

**HOWARD SOIL CONSERVATION DISTRICT**

**PERMITTING GUIDELINES**

- 1) A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licensing and Permits, Sediment Control Division prior to the start of any construction (800-3493).
- 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the most current "PERMANENT SEDIMENT AND STRUCTURAL CONTROL FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
- 3) Prolonged initial soil disturbance or re-disturbance, permanent or temporary, shall be minimized. All such activities shall be completed within: a) 7 calendar days for all permanent sediment control structures; b) permanent slopes and all slopes greater than 3%; c) 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins shall 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 HURDLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for permanent seeding (Sec. 51), and (Sec. 54), temporary seeding (Sec. 56) 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.
- 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: 0.719 Acres
  - Area to be roofed or paved: 2,778 Sq. Ft.
  - Area to be vegetatively stabilized: 2,814 Sq. Ft.
  - Total Curb: 1,100 L.F.
  - Total Fill: 1,100 Cu. Yds.
  - Office area/narrow area location: SEE SITE
- 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 Sediment Control Inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be required upon completion of installation and sediment erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be withdrawn until this initial approval by the inspection agency is made.
- 11) Treeholes for the construction of utilities is limited to three slope lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

**HOWARD SOIL CONSERVATION DISTRICT**

**PERMITTING GUIDELINES**

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

**Soil Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**Seeding:** In lieu of soil test recommendations, use one of the following schedules:

- 1) **Topsoil:** Apply 2 tons per acre (20,000 lbs/1000 sq. ft.) of 100% topsoil (100% topsoil) or 1.5 tons per acre (15,000 lbs/1000 sq. ft.) of 75% topsoil (75% topsoil) and 0.5 tons per acre (5,000 lbs/1000 sq. ft.) of 50% topsoil (50% topsoil) and 0.5 tons per acre (5,000 lbs/1000 sq. ft.) of 25% topsoil (25% topsoil) and 0.5 tons per acre (5,000 lbs/1000 sq. ft.) of 100% topsoil (100% topsoil).
- 2) **Limed Topsoil:** Apply 2 tons per acre (20,000 lbs/1000 sq. ft.) of 100% limed topsoil (100% limed topsoil) or 1.5 tons per acre (15,000 lbs/1000 sq. ft.) of 75% limed topsoil (75% limed topsoil) and 0.5 tons per acre (5,000 lbs/1000 sq. ft.) of 50% limed topsoil (50% limed topsoil) and 0.5 tons per acre (5,000 lbs/1000 sq. ft.) of 25% limed topsoil (25% limed topsoil) and 0.5 tons per acre (5,000 lbs/1000 sq. ft.) of 100% limed topsoil (100% limed topsoil).
- 3) **Mulch:** Apply 1-1/2 to 2 tons per acre (15,000 to 20,000 lbs/1000 sq. ft.) of untreated wood grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons per acre (2 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 ft. or higher, use 300 gallons per acre (3 gal/1000 sq. ft.) for anchoring.

