

LAYOUT \_\_\_\_\_ INSP 4 \_\_\_\_\_  
INSP 2 \_\_\_\_\_ INSP 5 \_\_\_\_\_  
INSP 3 \_\_\_\_\_ INSP 6 \_\_\_\_\_

ISSUE DATE: \_\_\_\_\_

APPROVAL DATE: 12/19/06

# PERMIT

INDEXED

TAX ID # 04-362942

P 525666

A 57610-W

## ON-SITE SEWAGE DISPOSAL SYSTEM HOWARD COUNTY HEALTH DEPARTMENT BUREAU OF ENVIRONMENTAL HEALTH

Maynes Backhoe + Septic Inc IS PERMITTED TO INSTALL  ALTER

ADDRESS: 11723 Legore Bridge Rd PHONE NUMBER: 301.878.0955

SUBDIVISION: Spring Hollow LOT NUMBER: 20

ADDRESS: 17243 Hardy Road PROPERTY OWNER: Trinity Quality Homes Inc

SEPTIC TANK CAPACITY (GALLONS): 1250 OUTLET BAFFLE FILTER REQUIRED

PUMP CHAMBER CAPACITY (GALLONS): \_\_\_\_\_ COMPARTMENTED TANK REQUIRED

NUMBER OF BEDROOMS: 4

SQUARE FEET PER BEDROOM: 180

LINEAR FEET OF TRENCH REQUIRED: 149

TRENCHES:	Trench to be 3.0 feet wide. Inlet 3.0 feet below original grade. Bottom maximum depth 5.0 feet below original grade. Effective area begins at 3.0 feet below original grade. 2.0 feet of stone below distribution pipe.
LOCATION:	
NOTES:	

PLANS APPROVED: Sara Fegel DATE: 09/01/2006

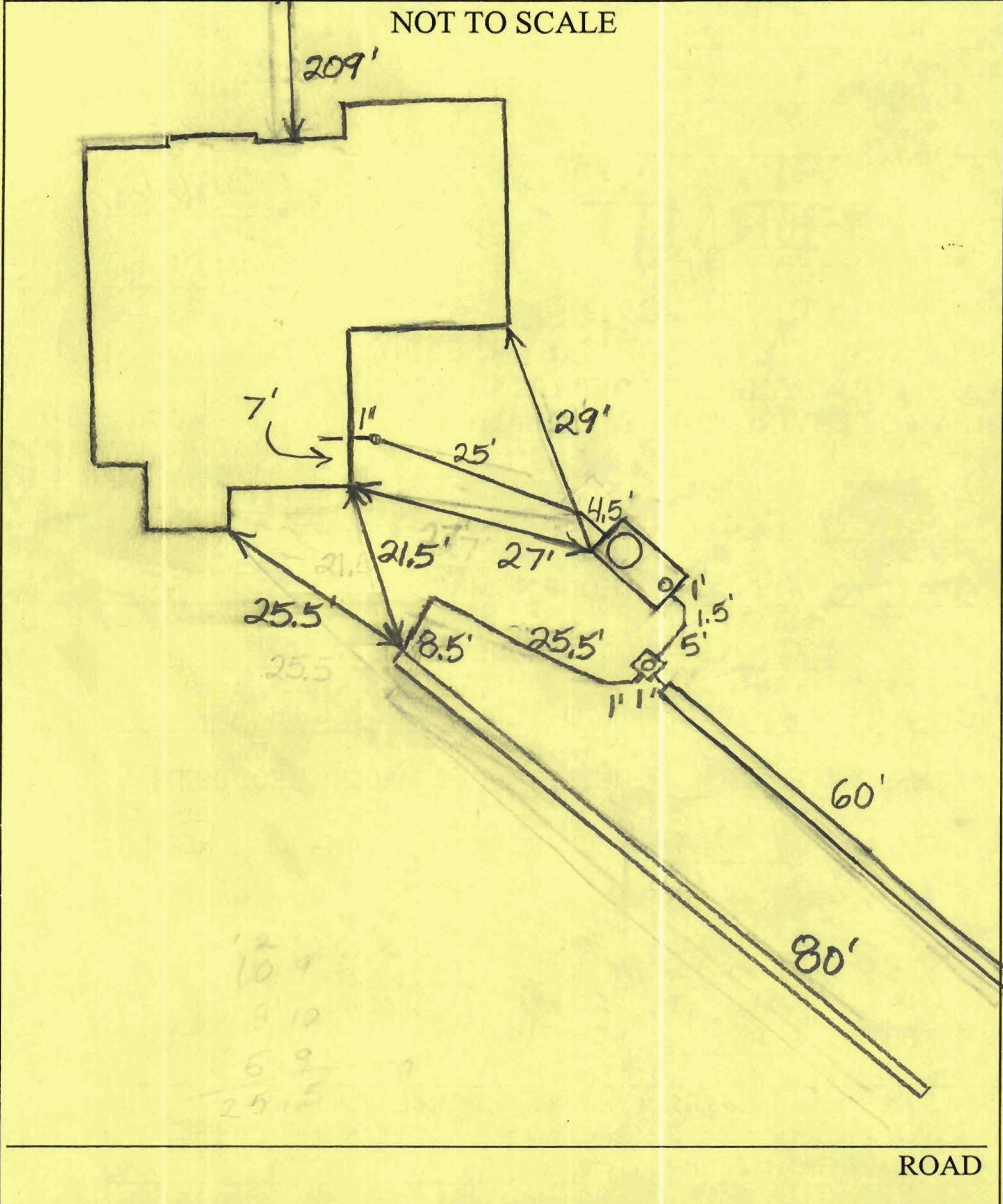
- NOTE: PERMIT VOID AFTER 2 YEARS
- NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM**

