½ to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain ...raw 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 ... areas on slopes, 8 ft or higher, use 348 gallons per acre (8 gal/1000 sq ft) ... anchoring.

... all eroded areas and make needed repairs, replacements and ...

TEMPORARY SEEDING NOTES

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

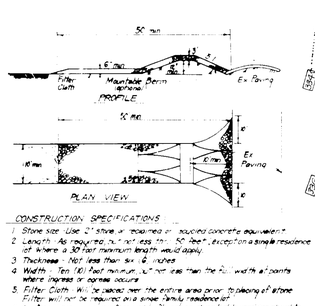
Seedbed Preparations: Loosen upper three inches of soil by raking, discing or other ... before seeding, if not previously ...

Soil Amendments: Apply 400 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 50 lbs per acre of unhulled rye (1.2 lbs/1000 sq ft). For the period May 1 thru ... seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For ... period November 16 thru February 28, protect site by applying 2 tons per acre of ... inches of straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1½ to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain ...raw 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.

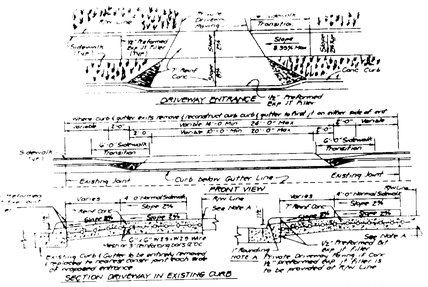
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT ...TROL, for site and methods not covered.



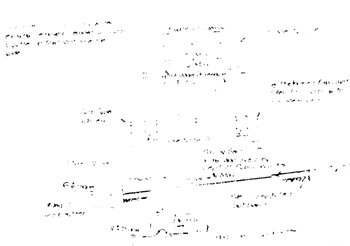
CONSTRUCTION SPECIFICATIONS

1. Stone size - Use 2" stone or reasonably sound crushed concrete equivalent.
2. Length - As required, but not less than 50 feet, except on a single residence lot where a 30 foot minimum length would apply.
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) feet minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition, which will prevent tracking or flow of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and varied maintenance shall be provided after each rain.

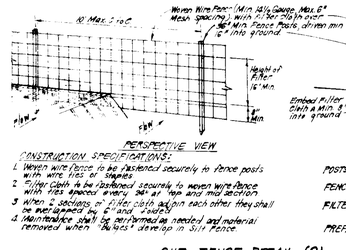
STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE



DRIVEWAY ABUTTING CLOSED SECTION WITH STD 7" COMB CURB & GUTTER & SIDEWALK SET BACK FROM CURB



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK



CONSTRUCTION SPECIFICATIONS:

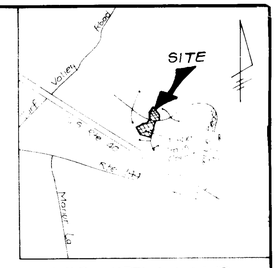
1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence, with ties spaced every 36' at top and mid section.
3. When 2 sections of filter cloth adjoin each other, they shall be overlapped by 6" and sealed.
4. Maintenance shall be performed as needed and material removed when deposits develop in silt fence.

POSTS: Steel either T or U Type or Hardwood
FENCE: Woven Wire, 14½ Gauge, 6" Max. Mesh Opening
FILTER CLOTH: Filter X, Mirafi 100X, Stabilinka T140N or Approv. Equal
PREFABRICATED UNIT: GeoFab, Envirofence, or Approv. Equal

SILT FENCE DETAIL (S)
NO SCALE

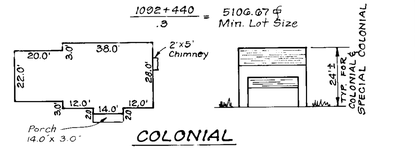
LEGEND

- Contour Interval — 2'
- Existing Contour — (410)
- Proposed Contour — 410
- Spot Elevation — + 05
- Direction of Drainage
- Walk Out Basement — WOB
- Trees to be Saved
- Silt Fence — S — S —
- Stabilized Construction Entrance — SCE



