

Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration						
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 05 Account Number - 437369								
Owner Information										
Owner Name:		FOROUSHANI ARMAGHAN EMAMI	Use:		RESIDENTIAL					
Mailing Address:		11369 LIBERTY ST FULTON MD 20759-2511	Principal Residence:		YES					
			Deed Reference:		/18078/ 00448					
Location & Structure Information										
Premises Address:		11369 LIBERTY ST FULTON 20759-0000	Legal Description:		LOT 2 5620 SQ 11369 LIBERTY ST MAPLE LAWN FARMS MIDTOWN					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	16091
0041	0015	0121		0000		9999	2	2017	Plat Ref:	
Special Tax Areas:			Town:			NONE				
			Ad Valorem:			104				
			Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2006		3,454 SF		1935 SF		5,620 SF		000000		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	FRAME	4 full/ 1 half	1 Attached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		209,000		209,000						
Improvements		559,800		551,700						
Total:		768,800		760,700		760,700		760,700		
Preferential Land:		0						0		
Transfer Information										
Seller: ABHARI MOSHEN RAJABI			Date: 03/07/2018			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /18078/ 00448			Deed2:				
Seller: NOLAN KENNETH E			Date: 08/30/2011			Price: \$702,000				
Type: NON-ARMS LENGTH OTHER			Deed1: /13410/ 00480			Deed2:				
Seller: MB MAPLE LAWN LLC			Date: 05/01/2006			Price: \$919,122				
Type: ARMS LENGTH IMPROVED			Deed1: /09973/ 00129			Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 09/19/2012										

APPLICATION

PERCOLATION TESTING

A 49709

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 11-1-93

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER John S. Cashmark

C/O Land Design + Development
ADDRESS 10805 Hickory Ridge Rd PHONE 740-2100

AGENT OR PROSPECTIVE BUYER Mark Reich

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION Cashmark LOT NO. 1

ROAD AND DESCRIPTION Johns Hopkins Rd + Sanner Rd

TAX MAP 41 PARCEL # 121

SIZE OF LOT 1 ± acre TYPE BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT. Mark Reich
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

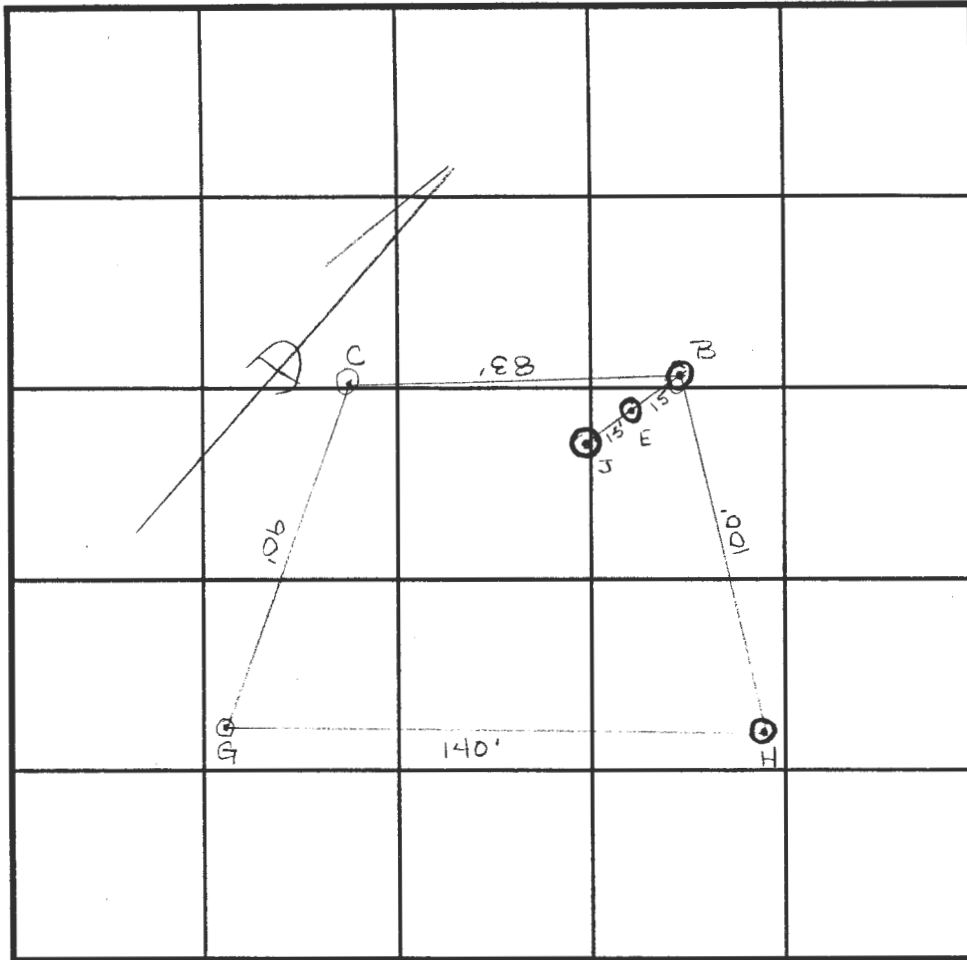
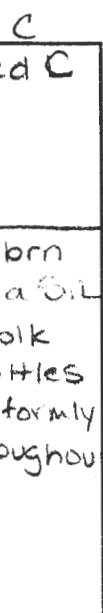
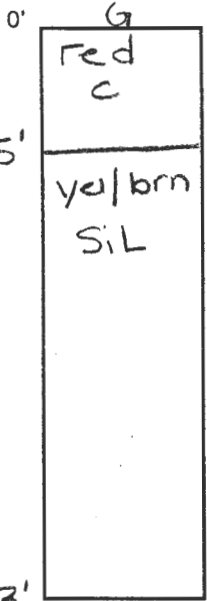
SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