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

**TEMPORARY SEEDING NOTES**

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

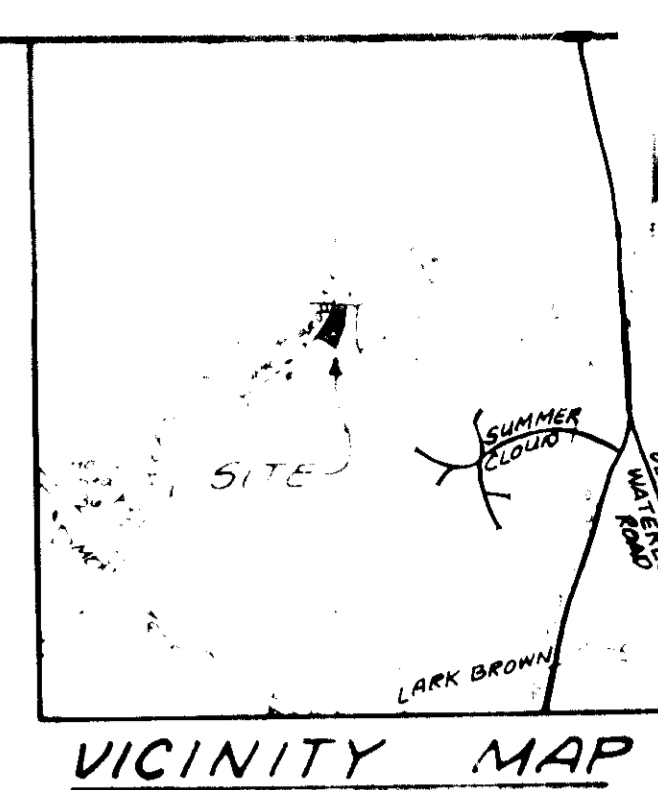
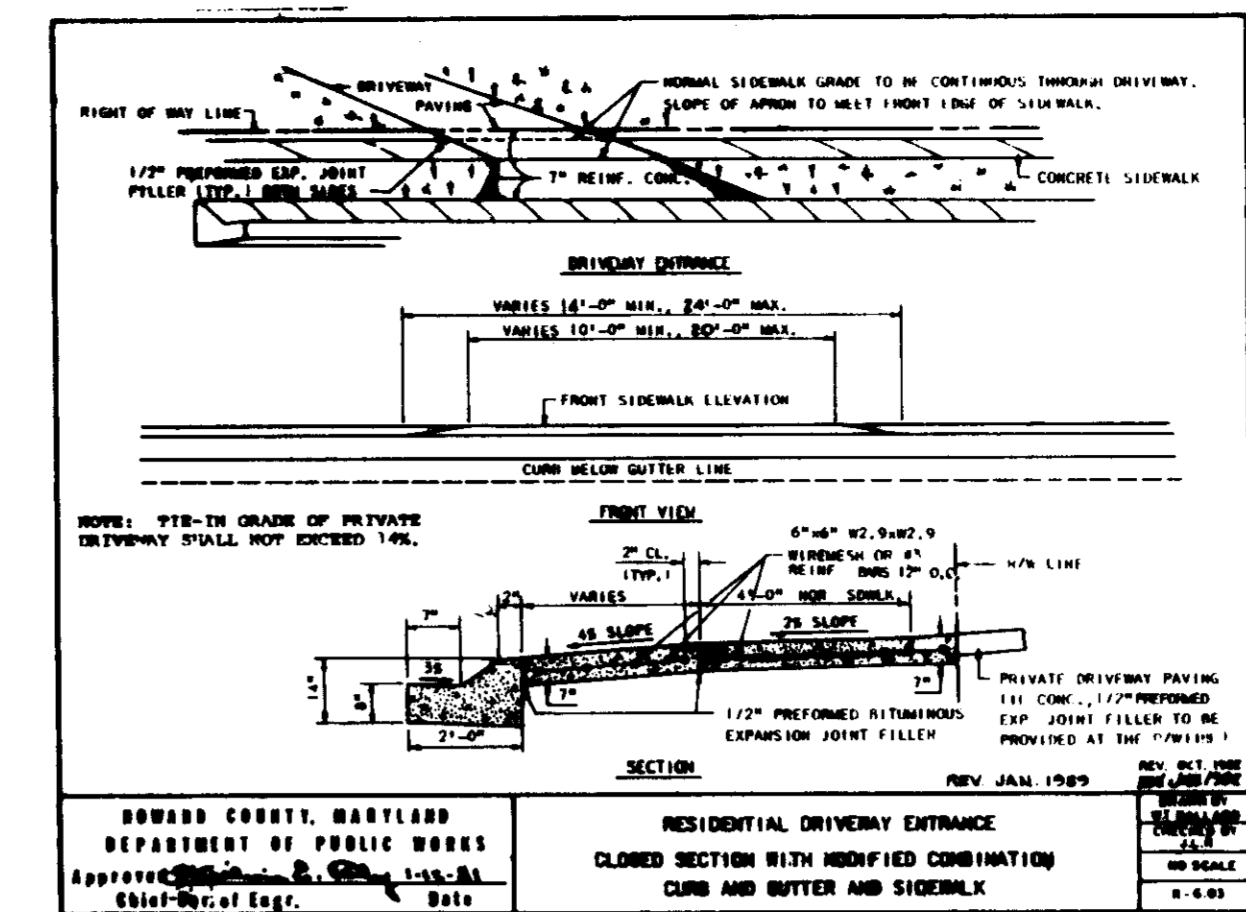
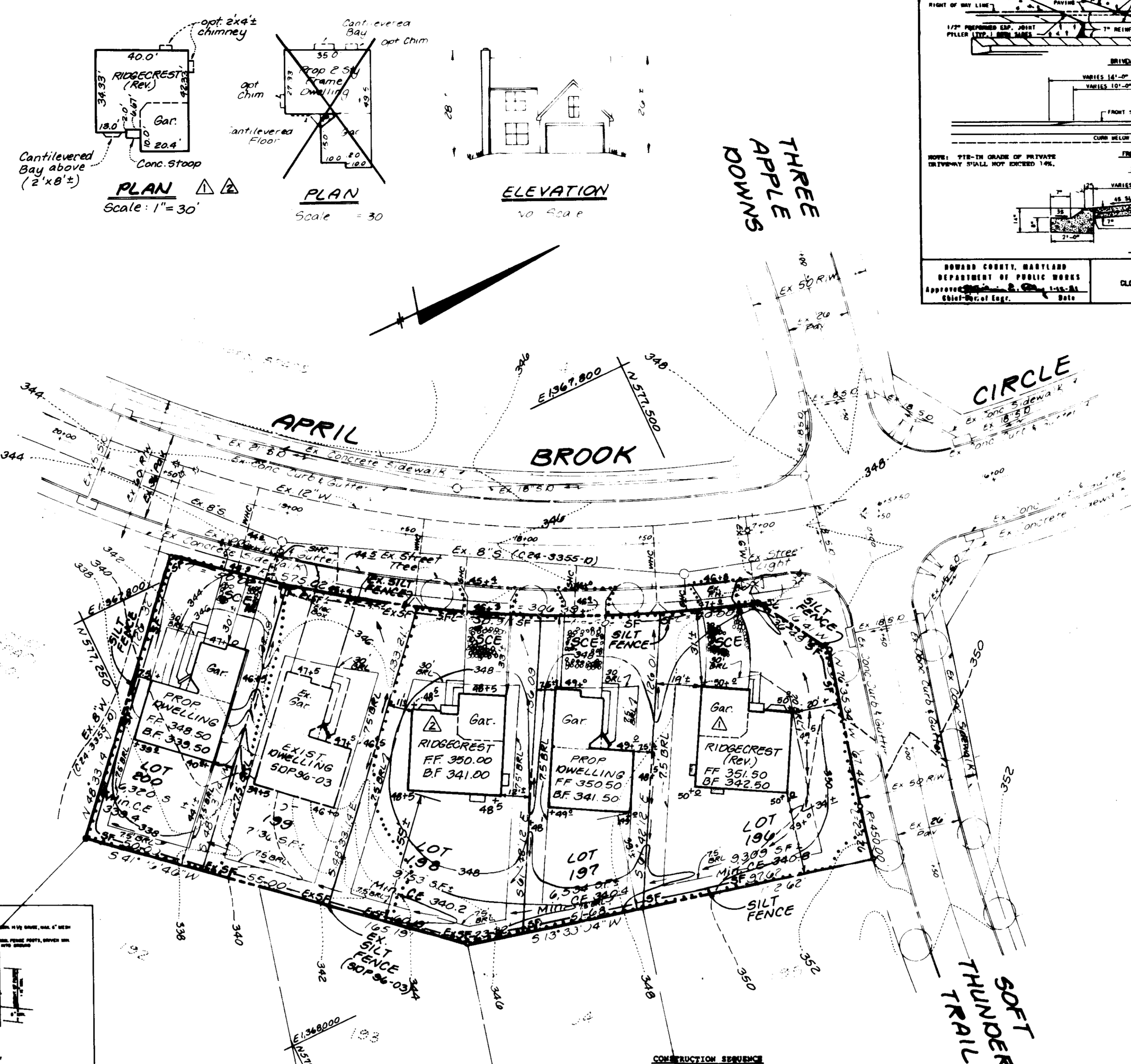
**Soil Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**Seeding:** Apply 600 lbs/1000 sq. ft. of 100% fertilizer (14-18-18 fertilizer) (14-18-18 fertilizer).