P525666

HO-94-3977

NOT TO SCALE



TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
3'	3'	5'
NUMBER OF TRENCHES		2
TOTAL LENGTH		140'
ABSORPTION AREA		420+ Sidewell
DISTRIBUTION BOX LEVEL		Yes
DISTRIBUTION BOX BAFFLE		Yes
DISTRIBUTION BOX PORT		Yes

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	Yes
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	1'-1.5'
BAFFLES	Yes
BAFFLE FILTER	No
MANHOLE LOC	Front
6" PORT LOC	Rear
WATERTIGHT TEST	No
SEPTIC TANK 2 LEVEL	N/A
CAPACITY	_____ GAL
SEAM LOC	_____
TANK LID DEPTH	_____
BAFFLES	_____
BAFFLE FILTER	_____
MANHOLE LOC	_____
6" PORT LOC	_____
WATERTIGHT TEST	_____

2-Comp  
Babylon

PRE-CONSTRUCTION 12/6/06 Install a top 60' trench and a lower 90' trench so that repair area is conserved. Tank set. (BB)

INSTALLATION 12/7/06 System installed. O.K. to backfill. Need house connection. Contractor skimping somewhat on stone. (BB)

12/19/06 House connection made. System complete (Kee)

FINAL INSPECTOR J. Waff DATE OF APPROVAL 12/19/06

# WAIVER PETITION APPLICATION

Date Submitted/Accepted 1/31/05 DPZ File Number WP-05-081

I. **Site Description**

Subdivision Name/Property Identification: Spring Hollow Lot 20  
Location of property: 780'± South of Hardy Road, 340'± West of St. Michaels Rd.  
(Street Address and/or Road Name)

Residential  
(Existing Use)

Residential  
(Proposed Use)

7  
(Tax Map No.)

4  
(Grid/Block No.)

38,144, 341, 394 & 522  
(Parcel No.)

4<sup>th</sup>  
(Election District)

RC-DEO  
(Zoning District)

56,745 sq ft or 1.3027 Acres  
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

S-98-01 P-98-26, F-99-30

II. **Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.120(b)(6)(iv)(b)</u>	<u>For pipestem lots the front yard setback shall be established in the non-pipestem area to permit best utilization for the lot and greatest privacy to the adjacent lot. The front setback shall be measured as a line parallel to the front lot line.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____



V. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

**Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.**

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>✓</u> NA	Information Provided Not Applicable	<u>X</u>	Information Not Provided, Justification Attached
---------	----------------	--	----------	---

- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ✓ 3. North arrow and scale of plan.
- ✓ 4. Location, extent, boundary lines and area of any proposed lots.
- ✓ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ✓ 6. Delineation of building setback lines.
- ✓ 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.
- N/A 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- N/A 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- N/A 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- N/A 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- N/A 14. Submit 2 sets of photographs for all existing on-site structures.

15. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. **\*If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

Owner's authorization attached \*

[Signature] 1-24-05  
(Signature of Property Owner) (Date)  
(Fee Simple Owner Only)

Johanna M. Ecker 1-26-04  
(Signature of Petition Preparer) \* (Date)

Trinity Homes  
(Name of Property Owner)

Fisher Collins & Carter, Inc  
(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

3675 Park Avenue # 301  
(Address)

10272 Baltimore National Pike  
(Address)

Columbia, Maryland 21044  
(City, State, Zip Code)

Ellicott City, Md. 21042  
(City, State, Zip Code)

(E-mail) \_\_\_\_\_

(E-mail) jecker@fcc-eng.com

410 984-2824  
(Telephone) (Fax)

410-461-2855 410 750-3784  
(Telephone) (Fax)

Contact Person: LYNN COVEY

Contact Person: Joey Ecker

## ATTACHMENT

- a. The extraordinary hardship or practical difficulty is based on the SDP not being grandfathered to the Amended Fifth Edition of the Subdivision and Land Development Regulations and the February 2, 2004 Comprehensive Zoning Plan. Based on the Department of Planning and Zoning Policy Memo "Grandfathering of Plans" dated April 13, 2004, the SDP could no longer use setback shown on the recently recorded final plat which created the setbacks for Lot 20. Due to the shape of lot, 20, which is a pipestem lot, triangular in shape, and sits behind lots 18 and 19, the enforcement of the new regulations would render the lot non buildable.
- b. There is no other viable design alternative other than allowing the proposed house to be built within the original building restriction line shown on Plat 13772, recorded on July 1, 1999.
- c. The house siting will not alter the essential character of the neighborhood. The house will be sited toward the pipestem and road and not looking in the rear yards of the houses on lots 18 and 19. This will allow for a greater privacy, which would be in the public interest.
- d. The approval of this waiver will not nullify the intent of the regulations as the house siting will be as originally intended.

Howard County Department of Planning and Zoning  
Division of Land Development

**INITIAL SUBMISSION  
WAIVER PETITION WORKSHEET**  
(For DPZ Use Only)

Project Name \_\_\_\_\_ DPZ File No. \_\_\_\_\_  
DPZ Plan Reviewer \_\_\_\_\_ Submission Date \_\_\_\_\_  
Plan Consultant Representative \_\_\_\_\_ Time \_\_\_\_\_

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete .....
  - b. Required number of plans and applications are provided .....
  - \_\_\_ Plans (14 sets on County Road or
  - \_\_\_ Applications (18 sets on State Road)
  - c. Supplemental Information is provided .....
  - d. Certification of pre-submission HDC advisory meeting for new projects in  
    Historic District or listed in Historic Sites Inventory .....
  - e. Photographs of existing structures (for Historic Preservation Review) .....
  - f. MAA Approval Letter (if applicable) .....
- \_\_\_\_\_
- \_\_\_\_\_

- II. **Fee Computation** **Fee**
- Number of waivers requested .....
  - \* Base Fee for first two waiver sections (**\$450**) .....
  - Fee for each additional waiver section (\_\_\_ additional waivers x **\$50** each) .....
  - \* (Maximum fee of **\$350** for Agricultural Preservation parcels)
- TOTAL** \_\_\_\_\_

III. **Certification**

Cash Receipt No. \_\_\_\_\_ Account #011-005-4201 Amount \_\_\_\_\_

Check issued by \_\_\_\_\_

- \_\_\_ Waiver petition application is accepted for processing.
- \_\_\_ Scheduled SRC meeting date.
- \_\_\_ Waiver petition application is rejected.

Reason: \_\_\_\_\_

\_\_\_\_\_

\_\_\_ Resubmission is accepted. Date \_\_\_\_\_ Staff initials \_\_\_\_\_

Comments/Notes \_\_\_\_\_

\_\_\_\_\_



**SEDIMENT CONTROL NOTES**

- 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 (E.G. EROSION CONTROL, 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 THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 31 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 IN 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 BY 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 1986 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50, 50D (SEC. 51), TEMPORARY SEEDING (SEC. 52), AND MULCHING (SEC. 53). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER CELEBRATION 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: 4.065 ACRES
  - AREA TO BE ROOVED OR PAVED: 0.340 ACRES
  - AREA TO BE VEGETATIVELY STABILIZED: 2.076 ACRES
  - TOTAL CUT: 325 CUBIC YDS.
  - TOTAL FILL: 1790 CUBIC YDS.
  - OFFSITE WASTE/BORROW AREA LOCATION: N/A
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DESTROYED OR GOING TO BE REMOVED MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED IF DEEPEO NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- APPROVAL OF THE INSPECTION AGENCY SHALL BE OBTAINED 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
  - INSTALL SEDIMENT CONTROLS AS SHOWN ON PLAN (3 DAYS).
  - PERFORM NECESSARY GRADING AND STABILIZE THE SITE (2 DAYS).
  - CONSTRUCT DWELLING ON SITE (4-90 DAYS).
  - AFTER THE SITE IS STABILIZED AND PERMISSION IS GRANTED FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

