HOWARD SOIL CONSERVATION DISTRICT
TEMPORARY 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, disking 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 disk into upper three inches of soil. At 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 10-20-20 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk 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 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 unhulled Sweet Sudan. 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) - Use sod. Option (3) - Seed with 60 lbs/acre Kentucky 31 Tall Fescue and 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 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 seeding areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

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

Seedbed Preparation: -- Loosen upper three inches of soil by raking, disking 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 October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of hulled Sweet Sudan (.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 weed free 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 ft. or higher, use 348 gal/acre (8 gal/1000 sq. ft.) for anchoring.

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

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

1) A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction. (880-3450).

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 SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.

3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) [illegible] 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.

4) All sediment trape/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 seeding (Sec. 51), and (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 until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7) Site Analysis:

Total Area of Site	0.3538	Acres
Area Disturbed	0.3676	Acres
Area to be roofed or paved	0.2012	Acres
Area to be vegetatively stabilized	0.1664	Acres
Total Cut	286	Cu. Yds.
Total Fill	286	Cu. Yds.
Offsite waste/borrow area location	N/A	

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

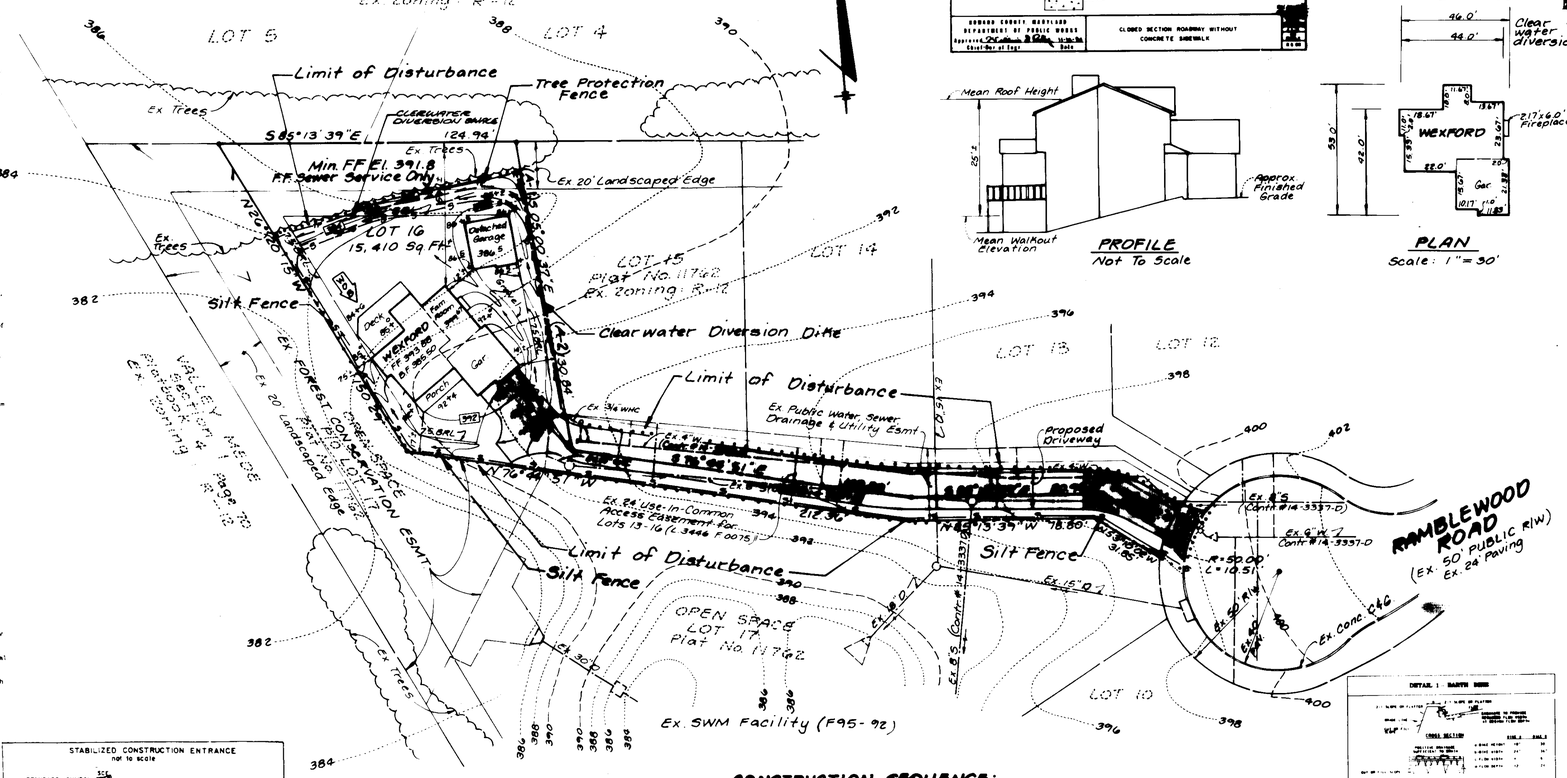
9) Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.