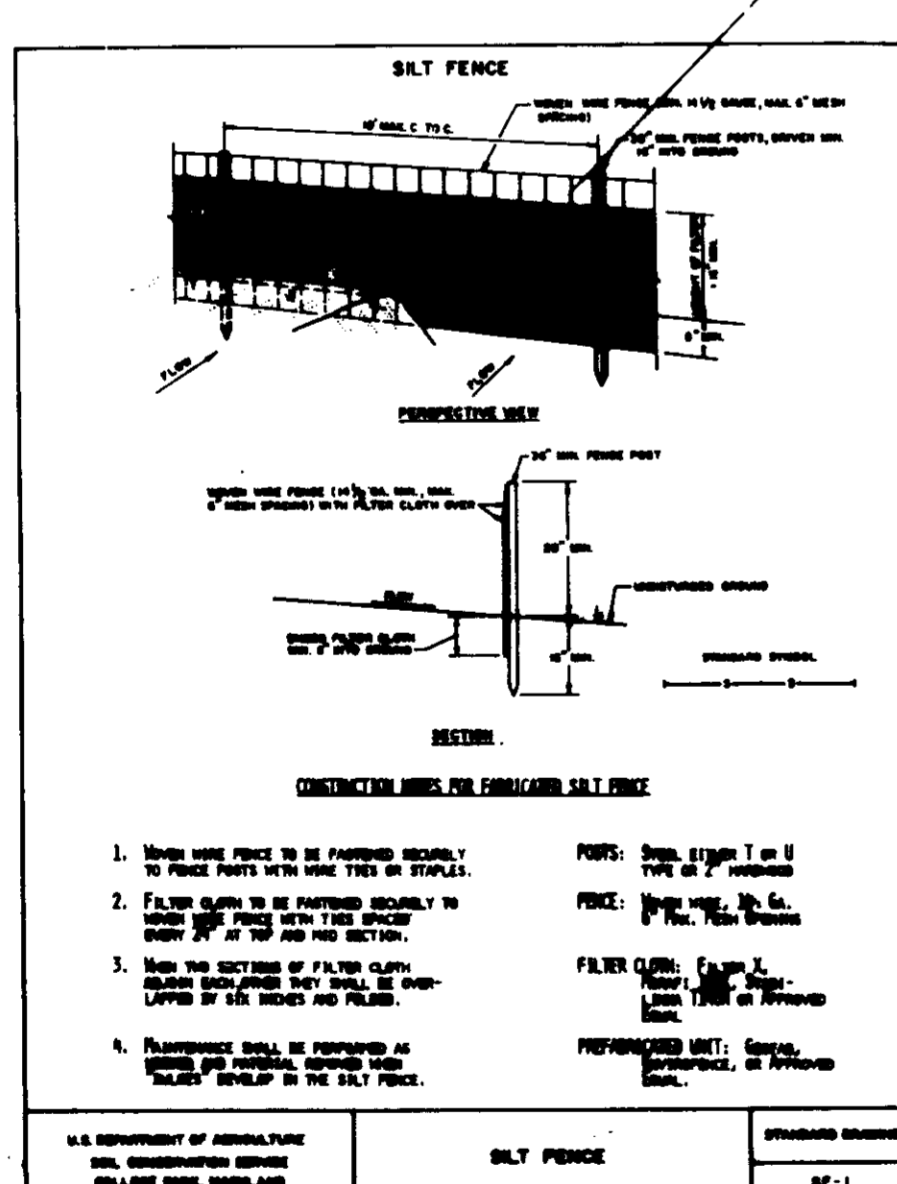
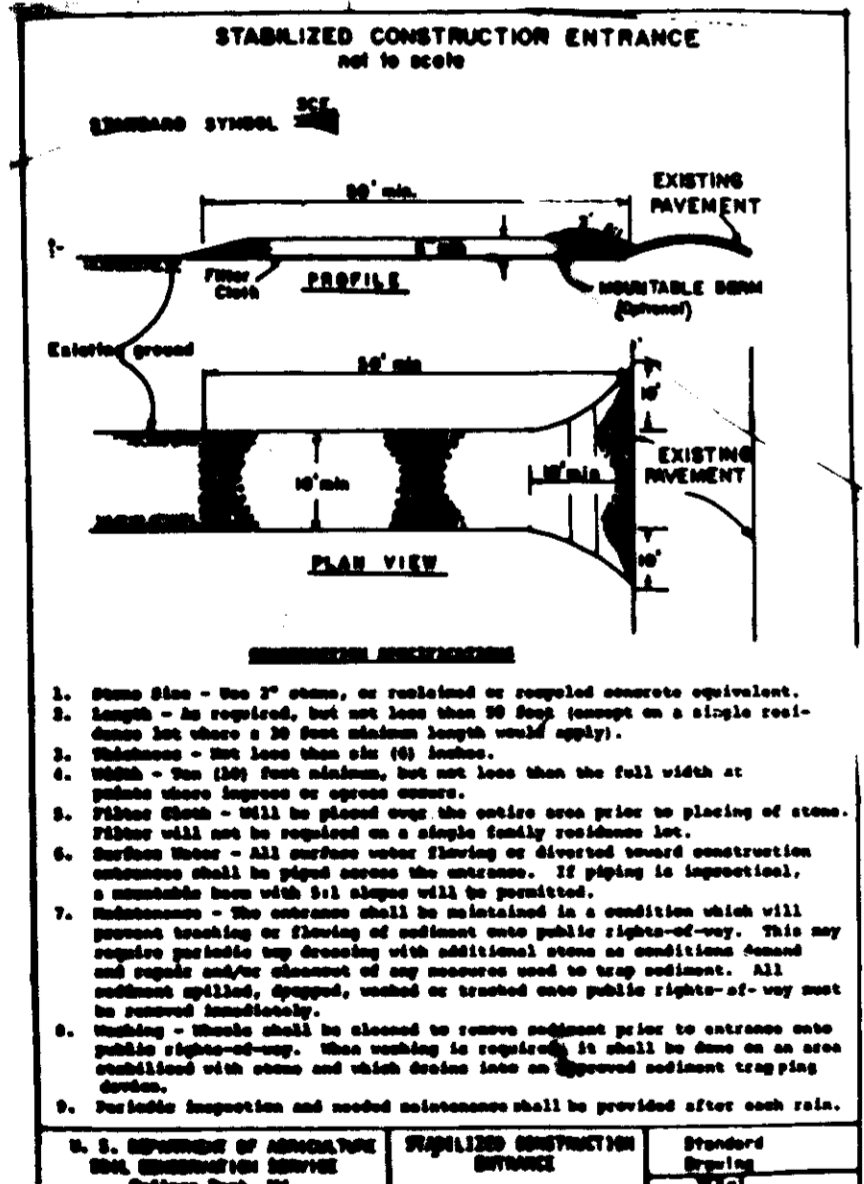
**Maintenance:** For periods March 1 thru April 30, and August 15 thru October 15, seed with 7-2-1 fertilizer per acre of aerial rate (12.2 lbs/1000 sq. ft.). For the period May 1 thru July 31, seed with 3 lbs per acre of sweeping topsoil (4.7 lbs/1000 sq. ft.). For the period November 1 thru February 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 seed.

