No	REVISIONS	Date
1	Rev. hse. and grd. lot 101, Add hse. typical	5-26-95

BENCHMARKS

No 3440001 N 534735.478 E 836286.237 Elev. 486.341

No 3440002 N 533593.800 E 837983.249 Elev. 462.306

LEGEND

Contour Interval 2 FT
Existing Contour 430
Proposed Contour 410
Spot Elevation +10.2
Direction of Drainage
Walk out Basement WO
Trees to be Saved
Tree Protection Fence — // — // —
Silt Fence — S — S —
Existing Silt Fence — S — S —
Stabilized Construction Entrance SCE

SEDIMENT AND EROSION CONTROL 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. (313-1855)
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 1983 MARYLAND STANDARDS AND SPECS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within seven calendar days for all areas with slopes greater than 3:1, or 14 days as to all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeters in accordance with sec. 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) and (Sec 54), temporary seedings (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 until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. SITE ANALYSIS:

Total Area of Site	1.18 Ac
Area Disturbed	0.39 Ac
Area to be roofed or paved	0.39 Ac
Area to be vegetatively stabilized	1.021 Ac
Total Cut	523 c.y.
Total Fill	
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 Soil Sediment Control Insp.
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 inspections shall not be authorized until this initial approval by the insp. ... is made.

All pipes to be blocked at the end of each day. See detail this sheet)

The total amount of silt fence 780 LF

* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and the grading permit number at the time of construction.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following schedules:
1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs per acre 10-10-10 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 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 60lbs 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 per acre (.9 lbs/1000 sq. ft) tall fescue, 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. 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. Option (2) seed with 150 lbs per acre (3.5 lbs/1000 sq ft) of Kentucky 31 tall fescue and mulch with 2 tons per acre 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.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL INFORMATION.

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

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 to 3 bushel per acre of annual rye (112 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 1 lb 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 option (2) of the preferred seeding schedule.

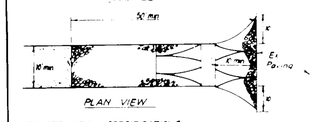
MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher,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

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings. Refertilize if growth is not adequate.

CONSTRUCTION SEQUENCE

		No. OF DAYS
1	Obtain grading permit	7
2	Install tree protection fence	1
* 3	Install sediment and erosion control devices and stabilize	14
4	Excavate for foundations, rough grade and temporarily stabilize	30
5	Construct structures, sidewalks and driveways	60
6	Final grade and stabilize in accordance with Stds and Specs	14
7	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	1

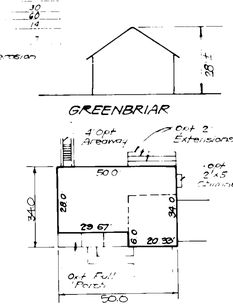
* Maintain as necessary existing sediment and erosion control devices where shown on plan.

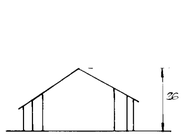


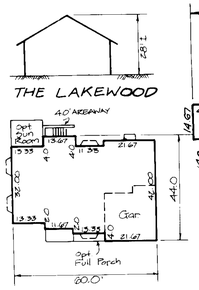
CONSTRUCTION SPECIFICATIONS

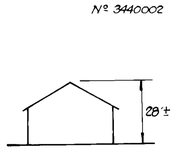
1. Stone size - Use 2" stone, or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) feet minimum, but not less than the full width 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 flowing 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 needed maintenance shall be provided after each rain.

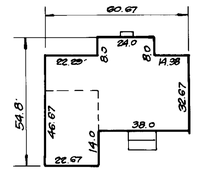
STABILIZED CONSTRUCTION ENTRANCE (SCE)
NO SCALE

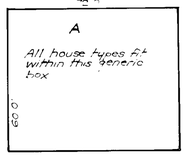


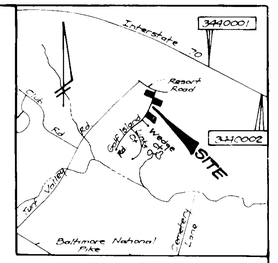












VICINITY MAP

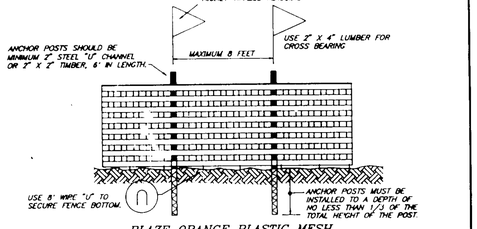
Scale 1" = 2000

GENERAL NOTES:

1. Subject property is zoned: PGCC per 10-18-93 Comprehensive Zoning Plan.
2. The total area included in this submission is: 51,495 ± or 1.18 Ac.
3. The total number of lots included in this submission are: 3
4. Improvement to property : Single family detached
5. SHC elevations shown are located at the property line
6. Department of Planning and Zoning reference file numbers are: S-86-13, F-93-10, S-92-15, WP-93-16, FDP-3058, A-4434, F-94-06, WP-94-22, Residential Subdivision, FDP-3058-A, F-95-46
7. Utilities shown as existing are taken from approved water and sewer plan Contract # 24-3318-D, approved road construction plans F-94-06, and actual field survey.
8. Any damage to county owned rights-of-way shall be corrected at the developer's expense.
9. Stormwater Management Facilities proposed are extended detention
10. All roadways are public and existing
11. The existing topography shown was taken from road construction plans F-94-06 prepared by Mildenburg & Mochi & Assoc. Inc.
12. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos.: 3440001 and 3440002
13. The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty four (24) hours prior to the start of work.
14. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
15. For driveway entrance details refer to Ho. Co. Design Manual Volume III Sta. Detail R-6.03