A 49709

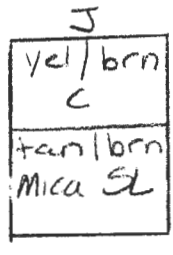
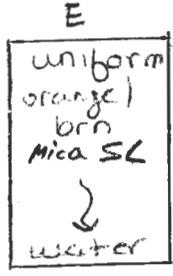
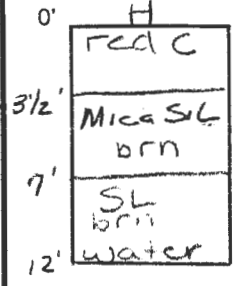
COUNTY #

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

SOIL PROFILE



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
11/2/93	G	4' / V13'	11:04 ³⁰	11:05 ⁴⁵	11:05 ⁴⁵	11:07 ¹⁵	1 1/2 min
		7' / V13'	11:09 ³⁰	11:10 ¹⁵	11:10 ¹⁵	11:12	3/4 min
	C	3' / V11 1/2'	11:15 ³⁰	11:16 ⁴⁵	11:16 ⁴⁵	11:20 ³⁰	3 3/4 min
	B	Visual	to 10 1/2'	- Hold	till wet	season	—
	H	Visual	to 12'	- Hold	till wet	season	—
	E	1' / V12'	11:39	11:39 ³⁰	11:39 ³⁰	11:40 ¹⁵	1 1/4 min
		repair	11:40 ¹⁵	11:41 ¹⁵	11:41 ¹⁵	11:42 ³⁰	1 1/4 min
	J	Visual	to 12'	- Hold	till	wet season	—

REMARKS Hold lot till wet season

TYPE OF SOIL _____

TESTED BY Amy McMullen & Ron Pinkley ALSO PRESENT Dan Kettiman

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

April 29, 1994

Mr. Mark Reich
c/o Land Design & Development
10805 Hickory Ridge Road
Columbia, MD 21044

RE: **PERCOLATION TEST RESULTS**
APPLICATION # 49709
PROPOSED USE: Subdivision
PROPERTY ID: Cashmark Property
Johns Hopkins Rd, Tax Map 41, Parcel 121

Dear Mr. Reich:

Percolation testing conducted March 14 and April 27, 1994 on the above referenced property indicated unsatisfactory soil conditions. The limiting condition was seasonally high water table in most test holes. There was insufficient area remaining to warrant further testing on this lot.

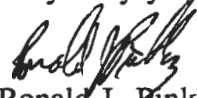
Copies of the percolation test results are enclosed.

If you disagree with this decision, please call Mr. Craig Williams or myself, to schedule a conference to discuss the results and reason for our decision.

Should you plan to come in for a conference, review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic systems within 100 feet of property boundaries have been shown.

After a conference, if you still find this decision unacceptable, you will be advised of a formal avenue for appealing this decision at that time.

Very truly yours,


Ronald J. Pinkley, R.S.
Water and Sewerage Program

RJP/brl

Enclosures

cc: Engineer: Fisher, Collins, Carter
Owner: John S. Cashmark
File

Bureau of Environmental Health
3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544
Water and Sewerage, Permits (410) 313-2640 Community Environmental Health (410) 313-2642
Director (410) 313-2645 TDD (410) 313-2323

APPLICATION

PERCOLATION TESTING

A 49809

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

Page 2

DISTRICT _____

DATE 11-1-93

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER John S Cashmark

ADDRESS 40 Land Design + Development
10805 Hickory Ridge Rd PHONE 740-2100

AGENT OR PROSPECTIVE BUYER Mark R

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION Cashmark LOT NO. 1

ROAD AND DESCRIPTION Johns Hopkins Rd + Sauer Rd

TAX MAP 41 PARCEL # 121

SIZE OF LOT 1 ± acres TYPE BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