**Maintenance:** Apply 1-1/2 to 2 tons per acre (15,000 to 20,000 lbs/1000 sq. ft.) of untreated wood grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons per acre (2 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 ft. or higher, use 300 gallons per acre (3 gal/1000 sq. ft.) for anchoring.

Refer to the 1983 HURDLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for the additional rates and methods not covered.



- NOTES**
1. Site Analysis:
    - a. Total area of lots: 0.719 Ac. ± or 31,315 SF ±
    - b. Present zoning: NT (NewTown) SFMD (RDP Phase 216)
    - c. Proposed use of structures: Residential single family detached dwellings
    - d. Total number of units allowed: 4
    - e. Number of parking spaces required: 4
    - f. Number of parking spaces provided: 2.0/p.u. or 2 x 4 p.u. = 8
    - g. Number of parking spaces provided:
      - 1. Regular - 8 (2 car garages/unit)
      - 2. Handicapped: N/A
    - h. Building coverage of site: 5106 SF ± or 0.117 Ac. ± (16.9%)
  2. Minimum building setbacks (typical): (30% Max. or 20' 3" allowed by RDP Phase 216)
    - a. Front: 30 feet
    - b. Rear: 7.5 feet
    - c. Side: 7.5 feet (corner lot: 20 feet)
  3. All work shown on these plans shall be done in accordance with Howard County Standards, Specifications and Details for Construction, Volume IV
  4. The Contractor shall notify the Department of Public Works, Construction Inspection Division at (410) 313-1880 at least five (5) days prior to the start of any work.
  5. The Contractor shall notify "Miss Utility" at 1-800-257-7777 at least forty-eight (48) hours prior to any excavation work.
  6. Any damage to existing public right-of-ways, existing paving, existing curb and gutter, existing utilities, etc. shall be corrected at the Contractor's expense.
  7. The existing utilities shown hereon are located from construction drawings of record and Water and Sewer Contract No. 24-5995-D. The approximate location of existing utilities are shown for Contractor's information and convenience. The Contractor shall locate existing utilities to his own satisfaction and verify in advance of any construction activities. Additionally, the Contractor shall take all necessary precautions to protect all existing utilities and maintain uninterrupted service.
  8. Topography shown is taken from a field-run survey dated 7/95 LDE, Inc.
  9. Horizontal and vertical datum footings are related to the Maryland State Plane Coordinate System as projected from Howard County Control Station No. 3G.1A and No. 37.0R.
  10. Stormwater management for this site is provided by F-25-25



**LEGEND**

- 260- Existing Ground
- 260- Proposed Grade
- Existing Water
- Existing Sewer
- Stabilized Construction Entrance
- Limit of Disturbance
- SF - Silty Fence
- Drainage Flow
- TP - Tree Protection Fence (existing)
- Designates Street Trees (as approved by F-35 25)
- ▲ Front Orientation of Dwelling Unit

