

FAIRWINDS OF ANNAPOLIS, SECT 3, BLDGS 5, 7, 9, 140 & 142

GRADING PERMIT PLANS

SEQUENCE OF CONSTRUCTION

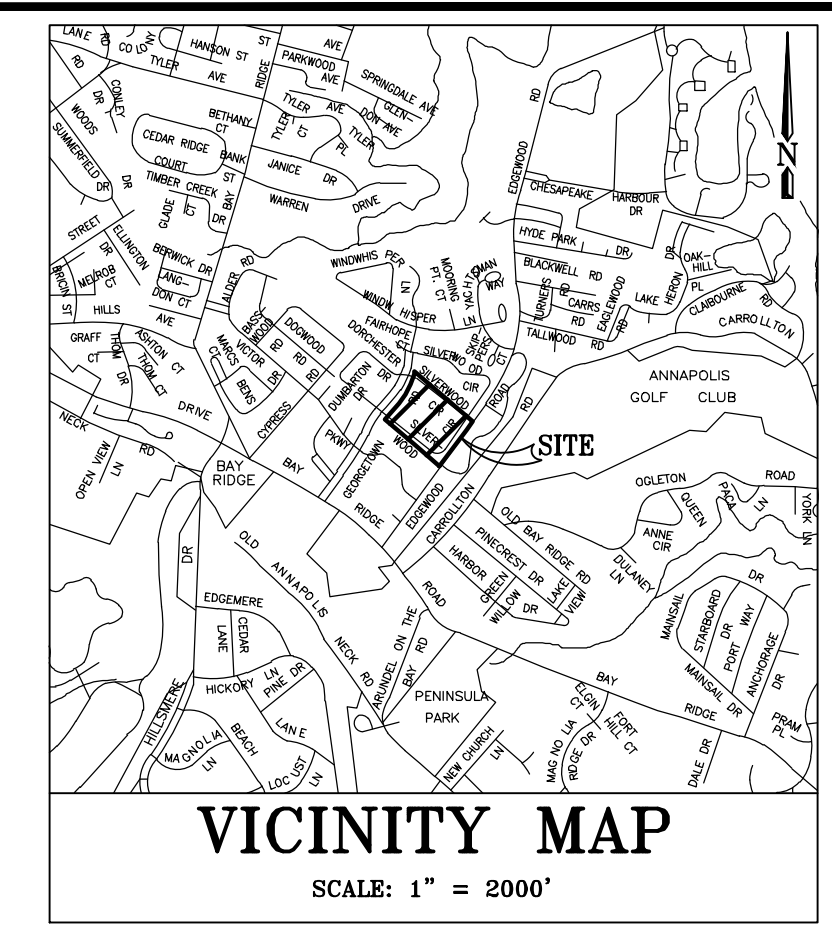
- OBTAIN ALL NECESSARY PERMITS. SCHEDULE A PRE-CONSTRUCTION MEETING; CONTRACTOR TO NOTIFY THE ANNAPOLIS CITY DEPARTMENT OF INSPECTIONS AND PERMITS AT (410) 222-7780 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON-SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS. (1 DAY)
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AND ALL PERIMETER CONTROLS AS SHOWN ON PLAN. NO CLEARING OR GRADING IS TO BE DONE EXCEPT WHERE NECESSARY FOR THE INSTALLATION OF SEDIMENT CONTROLS. (1 DAY)
NOTE: THE EXISTING STRUCTURES AND FEATURES LOCATED ON-SITE SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. ANYTHING DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS SOON AS POSSIBLE AT THE CONTRACTORS EXPENSE.
- CONTACT THE INSPECTOR FOR APPROVAL OF SEDIMENT CONTROL INSTALLATION. INSPECTIONS AND PERMITS MAY REQUIRE THAT AN INSPECTION AND CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROLS ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING. (1 DAY)
- ONCE UPSTREAM AREAS ARE 95% STABILIZED, INSTALL SWM SYSTEMS AND DEVICES AND/OR PLANTINGS. (SEDIMENT IS TO BE PREVENTED FROM ENTERING SWM SYSTEMS DURING CONSTRUCTION; INFLOW PIPES TO BE CONNECTED AFTER CONTRIBUTING DRAINAGE AREAS ARE ALSO STABILIZED.) THE ENGINEER MUST CERTIFY SWM INSTALLATION. CONTACT CPJA AT 410-266-5599 48 HRS. PRIOR TO INSTALLATION TO SCHEDULE THE INSPECTION. (2 WEEKS)
- FINE GRADE AND STABILIZE ALL DISTURBED AND AFFECTED AREAS. ANY SEDIMENT CONTROLS REMOVED OR DAMAGED MUST BE REPLACED IN-KIND AT THE END OF THE WORKING DAY. (2 DAYS)
- WITH GRADING INSPECTOR'S APPROVAL, REMOVE REMAINING SEDIMENT CONTROLS. (1 DAY)
- MAINTENANCE. (ONGOING)

STANDARD RESPONSIBILITY NOTE

- I (WE) CERTIFY THAT:
 - ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN, AND FURTHER AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT (ASCD) BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.
 - ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT'S APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
 - RESPONSIBLE PERSONNEL ON SITE: _____
 - IF APPLICABLE, THE APPROPRIATE ENCLOSURE WILL BE CONSTRUCTED AND MAINTAINED ON SEDIMENT BASIN(S) INCLUDED IN THIS PLAN. SUCH STRUCTURE(S) WILL BE IN COMPLIANCE WITH THE ANNE ARUNDEL COUNTY CODE.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHT, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THE PLAN.
- FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT AND/OR TEMPORARY STABILIZATION PER THE ASCD VEGETATIVE ESTABLISHMENT SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS FOR THE SURFACE OF ALL CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- THE GRADING AND SEDIMENT CONTROL APPROVAL ON THIS PLAN EXTENDS ONLY TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE.
- THE APPROVAL OF THIS PLAN FOR SEDIMENT AND EROSION CONTROL DOES NOT RELIEVE THE DEVELOPER/CONSULTANT FROM COMPLYING WITH FEDERAL, STATE OR COUNTY REQUIREMENTS PERTAINING TO ENVIRONMENTAL ISSUES.
- THE DEVELOPER MUST REQUEST THAT THE SEDIMENT AND EROSION CONTROL INSPECTOR APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND THE ORDINANCE.
- ALL MATERIAL SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN.
- FIRST PHASE INSPECTION AND APPROVAL OF THE SEDIMENT AND EROSION CONTROL INSPECTOR SHALL BE REQUIRED UPON COMPLETION OF THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IS GIVEN. INSPECTION AND PERMITS MAY ALSO REQUIRE THAT AN INSPECTION AND CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROL ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING.
- APPROVAL FROM THE INSPECTOR MUST BE REQUESTED ON FINAL STABILIZATION OF ALL SITES PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS.
- EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED BY RESPONSIBLE PERSONNEL TO THE SATISFACTION OF THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING WORK.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ANNAPOLIS CITY DEPT. OF PUBLIC WORKS STANDARD DETAILS FOR CONSTRUCTION OF STORM DRAINS, ROADS, AND STORMWATER MANAGEMENT.
- NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS. ANY DAMAGE TO EXISTING SERVICES AND MAINS DUE TO THEIR NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION. NEITHER CPJA NOR ANNAPOLIS CITY DEPT. OF PUBLIC WORKS WARRANT OR GUARANTEE THE COMPLETENESS OR THE CORRECTNESS OF THE INFORMATION GIVEN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY MENTION ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 5 DAYS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE ANNAPOLIS CITY DEPT OF INSPECTIONS AND PERMITS FIVE (5) WORKING DAYS PRIOR TO STARTING WORK SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY @ 1-800-257-7777 FIVE (5) WORKING DAYS PRIOR TO STARTING WORK SHOWN ON THESE DRAWINGS.
- ALL UTILITY POLES SHALL BE GRADED AS NECESSARY AT THE CONTRACTOR'S EXPENSE. UTILITY POLES SHALL BE RELOCATED AT THE OWNER'S EXPENSE IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION. ALL WORK WITHIN 10-FT OF OVERHEAD LINES SHALL COMPLY WITH THE MARYLAND HIGH VOLTAGE LINE ACT, THE NATIONAL ELECTRICAL SAFETY CODE, AND OCCUPATIONAL SAFETY AND HEALTH CODE.
- PIPE ELEVATION REFER TO INVERTS, UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPES ARE POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED. AS SCH-40 PVC.
- CONTRACTOR TO PLACE CUT MATERIAL ON THE HIGH SIDE OF TRENCH WHEN WORKING ON UNDERGROUND UTILITIES.
- THE FIELDWORK FOR THIS SURVEY WAS STARTED ON MARCH 24, 2022, WITH THE LAST DATE OF FIELDWORK BEING MARCH 31, 2022.
- COORDINATES SHOWN HEREON WERE ESTABLISHED USING TRIMBLE'S REAL-TIME KEYNETGPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS) AND ARE BASED ON MARYLAND COORDINATE SYSTEM NAD83 (2011). THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.99995070. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD83 VERTICAL DATUM IS 46 FEET, FOR AN ELEVATION FACTOR OF 1.00000304. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.99995373. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
- DEED REFERENCE: L. 3073, F. 314
- PLAT REFERENCE: Pk. 14 Pg. 16-18 RECORDED: OCTOBER 24 1978

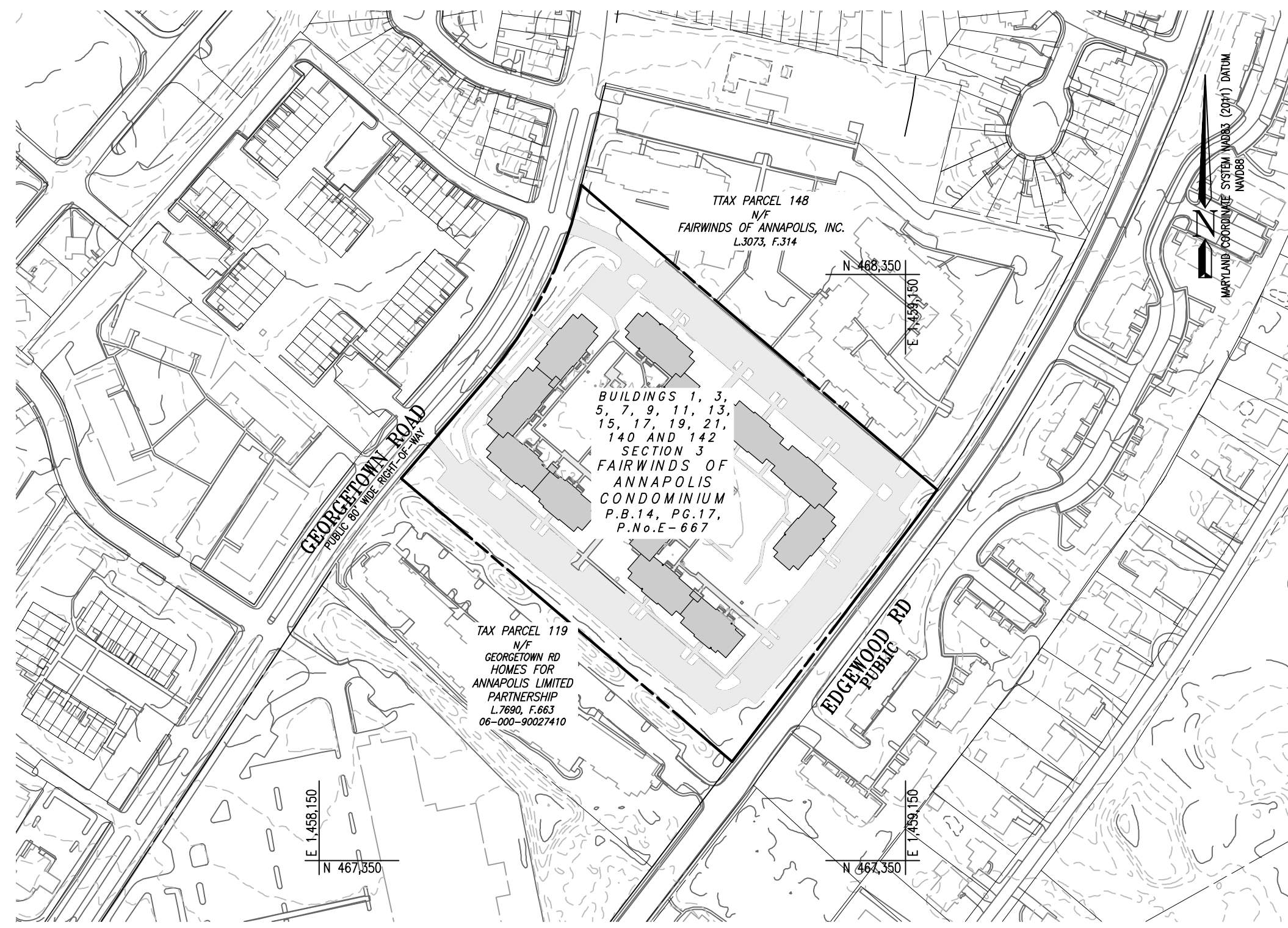


SITE TABULATIONS:

TOTAL SITE AREA:	431,546 SF (9.91 AC.)
LIMITS OF DISTURBANCE:	22,574 SF (0.52 AC.)
EXISTING COVERAGE BY STRUCTURES:	± 216,282 SF (4.97 AC.) (50.1%)
EXISTING IMPERVIOUS SURFACES:	± 216,282 SF (4.97 AC.) (50.1%)
EX. BUILDINGS:	81,773 SF
EX. PARKING LOT:	103,015 SF
EX. SIDEWALKS:	28,944 SF
EX. CONCRETE/GRAVEL:	3,076 SF
EX. PLAYGROUND:	1,474 SF

ZONING DISTRICT: R3 (GENERAL RESIDENCE)
ZONING SETBACKS:
DWELLINGS, MULTIFAMILY
FRONT: 20'
SIDE: 5'
REAR: N/A
HEIGHT: 3.5 STORIES NOT TO EXCEED 35'

EARTHWORK:
CUT: 172 CY
FILL: 0 CY
EXPORT/IMPORT: 172 CY

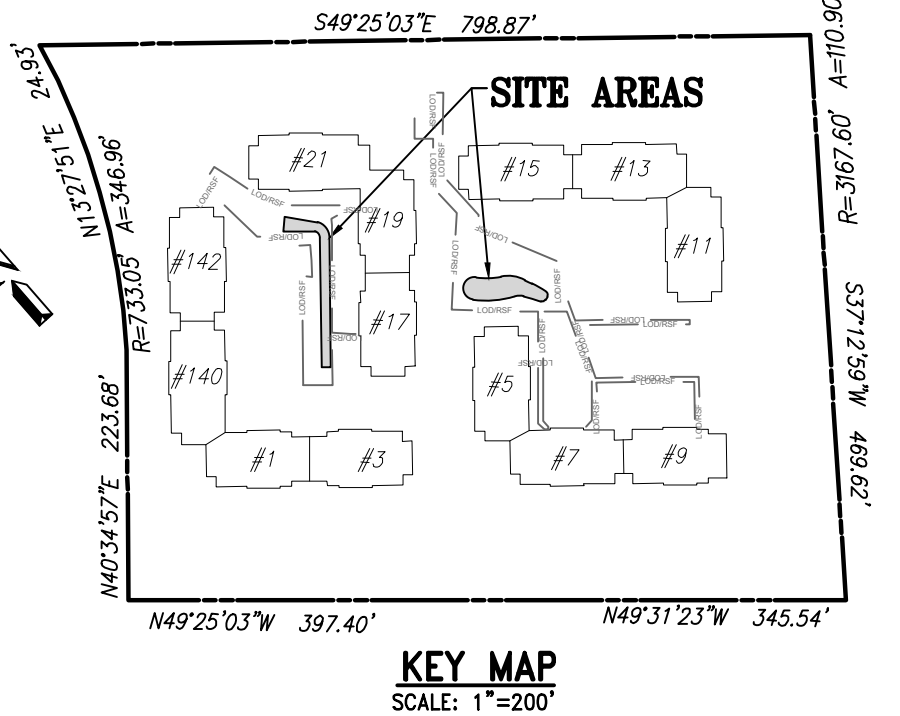


LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING STRUCTURES
- EXISTING IMPERVIOUS

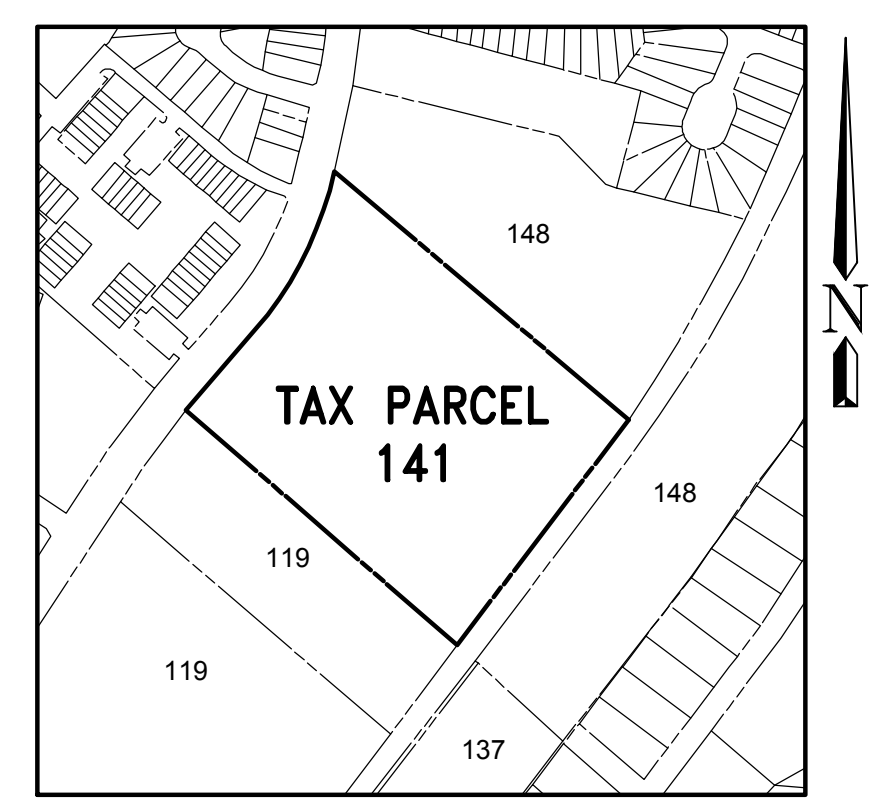
DRAWING INDEX

NO.	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	STORMWATER MANAGEMENT PLAN
04	STORMWATER MANAGEMENT DETAILS
05	ESC DETAILS & NOTES



SIGNATURE OF DEVELOPER _____ DATE _____

PRINT: NAME: LAURA VYKOL-GRAY
TITLE: PROPERTY MANAGER
AFFILIATION: _____
ADDRESS: 212 VICTOR PKWY, ANNAPOLIS, MD 21403
TELEPHONE NUMBER: (410)-919-8191
EMAIL ADDRESS: laura.vykol@gmail.com



OUTFALL STATEMENT:

A FIELD INVESTIGATION OF THE SUBJECT PROPERTY'S OUTFALL WAS PERFORMED IN MAY, 2022 BY CHARLES P. JOHNSON AND ASSOCIATES, INC. THE PROPERTY IS CURRENTLY IMPROVED WITH MULTIPLE MULTI-FAMILY CONDOMINIUMS, ASSOCIATED PARKING LOTS, SIDEWALKS, AND OTHER IMPERVIOUS SURFACES. THE SITE IS STABILIZED MOSTLY WITH LAWN AND IMPERVIOUS SURFACES, WITH CANOPY BEING DISPERSED THROUGHOUT THE PROPERTY. THE SITE CURRENTLY HAS A PRIVATE STORM DRAIN SYSTEM IN PLACE. STORMWATER FROM THE SITE SHEET FLOWS INTO EXISTING STORM DRAIN INLETS, WHICH DISCHARGES INTO A PUBLIC STORM DRAIN.

THE SITE IN PROPOSED CONDITIONS WILL REMAIN THE SAME, WITH THE ADDITION OF STORMWATER MANAGEMENT DEVICES AND A REVISED PRIVATE STORM DRAIN SYSTEM. EXISTING DOWNSPOUTS WILL BE CONNECTED INTO THE PROPOSED STORM DRAIN SYSTEM, WHICH WILL LEAD INTO A PROPOSED STORMWATER MANAGEMENT DEVICE. FROM THE DEVICE, RUNOFF WILL DISCHARGE INTO AN EXISTING STORM DRAIN INLET, LEADING TO PUBLIC STORM DRAIN.

STORMWATER MANAGEMENT FOR THE SITE WILL BE PROVIDED USING SEVERAL PRACTICES FROM THE MARYLAND STORMWATER DESIGN MANUAL, CHAPTERS 3 & 5. THE STORMWATER MANAGEMENT DEVICES WILL BE DESIGNED WITH PERFORATED UNDERDRAIN TO DEWATER THE DEVICES.

AS-BUILT CERTIFICATION

ALL GRADING, DRAINAGE STRUCTURES, AND/OR SYSTEMS INCLUDING EROSION AND SEDIMENT CONTROL PRACTICES, FACILITIES AND VEGETATIVE MEASURES HAVE BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

Charles P. Johnson & Associates, Inc. _____ Date _____

CONSULTANT'S CERTIFICATION

THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ASCD PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

NAME: _____
FIRM NAME: Charles P. Johnson & Associates, Inc.
ADDRESS: 45 Old Solomons Island Road, Suite 204
CITY: Annapolis STATE: MD ZIP CODE: 21401

12-23-2022

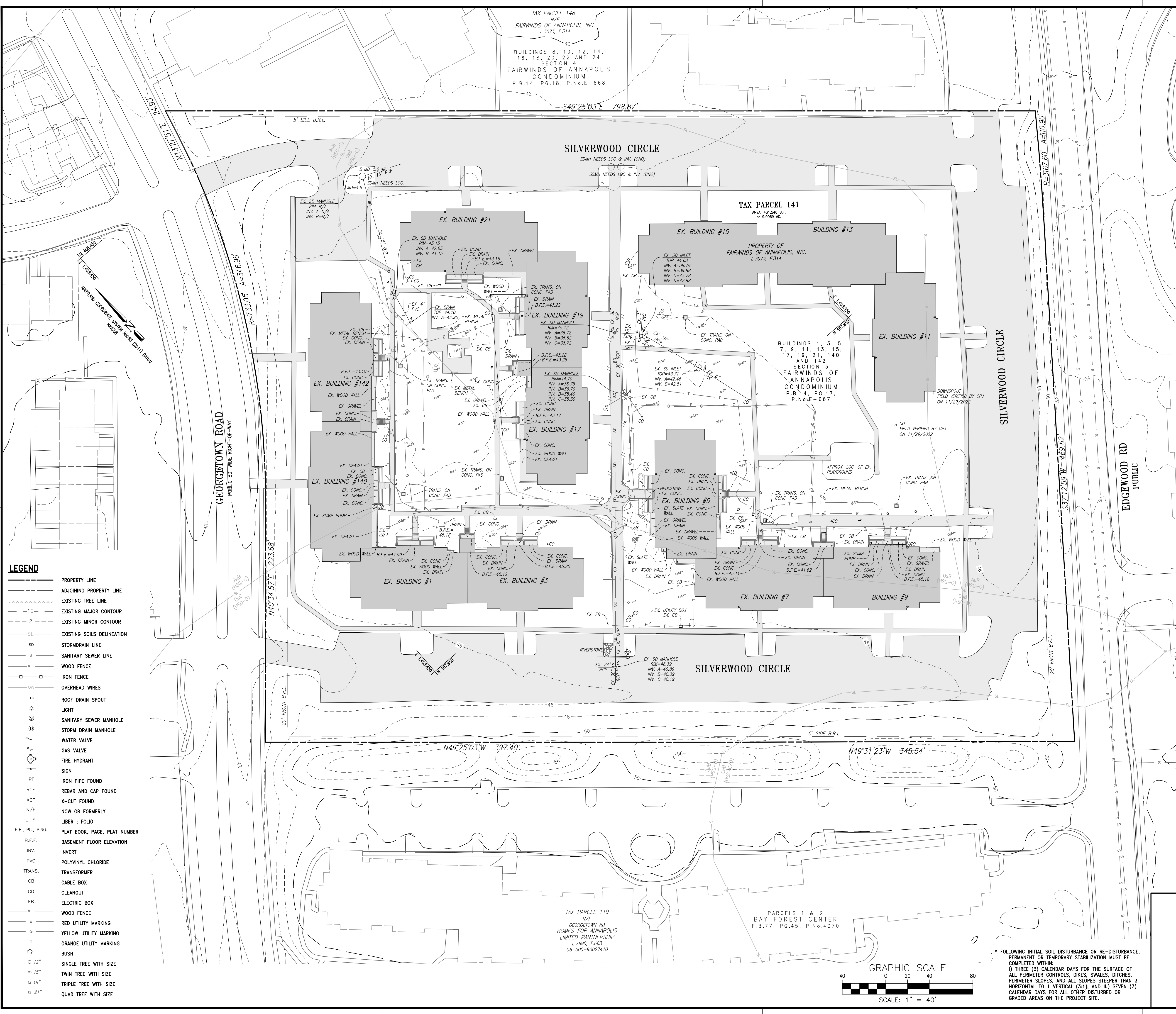
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 49884, EXPIRATION DATE: 1-10-2023

