

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT & EROSION CONTROL PLAN AND NOTES
4	DETAIL SHEET

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
61	7,962 S.F.	1,595 S.F.	6,367 S.F.
64	9,217 S.F.	633 S.F.	8,584 S.F.
65	9,472 S.F.	1,022 S.F.	8,450 S.F.
66	9,841 S.F.	1,439 S.F.	8,402 S.F.
67	11,802 S.F.	960 S.F.	10,842 S.F.

SHC TABLE		
NO.	MIN. CELLAR	SHC INV.
59	155.4	150.6
60	153.8	149.9
61	155.1	143.6
62	153.7	149.1
63	159.6	155.3
64	166.7	162.3
65	168.0	163.5
66	168.4	164.3
67	168.2	163.5

ADDRESS CHART	
LOT NO.	STREET ADDRESS
59	6382 ROWANBERRY DRIVE
60	6378 ROWANBERRY DRIVE
61	6374 ROWANBERRY DRIVE
62	6370 ROWANBERRY DRIVE
63	6485 ELDERBERRY COURT
64	6489 ELDERBERRY COURT
65	6483 ELDERBERRY COURT
66	6497 ELDERBERRY COURT
67	6505 ELDERBERRY COURT

NOTE: CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

SITE DEVELOPMENT PLAN DUBIN PROPERTY

SECTION 2

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

BENCH MARKS

HORIZONTAL: NAD 83
HOWARD COUNTY CONC. MON. 3805
N. 558,378.5918 E. 1,386,524.1900

HOWARD COUNTY CONC. MON. 3806
N. 557,152.4844 E. 1,384,992.2502

VERTICAL: NAD 27
HOWARD COUNTY CONC. MON. 2546004
ELEVATION 131.818

*SEE VICINITY MAP FOR LOCATIONS.

VICINITY MAP
SCALE: 1" = 2000'

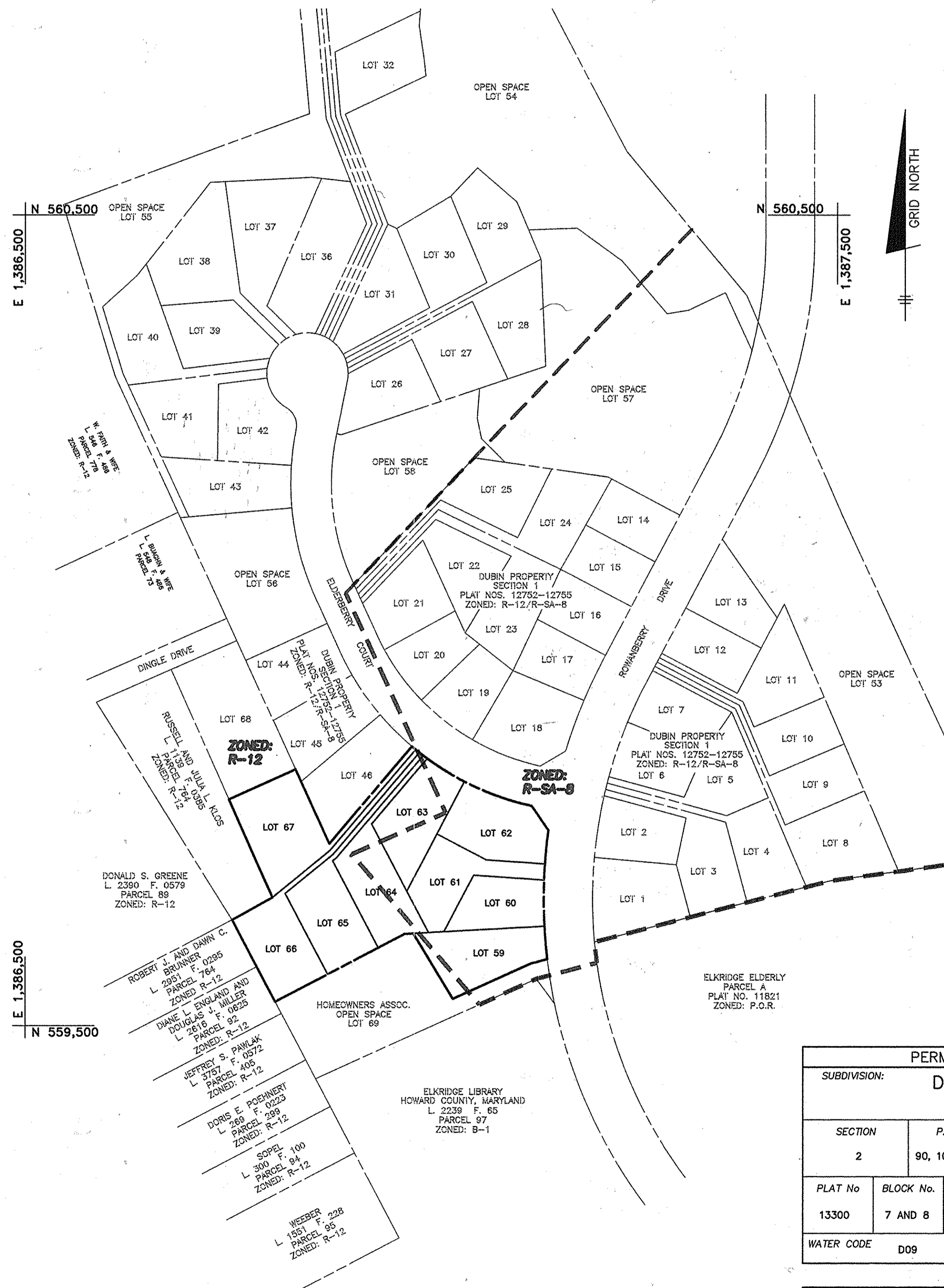
SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	ADJACENT TO ROADWAYS
LOT NO.	62
LANDSCAPE TYPE	8
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	125'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	3
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	
NUMBER OF PLANTS PROVIDED	
SHADE TREES	3
EVERGREEN TREES	3
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
⊙	3	PLANTANUS ACERIFOLIA "BLOODGOOD" (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
☼	3	PINUS STROBUS (Eastern White Pine)	5'-6" ht. UNSHARED

- NOTES:
- SURETY IN THE AMOUNT OF \$1,350.00 FOR 3 SHADE TREES AND 3 EVERGREENS FOR LOT 62 TO BE PART OF THE GRADING PERMIT.
 - STREET TREES AND PERIMETER LANDSCAPING WERE PROVIDED IN ACCORDANCE WITH APPROVED F-97-18 AND F-98-93.

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-98-93. CONTOUR INTERVAL IS 2 FEET.
- HORIZONTAL DATUM ARE NAD '83 - MONUMENTS 3805 AND 3806. VERTICAL DATUM IS NAD '27 MONUMENT 2546004.
- ALL ROADWAYS ARE PUBLIC.
- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS 14-3538-D AND ROAD CONSTRUCTION PLANS F-97-18 AND F-98-93. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SDP GRADES.
- STORMWATER MANAGEMENT FOR LOTS 59, 60, 61, 62, 63, AND 64 HAS BEEN PROVIDED UNDER DUBIN PROPERTY F-97-18 SWM FACILITY. STORMWATER MANAGEMENT FOR LOTS 65, 66 AND 67 WILL BE PROVIDED WITHIN THE ELKRIDGE LIBRARY FACILITY WITH A FEE-IN-LIEU-OF PAID UNDER THE DEVELOPERS AGREEMENT FOR THIS PROJECT.
- SECTION 128 OF THE ZONING REGULATIONS ALLOWS PORCHES OR DECKS, OPEN OR ENCLOSED, NOT TO PROJECT MORE THAN 10 FEET INTO THE REQUIRED FRONT OR REAR YARD BUILDING RESTRICTION LINES, AREAWAYS, CHIMNEYS AND BAY WINDOWS NOT MORE THAN 16' IN WIDTH MAY PROJECT UP TO 4' INTO ANY SETBACK AREA.
- WIDE INDICATES WALKOUT BASEMENT.
- THERE IS NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, OR FLOODPLAIN ON THESE LOTS.
- PREVIOUS HOWARD COUNTY FILE NOS. S-94-40, F-92-111, P-96-11, WP-96-51, F-97-18, SDP-97-149, F-98-93, WP-98-42
- MAINTENANCE AGREEMENT FOR USE-IN-COMMON DRIVEWAYS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY FOR LOTS 84-87 IN LIBER 4262 AT FOLIO 23.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03.
- FOR EASEMENT, LOT SIZE AND OTHER RELATED INFORMATION REFER TO PLAT NO. 13300.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON ACCESS DRIVEWAY.
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- STREET TREES AND PERIMETER LANDSCAPING WAS PROVIDED IN ACCORDANCE WITH APPROVED F-98-93.



PLAN
SCALE: 1" = 100'

SITE ANALYSIS DATA CHART

- GENERAL SITE DATA**
- PRESENT ZONING: R-12 AND R-SA-8
 - APPLICABLE DPZ FILE REFERENCES: S-94-40, F-92-111, P-96-11, WP-96-51, F-97-18, SDP-97-149, F-98-93
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC PRIVATE
- AREA TABULATION**
- TOTAL PROJECT AREA 2.79 AC.
 - AREA OF THIS PLAN SUBMISSION 1.87 AC.
 - APPROXIMATE LIMIT OF DISTURBANCE 1.86 AC.
 - TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT(S) 10
 - TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION 9
 - OPEN SPACE ON-TOTAL SITE 0.56 AC. PERCENTAGE OF GROSS AREA 20.1%
 - AREA OF RECREATIONAL OPEN SPACE REQUIRED N/A
 - AREA OF RECREATIONAL OPEN SPACE PROVIDED N/A

PERMIT INFORMATION CHART					
SUBDIVISION: DUBIN PROPERTY SECTION 2 LOTS 59 THRU 67					
SECTION 2	PARCEL # 90, 100 AND 408	PREVIOUS FILE: S-94-40, F-92-111, P-96-11, WP-96-51, F-97-18, SDP-97-149, F-98-93			
PLAT No 13300	BLOCK No 7 AND 8	ZONE R-12 AND R-SA-8	TAX MAP 38	ELECTION DISTRICT 1st	GENSUS TRACT 6012.00
WATER CODE D09			SEWER CODE 2150533		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Damann
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12/3/98

Cecily Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 12/7/98

James S. Smith
DIRECTOR
DATE: 12/8/98

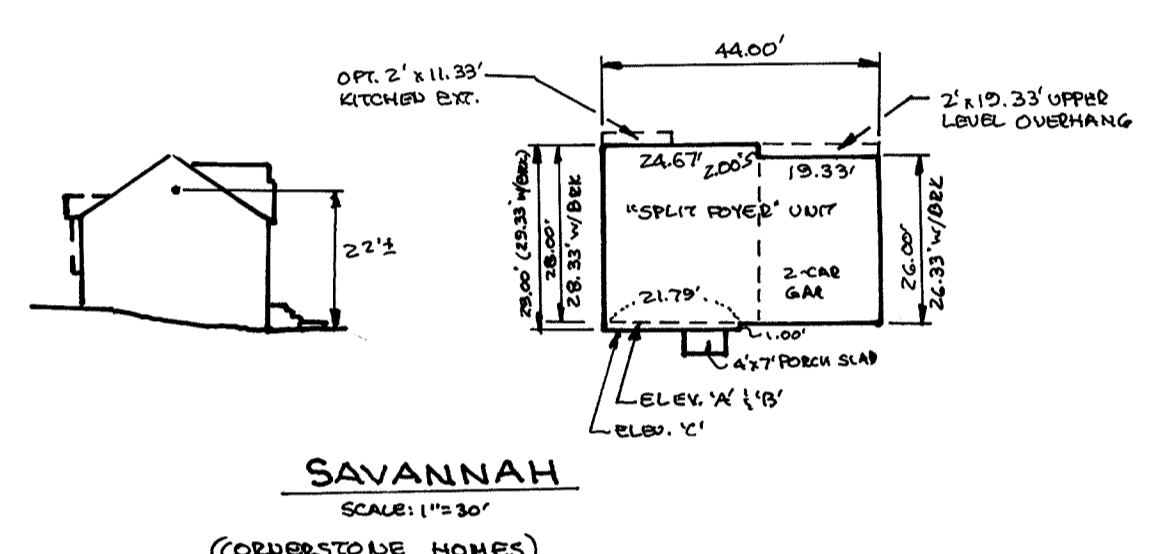
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