- CONSTRUCTION SEQUENCE**
1. OBTAIN GRADING PERMIT..... 1 DAY
  2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES..... 2 DAYS
  3. INSTALL SILTY FENCE AT LIMIT OF DISTURBANCE FROM HEREON. INSTALL TREE PROTECTION FENCE ALONG REAR LIMIT OF DISTURBANCE..... 5 DAYS
  4. CLEAR AND GRUB SITE TO SUBGRADE..... 5 DAYS
  5. BEGIN EXCAVATION FOR HOUSE FOUNDATIONS AND BEGIN HOUSE CONSTRUCTION..... 40 DAYS
  6. THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS..... DAILY
  7. REMOVE SEDIMENT FROM ROADWAYS AND DEES STABILIZED CONSTRUCTION ENTRANCE AS REQUIRED..... MAINTENANCE
  8. FINE GRADE SITE AND STABILIZE WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. INSTALL INDIVIDUAL DRIVEWAY AND HOUSE WALK..... 15 DAYS
  9. REMOVE SILTY FENCE AND STABILIZE DISTURBED AREA WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH..... 5 DAYS
- TOTAL TIME: 88 DAYS

**NOTE:** HERITAGE HOMES GROUP INC. WILL BE DEVELOPING SINGLE FAMILY HOMES ON LOTS 196-200. HERITAGE HOMES GROUP, INC. WILL BE RESPONSIBLE FOR ALL GRADING ON THESE LOTS.

ADDRESS CHART	
LOT NO.	STREET ADDRESS
196	6301 APRIL BROOK WAY
197	6305 APRIL BROOK WAY
198	6309 APRIL BROOK WAY
200	6317 APRIL BROOK WAY

REVISIONS			
No.	DATE	DESCRIPTION	
1	10/1/96	Lot 196 House Type Revised To The "Ridgecrest" (1-1/2 stories)	
2	03/18/97	Lot 198 House Type Revised To The "Ridgecrest" (1-1/2 stories)	

**LDE, INC.**  
 9250 Rumsey Road Suite 106 Columbia, MD 21045  
 (410) 715-1070 • (301) 596-3424 • (410) 715-9540 (fax)

Drawn: KBW  
 Designed: KBW  
 Checked: BOB  
 Date: July, 1995

**SITE PLAN FOR BUILDING PERMIT**  
**VILLAGE OF LONGREACH**  
 LOTS 196 - 198 and 200  
 SECTION 4 AREA 2  
 KENDALL RIDGE NEIGHBORHOOD  
 6th Election District  
 HOWARD County, Maryland  
 Previous Submittals: F-25-25 RDP Phase 216  
 OWNER / DEVELOPER: HERITAGE HOMES GROUP, INC.  
 8500 ROUTE 108 Suite 210 Gorman Plaza Columbia, MD 21045 (410) 397-4433

Scale: 1" = 30'  
 Drawing: 1 of 1  
 LOC Job #: 36-252  
 File #:

**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 requirements of the Howard Soil Conservation District."

**BRUCE D. BURTON** 10/14/95  
 Signature of Engineer Date

**DEVELOPER'S CERTIFICATE**

"I/we certify that all development and/or construction will be done according to these plans, and that any 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/we also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

**John E. Burton** 8/22/95  
 Signature of Developer Date

Reviewed for Howard County Soil Conservation District and meets technical requirements.

**Patricia Engle** 10/23/95  
 Signature of Howard Soil Conservation District Date

APPROVED: Department of Public Works for Public Water, Public Sewerage, Storm Drainage Systems and Parks.

**Director, Public Works** Date

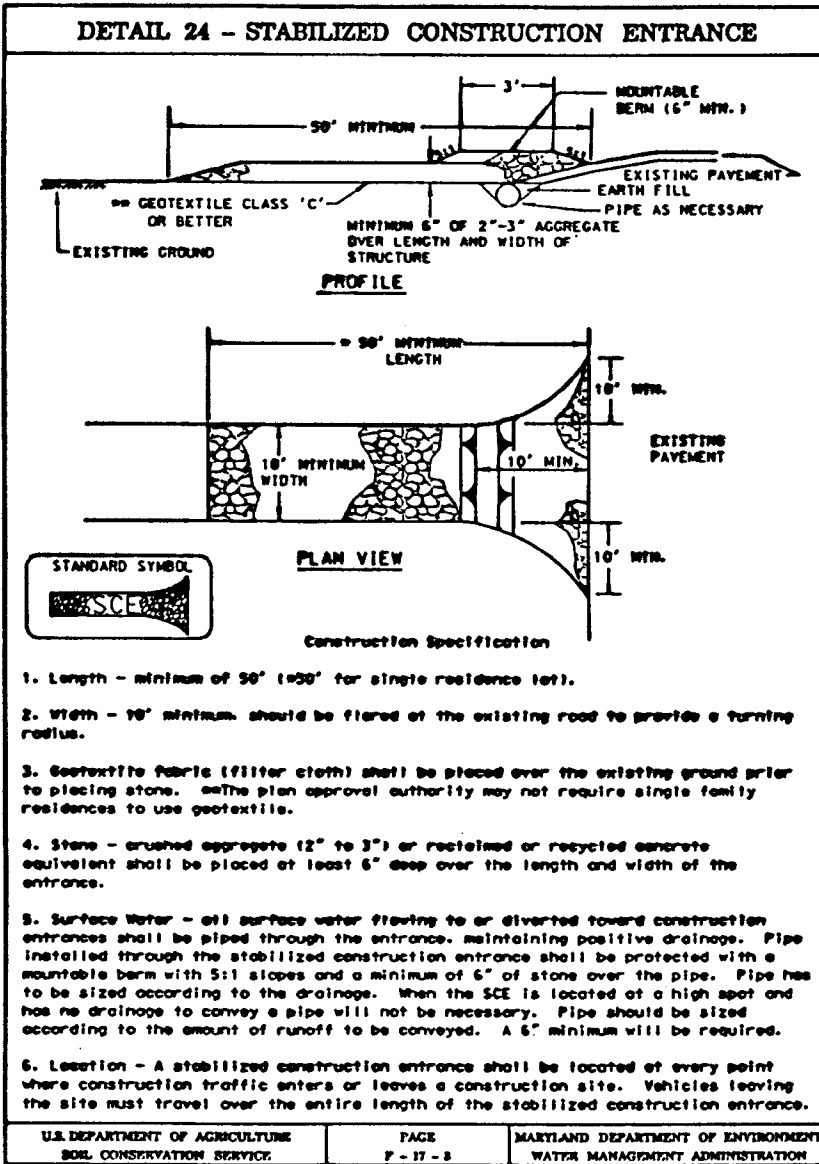
APPROVED: Howard County Planning and Zoning Department for Public Water and Public Sewerage Systems.