COVER SHEET
SILVERWOOD CIRCLE
ANNAPOLIS, MARYLAND 21403
TAX MAP 57A, GRID 08, TAX PARCEL 119
FAIRWINDS OF ANNAPOLIS
SIX (6th) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
Associates 45 Old Solomons Island Rd., Ste. 204 Annapolis, MD 410-266-5599 Fax: 410-266-3871
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

OWNER/DEVELOPER: Fairwinds of Annapolis Laura Vykol-Gray 212 Victor Parkway Annapolis, MD 21403	TAX ACCOUNT NO. 06-212-0008403	GRADING PERMIT NO.
DESIGN: WB	SHEET: 01	OF: 05
DRAFT: JCL	DATE: 7/26/2022	FILE NO.:
SCALE: AS SHOWN	2021-5113-27-01	

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SITE DATA:
 TOTAL SITE AREA: 431,546 SF 9.91 AC.
 EXISTING COVERAGE BY STRUCTURES: 81,773 SF (1.88 AC.) (19.0%)
 EXISTING IMPERVIOUS SURFACES: ±216,282 SF (4.97 AC.) (50.1%)

ENVIRONMENTAL CONSERVATION NOTES
PRIMARY ENVIRONMENTAL FEATURES:
 1. STREAMS: THERE ARE NO STREAMS ON THE SUBJECT PROPERTY.
 2. STREAM BUFFERS: THERE ARE NO STREAM BUFFERS ON THE SUBJECT PROPERTY.
 3. WETLANDS AND WETLAND BUFFERS: THERE ARE NO WETLANDS OR WETLAND BUFFERS ON THE SUBJECT PROPERTY.
 4. FLOODPLAINS: THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR ANNE ARUNDEL COUNTY, MARYLAND, MAP NO. 2400300253F, EFFECTIVE DATE FEBRUARY 18, 2015.

SECONDARY ENVIRONMENTAL FEATURES:
 1. CRITICAL AREA BOUNDARY: THE SUBJECT PROPERTY IS NOT IN THE CRITICAL AREA ZONE.
 2. SOIL TYPES: SEE SOILS TABLE ON THIS SHEET.
 3. FORESTS: THERE ARE NO FORESTS ON THE SUBJECT PROPERTY.
 4. STEEP SLOPES: THERE ARE NO STEEP SLOPES THAT EXIST ON THE SUBJECT PROPERTY.
 5. HISTORICAL: NON-HISTORIC DISTRICT, NO KNOWN CEMETERIES ON THIS SITE.

SITE INVENTORY:
 1. THE ENTIRE SITE LIES WITHIN THE ZONED R3 (GENERAL RESIDENCE DISTRICT) ZONING DISTRICT.
 2. THE ENTIRE SITE LIES WITHIN THE ANNAPOLIS CITY SERVICE AREA (MAP W-9), IN EXISTING - ANNAPOLIS SERVICE CATEGORY.
 3. THE ENTIRE SITE LIES WITHIN THE ANNAPOLIS CITY SEWER SERVICE AREA (MAP S-9), IN EXISTING SERVICE CATEGORY.
 4. SILVERWOOD CIRCLE IS NOT LISTED AS A SCENIC OR HISTORIC ROAD ACCORDING TO THE HISTORIC ROADS INVENTORY.
 5. THIS SITE DOES NOT LIE WITHIN AN IMPACT OR BOG DRAINAGE AREA.
 6. THE ENTIRE SITE LIES WITHIN THE SEVERN RIVER WATERSHED, #02131002.

SOILS TABLE				
MAP UNIT SYMBOL	MAP UNIT NAME	HSG TYPE	K FACTOR, WHOLE SOIL	HYDRIC
AuB	Annapolis-Urban land complex, 0 to 5 percent slopes	C	0.24	NO
CnB	Coleman-Urban land complex, 0 to 5 percent slopes	C/D		*YES 50%
DuB	Donlomon-Urban land complex, 0 to 5 percent slopes	D	0.24	*YES 5%
UxB	Udorthents, loamy, sulfidic substratum, 0 to 5 percent slopes	C	0.28	NO

*SOILS THAT CONTAIN POTENTIALLY HYDRIC COMPONENTS

- LEGEND**
- PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - EXISTING TREE LINE
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - - - EXISTING SOILS DELINEATION
 - - - STORMDRAIN LINE
 - - - SANITARY SEWER LINE
 - - - WOOD FENCE
 - - - IRON FENCE
 - - - OVERHEAD WIRES
 - - - ROOF DRAIN SPOUT
 - - - LIGHT
 - - - SANITARY SEWER MANHOLE
 - - - STORM DRAIN MANHOLE
 - - - WATER VALVE
 - - - GAS VALVE
 - - - FIRE HYDRANT
 - - - SIGN
 - - - IRON PIPE FOUND
 - - - REBAR AND CAP FOUND
 - - - X-CUT FOUND
 - - - NOW OR FORMERLY
 - - - LIBER ; FOLIO
 - - - PLAT BOOK, PAGE, PLAT NUMBER
 - - - B.F.E. BASEMENT FLOOR ELEVATION
 - - - INV. INVERT
 - - - PVC POLYVINYL CHLORIDE
 - - - TRANS. TRANSFORMER
 - - - CB CABLE BOX
 - - - CO CLEANOUT
 - - - EB ELECTRIC BOX
 - - - WOOD FENCE
 - - - RED UTILITY MARKING
 - - - YELLOW UTILITY MARKING
 - - - ORANGE UTILITY MARKING
 - - - BUSH
 - - - SINGLE TREE WITH SIZE
 - - - TWIN TREE WITH SIZE
 - - - TRIPLE TREE WITH SIZE
 - - - QUAD TREE WITH SIZE

NOTE:
 CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL UTILITIES TO DETERMINE EXACT LOCATIONS, AND TO RELOCATE/RECONNECT AS REQUIRED.

CERTIFICATION NOTE
 LOCATION OF TOPOGRAPHY AND EXISTING FEATURES WERE FIELD VERIFIED BY CHARLES P. JOHNSON & ASSOCIATES, INC. ON 08/24/2020

WILLIAM E. BOWER, PROFESSIONAL LAND SURVEYOR
 MARYLAND LICENSE NO. 21589

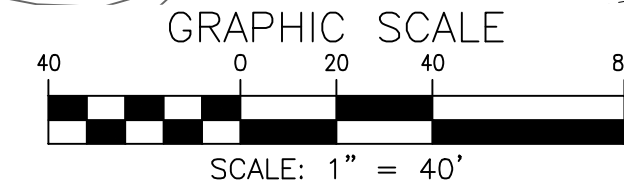
UPDATES/REVISIONS:

EXISTING CONDITIONS
 SILVERWOOD CIRCLE
 ANNAPOLIS, MARYLAND 21403
 TAX MAP 57A, GRID 08, TAX PARCEL 119
FAIRWINDS OF ANNAPOLIS
 SIX (6th) ASSESSMENT DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND

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OWNER/DEVELOPER: Fairwinds of Annapolis Laura Vykol-Gray 212 Victor Parkway Annapolis, MD 21403	TAX ACCOUNT NO. 06-212-0008403	GRADING PERMIT NO.
DESIGN WB	SHEET 02	OF 05
DRAFT JCL	DATE 7/26/2022	FILE NO.
SCALE AS SHOWN	2021-5113-27-02	

* FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
 I) THREE (3) CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND II) SEVEN (7) CALENDAR DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.



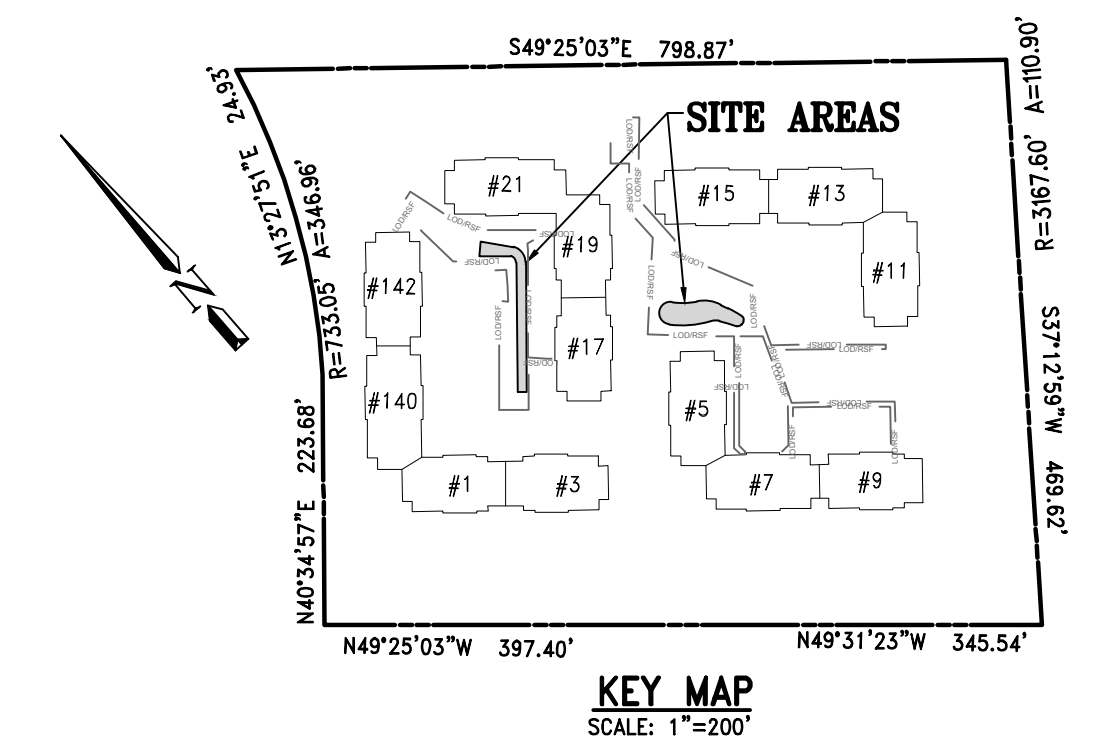
TAX PARCEL 141

AREA: 431,546 S.F.
or 9.9069 AC.

PROPERTY OF
FAIRWINDS OF ANNAPOLIS, INC.
L.3073, F.314

SITE TABULATIONS:

TOTAL SITE AREA:	431,546 SF (9.91 AC.)
LIMITS OF DISTURBANCE:	22,574 SF (0.52 AC.)
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EXISTING IMPERVIOUS SURFACES:	±216,282 SF (4.97 AC.) (50.1%)
EX. BUILDINGS:	81,773 SF
EX. PARKING LOT:	103,015 SF
EX. SIDEWALKS:	26,944 SF
EX. CONCRETE/GRAVEL:	3,076 SF
EX. PLAYGROUND:	1,474 SF
ZONING DISTRICT:	R3 (GENERAL RESIDENCE)
ZONING SETBACKS:	DWELLINGS, MULTIFAMILY
FRONT:	20'
SIDE:	5'
REAR:	N/A
HEIGHT:	3.5 STORIES NOT TO EXCEED 35'
EARTHWORK:	
CUT:	172 CY
FILE:	0 CY
EXPORT/IMPORT:	172 CY



STORMWATER MANAGEMENT REGULATION NOTE:

THIS GRADING PERMIT # _____ WAS REVIEWED UNDER THE 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH ARTICLE 16, SECTION 4 AND THE FINAL PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING. ESD TO THE MEP WAS ACHIEVED THROUGH TWO MICRO-BIORETENTION PLANTER BOXES AND A MICRO-BIORETENTION FACILITY.