<p>BUILDER:</p> <p>DORSEY FAMILY HOMES 9926 CYPRESSMEDE DRIVE ELLICOTT CITY, MARYLAND 21042</p> <p>OWNER:</p> <p>SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>PROJECT:</p> <p>DUBIN PROPERTY SECTION 2 LOTS 59 THROUGH 67</p> <p>LOCATION:</p> <p>TAX MAP 38 - PARCELS 90, 100 AND 408 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE:</p> <p>TITLE SHEET S-94-40, F-92-111, P-96-11, WP-96-51, F-97-18, SDP-97-149, F-98-93</p> <p>DATE:</p> <p>SEPTEMBER, 1998 NOVEMBER, 1998</p> <p>PROJECT NO. 1181</p>
DES:GWF/DBT DRAFT:MCR/DBT CHECK: DAM	
SCALE: AS SHOWN SHEET 1 OF 4	



6	4/10/00	ADD CORNERSTONE HOMES SAVANNAH FOOTPRINT, SITE ON LOT 60 (W/2' EXT. EXTEN), REVISE GRADING
5	4/20/00	REVISE ELEV. OF HOUSE ON LOT 59 TO REFLECT AS-BUILT INFORMATION
4	3/27/00	REVISE HOUSE GRADES LOT 61 FROM GILMORE TO LEE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Dammann 12/3/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 12/1/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Joseph R. Rutter 12/2/98
 DIRECTOR DATE

3	8/31/99	ADD HICKORY RIDGE FOOTPRINT (SHT. 4), SITE HICKORY RIDGE W/2' EXT. SUNROOM ON LOT 64
2	6/15/99	SITE GEORGE MASON W/2' REAR EXT. ON LOT 65, REV. GRADES
1	1/28/99	SITE MOLLY FITCHER W/SUNROOM & BEDROOM EXTEN. ON LOT 61, REV. DRIVE & GRADING

BENCHMARK

ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6844

BUILDER: DORSEY FAMILY HOMES 9924 CYPRESSMEDE DRIVE ELLICOTT CITY, MARYLAND 21042	PROJECT: DUBIN PROPERTY SECTION 2 LOTS 59 THROUGH 67
OWNER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	LOCATION: TAX MAP 38 - PARCELS 90, 100 AND 408 18 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: SITE DEVELOPMENT PLAN S-94-40, F-92-111, P-96-11 WP-96-51, F-97-18, SDP-97-149, F-98-93	DATE: SEPTEMBER, 1998 NOVEMBER, 1998
DES:GWF/DBT DRAFT:MCR/DBT CHECK: DAM	PROJECT NO. 1181 SCALE: 1" = 30' SHEET 2 OF 4

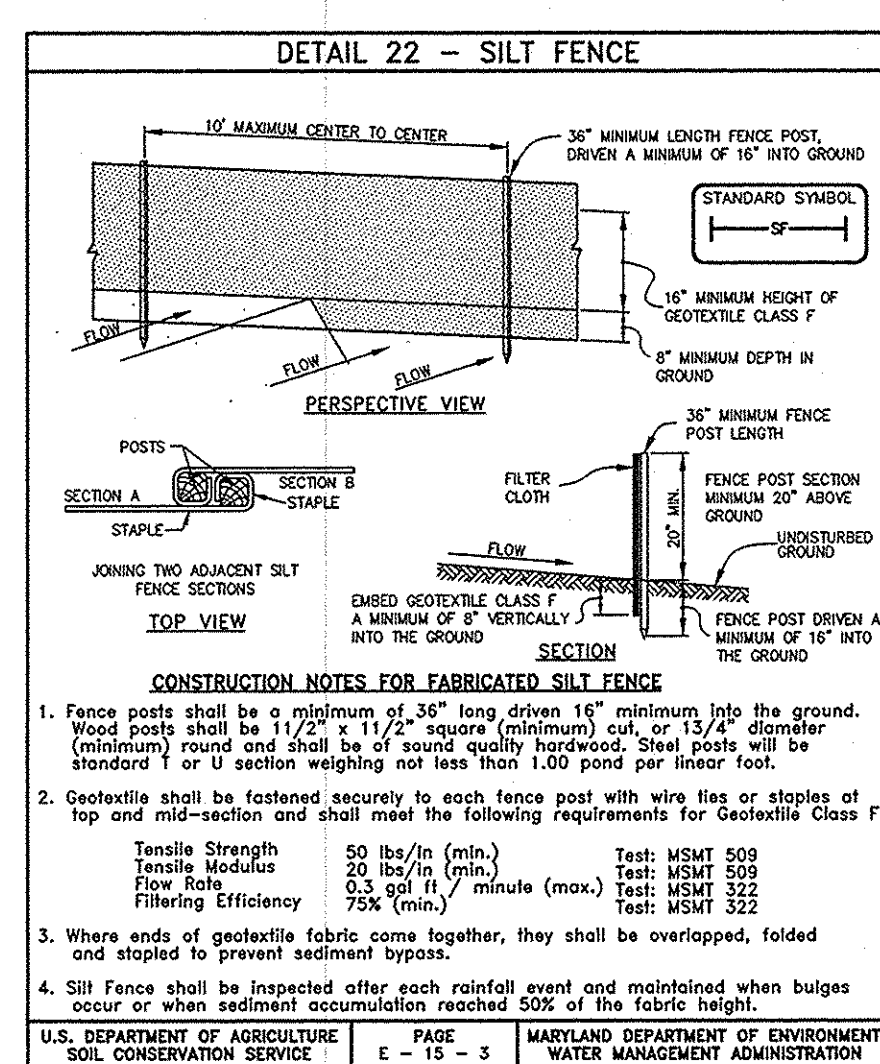
- ### SEDIMENT CONTROL NOTES
- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (C-1)-(R-10).
 - ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," REVISIONS THEREIN.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL DEVICES, PERMETER 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDING (SEC. 51) SOO (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.
 - ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
 - SITE ANALYSIS:

TOTAL AREA OF SITE (THIS SUBMISSION)	1.87	ACRES
AREA DISTURBED	1.86	ACRES
AREA TO BE ROOFED OR PAVED	0.66	ACRES
AREA TO BE VEGETATIVELY STABILIZED	1.20	ACRES
TOTAL CUT	5170	CY
TOTAL FILL	5170	CY
OFFSITE 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 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 PERMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER GRADING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
 - 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.

- ### PERMANENT SEEDBED PREPARATIONS
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING 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 30-0-0-0 UREAFORM FERTILIZER (4 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 PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, SEED WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOO. OPTION (3) SEED WITH 60 LBS PER ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (9 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.

- ### TOPSOIL SPECIFICATIONS
- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be applied for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SSS in cooperation with Maryland Agricultural Experiment Station.
 - Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand, or silty loam. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of concrete, rubble, or other materials. The topsoil shall be free of roots, stumps, stones, glass, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutgrass, poison ivy, bitistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over disturbed areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
 - For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.0 or higher.
 - Organic content or topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No seed or soil shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.
 - Grades on the area to be topsoiled, which have been previously established, shall be maintained, albeit 4" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or sodding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
 - Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
 - Composted Sludge Material for use as a soil conditioner for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be applied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 5.0 to 8.0. If the compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lbs/1,000 square feet, and 1/3 the normal lime application rate.
- Reference: Guidelines Specifications, Soil Preparation and Sodding, MD-VI, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

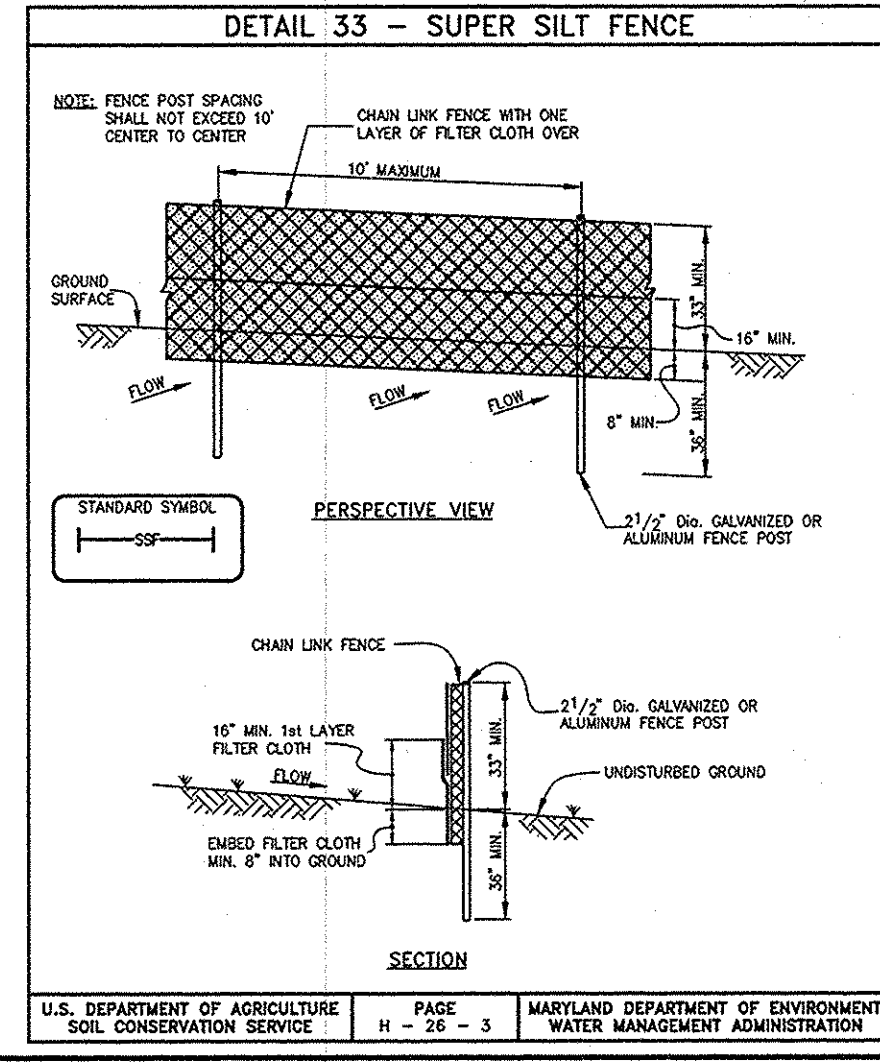
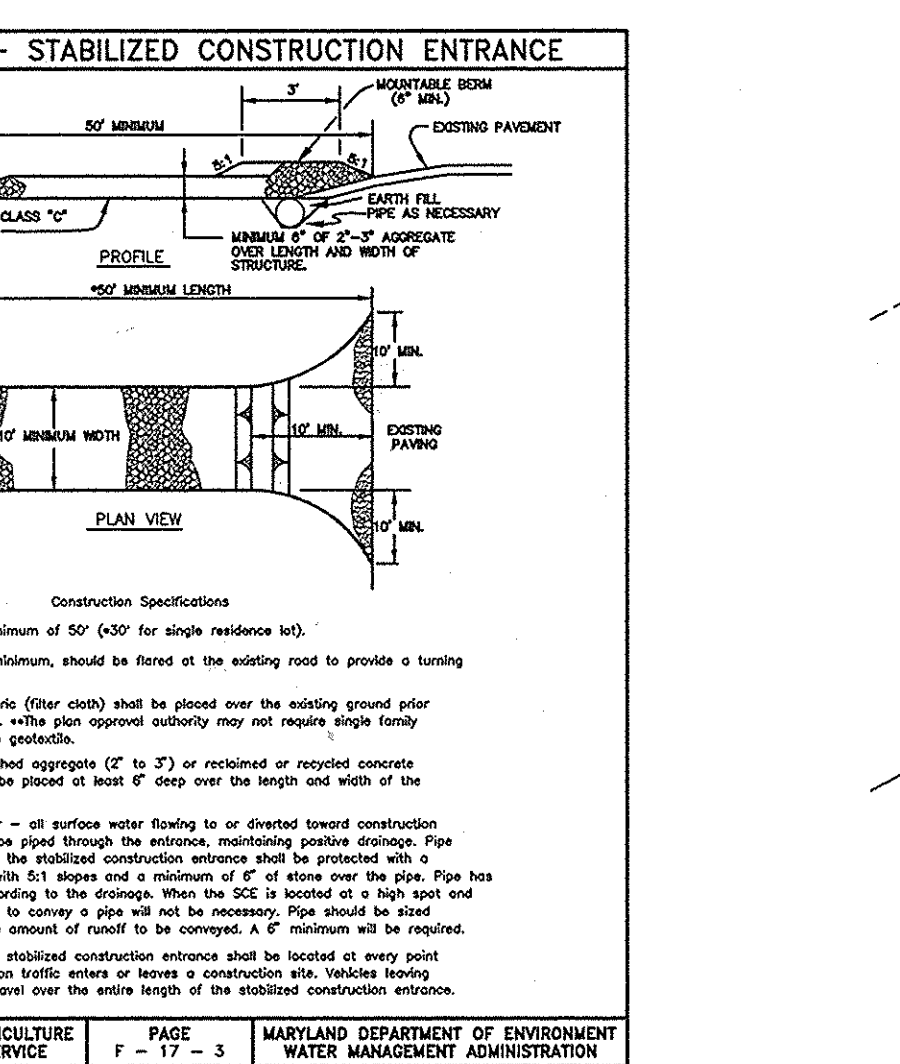
- ### TEMPORARY SEEDBED PREPARATIONS
- APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS: APPLY 500 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
- SEEDING: FOR PERIODS MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 16 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT) FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (0.7 LBS/1000 SQ FT) FOR THE PERIOD NOVEMBER 16 THROUGH 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 SOO.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (9 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
- REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR RATE AND METHODS NOT COVERED.