**Chief, Division of Land Development and Research** Date

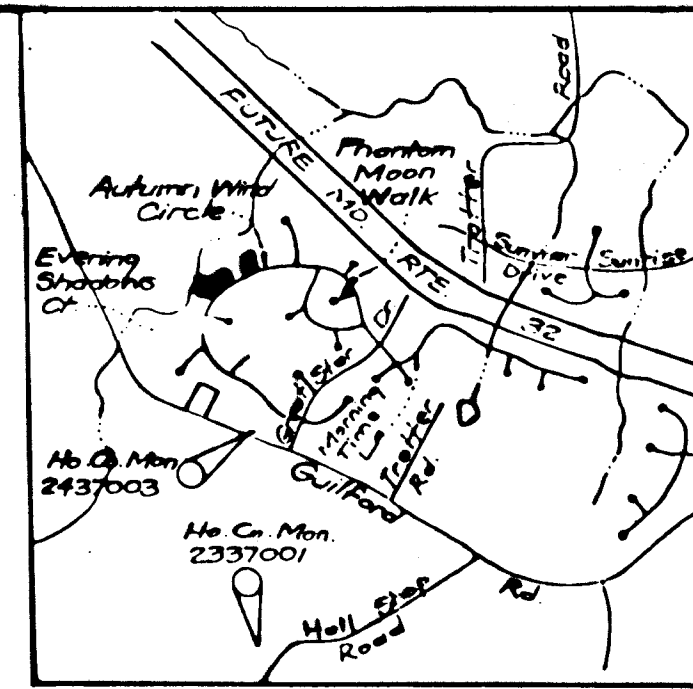
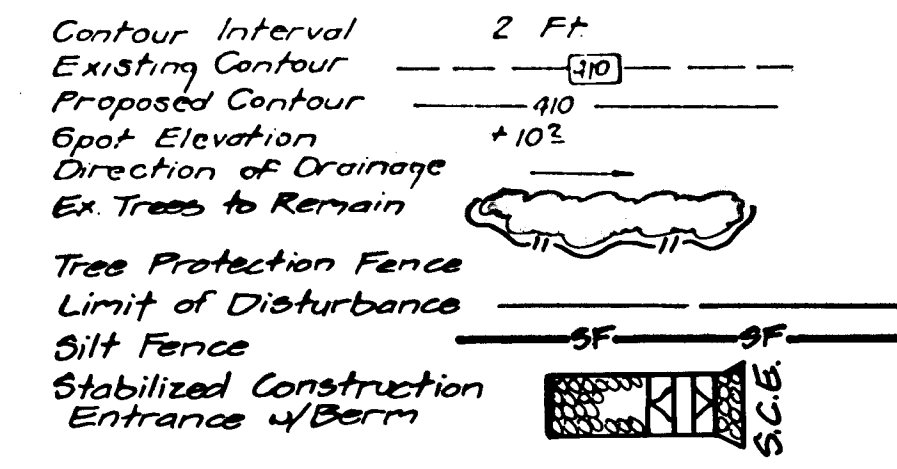
APPROVED: Department of Planning and Zoning.