NOTES:

- CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL UTILITIES TO DETERMINE EXACT LOCATIONS, AND TO RELOCATE/RECONNECT AS REQUIRED.
- PERIMETER CONTROLS SHOWN OFFSET FROM LOD FOR CLARITY. PERIMETER CONTROLS ARE TO BE PLACED TO LOD.

UPDATES/REVISIONS:

NO.	DATE	DESCRIPTION

STORMWATER MANAGEMENT PLAN
SILVERWOOD CIRCLE
ANNAPOLIS, MARYLAND 21403
TAX MAP 57A, GRID 08, TAX PARCEL 119
FAIRWINDS OF ANNAPOLIS
SIX (6th) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
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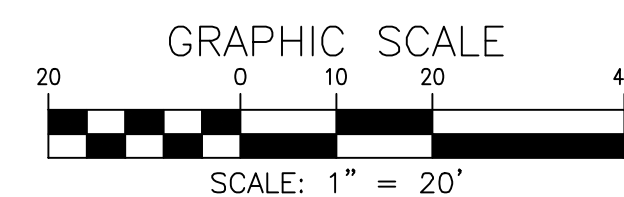
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DESIGN: WB	SHEET: 03	OF: 05
DRAFT: JCL	DATE: 7/26/2022	FILE NO.:
SCALE: AS SHOWN	2021-5113-27-03	

LEGEND

PROPERTY LINE	☆	LIGHT	P.B., PG., P.NO.	PLAT BOOK, PAGE, PLAT NUMBER	○	EXTERNAL ROOF DRAIN SPOUT
ADJOINING PROPERTY LINE	⊗	SANITARY SEWER MANHOLE	B.F.E.	BASEMENT FLOOR ELEVATION	⊗	INTERNAL ROOF DRAIN SPOUT
EXISTING TREE LINE	⊗	STORM DRAIN MANHOLE	INV.	INVERT	⊗	SINGLE TREE WITH SIZE
EXISTING MAJOR CONTOUR	—10—	WATER VALVE	PVC	POLYVINYL CHLORIDE	⊗	TWIN TREE WITH SIZE
EXISTING MINOR CONTOUR	—2—	GAS VALVE	TRANS.	TRANSFORMER	⊗	TRIPLE TREE WITH SIZE
EXISTING SOILS DELINEATION	—SL—	FIRE HYDRANT	CB	CABLE BOX	⊗	QUAD TREE WITH SIZE
STORMDRAIN LINE	—SD—	SIGN	CO	CLEANOUT	—LODRSF—	LIMIT OF DISTURBANCE / REINFORCEMENT SILT FENCE
SANITARY SEWER LINE	—S—	IRON PIPE FOUND	EB	ELECTRIC BOX	—DA—	DRAINAGE AREA DIVIDE
WOOD FENCE	—#—	REBAR AND CAP FOUND	#	WOOD FENCE	—E—	EXISTING IMPERVIOUS AREAS
IRON FENCE	—X—	X-CUT FOUND	X	RED UTILITY MARKING	—G—	EXISTING STRUCTURE
OVERHEAD WIRES	—OW—	NOW OR FORMERLY	N/F	YELLOW UTILITY MARKING	—T—	
BUSH	☆	LIBER : FOLID	L. F.	ORANGE UTILITY MARKING		

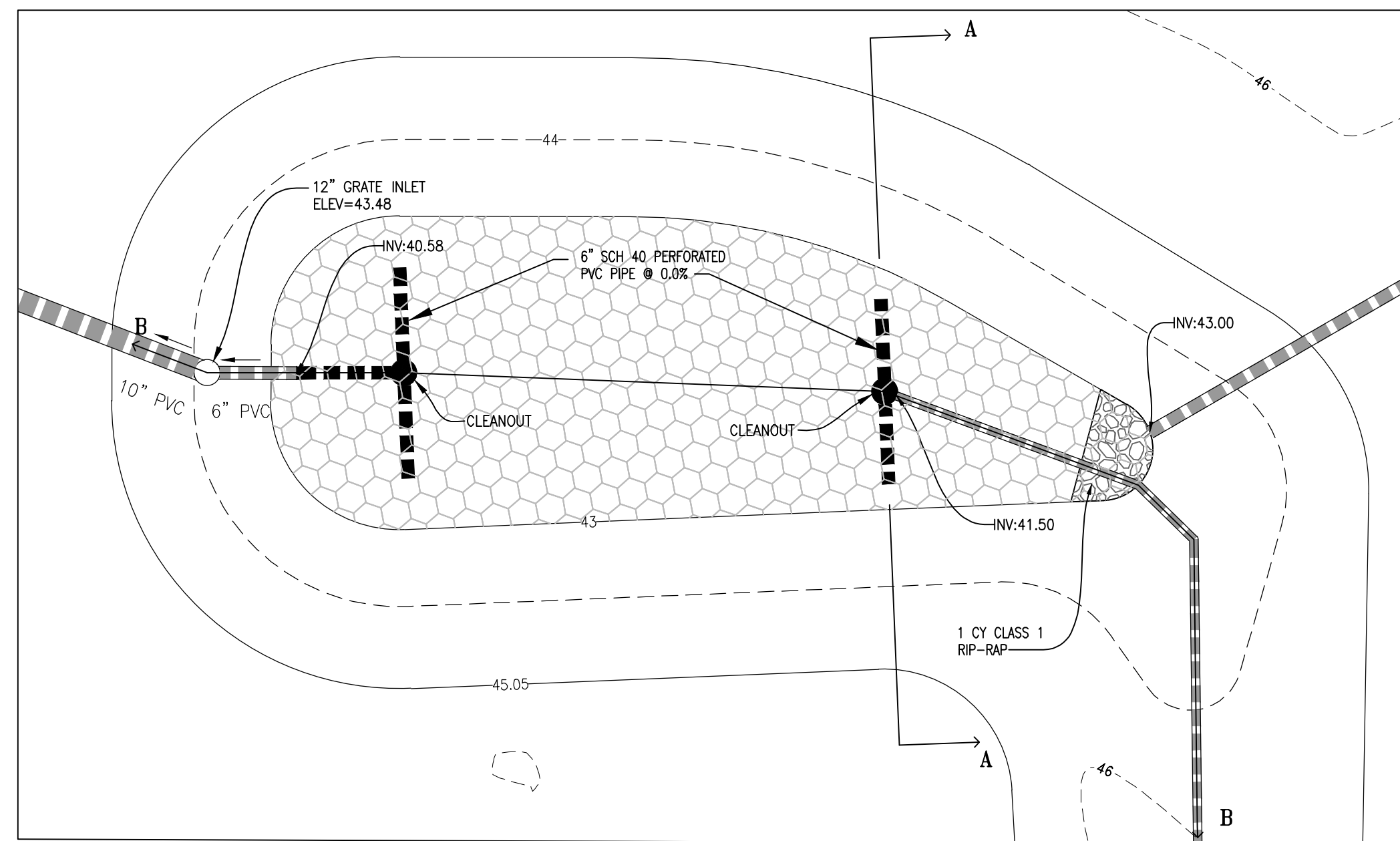
PROPOSED STORMWATER MANAGEMENT PLAN

SCALE: 1"=20'

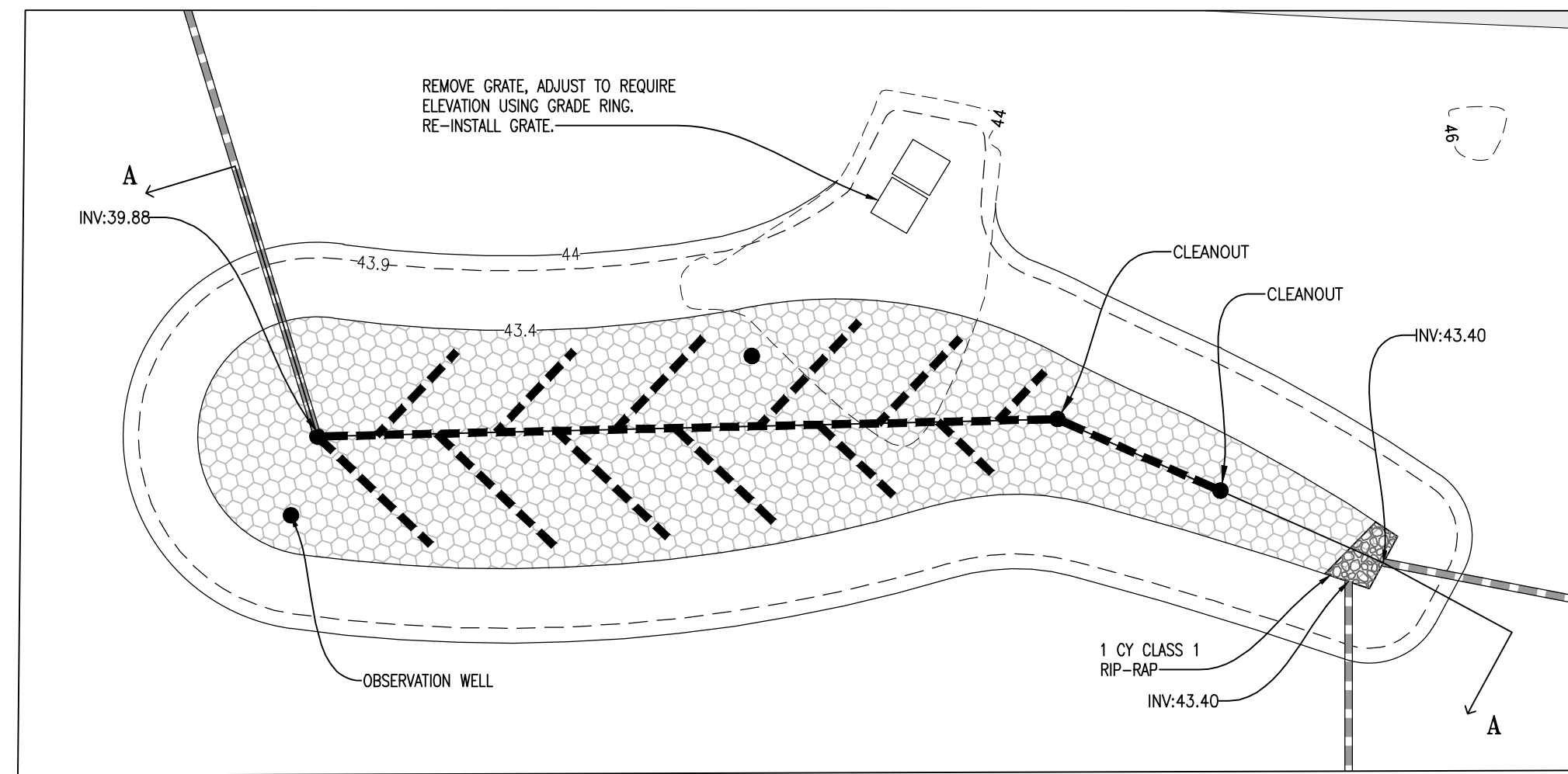


* FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
I) THREE (3) CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND II) SEVEN (7) CALENDAR DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