SILT FENCE DESIGN CRITERIA

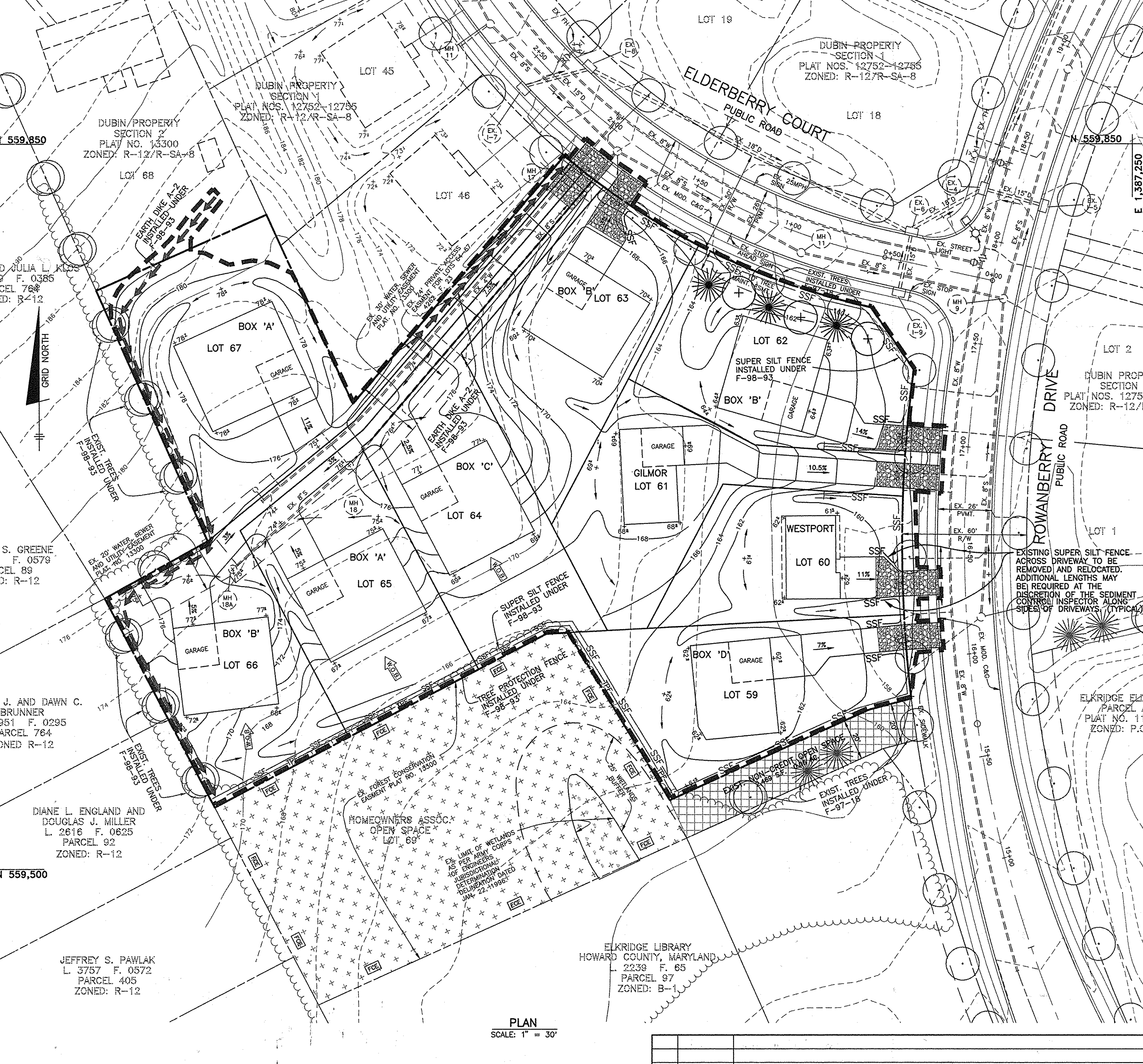
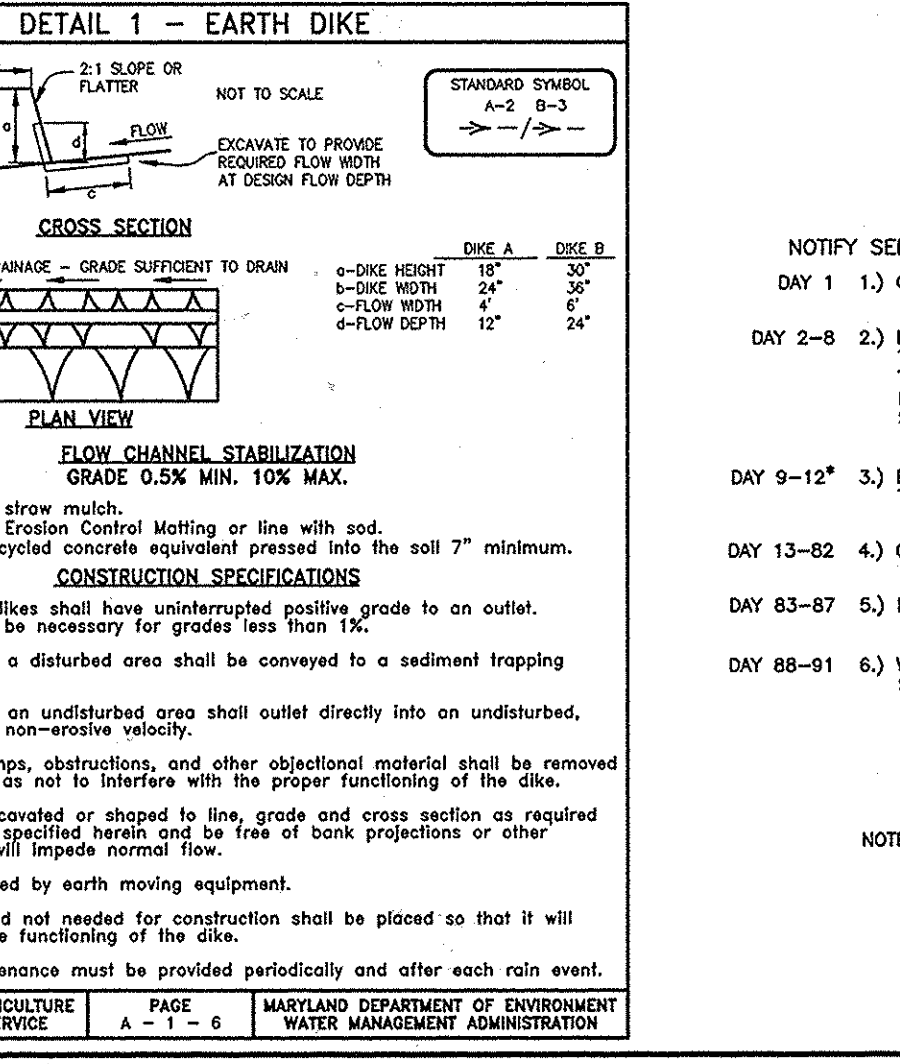
Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas all silt fence will be the only perimeter control required.



SUPER SILT FENCE DESIGN CRITERIA

Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	0 - 10:1	Unlimited
10 - 20%	10:1 - 5:1	200 feet
20 - 33%	5:1 - 3:1	100 feet
33 - 50%	3:1 - 2:1	100 feet
50% +	2:1 +	50 feet



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 15 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 15 - 3A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSPECT THE EXISTING CONTROLS THAT WERE INSTALLED UNDER F-98-93 THAT ARE TO REMAIN AS SHOWN ON PLAN F-98-93 TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS. ANY REMAINING CONTROLS INSTALLED UNDER F-98-93 THAT WILL NOT BE UTILIZED UNDER THIS SSP SHALL BE REMOVED BY THE DEVELOPER.
- EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
- CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
- FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES.

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

DATE: 11/10/98

DATE: 11/9/98

DATE: 11/24/98

DATE: 11/24/98

DATE: 12/5/98

DATE: 12/2/98

DATE: 12/2/98

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844

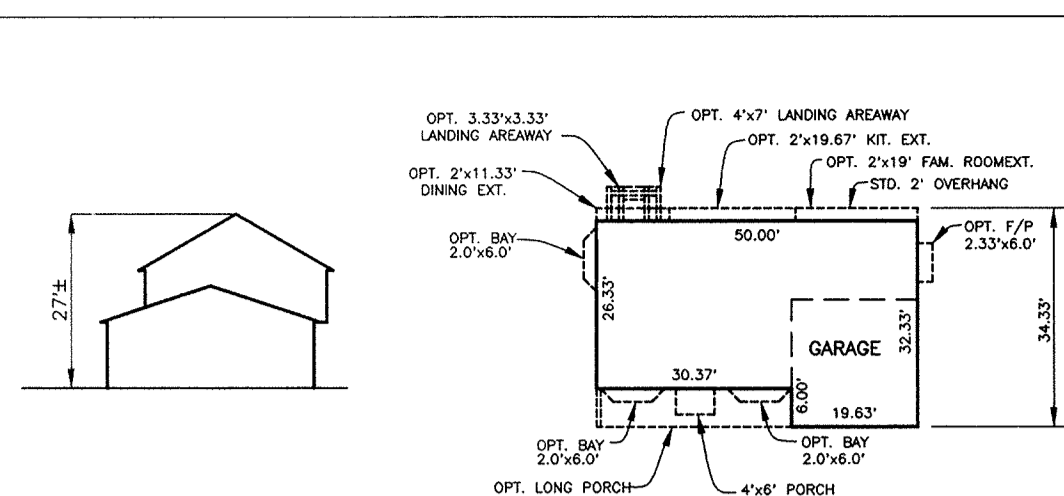
PROJECT: DUBIN PROPERTY SECTION 2 LOTS 59 THROUGH 67

LOCATION: TAX MAP 38 - PARCELS 90, 100 AND 408 181 ELECTION DISTRICT HOWARD COUNTY, MARYLAND

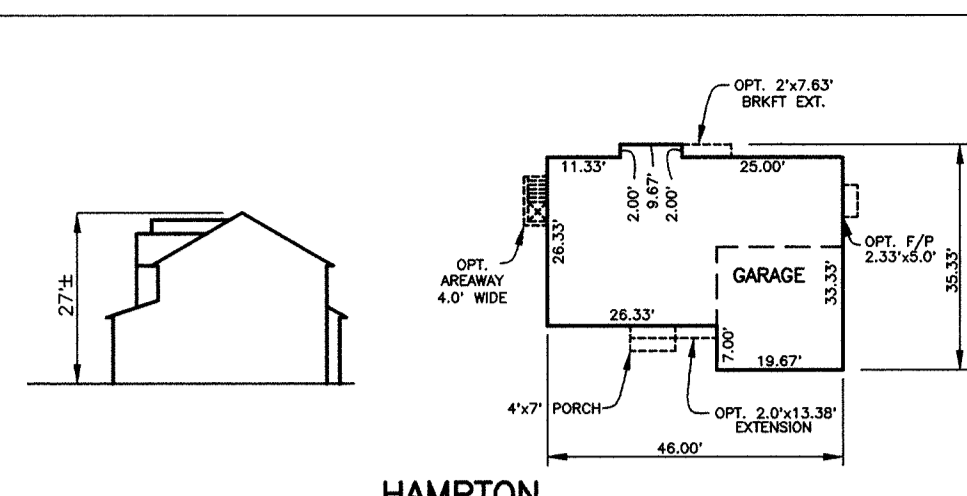
TITLE: GRADING, SEDIMENT & EROSION CONTROL PLAN