**Chief, Development Engineering** Date

**Chief, Division of Land Development and Research** Date

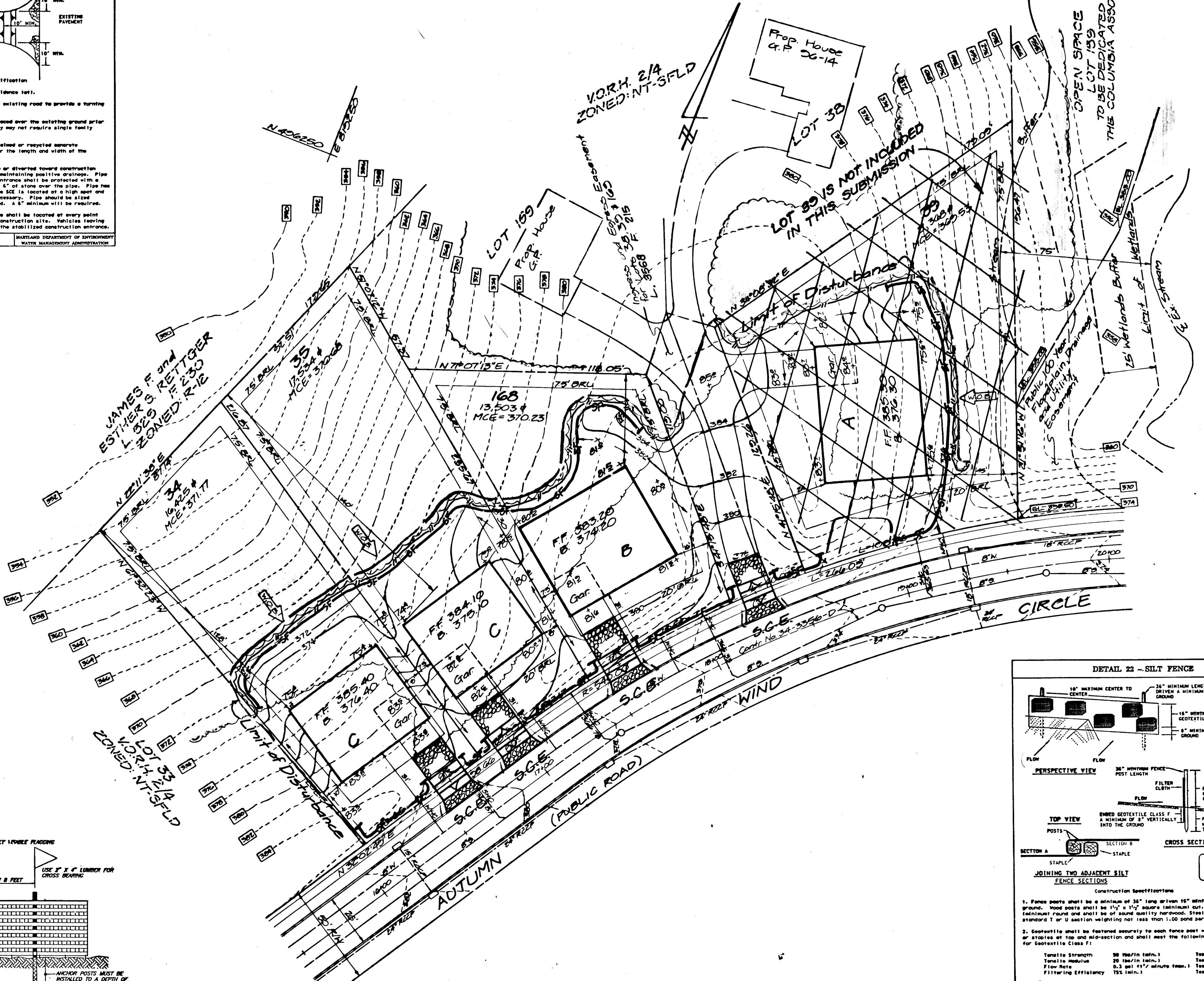


**LEGEND**



**HOWARD COUNTY MONUMENTS**

N# 2337001 - Elev 496.095, 3/4 Reinforcing Rod, 0.6' Below Surface  
N# 491612 385, E 819527 789  
N# 2437003 - Elev 477.122, Concrete Mon, 0.25 Below Surface  
N# 424285 231, E 820385 343



**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 PREPARATION:** Loosen upper three inches of soil by raking, dicing 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 lb./100 sq.ft.) and 800 lbs per acre 10-10-10 fertilizer (4 lb./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lb./1000 sq.ft.)
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lb./1000 sq.ft.) and apply 1000 lbs per acre 10-10-10 fertilizer (23 lb./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 60 lbs. per acre (1.4 lb./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 lb./1000 sq.ft.) of weeping lovegrass. During the period of October 15 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 80 lb/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 80 lb./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**

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

**SOIL AMENDMENTS:** Apply 800 lbs. per acre 10-10-10 fertilizer (14 lb./1000 sq.ft.).

**SEEDING:** For the periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (12 lb./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lb./1000 sq.ft.). For the period November 1 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 80 lb./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 RATE AND METHODS NOT COVERED.**

**SEDIMENT AND EROSION CONTROL NOTES**

- 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. (11-1-1983)
- 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.
- Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:
  - 7 calendar days for all perimeter sediment control structures, silt, silt, perimeter slopes and all slopes greater than 3:1.
  - 14 days for all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeters 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), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch stone can only be done when recommended seeding dates 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:**