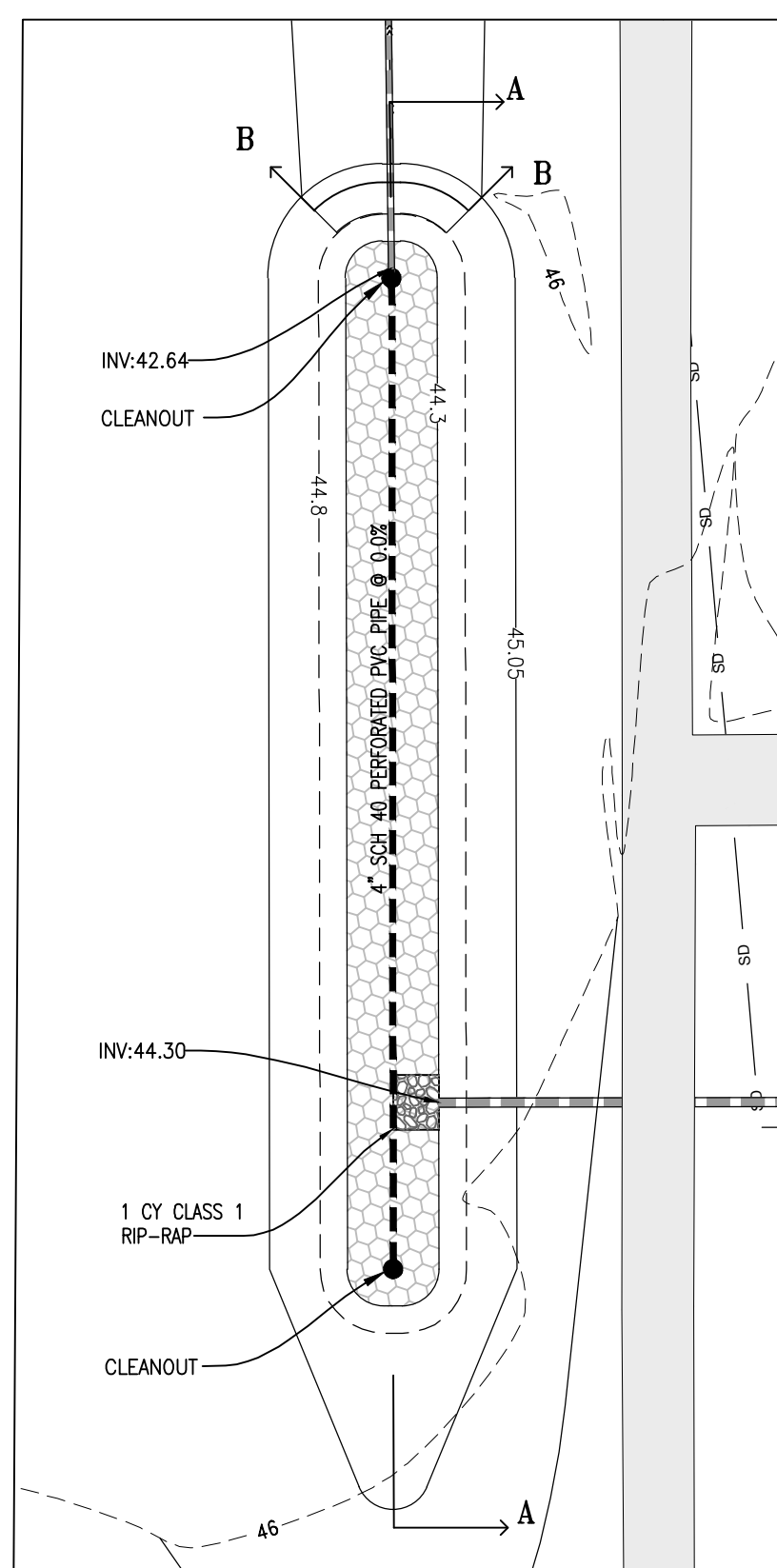
12-23-2022



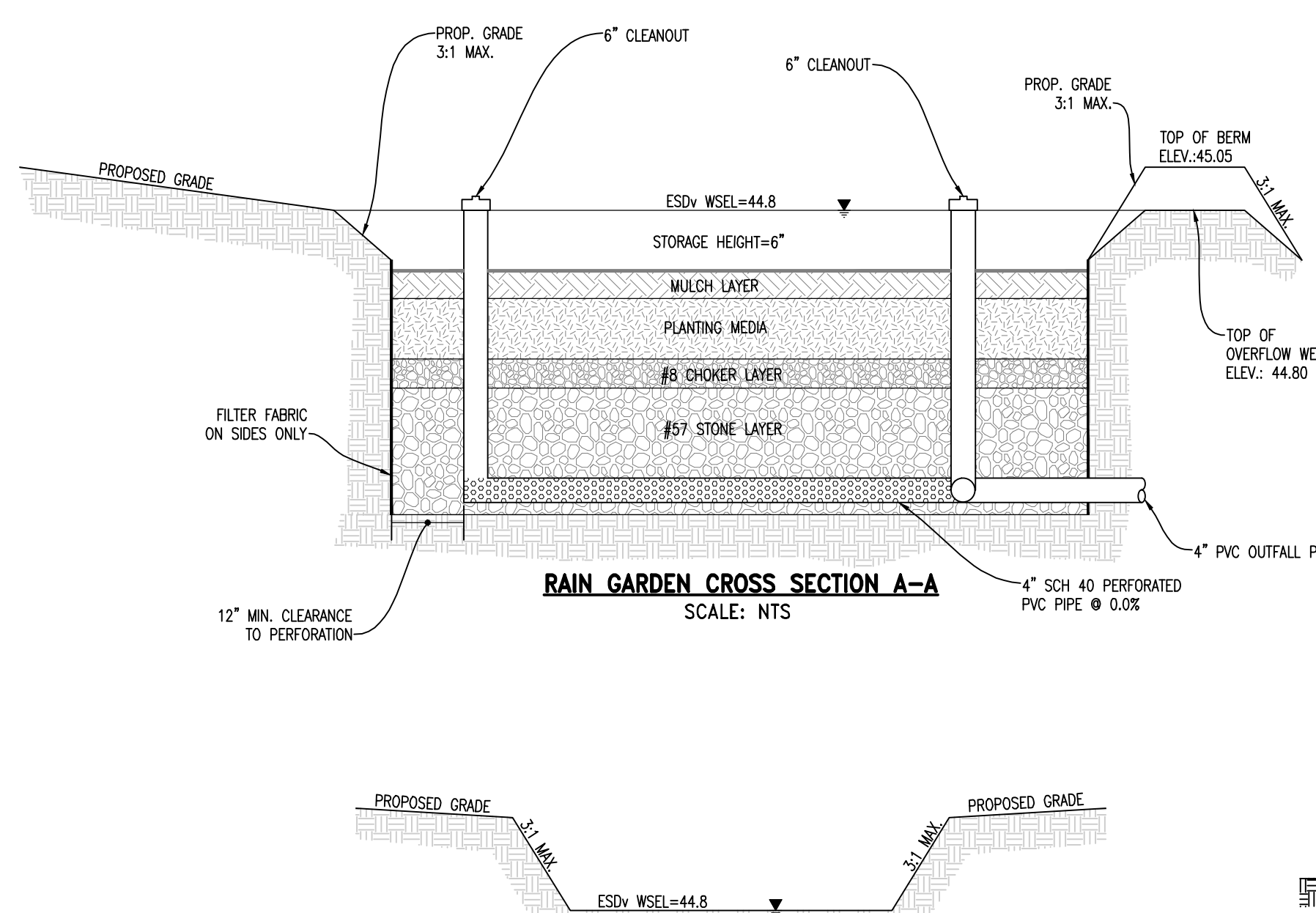
SUBMERGED GRAVEL WETLANDS INSET
SCALE: 1"=5'



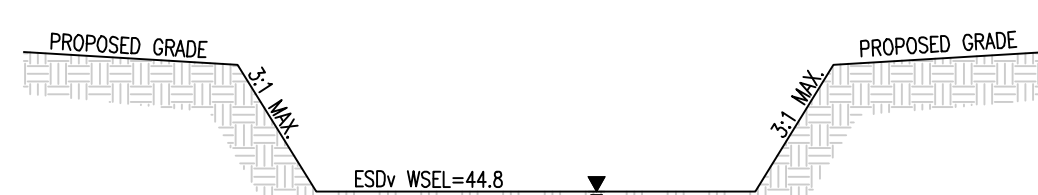
BIORETENTION INSET
SCALE: 1"=10'



RAIN GARDEN INSET
SCALE: 1"=10'