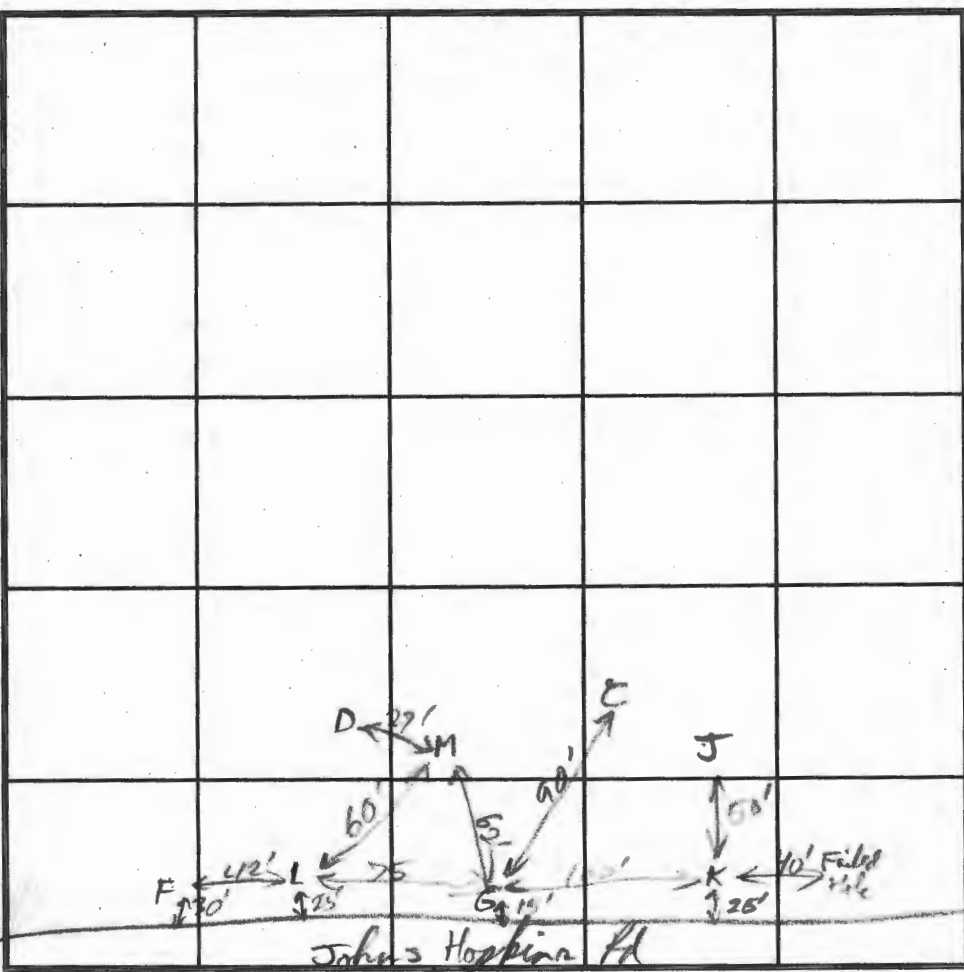
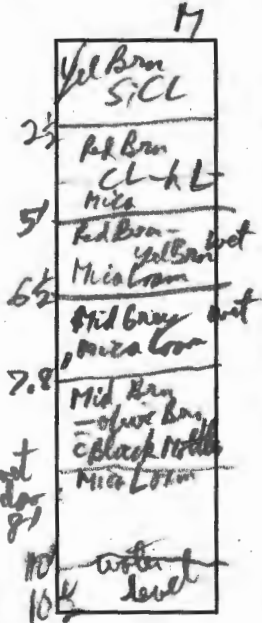
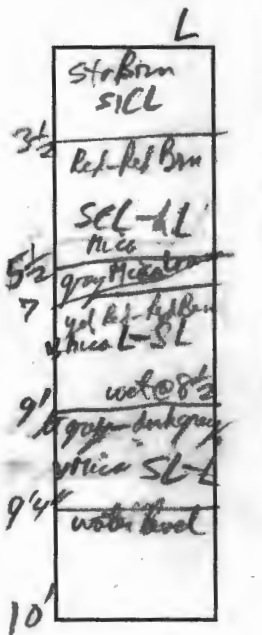
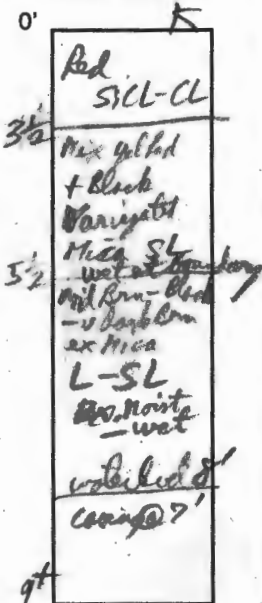
PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

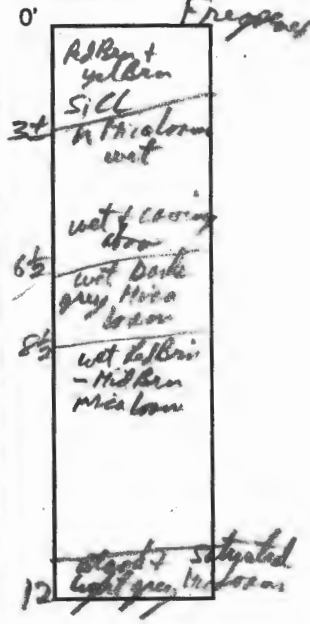
COUNTY #

SOIL PROFILE



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

SOIL PROFILE



DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
3-14-94	F	Water Seepage	6.8'				Fail
	D	Water Seepage @ 7.5'					
	C	Water Seepage @ 9.7' (just opened)					
4/27/94	K	V9T	Water level at 8' (comp. water)				Fail
	L	V10'	Water level at 9' 1/4", wet @ 8 1/2', gray mica				Fail
	M	V10 1/2'	Water level at 10' water 9'				
	F	V12' regraded	Water Seepage @ 10' after 30 min				? Hagan!
	L'	3 1/2'	2:35:00	2:38:00	2:38:00	2:45:00	Drain

REMARKS: Proposed Wall Site May be too close + downslope of Neighbor's Septic Area
 TYPE OF SOIL: 3/25/94 No New Hole dug - Insufficient Area left to Test 4/27/94
 TESTED BY: [Signature] ALSO PRESENT: [Signature]
 TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____
 INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT./BEDROOM _____

APPLICATION

PERCOLATION TESTING

A 49708

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT _____

DATE 11-1-93

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER John S. Cashmark

ADDRESS c/o Land Design + Development
10805 Hickory Ridge Rd PHONE 740-2100

AGENT OR PROSPECTIVE BUYER Mark Reich

ADDRESS _____ PHONE _____

PROPERTY LOCATION:

SUBDIVISION Cashmark LOT NO. 2

ROAD AND DESCRIPTION Johns Hopkins Rd + Sanner Rd

TAX MAP 41 PARCEL # 121

SIZE OF LOT 1 ± acre TYPE BLDG. SFD
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Mark Reich
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

Howard County Health Department

To: CW cashmark
property

~~From~~

① Letter for your review, and.

② A left Message for Mark Reich

~~about possible Tuesday listing, they'll~~
~~call back whenever.~~ Mark called back
He'll see if Tues OK & lettermen
& will confirm ~~with~~ tomorrow.

From: R.P.