DATE: SEPTEMBER, 1998 PROJECT NO. 1181

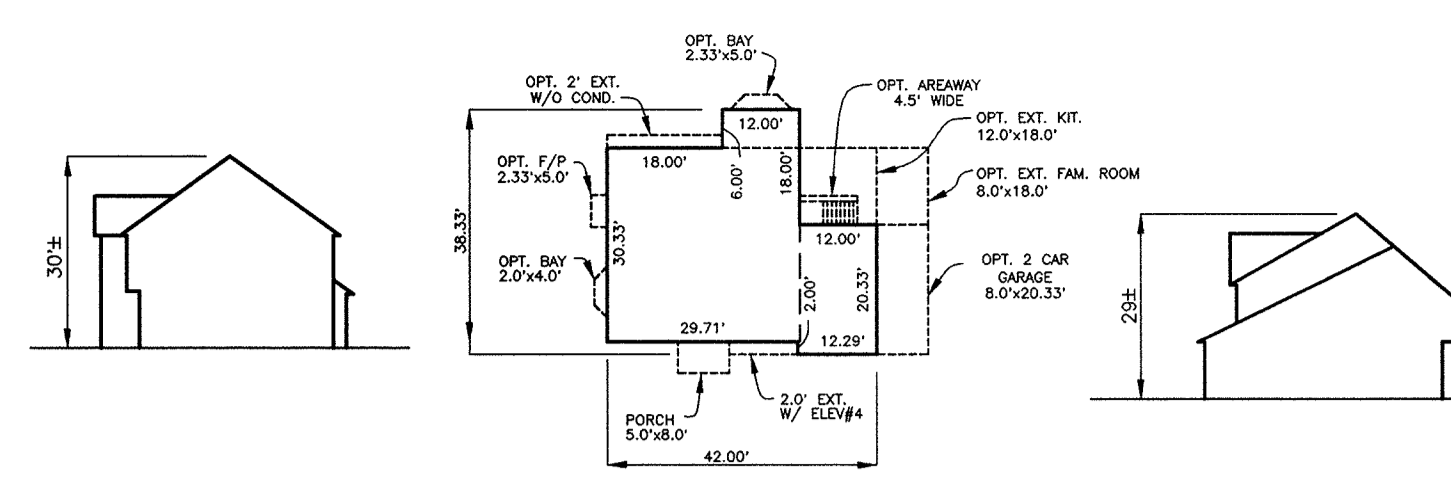
SCALE: AS SHOWN SHEET 3 OF 4



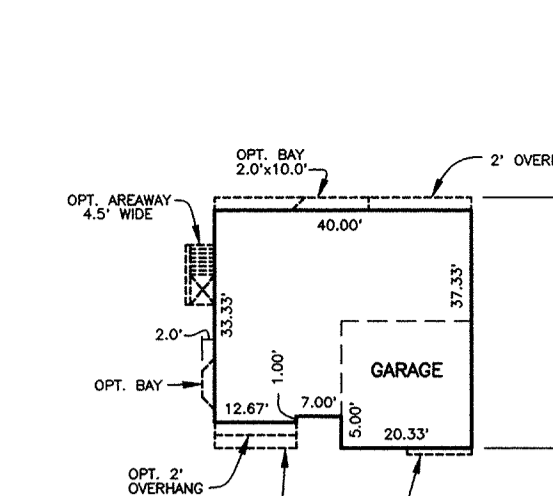
ARMISTEAD I
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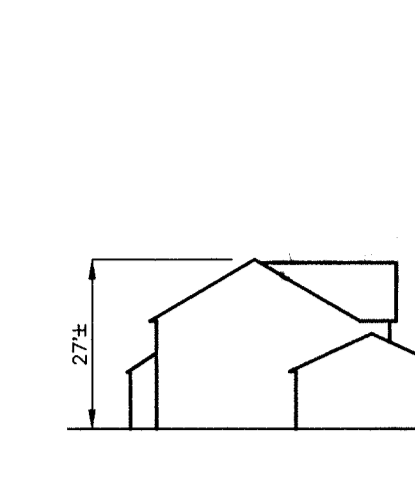
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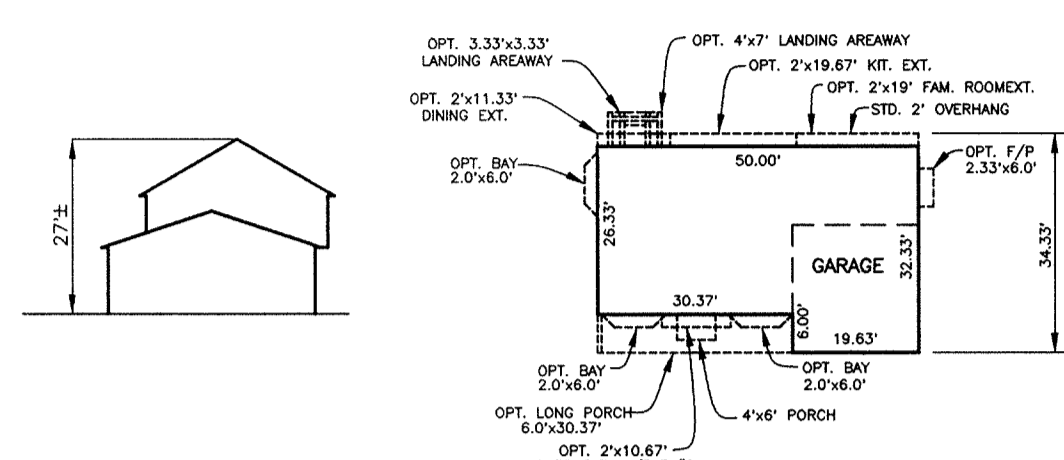
MODEL "A" - JOHN ADAMS
SCALE: 1" = 30'



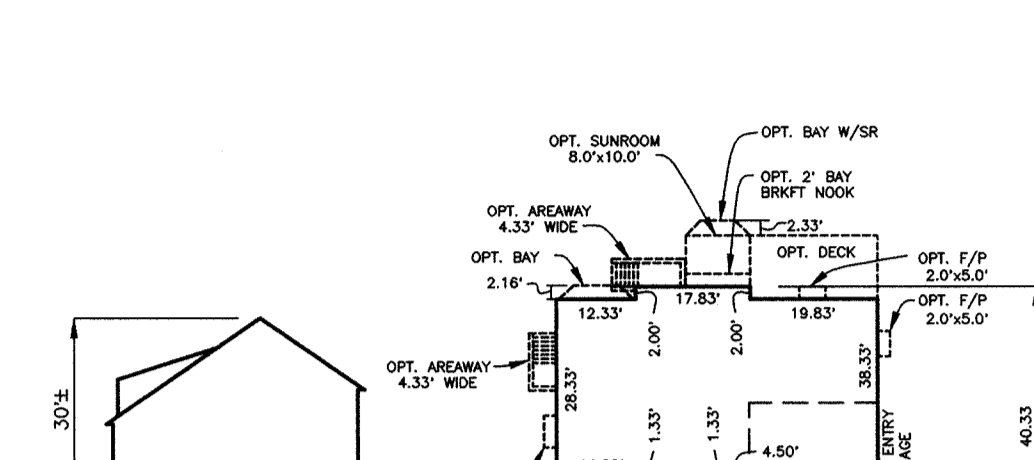
MODEL "C-2" - THOMAS JEFFERSON II
SCALE: 1" = 30'



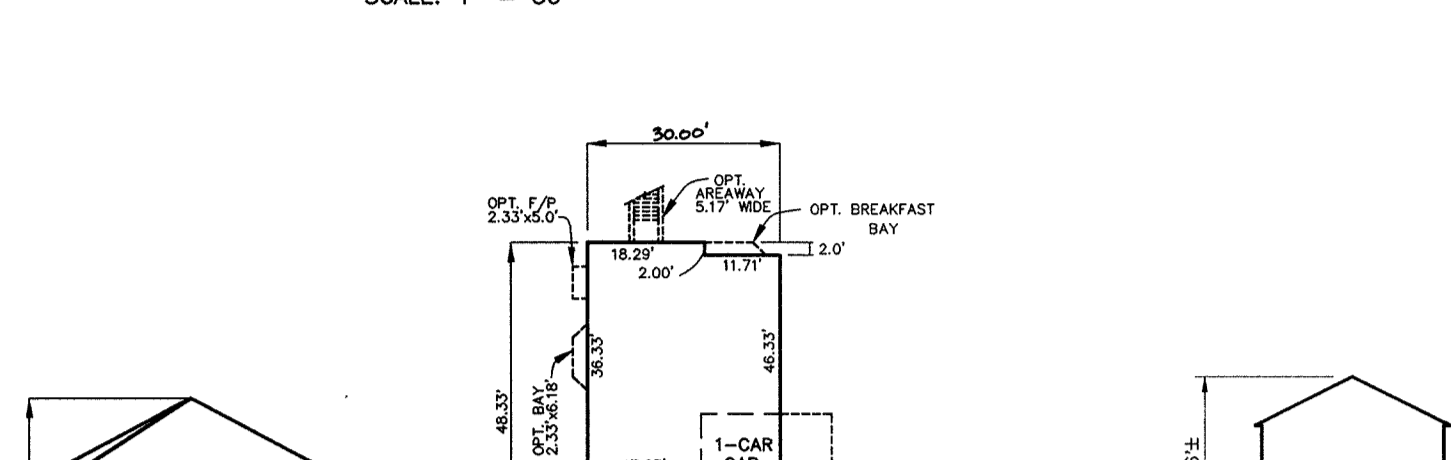
MODEL "E" - PAUL REVERE
SCALE: 1" = 30'



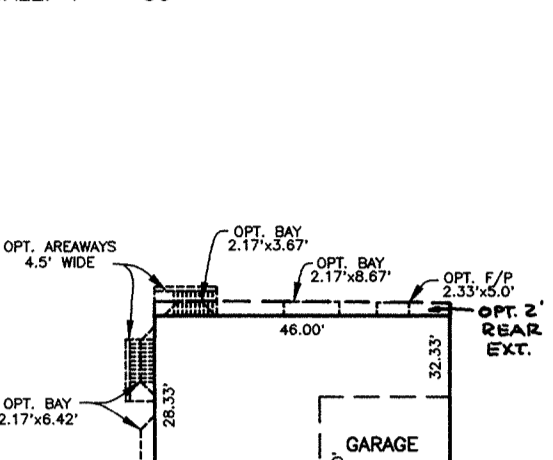
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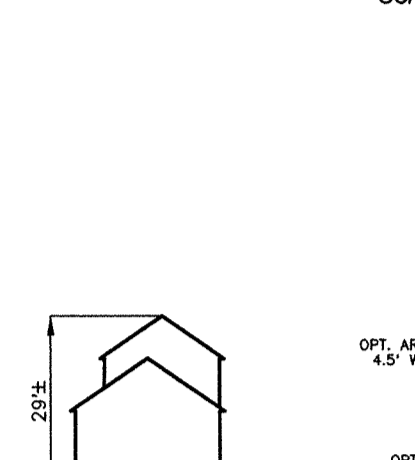
MODEL "H" - JOHN HANCOCK
SCALE: 1" = 30'



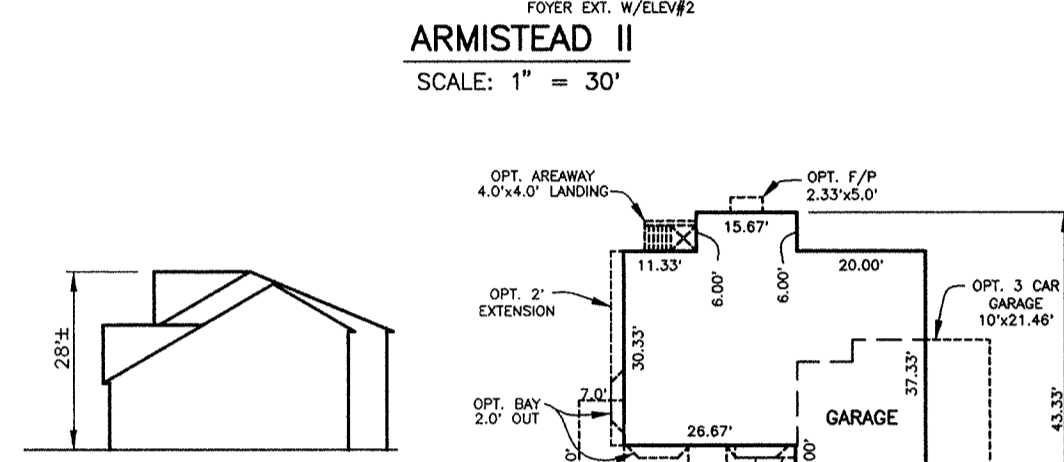
MODEL "L" - THE LIBERTY
SCALE: 1" = 30'