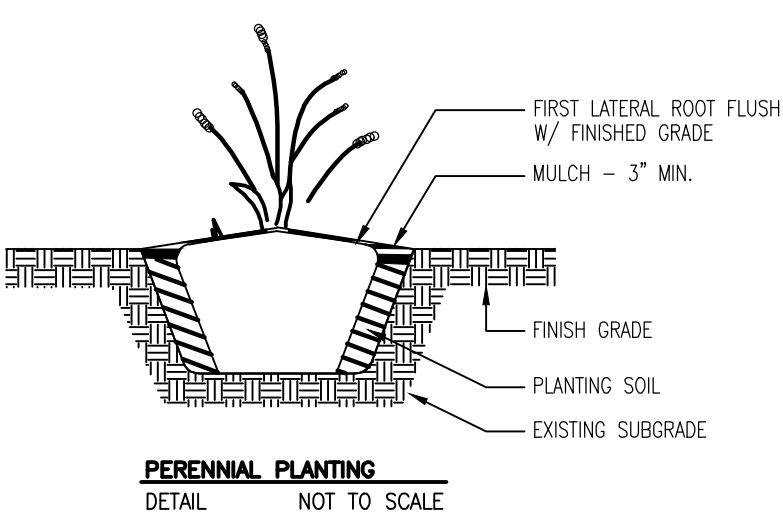


RAIN GARDEN CROSS SECTION A-A
SCALE: NTS

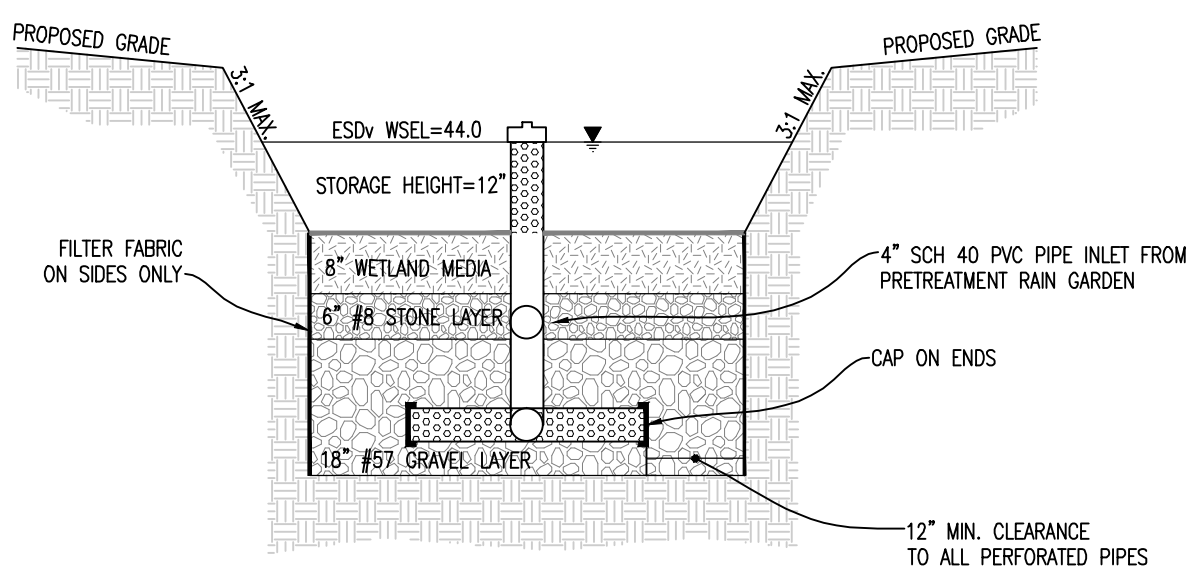


OVERFLOW WEIR CROSS SECTION B-B
SCALE: NTS

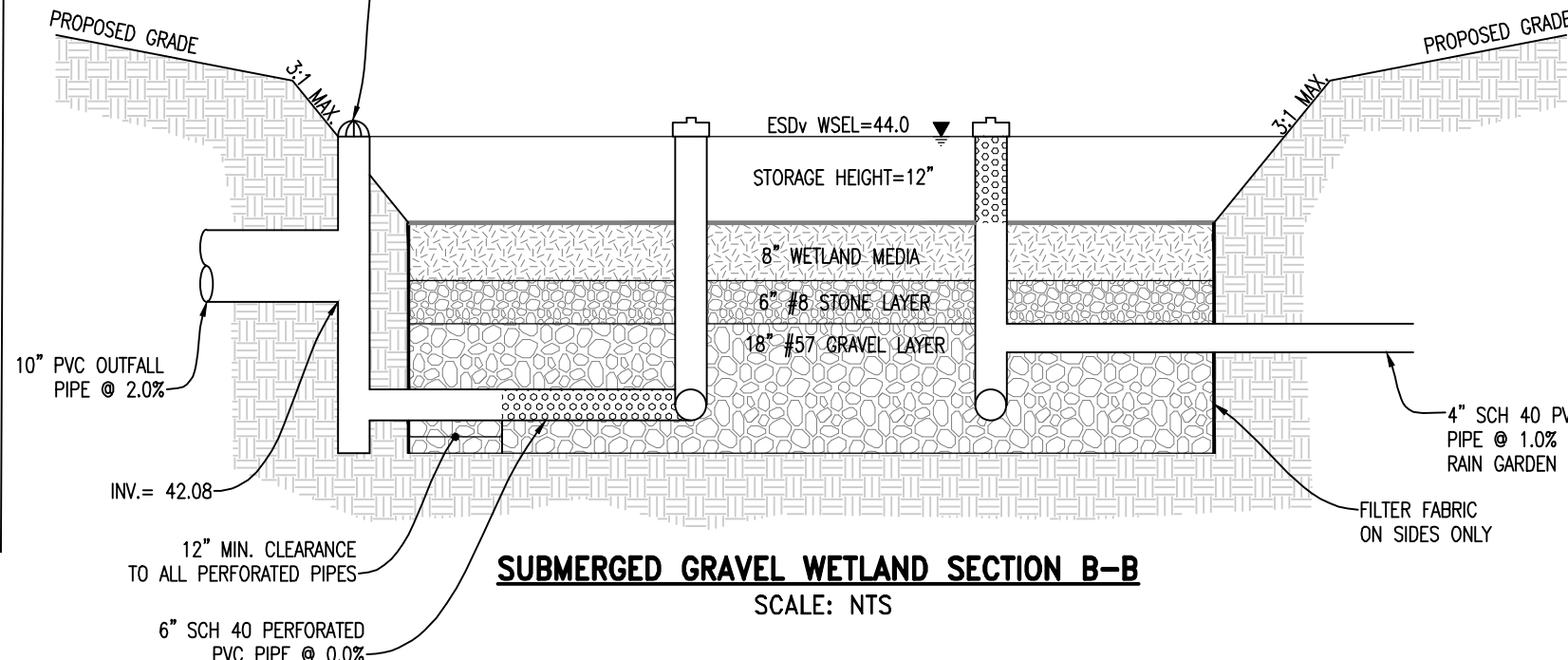
Q_o = 1.12 CFS
V_o = 1.71 FPS



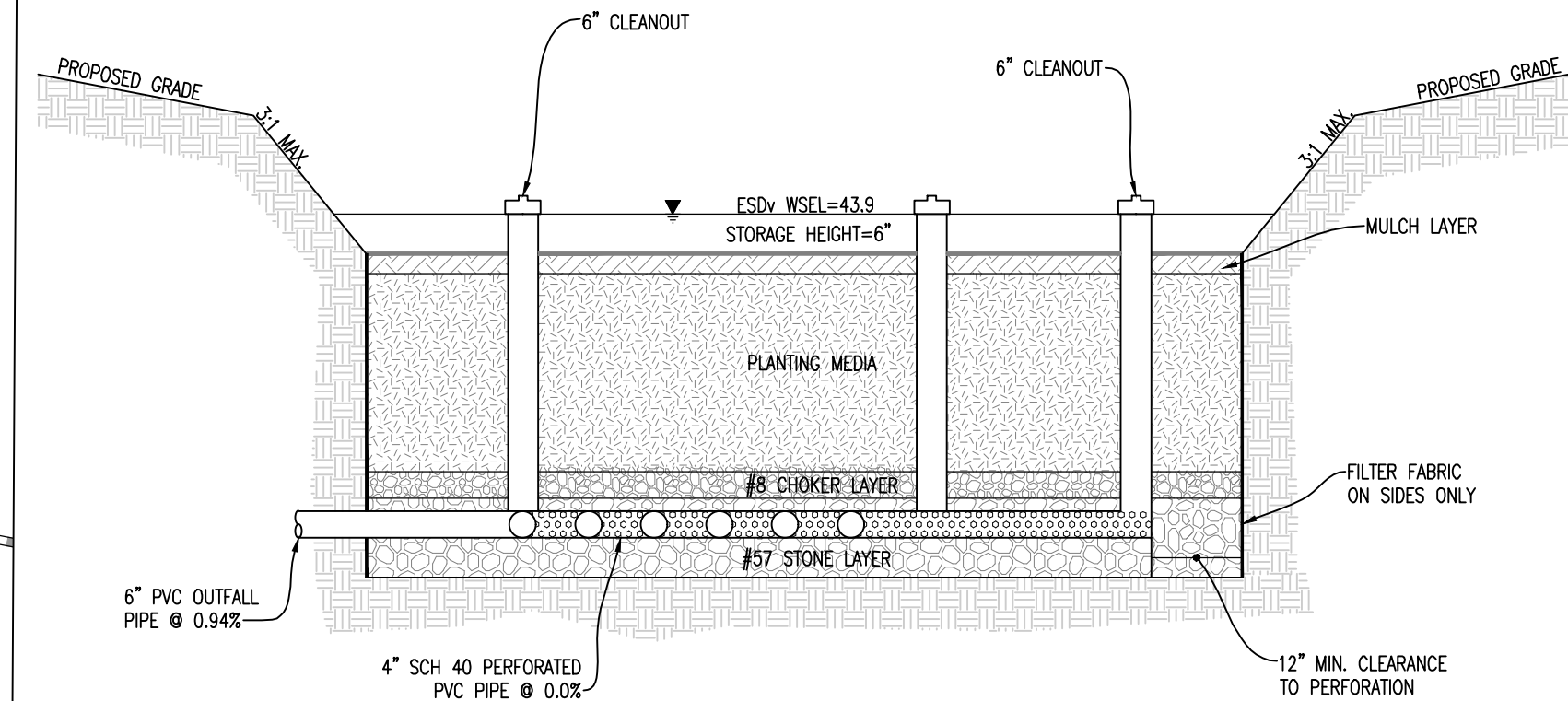
PERENNIAL PLANTING
DETAIL NOT TO SCALE



SUBMERGED GRAVEL WETLAND SECTION A-A
SCALE: NTS



SUBMERGED GRAVEL WETLAND SECTION B-B
SCALE: NTS



BIORETENTION CROSS SECTION A-A
SCALE: NTS

RAIN GARDEN SCHEDULE

	RG#1
WATER SURFACE ELEVATION	44.80
FILTER BED ELEVATION	44.30
BOTTOM OF MULCH ELEVATION	44.05
PLANTING SOIL DEPTH	0.50
BOTTOM OF PLANTING SOIL ELEVATION	43.55
BOTTOM OF CHOKER LAYER	43.22
UNDERDRAIN INVERT	42.64
BOTTOM OF GRAVEL JACKET	42.39
SURFACE AREA (SF)	288.00

BIORETENTION PLANTINGS

SYMBOL	LATIN NAME	COMMON NAME	QUANTITY
IV	IRIS VERSICOLOR	BLUE FLAG	197
PA	PACKERA AUREA	GOLDEN RAGWORT	197
CA	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	100

ALTERNATE SPECIES MAY BE USED IN PLACE OF THE REFERENCED PLANTS, PROVIDED THAT THE SPECIES ARE NATIVE TO ANNE ARUNDEL COUNTY. SEE "NATIVE PLANTS FOR ANNE ARUNDEL COUNTY" FOR APPROVED ALTERNATE PLANT SPECIES.

SUBMERGED GRAVEL WETLANDS

SYMBOL	LATIN NAME	COMMON NAME	QUANTITY
AA	ATHYRIUM ASPLENIODES	SOUTHERN LADY FERN	63
CS	CAREX STRICTA	TUSsock SEDGE	63
HM	HIBISCUS MOSCHEutos	ROSE MALLOW	63

ALTERNATE SPECIES MAY BE USED IN PLACE OF THE REFERENCED PLANTS, PROVIDED THAT THE SPECIES ARE NATIVE TO ANNE ARUNDEL COUNTY. SEE "NATIVE PLANTS FOR ANNE ARUNDEL COUNTY" FOR APPROVED ALTERNATE PLANT SPECIES.

RAIN GARDEN PLANTINGS

SYMBOL	LATIN NAME	COMMON NAME	QUANTITY
IV	IRIS VERSICOLOR	BLUE FLAG	52
PA	PACKERA AUREA	GOLDEN RAGWORT	52
MP	MYRICA PENsYLVANICA	NORTHERN BAYBERRY	26

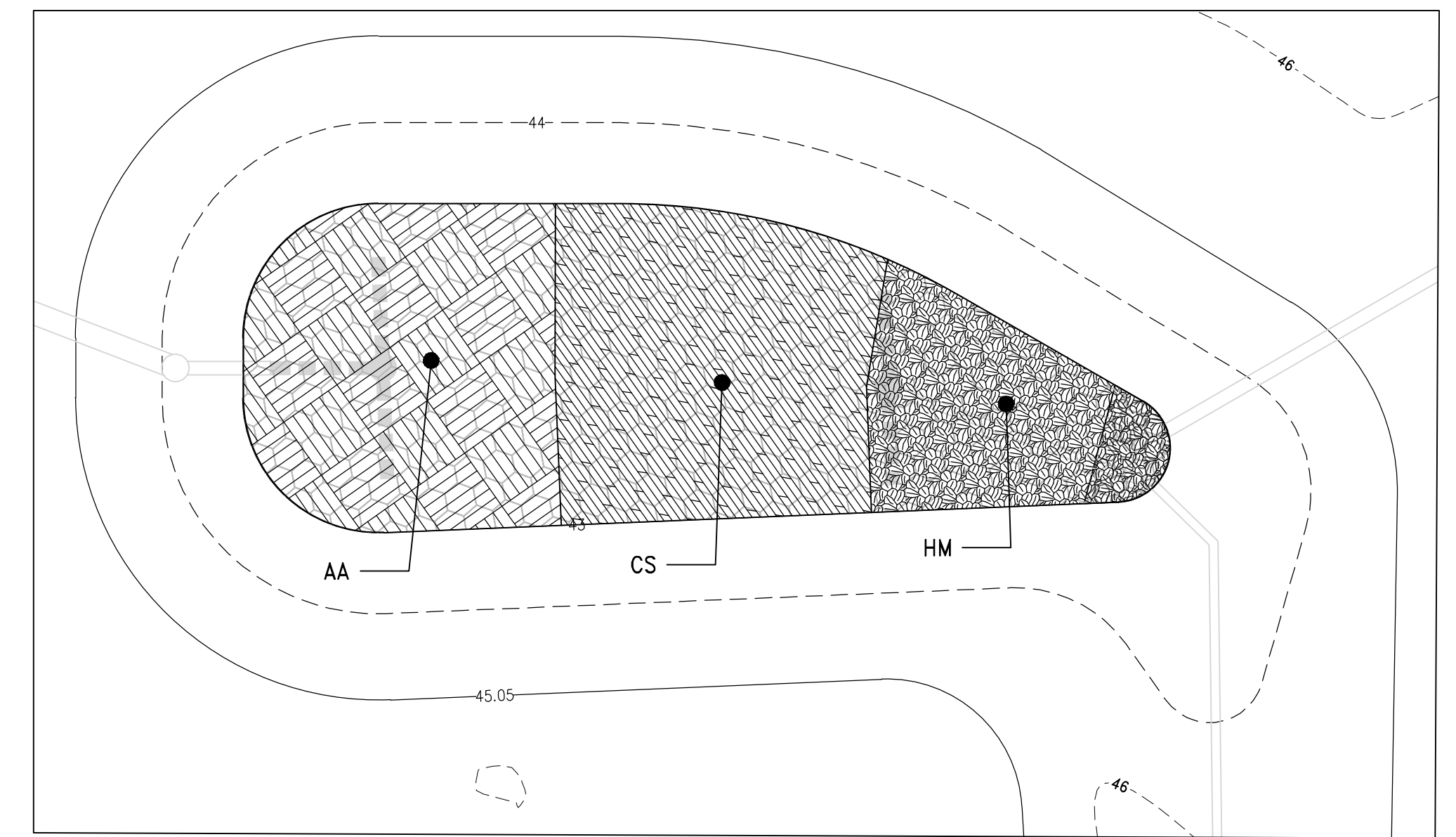
ALTERNATE SPECIES MAY BE USED IN PLACE OF THE REFERENCED PLANTS, PROVIDED THAT THE SPECIES ARE NATIVE TO ANNE ARUNDEL COUNTY. SEE "NATIVE PLANTS FOR ANNE ARUNDEL COUNTY" FOR APPROVED ALTERNATE PLANT SPECIES.