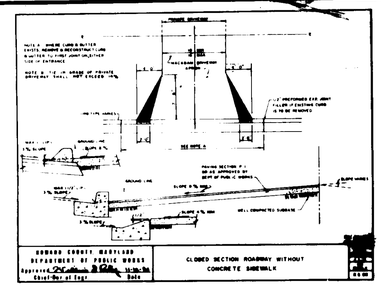
10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals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

11) Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MIN LOT SIZE
16	15,410 ⊕	2,545 ⊕	12,865 ⊕	—	—	12,865 ⊕

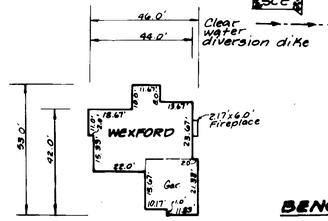




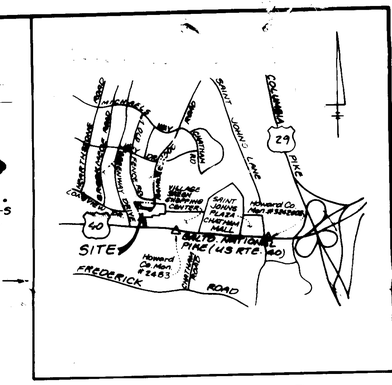
PROFILE
Not To Scale

LEGEND

Contour Interval	
Existing Contour	400
Proposed Contour	400
Spot Elevation	×82.5
Direction of Drainage	
Walkout Basement	WOB
Trees to be saved	
Limit of Disturbance	• • • • • • •
Silt Fence	—S—S—S
Tree Protection Fence	TP—TP
Stabilized Construction Entrance	SCE
Clear water diversion dike	



PLAN
Scale: 1" = 30'



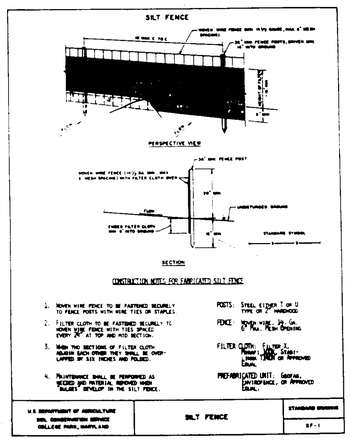
VICINITY MAP
SCALE: 1" = 2000'

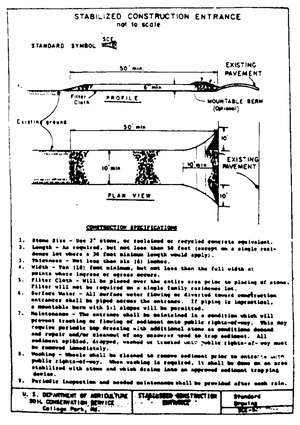
BENCHMARKS:

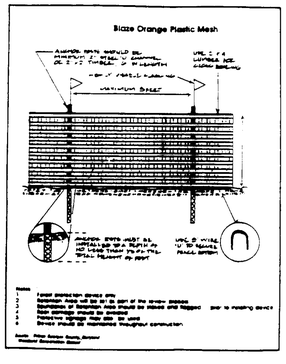
1. HO.CO. MONUMENT # 24B3 (NAD 83 HORIZ. DATUM)
N. 586661.201, E. 1359226.385 ELEV. 385.295
Concrete Monument 18'± south of south edge of Rte. 40 East (Traffic Lane) 150' East of East End of Sunoco Station opposite Doctors Bldg. 1.5' below surface.
2. HO.CO. MONUMENT # 3242002 (NAD 27 HORIZ. DATUM)
N. 526789.095 E. 849475.765 ELEV. 400.780
Concrete Monument at surface 1'± North of edge of macadam shoulder of Rte. 40 West (Traffic Lane) 150' East of St. John's Lane.

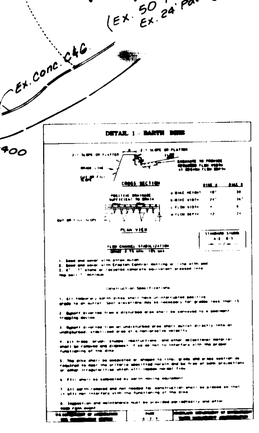
NOTES:

1. SUBJECT PROPERTY IS ZONED R-12 (Residential Single) PER 10-18-93 COMPREHENSIVE ZONING PLAN.
2. THE TOTAL AREA INCLUDED IN THIS SUBMISSION IS: 0.3538 Ac. ±
3. THE TOTAL NUMBER OF LOTS INCLUDED IN THIS SUBMISSION IS: 1
4. IMPROVEMENT TO PROPERTY: SINGLE FAMILY DETACHED HOMES
5. DEPARTMENT OF PLANNING AND ZONING REFERENCE FILE NUMBERS ARE: F95-92, F94-84, F79-10, WP95-19, P94-06, WP95-114, SDP96-20
6. UTILITIES SHOWN AS EXISTING ARE TAKEN FROM APPROVED WATER AND SEWER PLANS CONRACT NO. 14-3337-D AND APPROVED ROAD CONSTRUCTION PLANS NO. F95-92
7. ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
8. THE EXISTING TOPOGRAPHY WAS TAKEN FROM ROAD CONSTRUCTION PLANS NO. F95-92 PREPARED BY RIEMER, MUEGGE & ASSOCIATES DATED FEBRUARY 27, 1995
9. 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. 2483 and 3242002
10. 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.
11. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION WORK.
12. FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD DETAIL R-6.05 (this sheet)
13. IN ACCORDANCE WITH SECTIONS 128.A.1.b AND .c OF THE ZONING REGULATIONS, BAY WINDOWS OR CHIMNEYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR SETBACKS.
14. STORMWATER MANAGEMENT IS PROVIDED PER: F95-92 (EXTENDED DETENTION)









CONSTRUCTION SEQUENCE:

1. OBTAIN GRADING PERMIT. (1 day)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE. (1day)
3. INSTALL SILT FENCE AND TREE PROTECTION FENCE AS SHOWN ON THIS DRAWING. INSTALL CLEARWATER ~~DIVERSION DIKE ALONG NORTH (REAR PROPERTY LINE)~~ (4 days)
4. CLEAR AND GRUB SITE TO SUBGRADE. (5 days)
5. BEGIN EXCAVATION FOR HOUSE FOUNDATION AND BEGIN HOUSE CONSTRUCTION. (60 days)
6. THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. (daily)
7. REMOVE SEDIMENT FROM ROADWAYS AND DRESS STABILIZED CONSTRUCTION ENTRANCE AS REQUIRED. (Maintenance)
8. FINE GRADE SITE AND STABILIZE WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. INSTALL DRIVEWAY AND HOUSE WALK. (12 days)
9. REMOVE SILT FENCE AND STABILIZE DISTURBED AREA WITH PERMANENT SEEDING MIXTURE. (5 days)

TOTAL TIME: 88 days

STATE OF MARYLAND BRUCE DAVID BURTON No. 19104 REGISTERED PROFESSIONAL ENGINEER
Bruce D. Burton 4/19/96

OWNER
SARGENT DEVELOPMENT CORP III
c/o LONNIE SARGENT
13243 Westmeath Lane
Clarksville, Maryland 21029
Phone (301) 854-0938

SPECIAL NOTE:

This plan is for house siting and lot grading only. Improvements within the rights-of-way on this SDP are not to be used for construction. For construction, see approved Road Construction Plans F95-92 and/or approved Water and Sewer Plans Contract No. 14-3337-D.

ADDRESS CHART

LOT NO.	STREET ADDRESS
16	3286 Ramblewood Road

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"

STATE OF MARYLAND BRUCE DAVID BURTON No. 19104 PROFESSIONAL ENGINEER

Bruce D. Burton 4/19/96
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 also authorize periodic onsite inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

[illegible] 3/18/96
Signature of Developer Date

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

[illegible] 4/23/96
Natural Resources Conservation Service Date

This development is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
APPROVED:

John R. Robertson 4/23/96
Howard Soil Conservation District Date

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

~~Director, Public Works Date~~

~~Chief, Bureau of Engineering Date~~

~~APPROVED: Howard County Health Department for Public Water and Public Sewerage Systems.~~

~~Health Officer Date~~

APPROVED: Department of Planning and Zoning

Larry S. Kuntz 5/3/96
Planning Director Date

[illegible] 5/3/96
Chief, Division of Land Development and Research Date

[illegible] 5/3/96
Chief, Development Engineering Division Date

REVISIONS		
No.	DATE	DESCRIPTION

Property of: CHATHAM MEWS			Section / Area — / —		Lot No 16
Plat No 11762	Block No 4	Zone R-12	Tax Zone 24	El Dist 2nd	Census Tract 6088
Water Code F06			Sewer Code 1403900		

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

Designed BOB
Drawn: KBW
Checked BOB
Date March 1996

SITE DEVELOPMENT and SEDIMENT AND EROSION CONTROL PLAN
CHATHAM MEWS
Lot 16
A RESUBDIVISION OF PARCEL B AND LOT 1
Tax Map #24 Parcels 373 & 1137
2nd Election District
Howard County, Maryland
Previous Submittals: F95-92 SDP96-105

DEVELOPER
AMERICAN HOMES, INC.
3230 Bethany Lane Suite 8
Ellicott City, MD 21043 Phone: (410) 203-0500

Scale: 1" = 3
Drawing 1 of
LDE Job 95-043
File # SDP96-
SDP 96-