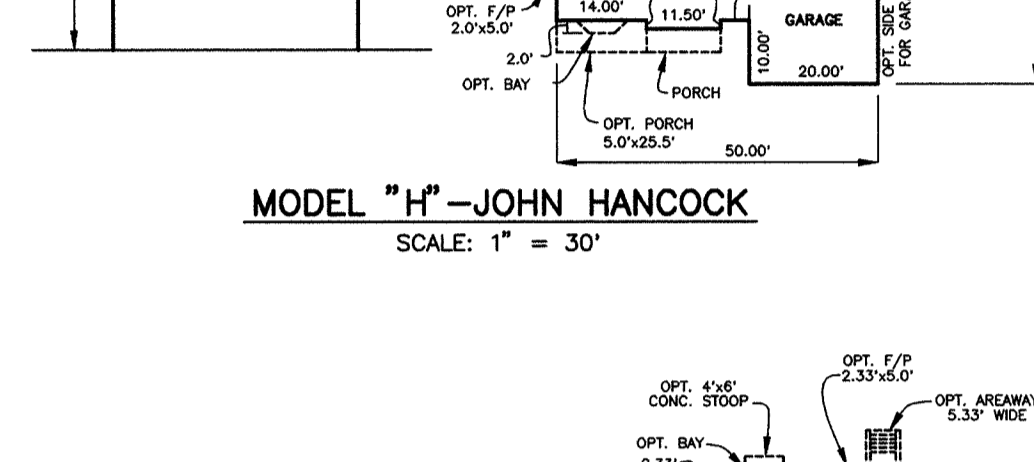
MODEL "N" - GEORGE MASON
SCALE: 1" = 30'



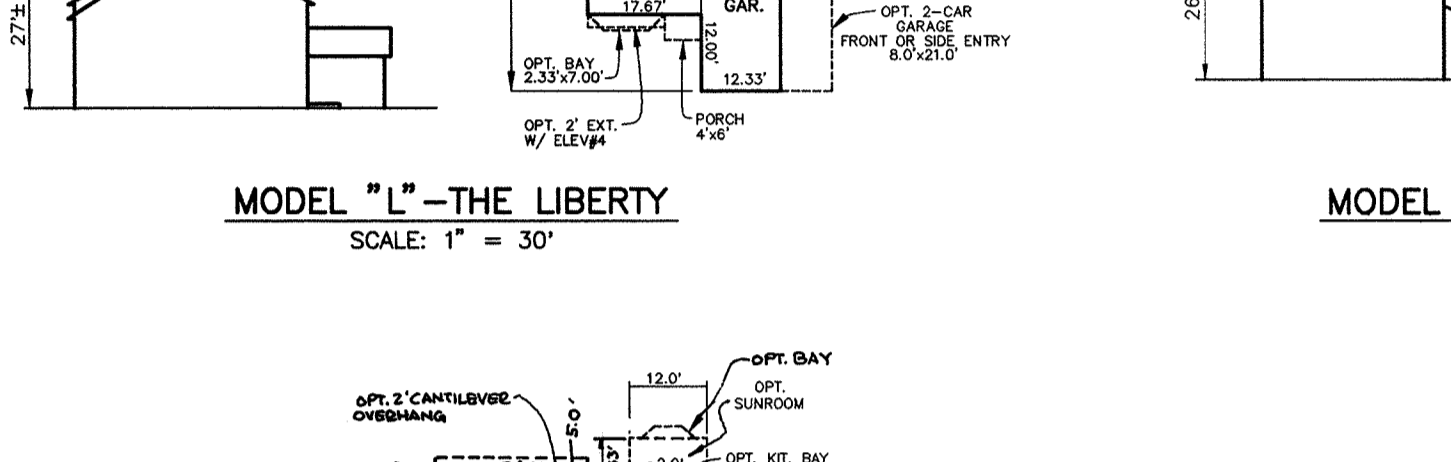
MODEL "O" - FRANCIS SCOTT KEY
SCALE: 1" = 30'



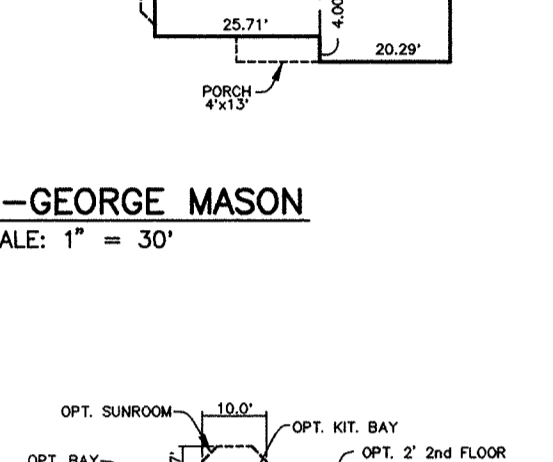
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SCALE: 1" = 30'



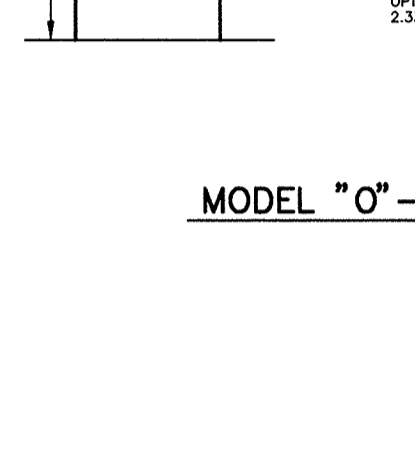
MODEL "Q" - THE PATRIOT
SCALE: 1" = 30'



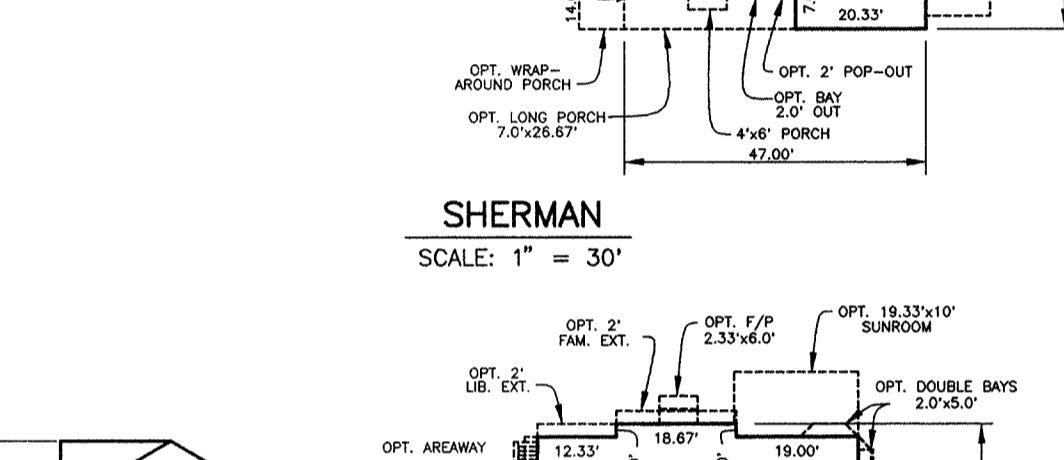
MODEL "S" - MOLLY PITCHER
SCALE: 1" = 30'



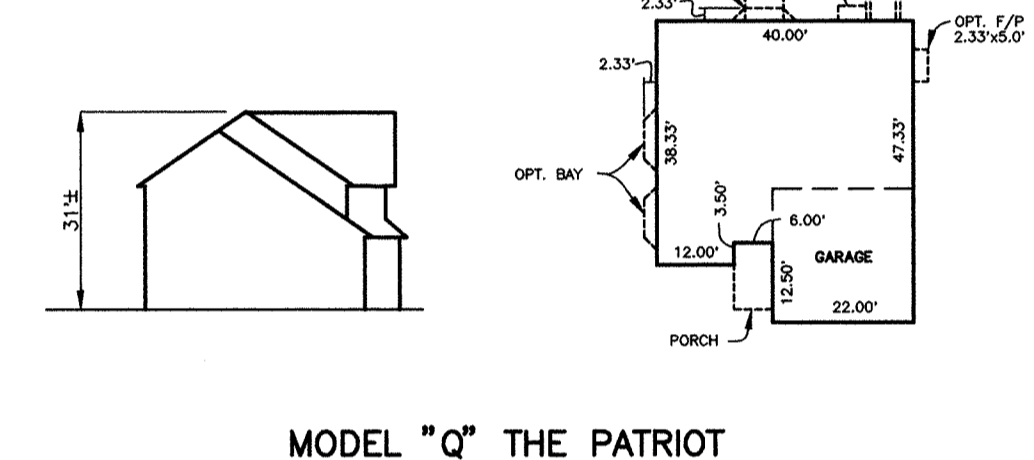
MODEL "T" - BENJAMIN BANECKER
SCALE: 1" = 30'



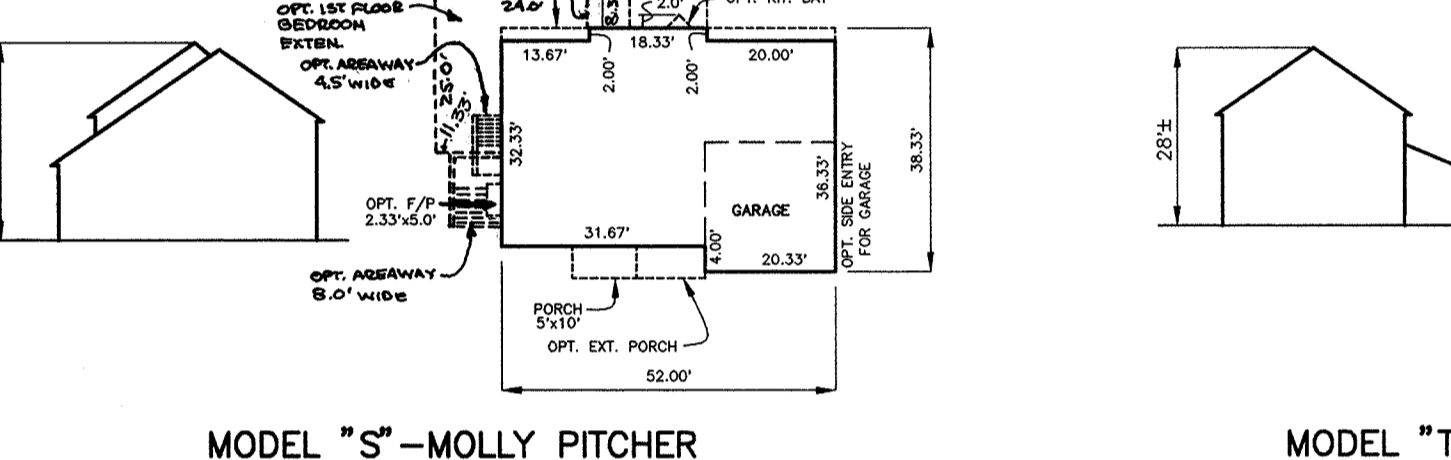
MODEL "T2-96" - ABRAHAM CLARK
SCALE: 1" = 30'



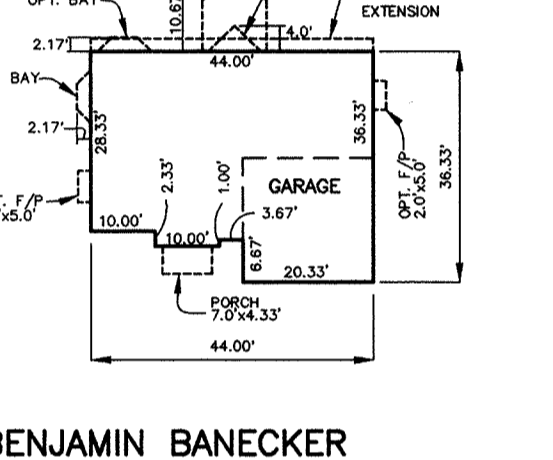
CHAMBERLAIN I
SCALE: 1" = 30'



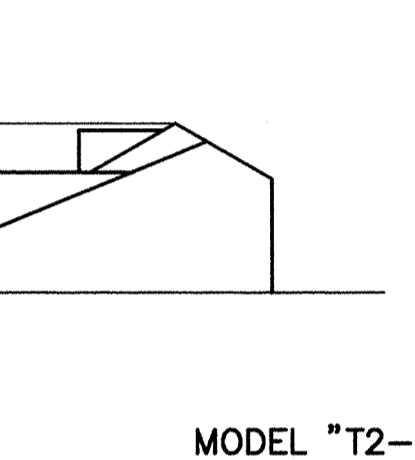
MODEL "V" - VICTORY HOUSE
SCALE: 1" = 30'