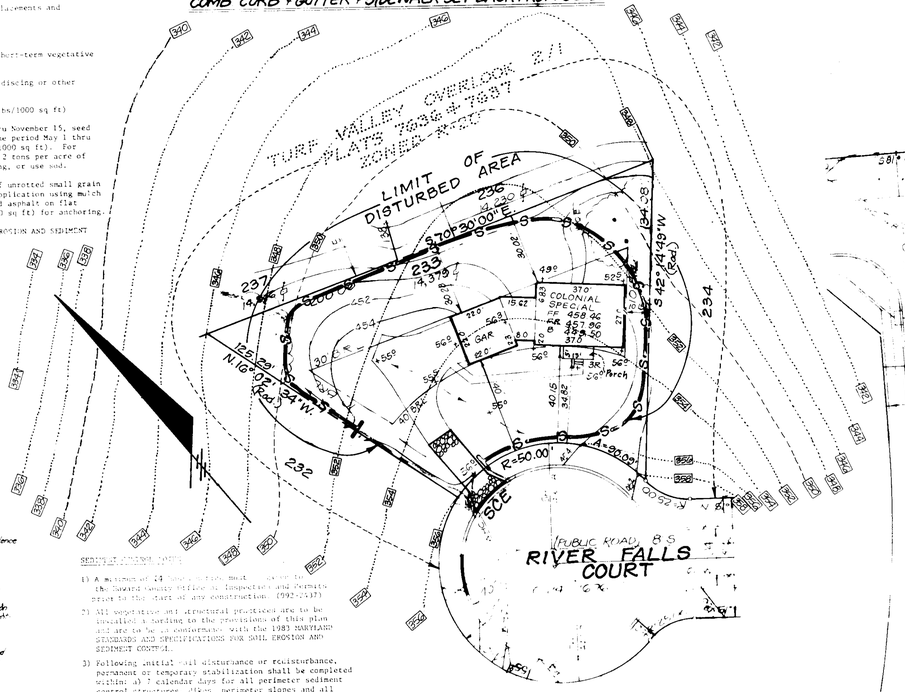
VICINITY MAP
Scale

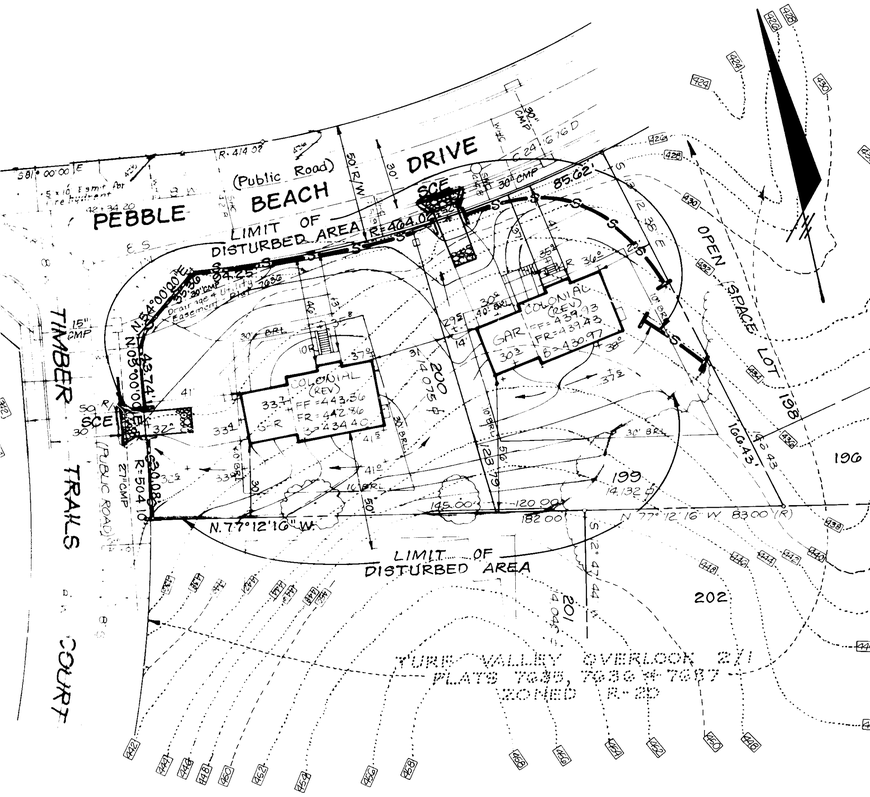
1002+440 / .9 = 5106.67 ft Min. Lot Size



COLONIAL

TYPICAL HOUSE
SCALE: 1" = 30'





GENERAL NOTES:

1. The land included is zoned R-20 per 8-2-85 Comprehensive Zoning Plan.
2. Coordinates are based on Md. State Grid System and projected from Howard County Monuments 3440001 & 3440002.
3. All roads are public & existing.
4. Any damage to county owned rights of way shall be corrected at the Developer's expense.
5. Total area included 0.977 Ac.
6. Total number of lots 3.
7. The contractor or the developer shall contact the Construction Inspection Survey Div. at 313-2420 24 hrs. in advance of commencement of work or at 792-2690.
8. Maximum building coverage is 30%.
9. Note since the numbers 5-86-20, 11-85-11, AA-89-04, F-88-33.
10. Existing topo taken from Drainage Area Map prepared by Fisher, Collins & Carter, Inc. dated June 15, 1987.
11. All work shall be done in accordance with Howard County Design Manual, Volume IV, Standards, Specifications and Details for Construction, 1989 Amendments.
12. Storm Water Management Provided under F-88-33.