Date: 3/9/94

HD-170

Mr. Mark Reich
80 Land Design and Development, Inc.
10805 Hickory Ridge Pl.
Columbia, Maryland 21044

Perce Certification Plan
RE: Cashmark Property
John's Hopkins Road

Dear Mr Reich:

I've reviewed the proposed Perce Certification Plan for the above referenced property. Although originally offered as 2 lot tract, it is now currently proposed as a single lot with the designated sewage disposal area effectively on the highest part of the lot. As a result there are several potential problems which must be resolved prior to any further consideration may be given to this property.

First, our letters of October 29 and December 21, 1993 both refer to the need for confirming water table tests during the Spring wet season. That season is now here and we have not yet received a request to schedule these tests. Please do so as soon as possible.

An adequate well site remains in question because of incomplete information on septic systems and wells on surrounding properties. In addition to ~~the~~ existing wells and septic within 200 ft of the property line, there is a pending proposal for a nearby shared septic area which may severely restrict alternative well site location.

Should the presently proposed well site prove unacceptable.

Finally, the well site, as proposed in this plan, is situated in a narrow corner of the lot and in what appears to be a drainage swale according to the elevation contours submitted. Such a well site location is less than ideal and may just prove "unacceptable" pending collection of septic information on adjacent properties as discussed above. At the very least, well development and testing prior to final plan approval would be required.

If you have any questions or wish to schedule a wet season test date, please call either myself or Mr. Craig Williams at 313-2640, at your earliest convenience.

Respectfully yours,

Ronald J. Pikeley, R.S.
Water Sewer Program

GCI owner - John S. Cushman, et al.
7075 Kendall Rd
Lanark, Md 20723
engineer - Fisher, Price, Collins.



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

December 21, 1993

Mr. Mark Reich
c/o Land Design and Development, Inc.
10805 Hickory Ridge Road
Columbia, Maryland 21044

RE: Percolation Test Results
Application Numbers: A49709 and A49708
Proposed Use: Subdivision
Property ID: Cashmark - Lots 1 & 2
Johns' Hopkins Road-Sanner Road

Dear Mr. Reich:

Percolation testing conducted November 2, 1993 on the above referenced property indicated limited soil conditions. Uncertain depth to seasonal groundwater table presents a significant concern. Copies of the test results are enclosed.

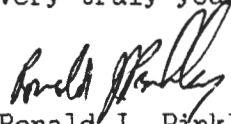
Further review is contingent upon submission by a registered engineer of a percolation certification plan showing actual locations and elevations of all excavated test holes and a suitable house and well site.

This plan should be submitted within sixty (60) days to allow field verification if necessary. If the proposal is for subdivision or for commercial use, a groundwater appropriations permit must be approved prior to approval of either the record plat or the site development plan.

If the plan establishes the potential for lot development, then a confirming retest in the Spring Wet Season would be required.

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 313-2640.

Very truly yours,


Ronald J. Pinkley, R. S.
Water and Sewerage Program

RJP:jr
Enclosures



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

October 29, 1993

American Properties
10805 Hickory Ridge Road
Columbia, MD 21044
Attn: Mark Reich

RE: Percolation Testing
Cash-Mark Property
Proposed 2 Lot Subdivision
Tax Map 41 Parcel 121
Johns Hopkins Road

Dear Mr. Reich:

A percolation test date has been reserved for ~~1:30~~ P.M. Tuesday, November 2, 1993.

You will be responsible for having a contractor on-site to excavate test holes at the corners of proposed percolation area.

There are Designated "Wet Season" soils on this property. You have requested that we accept your proposal to test at the current time, with the full understanding that test results obtained will be tentative, pending outcome of follow-up testing in the spring wet season.

Please call this office between 8:30 a.m. and 4:30 p.m., Monday through Friday, to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

Very truly yours,

Craig Williams, Program Director
Water and Sewerage Program

CBS:hsm

cc: Files

Howard County Health Department

see you on 2/18/93

To: CW Review of:

perc tested Nov 2 '93 : John S Cashmark
by AM/RP checked hobo briefly] Perc Certif Plat

- ① J - Not tested (V & 12) Clay to 4' (15' from water table)
Hold wet season
- G - 2 min perc @ 4' 7", V 13', OK below 4'
- C - 4 min perc @ 3' V 11 1/2', clay to 5'
Black bottles in SIL
- D - 5 1/2 min perc @ 4 1/2', V 11', clay to 5'
- F - Not Tested (V & 12') Clay to 5', CL to 7'
Hold wet season gray & black bottles in Micalom

∴ Wet Season test F, C, J, (D) deepen

From: Ken P

Date: 2/8/94

HD-170

Howard County Health Department

To: _____

Cashmere

I'll receive

Wright says in
letter of Boston

all wells & Septic Needed to Show c in
100ft of Property lines

Call Mark Beck -

Suggest we could do next Tues if
these contractors can work it in.

Do in a letter - that

we'll need wet season eval,

an adjacent well with remains in question
because of incomplete tap on Septic
& wells on surrounding properties.

From: _____

Date: _____

29.94

CH/RS

PROPERTY OF
LAN REA JR.
588, F. 341

DEVELOPMENT

BOX 8607

ESBURG, MD 20898-8607

324/208-8011

LOT # 36
3.165 AC.

LOT # 35
3.570 AC.