SUBMERGED GRAVEL WETLAND SCHEDULE

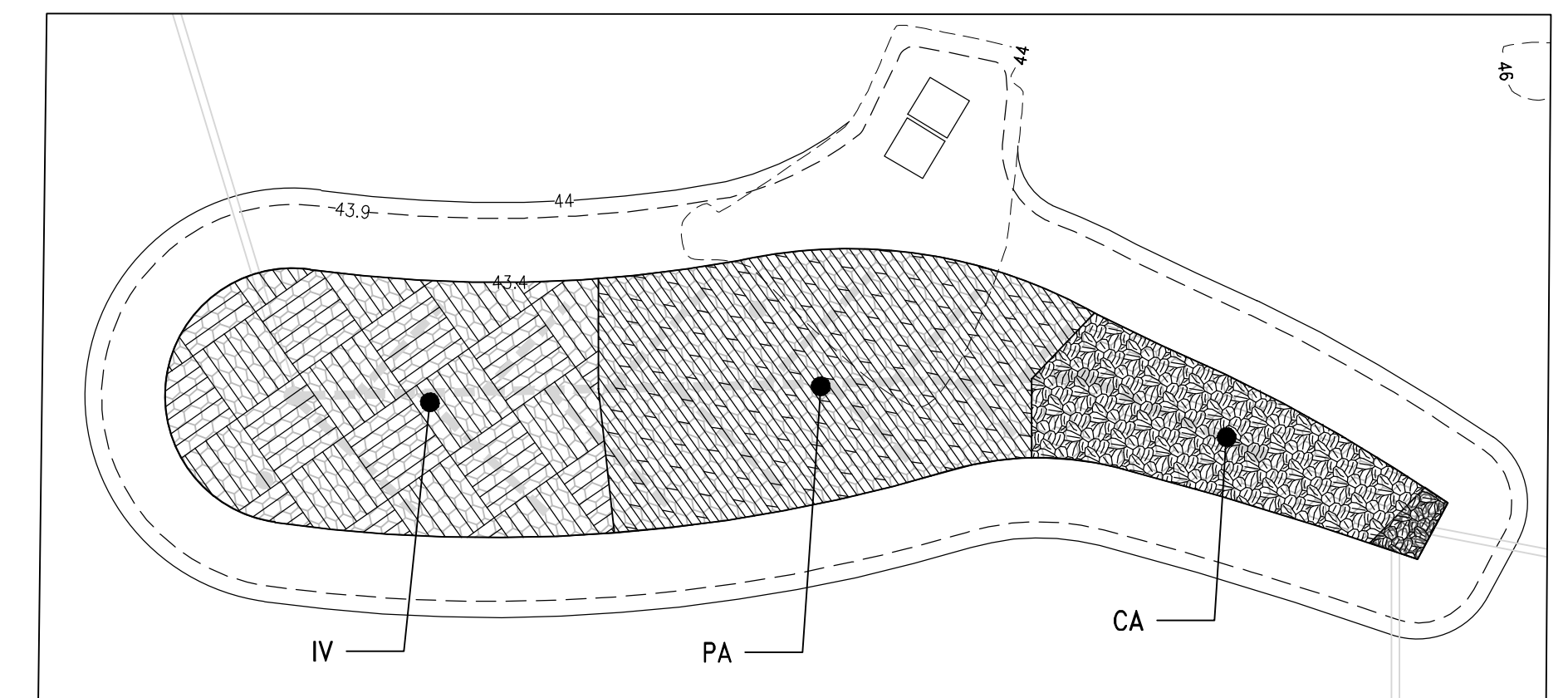
	SGW#1
RIM ELEVATION	44.00
WETLAND MEDIA ELEVATION	43.00
TOP OF #8 STONE ELEVATION	42.33
OUTFALL INVERT	42.08
TOP OF #57 STONE ELEVATION	41.83
PRETREATMENT RAIN GARDEN DISCHARGE INVERT	41.50
UNDERDRAIN INVERT	40.58
BOTTOM OF GRAVEL JACKET	40.33
SURFACE AREA (SF)	332.00

BIORETENTION SCHEDULE

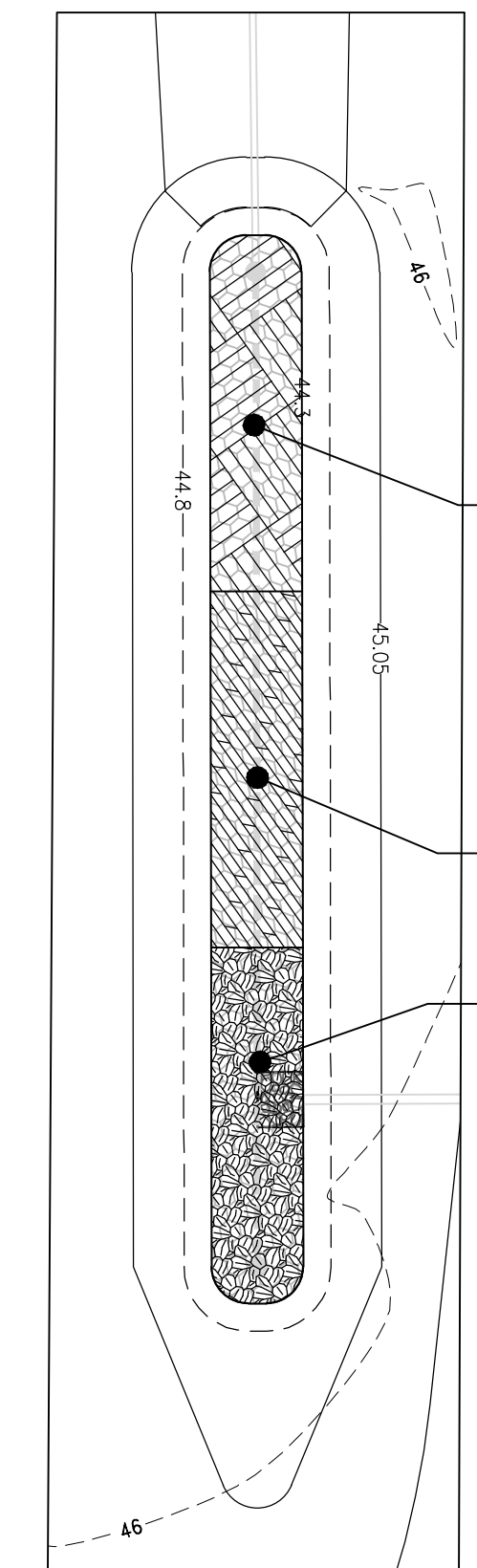
	B#1
WATER SURFACE ELEVATION	43.90
FILTER BED ELEVATION	43.40
BOTTOM OF MULCH ELEVATION	43.15
PLANTING SOIL DEPTH	2.50
BOTTOM OF PLANTING SOIL ELEVATION	41.15
BOTTOM OF CHOKER LAYER	40.82
UNDERDRAIN INVERT	40.32
BOTTOM OF GRAVEL JACKET	39.82
SURFACE AREA (SF)	1005.00



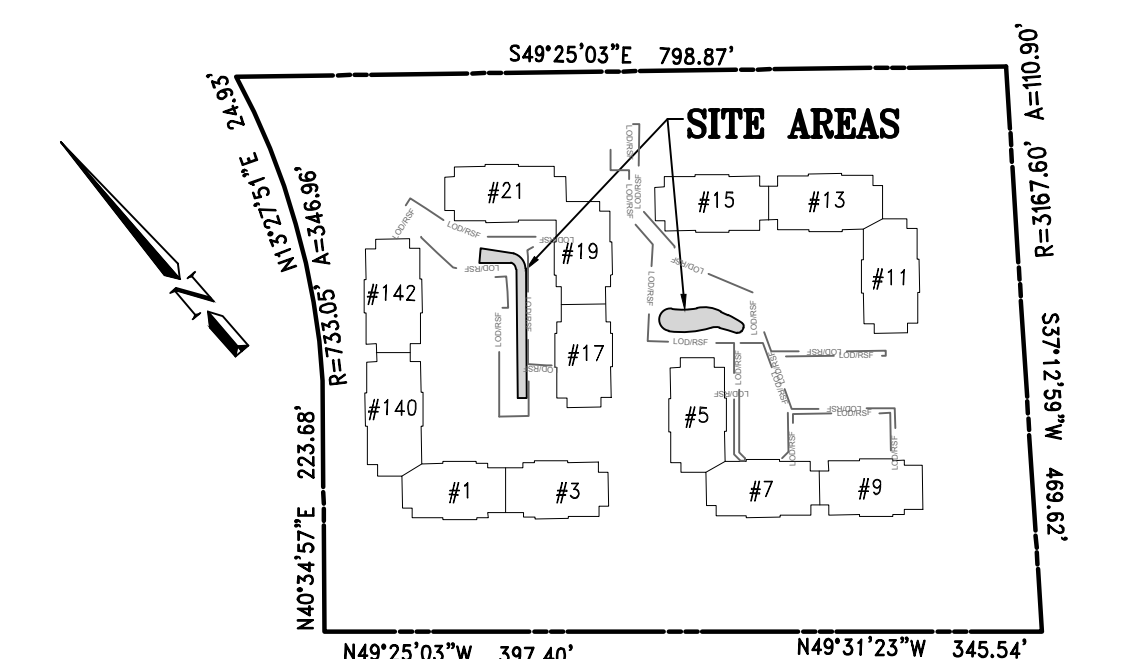
SUBMERGED GRAVEL WETLANDS PLANTINGS INSET
SCALE: 1"=5'



BIORETENTION PLANTINGS INSET
SCALE: 1"=10'



RAIN GARDEN PLANTINGS INSET
SCALE: 1"=10'



KEY MAP
SCALE: 1"=200'

UPDATES/REVISIONS:

NO.	DATE	DESCRIPTION

STORMWATER MANAGEMENT DETAILS
SILVERWOOD CIRCLE
ANNAPOLIS, MARYLAND 21403
TAX MAP 57A, GRID 08, TAX PARCEL 119
FAIRWINDS OF ANNAPOLIS
SIX (6th) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
45 Old Solomons Island Rd., Ste. 204 Annapolis, MD 410-266-5599 Fax: 410-266-3871
www.cpjia.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

OWNER/DEVELOPER:	TAX ACCOUNT NO.	GRADING PERMIT NO.
Fairwinds of Annapolis Laura Vykol-Gay 212 Victor Parkway Annapolis, MD 21403	06-212-0008403	
DESIGN: WB	DRAFT: JCL	SHEET: 04 OF 05
DATE: 7/26/2022	SCALE: AS SHOWN	FILE NO.: 2021-5113-27-04

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DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

FOLLOWING INITIAL SOIL DISTURBANCES OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS FOR THE SURFACE OF ALL PERMETER CONTROLS, DIKES, SWALES, DITCHES, PEREMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND SEVEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

1. PERMANENT SEEDING:

- A. SOIL TESTS: LIME AND FERTILIZER WILL BE APPLIED PER SOIL TESTS RESULTS FOR SITES GREATER THAN 5 ACRES. SOIL TESTS WILL BE DONE AT COMPLETION OF INITIAL ROUGH GRADING OR AS RECOMMENDED BY THE SEDIMENT CONTROL INSPECTOR. RATES AND ANALYSES WILL BE PROVIDED TO THE GRADING INSPECTOR AS WELL AS THE CONTRACTOR.

OCCURRENCE OF ACID SULFATE SOILS (GRAVY BLACK COLOR) WILL REQUIRE COVERING WITH A MINIMUM OF 12 INCHES OF CLEAN SOIL WITH 6 INCHES MINIMUM CAPPING OF TOP SOIL. NO STOCKPILING OF MATERIAL IS ALLOWED. IF NEEDED, SOIL TESTS SHOULD BE DONE BEFORE AND AFTER A 6-WEEK INCUBATION PERIOD TO ALLOW OXIDATION OF SULFATES.

THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

- A. SOIL PH SHALL BE BETWEEN 6.0 AND 7.0.
- B. SOLUBLE SALTS SHALL BE LESS THAN 500 PARTS PER MILLION (PPM).
- C. THE SOIL SHALL CONTAIN LESS THAN 40% CLAY BUT ENOUGH FINE GRAINED MATERIAL (> 30% SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION IS IF LOVEGRASS OR SERICIA LESPEDEZA IS TO BE PLANTED, THEN A SANDY SOIL (< 30% SILT PLUS CLAY) WOULD BE ACCEPTABLE.
- D. SOIL SHALL CONTAIN 1.5% MINIMUM ORGANIC MATTER BY WEIGHT.
- E. SOIL MUST CONTAIN SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- F. IF THESE CONDITIONS CANNOT BE MET BY SOILS ON SITE, ADDING TOPSOIL IS REQUIRED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS FROM THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR AMENDMENTS MADE AS RECOMMENDED BY A CERTIFIED AGRONOMIST.