**TEMPORARY SEEDING NOTES**  
 APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RE-DISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

**SEEDING PREPARATION**  
 LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

**SOIL AMENDMENTS**  
 APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (4 LBS./1000 SQ. FT.)

**SEEDING**  
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 1/2 BUSHEL PER ANNUAL RYE (2.2 LBS./1000 SQ. FT.) FOR THE PERIOD MAY 1 THROUGH AUGUST 31, SEED WITH 3 LBS./ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ. FT.). FOR THE PERIOD NOVEMBER 15 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 500.

**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 2 1/2 GALLONS PER ACRE (5 GALLON/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 3/4 GALLONS PER ACRE (3 GALLON/1000 SQ. FT.) FOR ANCHORING. REFER TO THE 1986 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

**PERMANENT SEEDING NOTES**  
 ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:  
**SEEDING PREPARATION**  
 LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

**SOIL AMENDMENTS**  
 APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ. FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (4 LBS./1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-40 UREA-BASIS FERTILIZER (9 LBS./1000 SQ. FT.) AND 500 LBS. PER ACRE (1.5 LBS./1000 SQ. FT.) OF 10-20-20 FERTILIZER.

**SEEDING**  
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (2.3 LBS./1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (1.4 LBS./1000 SQ. FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1000 SQ. FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28, PROTECT SITE BY OPTION (1) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OPTION (2) - USE 500. OPTION (3) SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEDED.

**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 200 GALLONS PER ACRE (5 GALLON/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 3/4 GALLONS PER ACRE (3 GALLON/1000 SQ. FT.) FOR ANCHORING.

**MAINTENANCE**  
 INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.  
 \* FOR PUBLIC PONDS SUBSTITUTE CHEMING CROWNWEED AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

**TOPSOIL SPECIFICATIONS** - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:  
 TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILTY LOAM, SANDY CLAY LOAM, LOAMY SAND, 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 CONTRASTING TEXTURE SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CHOKERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STECKS, ROOTS TRUNKS, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.  
 TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTCRACK, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

WHERE THE TOPSOIL IS EITHER HEAVY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-6 TONS/ACRE (OR MORE) PRIOR TO THE PLACEMENT OF THE TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

**LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
+362.5	SPOT ELEVATION
-S/T- -S/T-	SILT FENCE & TREE PROTECTION
-S/S- -S/S-	SUPER SILT FENCE
□	PROPOSED WALKOUT
LOD	LIMITS OF DISTURBANCE
○	EXISTING STREET TREES FROM F-99-30

**EROSION CONTROL MATTING**

NOT TO SCALE

NO.	REVISION	DATE
1	Rev. Lot 19 From Gen. Box to Trenton	9-23-08
2	Rev. Lot 18 From Gen. Box to Abbey	1-30-06
3	Rev. Lot 20 From Gen. Box to Abbey	8-18-06

THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT.  
 APPROVED: *John K. Pluta* 2/23/05  
 HOWARD COUNTY CONSERVATION DISTRICT DATE

**PERMANENT SEEDING NOTES**

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:  
**SEEDING PREPARATION**  
 LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

**SOIL AMENDMENTS**  
 APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ. FT.) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER (4 LBS./1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-40 UREA-BASIS FERTILIZER (9 LBS./1000 SQ. FT.) AND 500 LBS. PER ACRE (1.5 LBS./1000 SQ. FT.) OF 10-20-20 FERTILIZER.

**SEEDING**  
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (2.3 LBS./1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (1.4 LBS./1000 SQ. FT.) KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1000 SQ. FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28, PROTECT SITE BY OPTION (1) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OPTION (2) - USE 500. OPTION (3) SEED WITH 100 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEDED.

**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 200 GALLONS PER ACRE (5 GALLON/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 3/4 GALLONS PER ACRE (3 GALLON/1000 SQ. FT.) FOR ANCHORING.