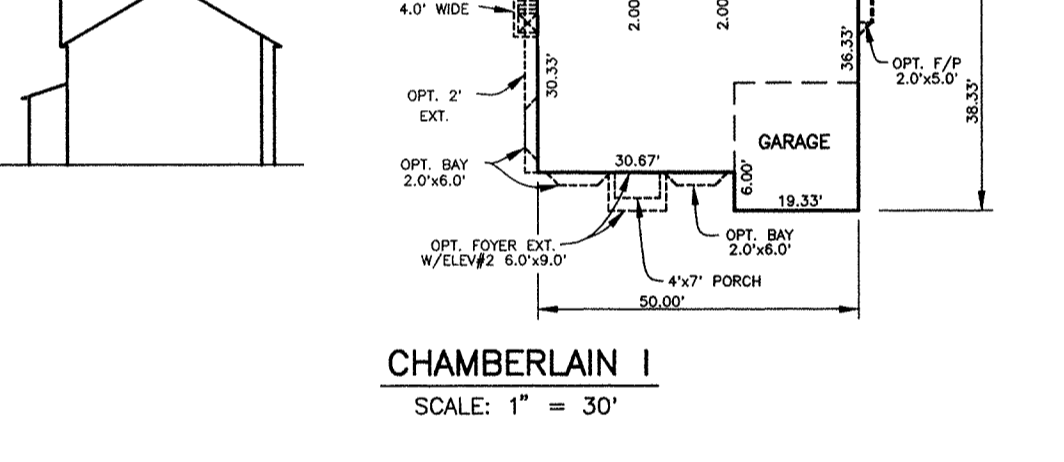
MODEL "Y-95" - PATRICK HENRY
SCALE: 1" = 30'



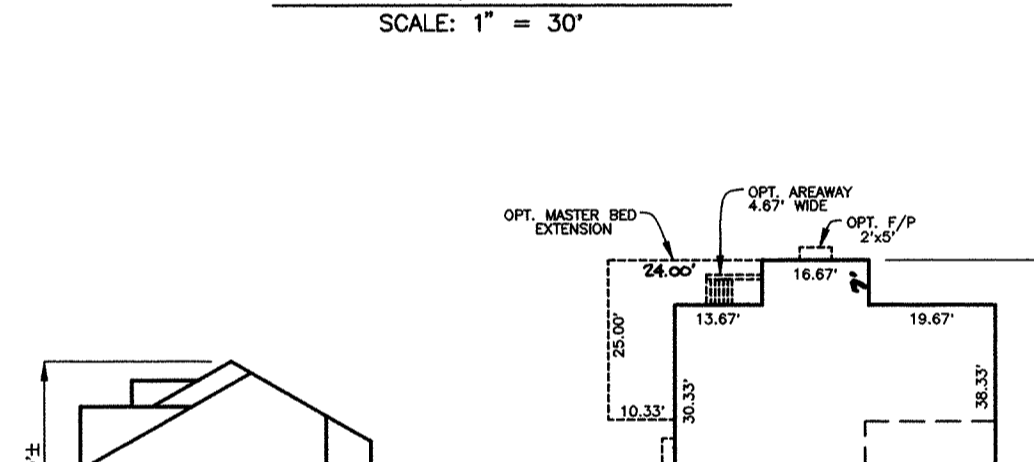
BRANTFORD II
SCALE: 1" = 30'



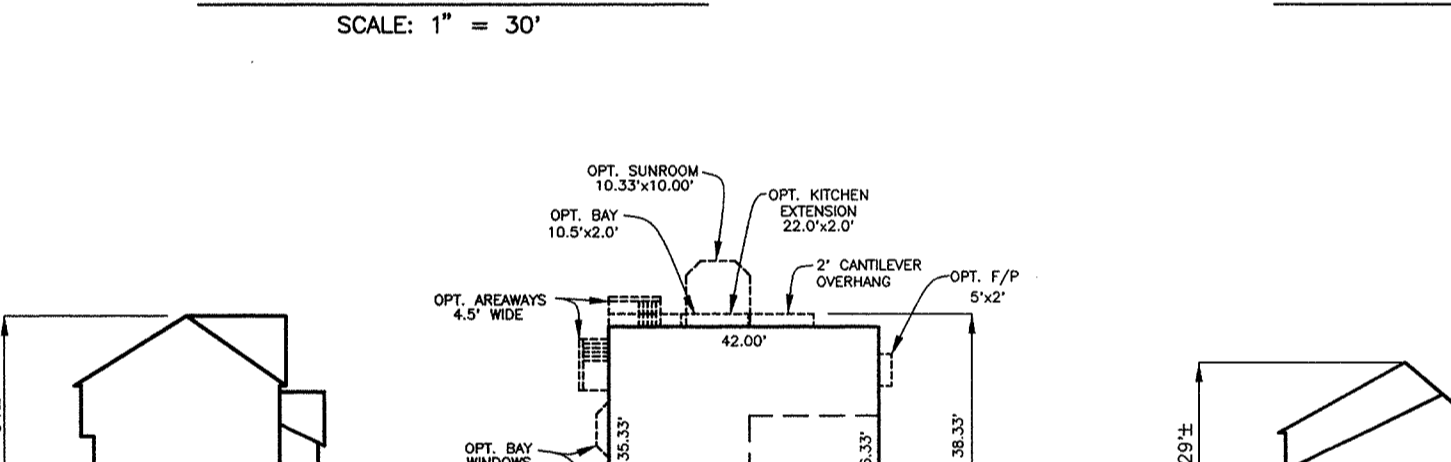
WESTPORT
SCALE: 1" = 30'



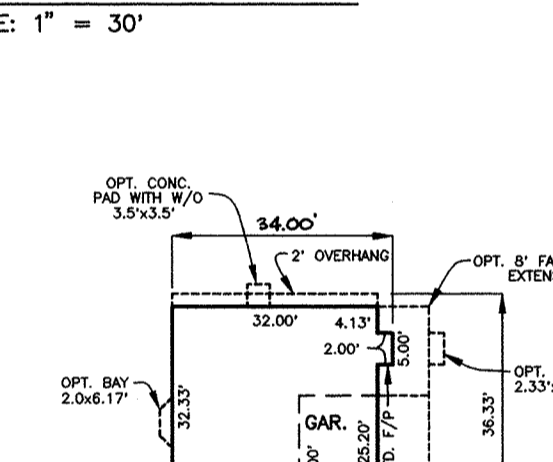
GILMOR
SCALE: 1" = 30'



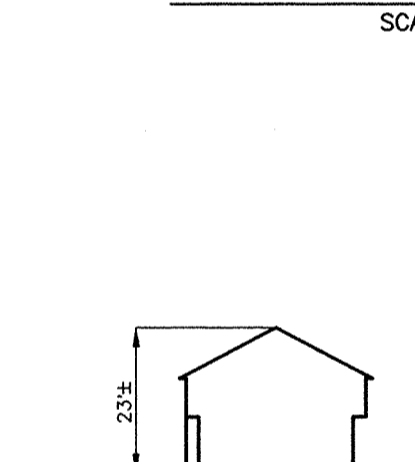
MODEL "W" - VICTORY HOUSE
SCALE: 1" = 30'



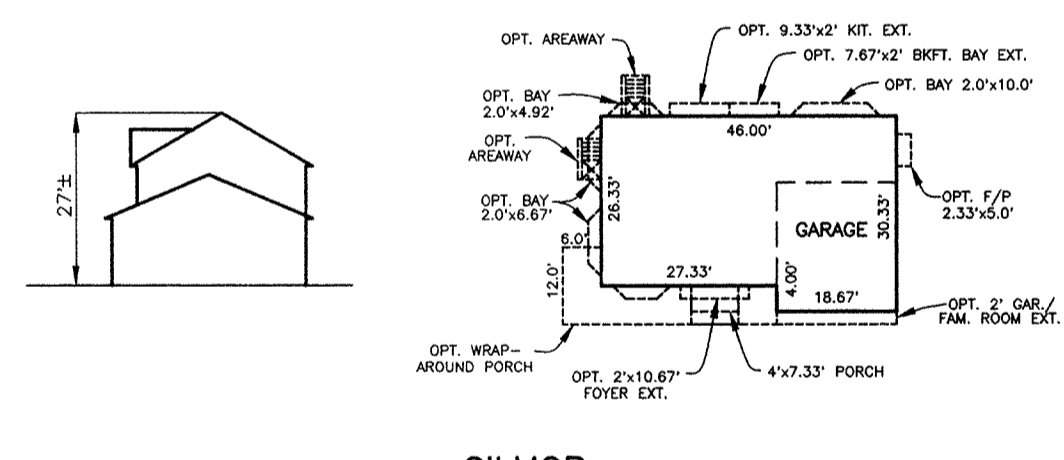
PATRIOT HOMES



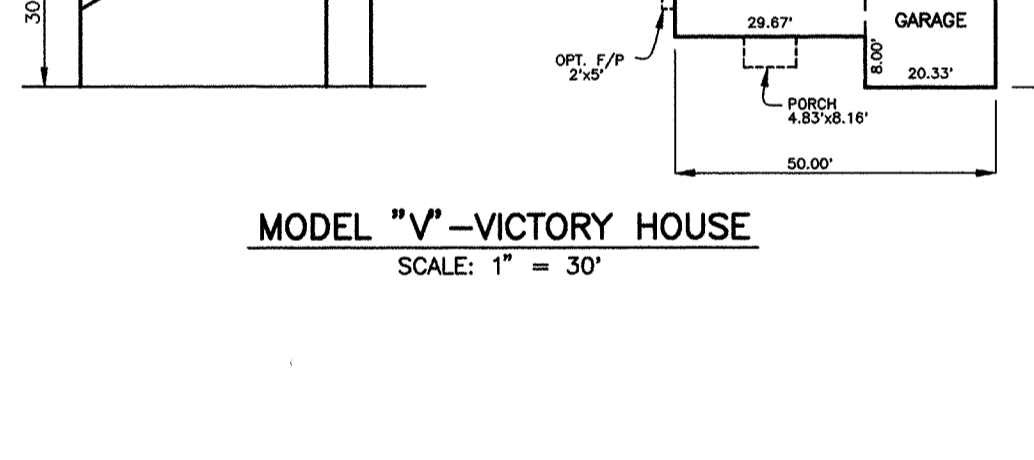
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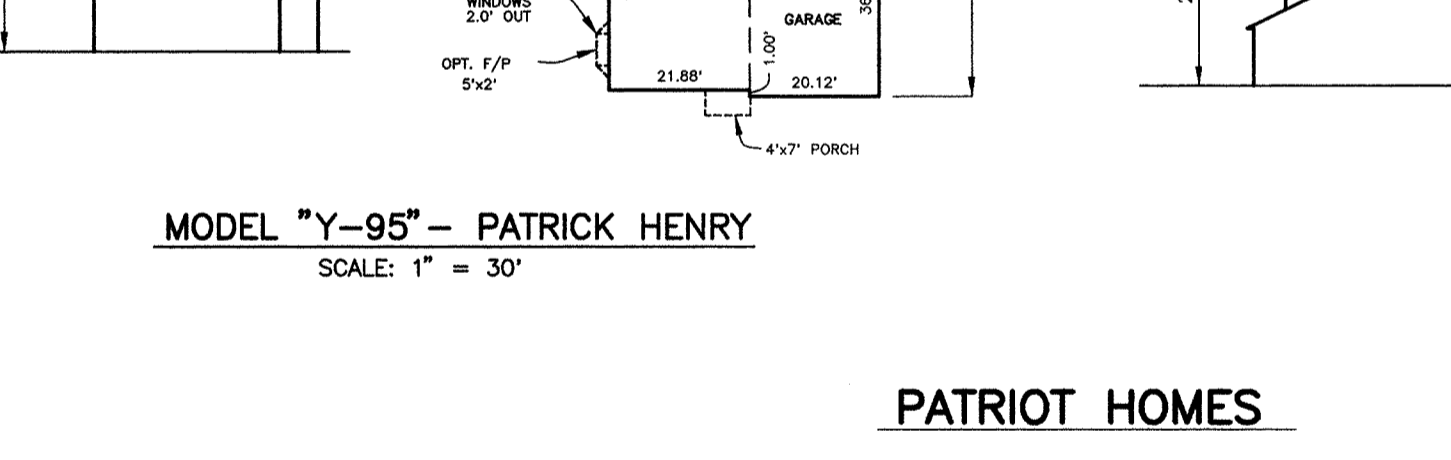
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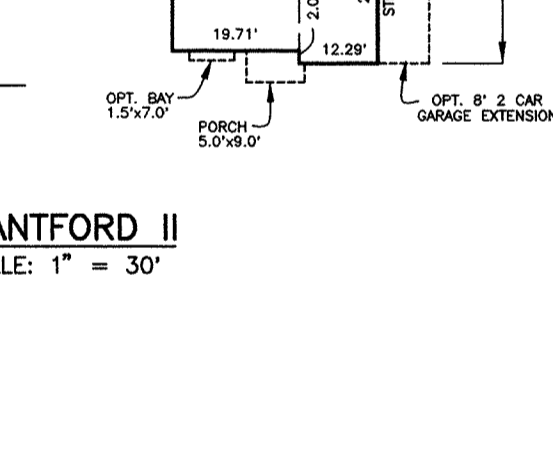
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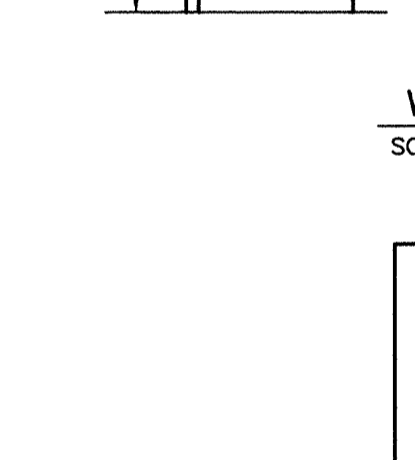
MODEL "V" - VICTORY HOUSE
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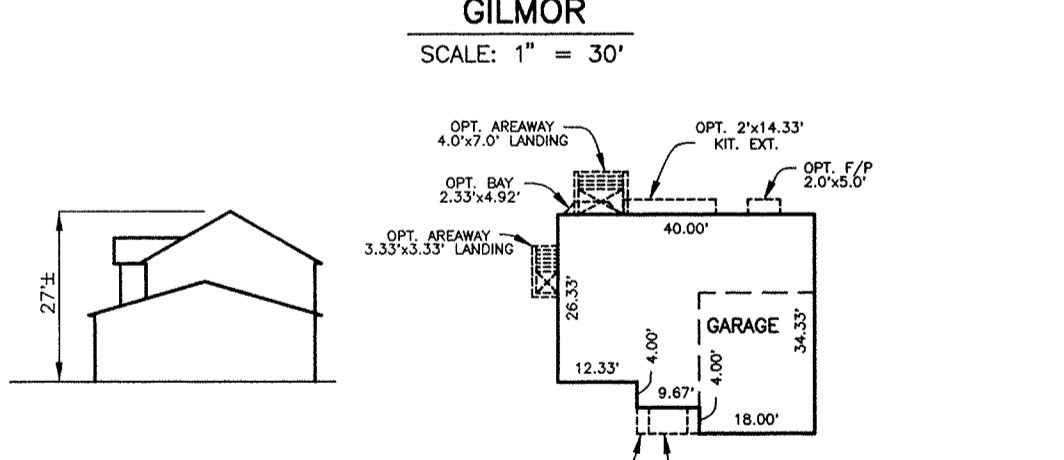
PATRIOT HOMES