SPECIAL NOTES:

1. Approved Road Construction Plans shall be kept for all public utilities.
2. Public water & sewer shown for reference only. For more detailed information see water & sewer plans Contract No. 24 W & D.
3. The water & sewer house connections shall be at a "Developer's Agreement" also "conform to Howard County Plumbing Code" the water shall be copper and the sewer shall be 4" SDR.
4. For flag or pipe stem lots, no base or stone shall be removed and replaced with approved material at the location of all public stems and no base or stone shall be placed on any private stem.

LOT NUMBER	GROSS AREA	MINUS F.P. AREA	MINUS PIPESTEM	MINUS EXIST. STEEP SLOPE AREA TO REMAIN UNDISTURBED	NET LOT AREA	MINUS CREATED STEEP SLOPE AREA	PLUS UP TO 10% OF MIN. LOT SIZE (NOT TO EXCEED AREA OF CREATED SLOPE) CREDIT	MIN. LOT SIZE
199	14,132 sf	0	0	0	14,132 sf	1130 sf	1130 sf	14,132 sf
200	14,078 sf	0	0	75	14,000 sf	1000.5 sf	1000.5 sf	14000 sf
233	14,379 sf	0	0	0	14,379 sf	350 sf	350 sf	14,379 sf

ADDRESS CHART	
Lot No.	Street Address
199	2940 Pebble Beach Drive
200	2903 Timber Trails Court
233	2906 River Falls Court

6-29-89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
8/18/89
COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE
7/5/89
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 8/16/89
8-16-89
CHIEF BUREAU OF ENGINEERING — DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENT.
SIGNATURE — DATE
U.S. SOIL CONSERVATION SERVICE

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

APPROVED:
Howard S.C.D. — DATE

Lot 233, Case No. AA 89-04 to reduce the rear B.R.L. to 27.1' Feet And Front B.R.L. to 36.1' Feet was DENIED on April 7, 1989.

SEQUENCE OF CONSTRUCTION NOTES:

1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2537)

2) All vegetative and structural practices are to be installed & working in accordance with the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days is to all other disturbed or graded areas on the project site.

4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 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 un... permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7) Site Analysis:

Total Area of Site	0.977	Acres
Area Disturbed	0.87	Acres
Area to be roofed or paved	0.20	Acres
Area to be vegetatively stabilized	0.67	Acres
Total Cut	213	Cu. yds
Total Fill	694.6	Cu. yds
Offsite waste/borrow area location		

8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9) Additional sediment control must be provided, if deemed necessary by the Howard County DPW sediment control inspector.

10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

11) If houses are to be constructed on a "As-Built" basis, at random, Single Lot Sediment Control as shown below shall be implemented.

12) All pipes to be blocked at the end of each day (see detail below). N/A

13) The total amount of straw bale dike & silt fence equals 0.90 L.F.

CONSTRUCTION SEQUENCE

		Number of Days
A.	Obtain Grading Permit and Install Sediment & Erosion Controls & Stabilize.	7
B.	Excavate for foundations and Rough Grade and Temporarily Stabilize.	30
C.	Construct Structures, Sidewalks and Driveways.	120
D.	Final Grade and Stabilize in accordance with Stds. and Specs.	30
E.	Upon approval of the Sediment Control Inspector, remove sediment and erosion controls and stabilize.	7

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and construction will be done pursuant 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/We authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

Signature of Developer/Builder — 6-1-89 Date

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.

6-1-89 DATE — G. NELSON CLARK

STATE OF MARYLAND — G. NELSON CLARK — No. 7150 — REGISTERED PROFESSIONAL ENGINEER — LAND SURVEYOR — 6-1-89

Subdivision Name: TURF VALLEY OVERLOOK			Sect./Area No.: 2/1		Lot/Parcel Nos.: 199,200+233
Plat No.: 7836/7837	Water Zone No.: 24	Zoning: R-20	Tax Zone/Map: 16	Election District: 2nd	Councilmanic District: 3RD
Water Code: 507			Sewer Code: 9920000		

CLARK • FINEFROCK & SACKETT, INC
ENGINEERS • PLANNERS • SURVEYORS
[illegible] WM. • COLUMBIA, MD. 21045 • 301 [illegible] 7500 BALT. • [illegible]

DESIGNED JME	SITE DEVELOPMENT PLAN SEDIMENT AND EROSION CONTROL PLAN LOTS 199, 200 & 233	SCALE 1"=30'
DRAWN LAI	TURF VALLEY OVERLOOK SECTION 2 AREA 1	DRAWING 1 of 1
CHECKED KWM	2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 86-121
DATE May, 1989	FOR FIRETTI, BLORS, Inc. 10300 Baltimore National Pike Ellicott City, Maryland 21042	FILE NO. 86-121X

SDP-89-251