**MAINTENANCE**  
 INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.  
 \* FOR PUBLIC PONDS SUBSTITUTE CHEMING CROWNWEED AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

**TEMPORARY SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RE-DISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

**SEEDING 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 (4 LBS./1000 SQ. FT.)

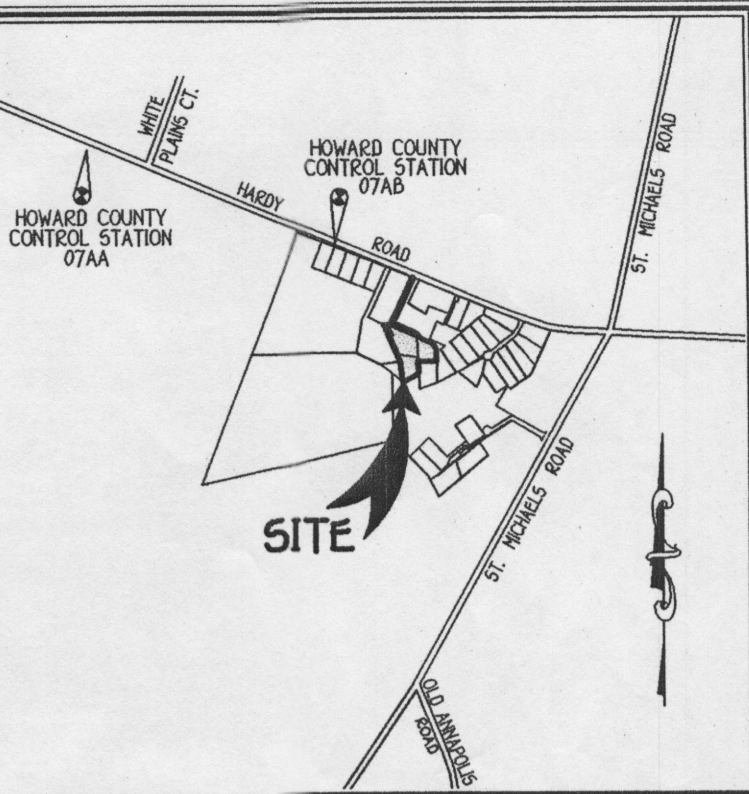
**SEEDING**  
 FOR THE PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 1/2 BUSHEL PER ANNUAL RYE (2.2 LBS./1000 SQ. FT.) FOR THE PERIOD MAY 1 THROUGH AUGUST 31, SEED WITH 3 LBS./ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ. FT.). FOR THE PERIOD NOVEMBER 15 THROUGH FEBRUARY 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 500.

**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 200 GALLONS PER ACRE (5 GALLON/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 3/4 GALLONS PER ACRE (3 GALLON/1000 SQ. FT.) FOR ANCHORING.

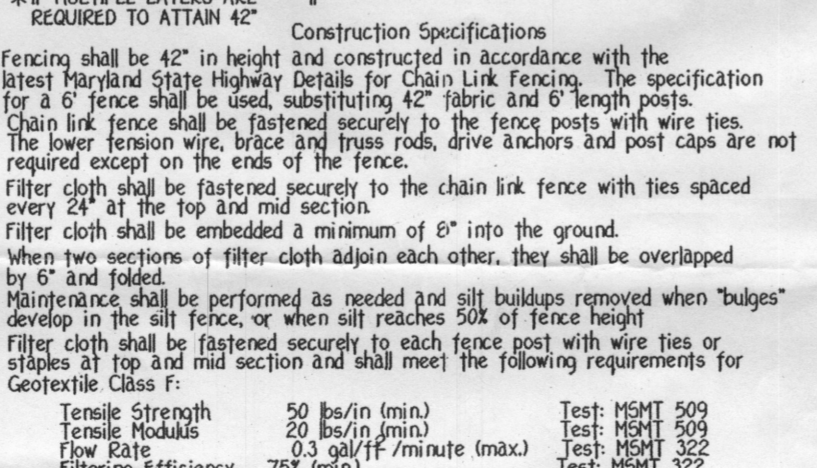
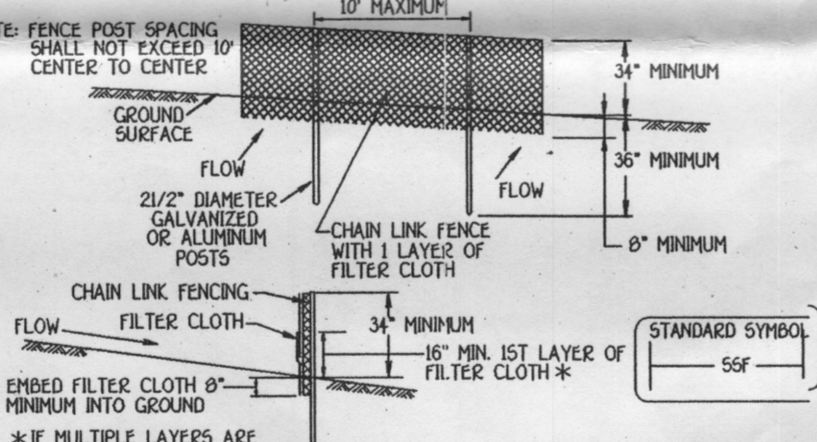
**MAINTENANCE**  
 INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.  
 \* FOR PUBLIC PONDS SUBSTITUTE CHEMING CROWNWEED AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 40 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT. 1 DAY
- INSTALL SEDIMENT AND EROSION CONTROL DEVICES AS SHOWN ON PLAN. 1 DAY
- CLEAR AND GRAD TO LIMITS OF DISTURBANCE AND MASS GRADE TO SUN-BASE. 1 DAY
- INSTALL TEMPORARY SEEDING. 1 DAY
- CONSTRUCT BUILDINGS. 2 MONTHS
- FINE GRADE SITE AND INSTALL PERMANENT SEEDING AND LANDSCAPE. 1 DAY
- REMOVE SEDIMENT CONTROL DEVICES AS UPLAND AREAS ARE STABILIZED AND PERMISSION IS GRANTED BY E/S CONTROL INSPECTOR. 2 DAYS