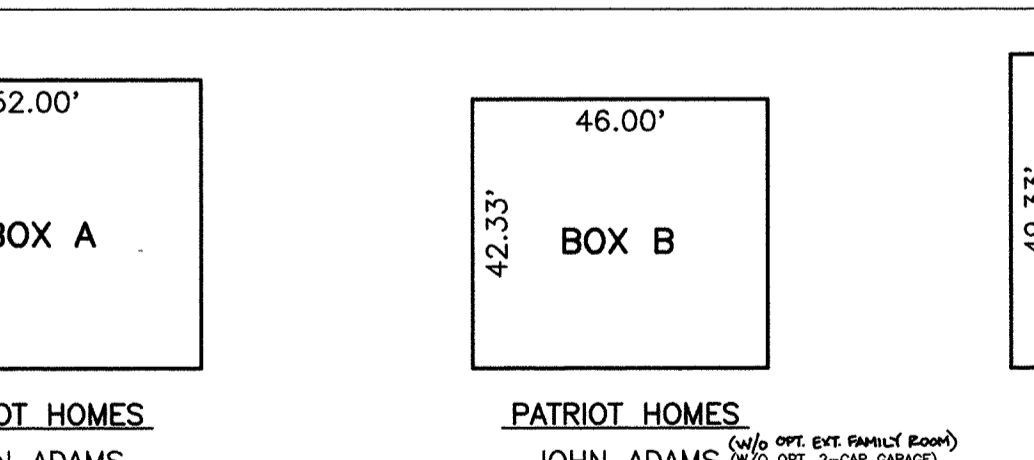
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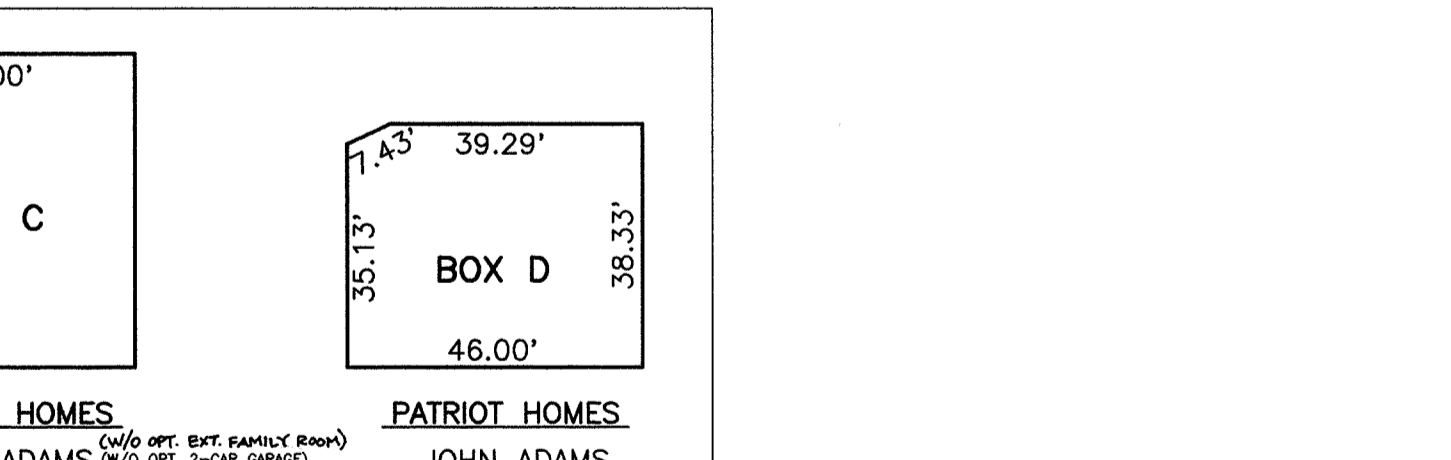
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GILMOR
SCALE: 1" = 30'



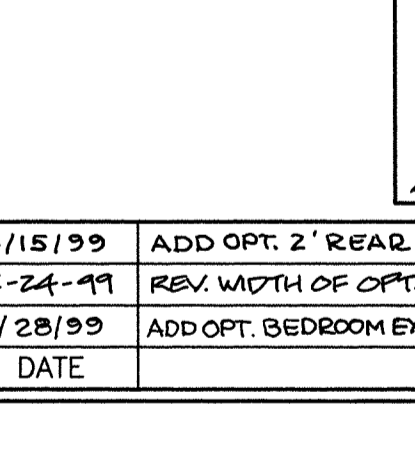
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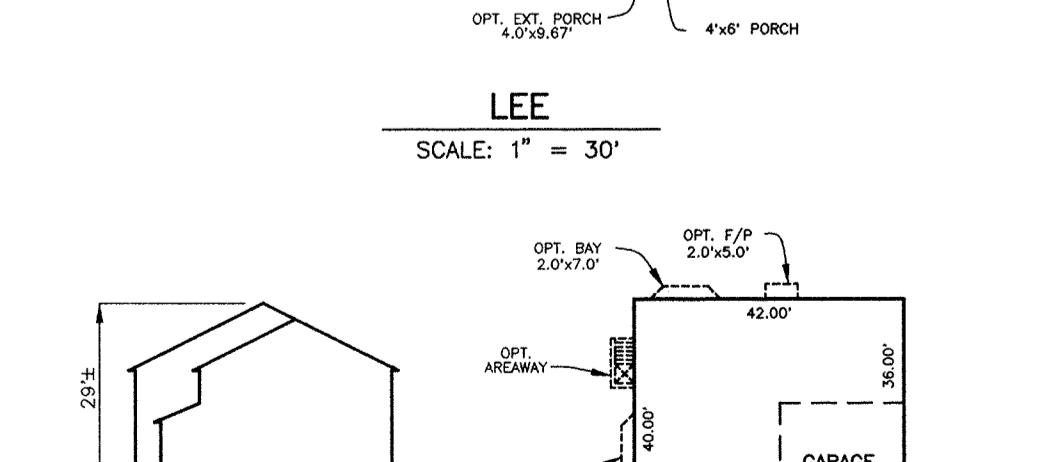
PATRIOT HOMES



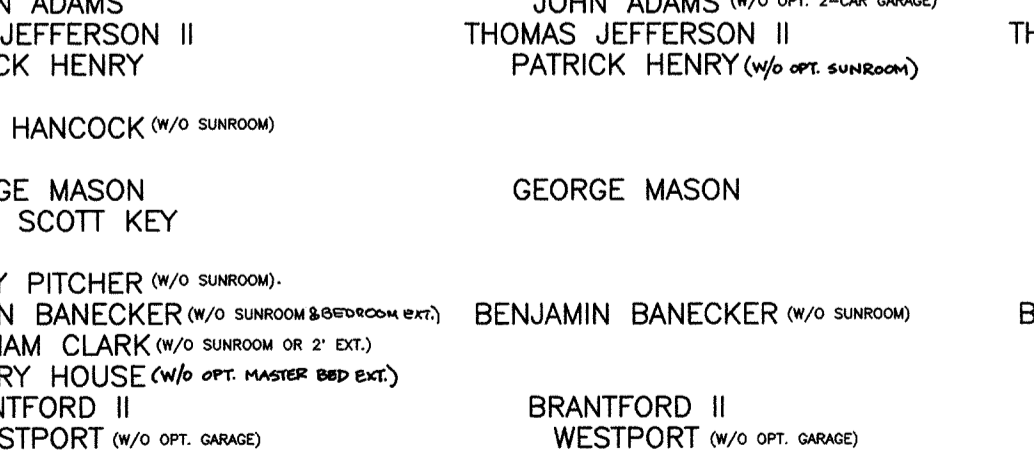
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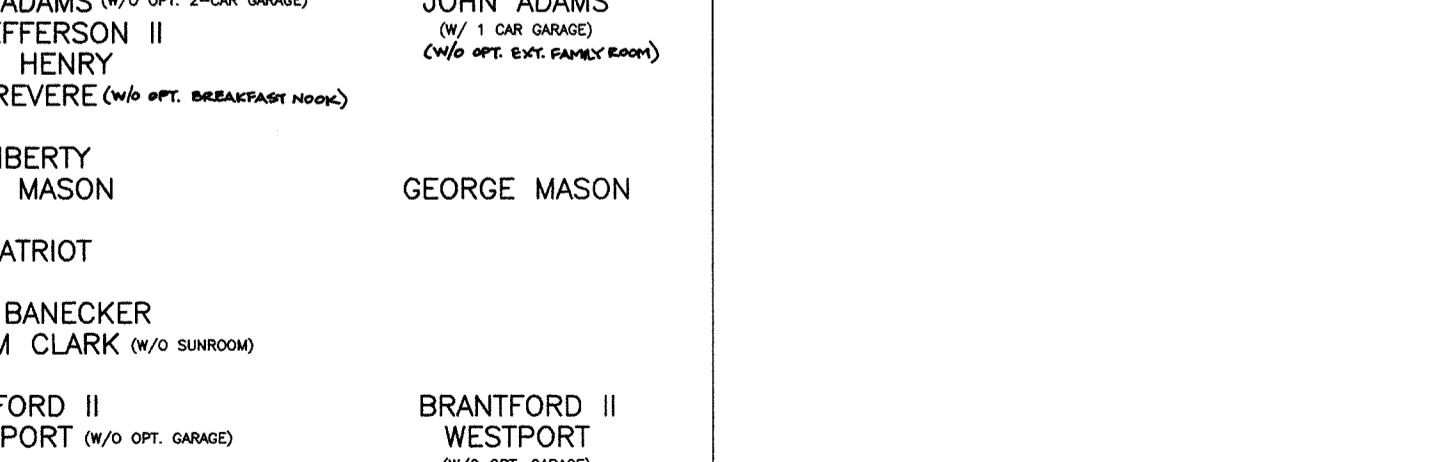
WESTPORT
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HANCOCK
SCALE: 1" = 30'