LIMIT OF
WETLANDS

25' WETLANDS
BUFFER

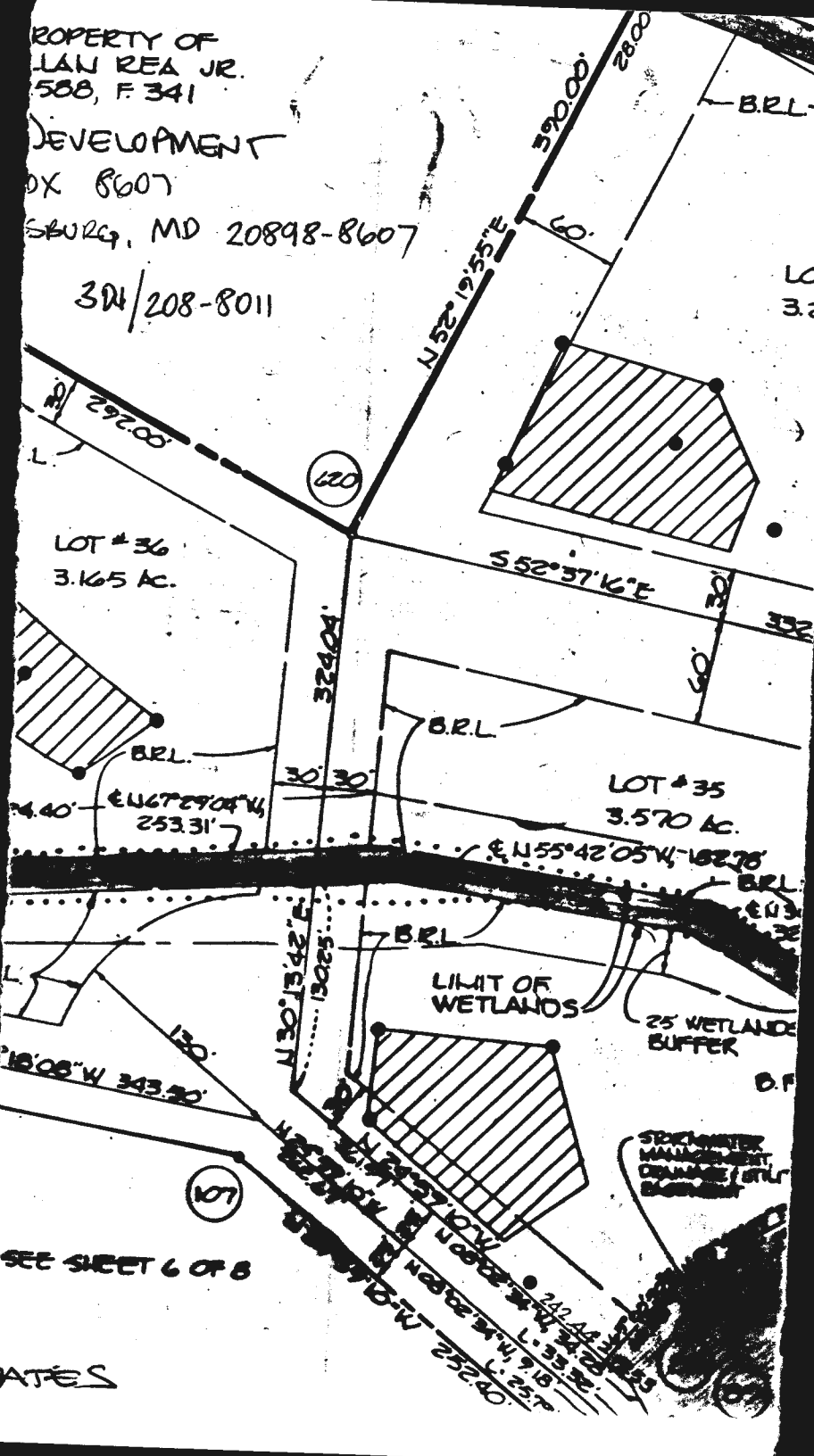
SOFTENED
WATER
MANAGEMENT
DRAINAGE / STUR
BARRIERS