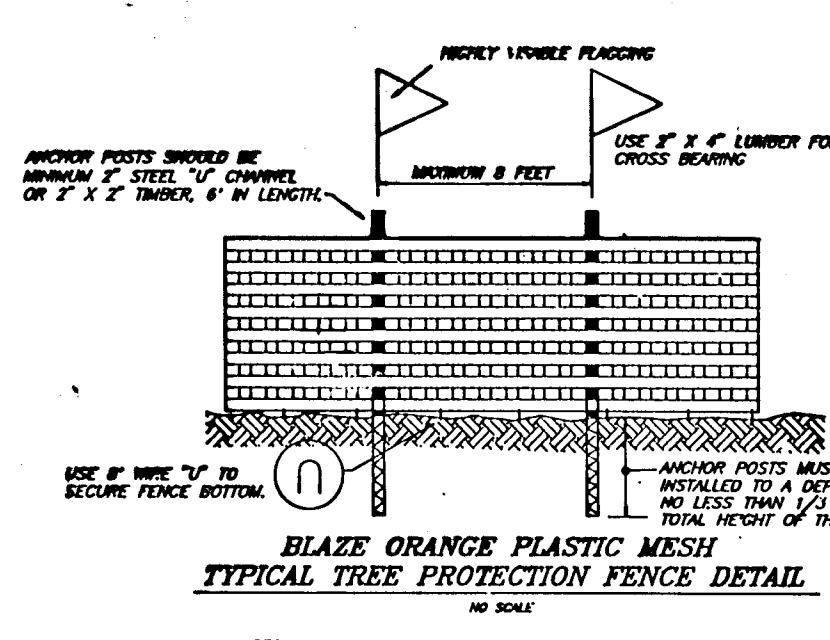
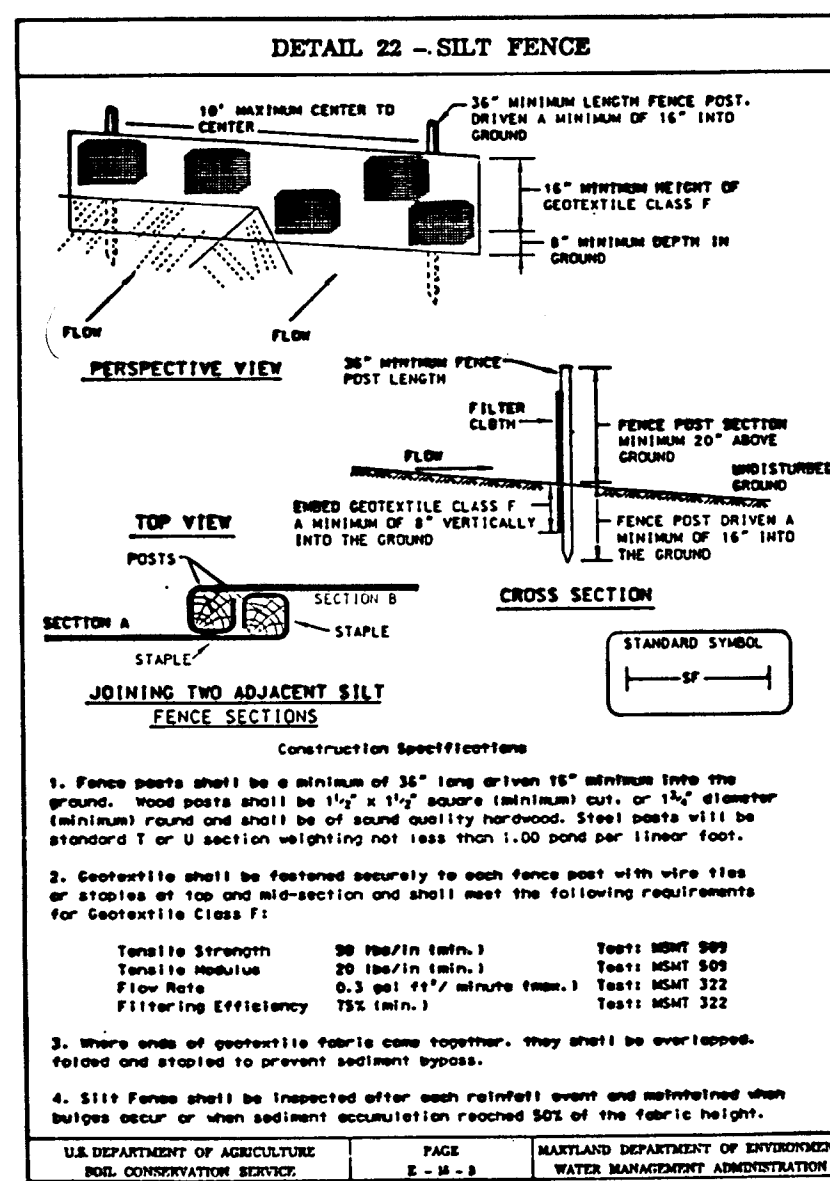
Total Area of Site:	1.025 ac.
Area Disturbed:	0.52 ac.
Area to be seeded or sodded:	0.125 ac.
Area to be vegetatively stabilized:	0.27 ac.
Total Cut:	27,212 cu. yd.
Total Fill:	18,212 cu. yd.
Offsite Waste/Borrow Area Location:	
- Any sediment control practice which is disturbed by grading activity for 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 DPM 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 received.
- The total amount of all fence = 440 LF.

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

CONSTRUCTION SEQUENCE:	NO. OF DAYS
1. Obtain grading permit.	7
2. Install tree protection fence.	7
3. Install sediment and erosion control devices and stabilize.	7
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 S.E.C. and Specs.	14
7. Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize.	7

**OWNER/DEVELOPER**  
HOWARD RESEARCH AND DEVELOPMENT CORP  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

SUBMISSION NAME	COLUMBIA VILLAGE OF RIVER HILL	SECTION/AREA	2/4	LOTS/PARCELS	34, 35 and 16B
PLAN NO.	11466 thru 11473-11912	BLOCK NO.	13	TAX MAP NO.	35
		ZONE	NT	ELECTION DIST.	5TH
			SFLD	CENSUS TRACT	6055
WATER CODE	I-11	SEWER CODE	6650000		



**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

*[Signature]* 10/24/95  
Chief, Development Engineering Division

*[Signature]* 10/31/95  
Chief, Division of Land Development and Research

*[Signature]* 11/1/95  
Director

Reviewed for HOWARD S.C.D. and meets Technical Requirements

*[Signature]* Date  
Natural Resources Conservation Service

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

*[Signature]* 10/23/95  
Approved

**DEVELOPER/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.

*[Signature]* 10/18/95  
Harry L. Lundy 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.

*[Signature]* 10-18-95  
G. Nelson Clark Date



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

7135 MISTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 - BALTO • (301) 621-8100 - WASH

DESIGNED: ZAL  
DRAWN: MCR  
CHECKED: JJS  
DATE: 10-18-95

**SEDIMENT & EROSION CONTROL PLAN**  
LOTS 34, 35 and 16B  
COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 4 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
FOR: WILLIAMSBURG BUILDERS, INC.  
PO Box 1018 Columbia, Maryland 21044

SCALE: 1" = 30'  
DRAWING: 2 OF 2  
JOB NO.: 95-144  
FILE NO.: 95-1445E

SDP-26-25