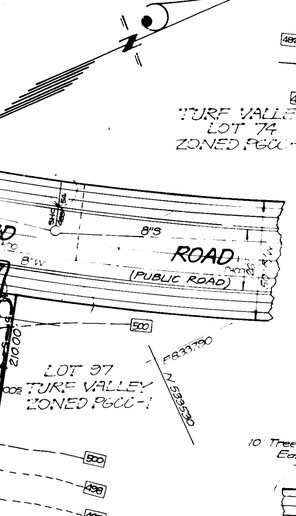
ADDRESS CHART

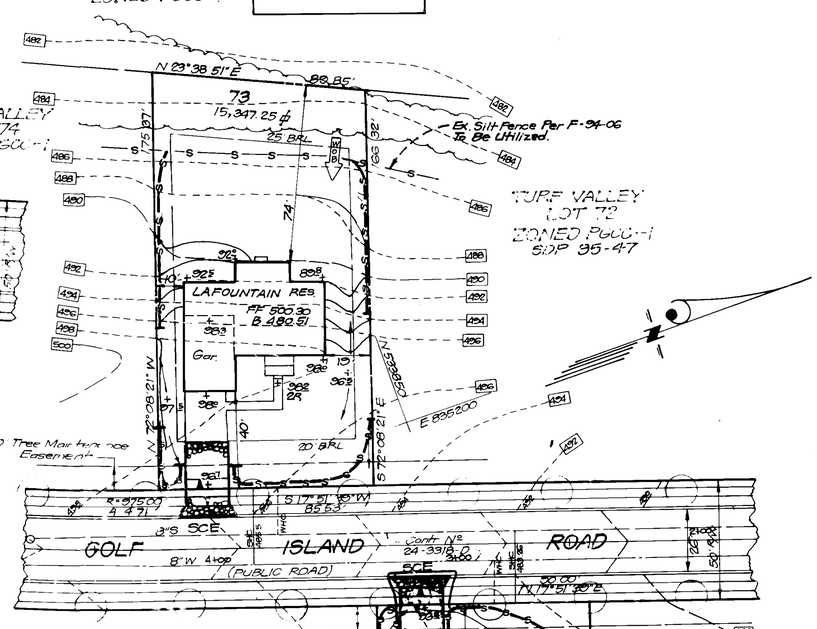
Lot No	STREET ADDRESS
73	2612 Golf Island Road
96	2629
101	2609

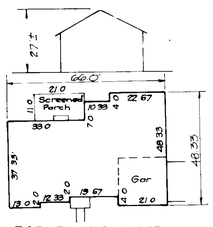


BLAZE ORANGE PLASTIC MESH
TYPICAL TREE PROTECTION FENCE DETAIL
NO SCALE

NOTES:
1. Fence protection devices only.
2. Retention area will be set as part of the review process.
3. Boundaries of retention area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protection signage may also be used.
6. Device should be maintained throughout construction.







OWNER / DEVELOPER

MANSIONE ENTERPRISES OF TURF VALLEY
1205 York Road - Penthouse
Lutherville, Maryland 21093

SUBDIVISION NAME			SECTION/AREA	LOTS/PARCELS
TURF VALLEY			N/A	73, 96 AND 101
PLAT NO.	BLOCK NO.	ZONE	TAX MAP NO.	ELECTION DIST.	CENSUS TRACT
11561	18	PGCC-1	16	2ND	6032
WATER CODE	H-07		SEWER CODE	5992500

APPROVED
DATE Feb. 16, 1995

No	REVISIONS	Date
1	Rev. hse. & grd. Lot 73, Add hse. typical	12.26.86

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

DIRECTOR — DATE 3/24/95

CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH — DATE 3/24/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

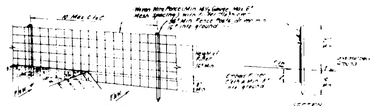
DIRECTOR — DATE 3/17/95

CHIEF BUREAU OF ENGINEERING — DATE 3/16/95

Reviewed for HOWARD S.C.D. meets Technical Requirements
Signature — Date 3/17/95
US Soil Conservation Service

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

By — Approved 3/17/95



SILT FENCE DETAIL (9)
NO SCALE

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development and 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 or their authorized agents, as are deemed necessary."

Phillip Dorsey — 2.27.95 Date

ENGINEER'S CERTIFICATE

I hereby 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.

G. Nelson Clark — 2.27.95 Date

STATE OF MARYLAND — G. NELSON CLARK — No. 11145 — REGISTERED PROFESSIONAL ENGINEER — 2-27-95

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 – BALTO • (301) 621-8100 – WASH

DESIGNED	BAL
DRAWN	BAL
CHECKED	
DATE	2-27-95

SITE DEVELOPMENT PLAN,
SEDIMENT & EROSION CONTROL PLAN
LOTS 73, 96 AND 101
TURF VALLEY
LOTS 69-104
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
For: DORSEY CONTRACTORS, INC.
13090 Old Frederick Road
Sykesville, Maryland 21784

SCALE	1" = 30'
DRAWING	1 OF 1
JOB NO.	94-157
FILE NO.	94-157X

SDP-95-56