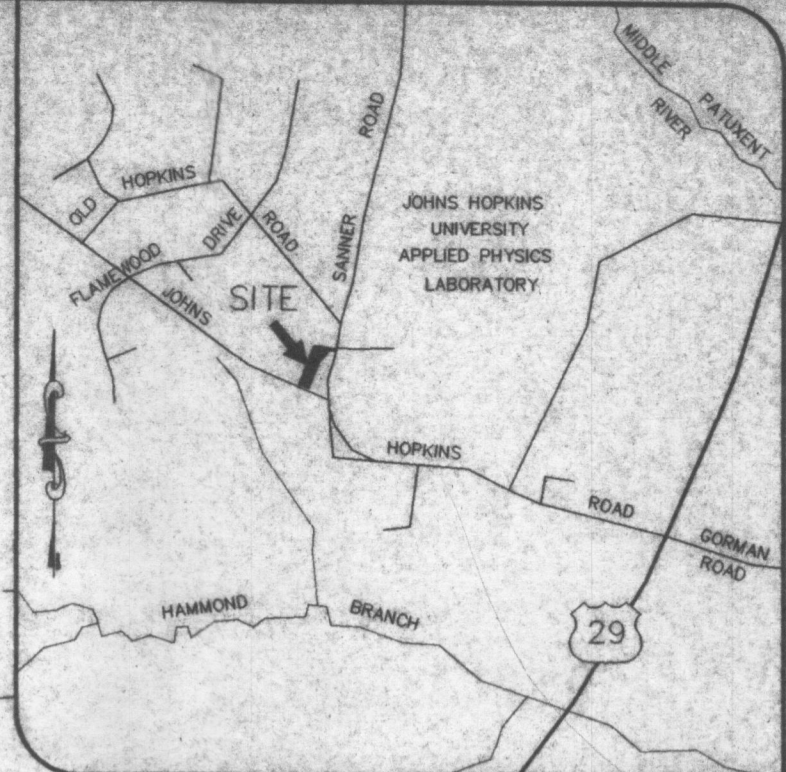
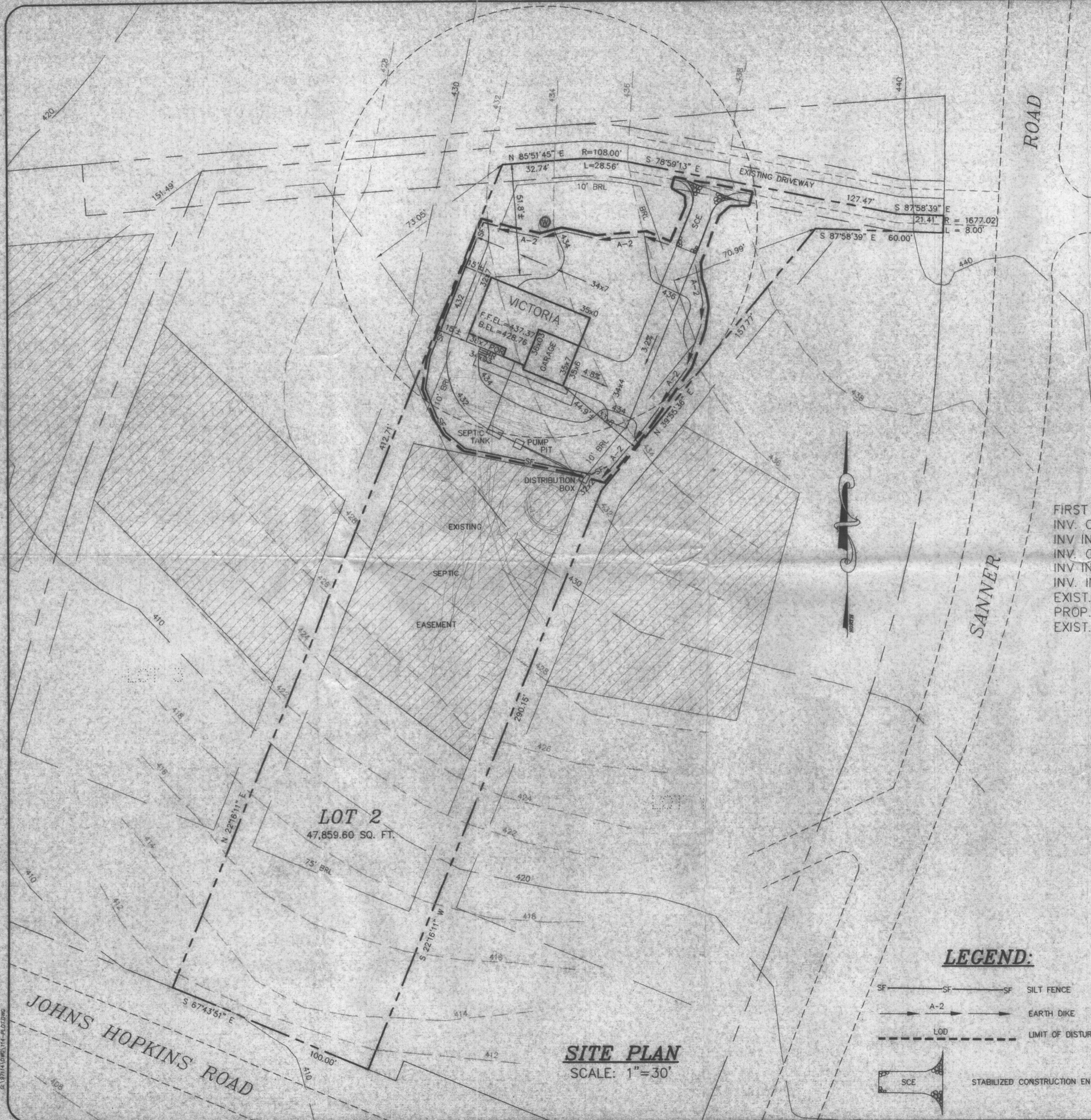
(120)

(107)

SEE SHEET 6 OF 8

ATES





VICINITY MAP
SCALE: 1"=2000'

FIRST FLOOR ELEV.	= 437.37
INV. OUT OF HOUSE	= 426.26
INV. IN SEPTIC TANK	= 424.86
INV. OUT SEPTIC TANK	= 424.61
INV. IN PUMP PIT	= 424.47
INV. IN DIST. BOX	= 429.20
EXIST. ELEV. @ SEPTIC TANK	= 430.90
PROP. ELEV. @ SEPTIC TANK	= 432.00
EXIST. ELEV. @ DIST. BOX	= 432.20

GENERAL NOTES:

1. TOPO BASED ON PERCOLATION PLAT PREPARED BY LORIA ENGINEERING, INC.

I/WE 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 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.

DEVELOPER'S SIGNATURE _____ DATE _____

DEVELOPER'S NAME _____

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 THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER'S SIGNATURE _____ DATE _____

ENGINEER'S NAME _____

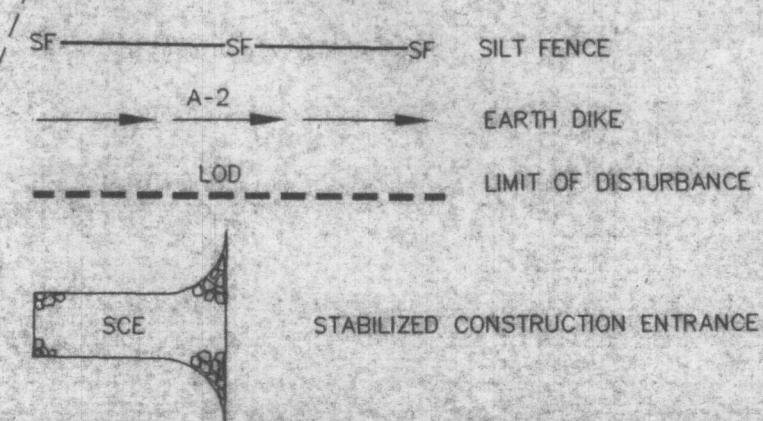
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

USDA-NATURAL RESOURCES CONSERVATION SERVICE _____ DATE _____

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

HOWARD SCD _____ DATE _____

LEGEND:



SITE PLAN
SCALE: 1"=30'

project	07114	date	JUL 1998
illustration	BLM	approved	BLM/JDB
scale	1"=30'	revision	
DATE		DATE	
CASHMARK PROPERTY, LOT 2 (PLAT 12405)			
PLOT PLAN			
MILDENBERG, BOENDER & ASSOC. INC.			
Engineers Planners Surveyors			
5092 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042 (410) 987-0288 Ext. (01) 821-5821 Wash. (410) 987-0288 Fax			
1 of 2			

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

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

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, 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 30-0-0 UREA-FORM FERTILIZER (9 LBS./1000 SQ.FT.).
2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR 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 3 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. 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 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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, 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 WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 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 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

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, (313-1855).
- 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 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) 7 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 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.
- 5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (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:	1.10	ACRES
AREA DISTURBED:	0.29	ACRES
AREA TO BE ROOFED OR PAVED:	0.08	ACRES
AREA TO BE VEGETATIVELY STABILIZED:	0.73	ACRES
TOTAL CUT:	240	CU. YDS.
TOTAL FILL:	240	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION:		

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITIES MEASUREMENTS.
- 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.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT (1 DAY).
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (1 DAY).
3. CONSTRUCT SILT FENCE & EARTH DIKE (2 DAYS).
4. COMPLETE CONSTRUCTION AS SHOWN (30 DAYS).
5. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (2 DAYS).
6. SEED AND MULCH ALL REMAINING DISTURBED AREAS (1 DAY).
7. UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS (2 DAYS).

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

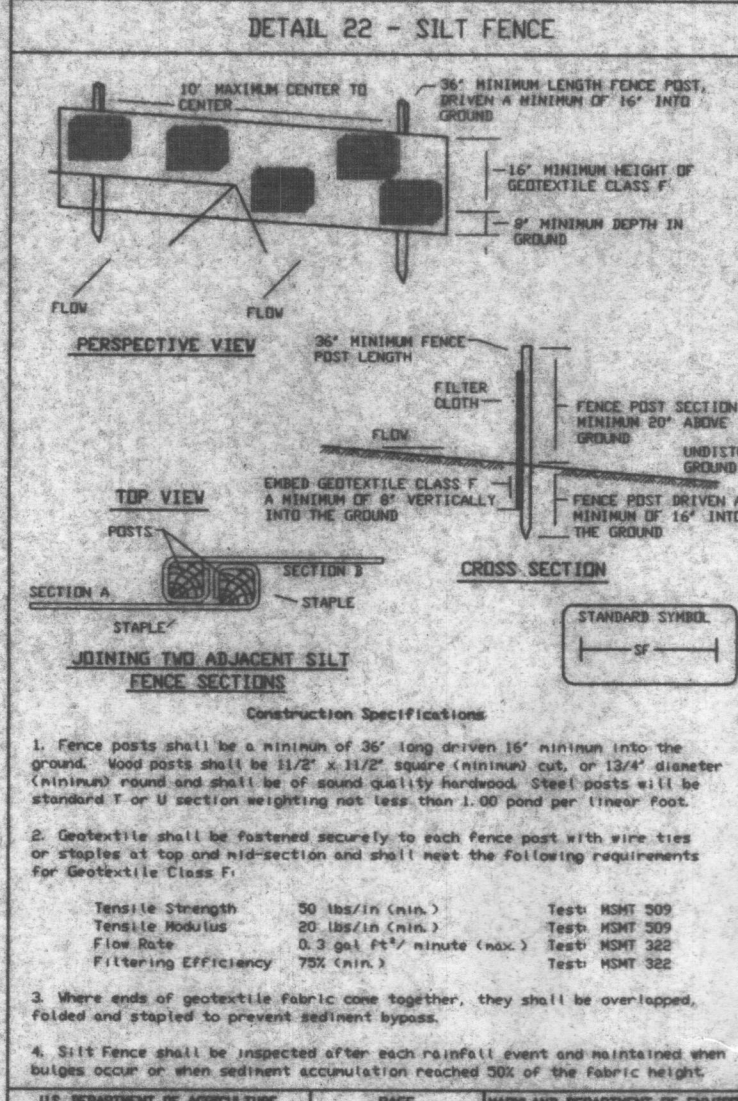
CONDITIONS WHERE PRACTICE APPLIES

1. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
2. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

1. 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 SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
2. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - i. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT 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 TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CHINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SOI GRASS, NUTSEED, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - iii. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, 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 DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - iii. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - iv. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - i. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - a. PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSORBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - d. NO SOD OR SEED 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 PHYTO-TOXIC MATERIALS.
 - NOTE: 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.
 - ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
3. TOPSOIL APPLICATION
 - i. 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.
 - ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
 - iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING 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.
 - iv. 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.
 - vi. 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:
 - i. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - b. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - iv. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