**NOTE**  
 THE EXISTING WELLS SHOWN ON THIS PLAN, TAG NO. HO 94-2033, HO 94-3976 & HO 94-3977, HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.



**DESIGN CRITERIA**

Slope	Tensile Strength	Tensile Modulus	Filtering Efficiency	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	50 lbs/ft (min)	20 lbs/ft (min)	75% (min)	Unlimited	Unlimited
10 - 20%	100 lbs/ft (min)	20 lbs/ft (min)	75% (min)	100 feet	100 feet
20 - 30%	150 lbs/ft (min)	20 lbs/ft (min)	75% (min)	50 feet	50 feet
30 - 40%	200 lbs/ft (min)	20 lbs/ft (min)	75% (min)	25 feet	25 feet

**SUPER SILT FENCE**  
 NOT TO SCALE

REVIEWED FOR HOWARD COUNTY-SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.  
 APPROVED: *Jim Meyer* 2/23/05  
 U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE DATE

**BUILDER/DEVELOPER**  
 LYNN COVEY TRINITY HOMES  
 3675 PACE AVENUE SUITE 301  
 ELLICOTT CITY, MD 21040  
 410-480-0023

**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 CONDITION AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.  
 EARL D. COLLINS DATE 2-1-05

**DEVELOPER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE FROM A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY CONSERVATION DISTRICT.  
 LYNN COVEY DATE 1-31-05

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED: RC-DEO
  - TOTAL AREA OF PROPERTY: 4.065 ACRES
  - SEPTIC EASEMENT SUBJECT TO HOWARD COUNTY HEALTH DEPARTMENT REVIEW.
  - LENGTH OF TRENCH TO BE DETERMINED AT TIME OF SEPTIC PERMIT ISSUANCE.
  - CONTRACTOR/BUILDER TO VERIFY ELEVATION IN THE FIELD BEFORE BEGINNING ANY CONSTRUCTION.
  - FIELD RUN TOPOGRAPHIC SURVEY DONE BY FISHER, COLLINS & CARTER, INC.
  - NO WETLANDS CURRENTLY EXIST ON THE PROPERTY.
  - PUBLIC STORMWATER MANAGEMENT FACILITY LOCATED IN BUILDABLE PRESERVATION PARCEL 'A' WILL BE MAINTAINED BY HOWARD COUNTY, MARYLAND, F-99-30.

**SITE DEVELOPMENT, SEDIMENT/EROSION CONTROL PLAN, NOTES & DETAILS**  
**SPRING HOLLOW**  
 LOTS 18, 19 & 20  
 ZONED: RC-DEO PLAT NO. 13772  
 TAX MAP NO. 7 PARCEL NO. 5: 38,144,341,394 & 522 GRID NO. 4  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' DATE: JANUARY, 2005

**GP 05-54**