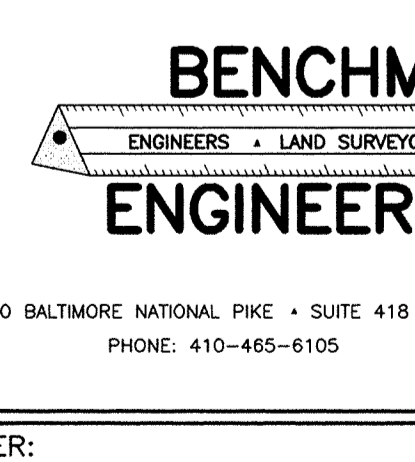
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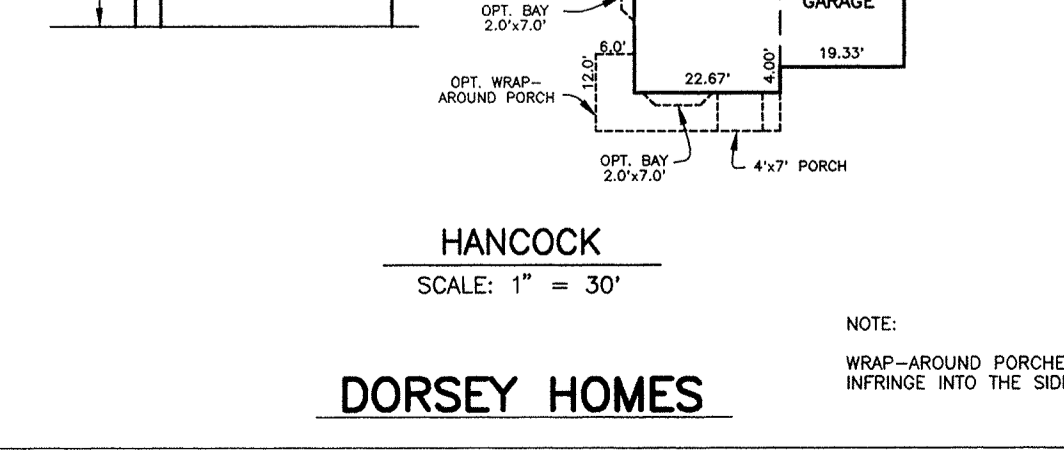
PATRIOT HOMES



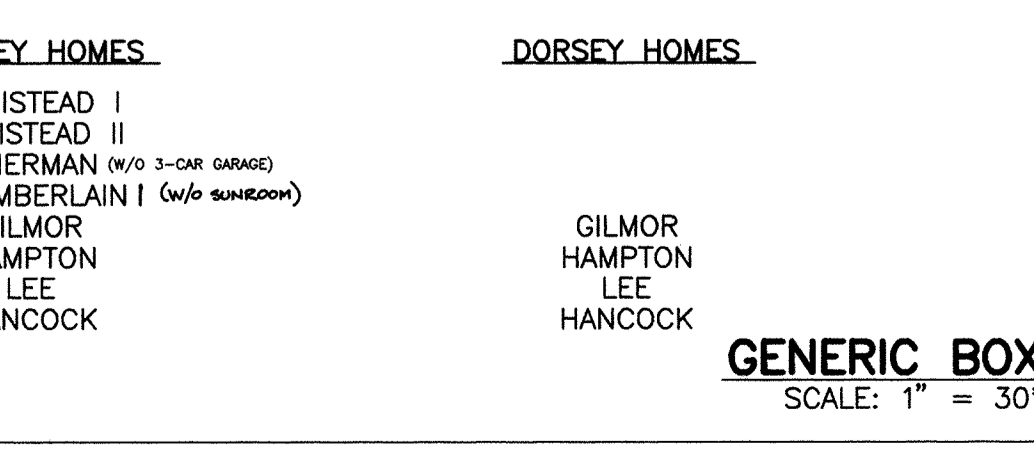
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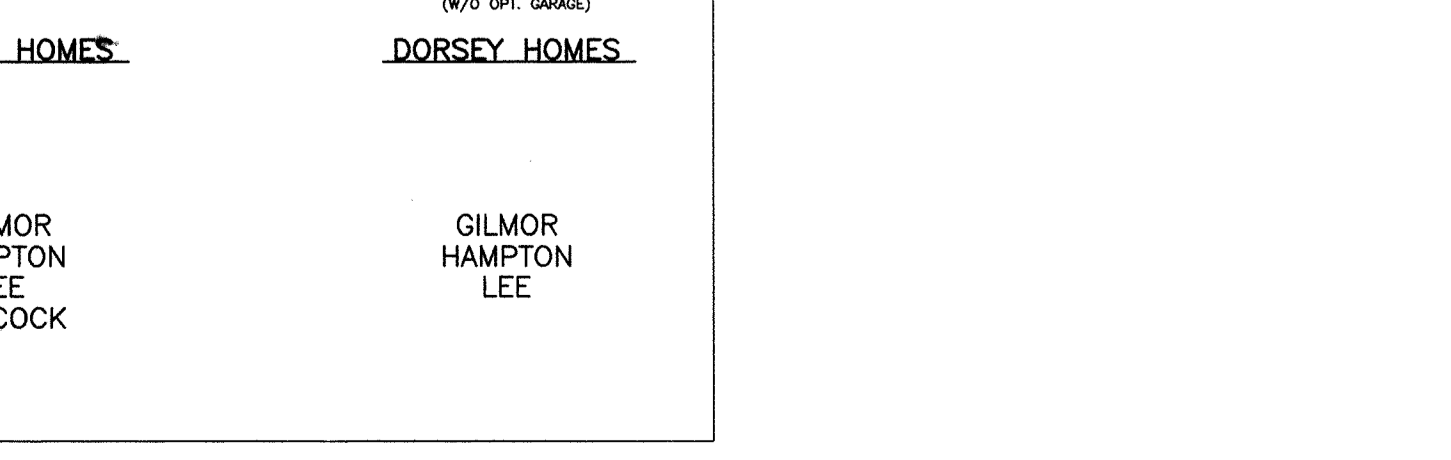
WESTPORT
SCALE: 1" = 30'



DORSEY HOMES



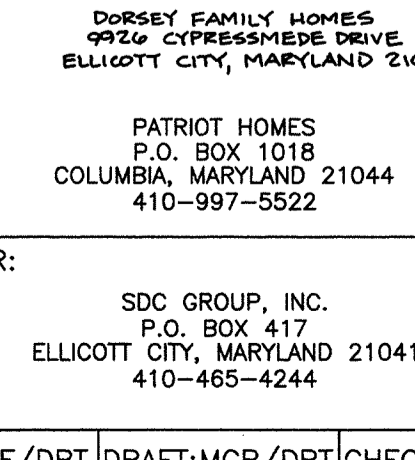
MODEL "V" - VICTORY HOUSE
SCALE: 1" = 30'



PATRIOT HOMES

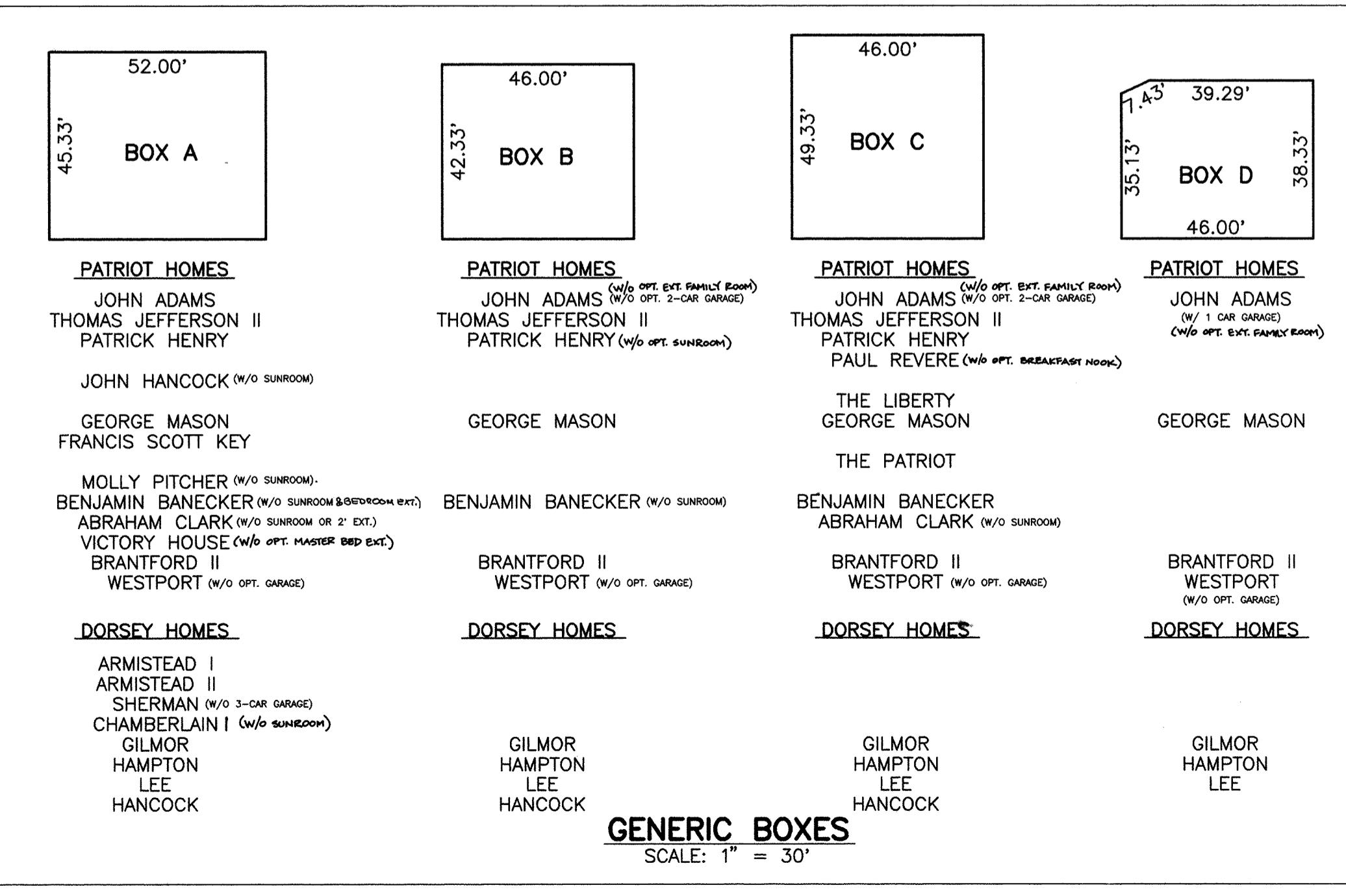


BRANTFORD II
SCALE: 1" = 30'



WESTPORT
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John Damm 12/3/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cindy Hammit 1/14/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
James R. Korte 12/8/98
 DIRECTOR



2	6/15/99	ADD OPT. 2' READ. EXTN. ON GEORGE MASON
2	2-24-99	REV. WIDTH OF OPT. 1st FLOOR BEDROOM EXT. FROM 10.33' TO 11.33' ON MOLLY PITCHER
1	1/28/99	ADD OPT. BEDROOM EXTN., OPT. B'AREWAY & SUNROOM DIMEN. LINE ON MOLLY PITCHER
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-485-6105 FAX: 410-485-6844

Donald Mason

BUILDER: DORSEY FAMILY HOMES 9920 CYPRESSMEDE DRIVE ELLICOTT CITY, MARYLAND 21042	PROJECT: DUBIN PROPERTY SECTION 2 LOTS 59 THROUGH 67
OWNER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-485-4244	LOCATION: TAX MAP 38 - PARCELS 90, 100 AND 408 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: DETAIL SHEET S-94-40, F-92-111, P-96-11 WP-96-51, F-97-18, SDP-97-149, F-98-93	DATE: SEPTEMBER, 1998 NOVEMBER, 1998
DES:GWF/DBT DRAFT:MCR/DBT CHECK: DAM	PROJECT NO. 1181
SCALE: 1" = 30'	SHEET 4 OF 4