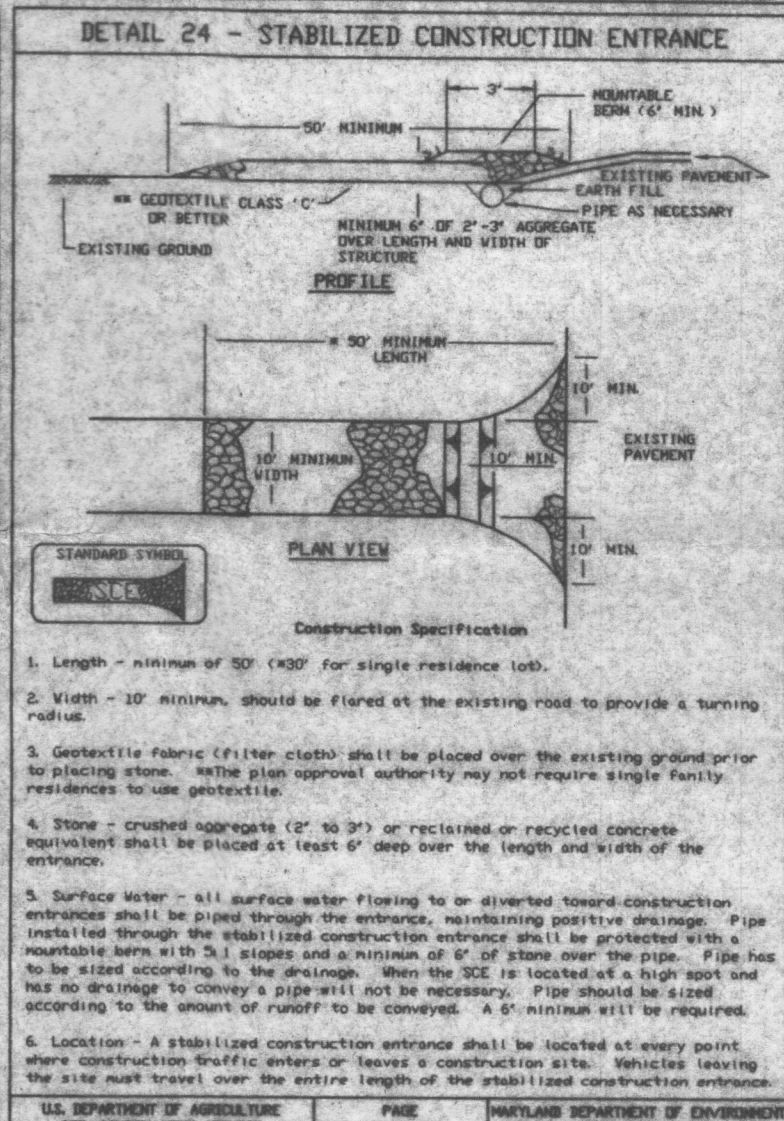
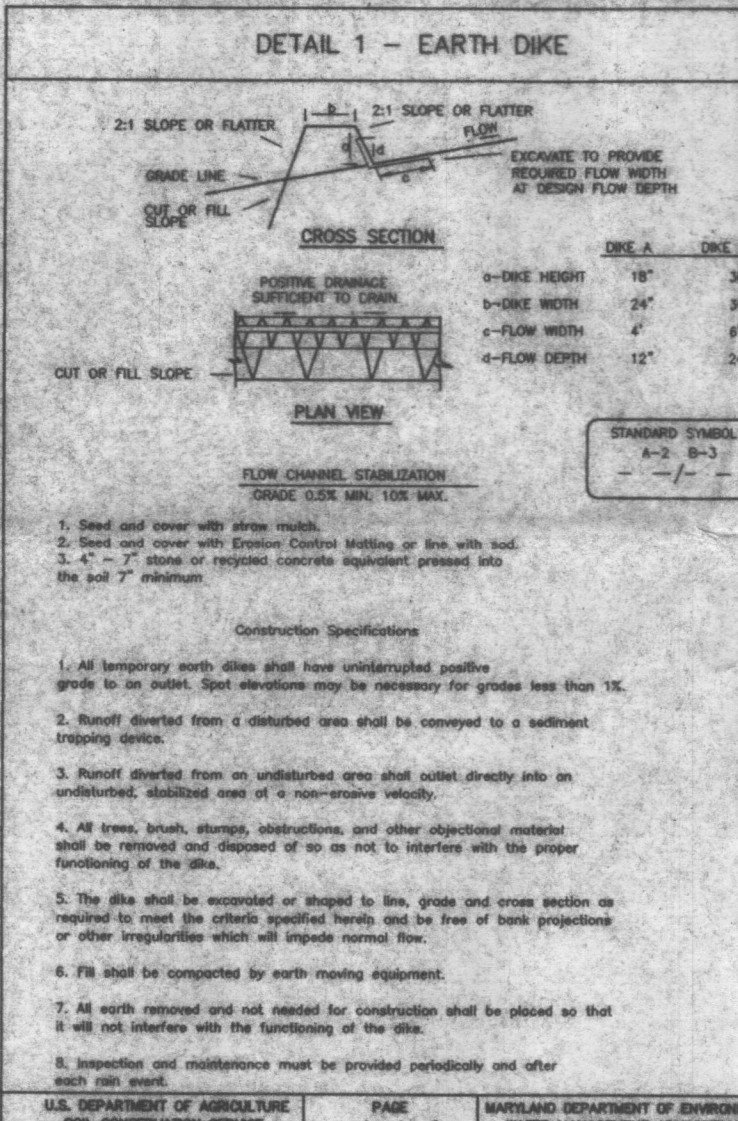
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.



SILT FENCE		
Silt Fence Design Criteria		
Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 5:1	Unlimited	Unlimited
5:1 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 2:1 slope and sandy soils USDA general classification system, soil class A, maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only pre-erect control required.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 6-15-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



I/WE 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 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.

DEVELOPER'S SIGNATURE _____ DATE _____

DEVELOPER'S NAME _____

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 THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER'S SIGNATURE _____ DATE _____

ENGINEER'S NAME _____

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

USDA-NATURAL RESOURCES CONSERVATION SERVICE _____ DATE _____

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

HOWARD SCD _____ DATE _____

CASHMARK PROPERTY, LOT 2 (PLAT 12405)
SEDIMENT CONTROL NOTES & DETAILS
MILDENBERG, BOENDER & ASSOC. INC.
 Engineers Planners Surveyors
 5012 Dorsey Hill Drive, Suite 202, Millcreek City, Maryland, 21042
 (410) 997-0286 Fax (301) 681-5521 Wash (410) 997-0286 Fax
 2 OF 2