- B. SEEDBED PREPARATION: AREA TO BE SEEDBED SHALL BE LOOSE AND FRAGILE TO A DEPTH OF AT LEAST 3-5 INCHES. THE TOP LAYER SHALL BE LOOSENED BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 5 ACRES, APPLY 100 POUNDS OF LIMESTONE AND 21 POUNDS OF NUTRIENT FERTILIZER TO 10-10-10 FERTILIZER PER 1,000 SQUARE FEET. HARROW OR DISK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3-5 INCHES ON SLOPES FLATTER THAN 3:1.

- C. SEEDING: APPLY 5-6 POUNDS PER 1,000 SQUARE FEET OF TALL FESCUE BETWEEN FEBRUARY 1 AND APRIL 30 OR BETWEEN OCTOBER 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A MOIST FIRM SEEDBED WITH A CYCLONE SEEDER, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE ½ INCH IN CLAYEY SOILS AND ¼ INCH IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE WHERE NECESSARY TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. IF OTHER SEED MIXES ARE TO BE USED, SELECT FROM TABLE BS AND BS OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

- D. MULCHING: MULCH SHALL BE APPLIED TO ALL SEEDBED AREAS IMMEDIATELY AFTER SEEDING. DURING THE TIME PERIODS WHEN SEEDING IS NOT PERMITTED, MULCH SHALL BE APPLIED IMMEDIATELY AFTER GRADING. MULCH SHALL BE UNROTATED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 POUNDS PER 1,000 SQUARE FEET (2 BALES). APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. IF A MULCH-ANCHORING TOOL IS USED, APPLY 2.5 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY OR BY HAND, TO A DEPTH OF 1-2 INCHES.
- E. SECURING STRAW MULCH: STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATION TO MINIMIZE MOVEMENT BY WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED:
 - I. USE A MULCH-ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR SECURING MULCH. HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN OPERATE SAFELY.
 - II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. IF MIXED WITH WATER, USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - III. LIQUID BINDERS MAY BE USED. APPLY AT HIGHER RATES AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF SLOPES. THE REMAINDER OF THE AREA SHOULD APPEAR UNIFORM AFTER BINDER APPLICATION. BINDERS LISTED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR APPROVED EQUAL SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURERS.
 - IV. LIGHTWEIGHT PLASTIC NETTING MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED TO THE GROUND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

- 2. TEMPORARY SEEDING:
 - LIME: 100 POUNDS OF DOLOMITIC LIMESTONE PER 1,000 SQUARE FEET.
 - FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SQUARE FEET.
 - SEED: PERENNIAL RYE - 0.92 POUNDS PER 1,000 SQUARE FEET (FEBRUARY 1 THROUGH APRIL 30 OR AUGUST 15 THROUGH OCTOBER 31). MILLET - 0.92 POUNDS PER 1,000 SQUARE FEET (MAY 1 THROUGH AUGUST 15).
 - MULCH: SAME AS 1 D AND E ABOVE.
- 3. NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL IS TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8 INCHES. ALL COMPACTION REQUIREMENTS ARE IN ACCORDANCE TO ANNE ARUNDEL COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS THE AS COUNTY DESIGN MANUAL AND STANDARD DETAILS. FILLS FOR POND EMBANKMENTS SHALL BE COMPACTED AS PER MD-378 CONSTRUCTION SPECIFICATIONS. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.

- 4. PERMANENT SOD:
 - INSTALLATION OF SOD SHOULD FOLLOW PERMANENT SEEDING DATES. SEEDBED PREPARATION FOR SOD SHALL BE AS NOTED IN SECTION (B) ABOVE. PERMANENT SOD IS TO BE TALL FESCUE, STATE APPROVED SOD; LIME AND FERTILIZER PER PERMANENT SEEDING SPECIFICATIONS AND LIGHTLY IRRIGATE SOIL PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS TIGHTLY BUTTING. JOINTS ARE TO BE STAGGERED BETWEEN ROWS. WATER AND ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ALL SLOPES STEEPER THAN 3:1, AS SHOWN, ARE TO BE PERMANENTLY SODDED OR PROTECTED WITH AN APPROVED EROSION CONTROL NETTING. ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE INSTALLED ON FROZEN GROUND. SOD SHALL NOT BE TRANSPLANTED WHEN MOISTURE CONTENT (DRY OR WET) AND/OR EXTREME TEMPERATURE MAY ADVERSELY AFFECT ITS SURVIVAL. IN THE ABSENCE OF ADEQUATE RAINFALL, IRRIGATION SHOULD BE PERFORMED TO ENSURE ESTABLISHMENT OF SOD.

- 5. MINING OPERATIONS:
 - SEDIMENT CONTROL PLANS FOR MINING OPERATIONS MUST INCLUDE THE FOLLOWING SEEDING DATES AND MIXTURES:
 - FOR SEEDING DATES OF FEBRUARY 1 THROUGH APRIL 30 AND AUGUST 15 THROUGH OCTOBER 31, USE SEED MIXTURE OF TALL FESCUE AT THE RATE OF 2 POUNDS PER 1,000 SQUARE FEET AND SERICIA LESPEDEZA AT THE MINIMUM RATE OF 0.5 POUNDS PER 1,000 SQUARE FEET.

- 6. TOPSOIL SHALL BE APPLIED AS PER THE STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS FROM THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 7. USE OF THESE VEGETATIVE ESTABLISHMENT SPECIFICATIONS DOES NOT PRECLUDE THE PERMITTEE OR CONTRACTOR FROM MEETING ALL OF THE REQUIREMENTS SET FORTH IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

- A. SOIL PREPARATION
 - 1. TEMPORARY STABILIZATION
 - A. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPER MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
 - B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
 - C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - 2. PERMANENT STABILIZATION
 - A. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - I. SOIL PH BETWEEN 6.0 AND 7.0.
 - II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - C. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
 - D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
 - E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS; RAKE LAWN AREAS TO SMOOTH THE SURFACE; REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRAGILE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

- B. TOPSOILING
 - 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS 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.
 - 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED 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 SURVEY PUBLISHED BY USDA-NRCS.
 - 3. TOPSOILING 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.
 - 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
 - 5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1½ INCHES IN DIAMETER.
 - B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NET SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - C. 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.
 - 6. TOPSOIL APPLICATION
 - A. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
 - B. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO 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 MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - C. TOPSOIL MUST NOT BE PLACED IF 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.

- C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)
 - 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
 - 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
 - 3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
 - 4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
 - 5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION
A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

PURPOSE
TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES
STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

CRITERIA

- 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
- 2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
- 3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
- 4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
- 5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
- 6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
- 7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
- 8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

B-4-7 STANDARDS AND SPECIFICATIONS FOR HEAVY USE AREA PROTECTION

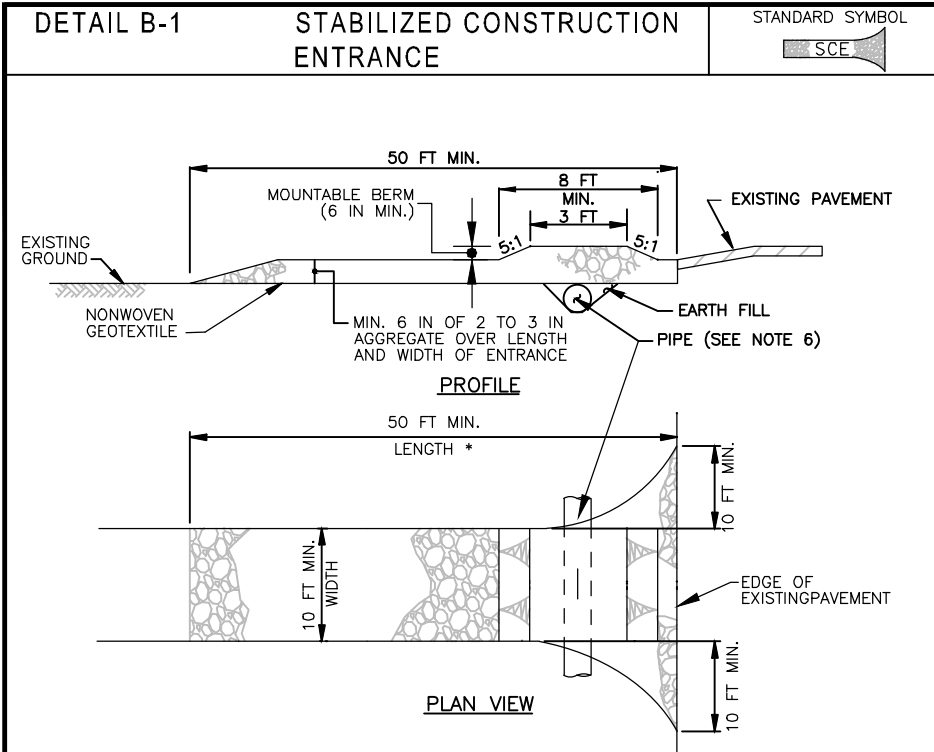
Definition
The stabilization of areas frequently and intensively used by surfacing with suitable materials (e.g., mulch and aggregate).

Purpose
To provide a stable, non-eroding surface for areas frequently used and to improve the water quality from the runoff of these areas.

Conditions Where Practice Applies
This practice applies to intensively used areas (e.g., equipment and material storage, staging areas, heavily used travel lanes).

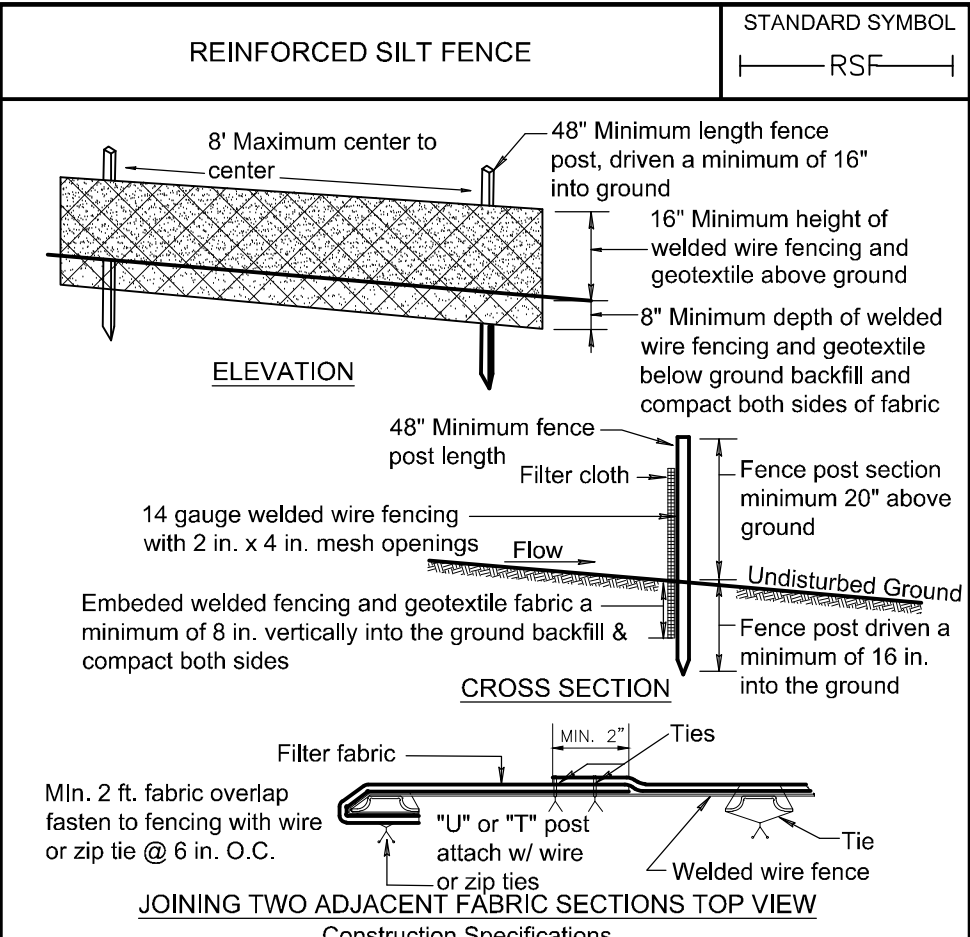
- Criteria**
 - 1. A minimum 4-inch base course of crushed stone or other suitable materials including wood chips over nonwoven geotextile should be provided as specified in Section H-1 Materials.
 - 2. Select the stabilizing material based on the intended use, desired maintenance frequency, and runoff control.
 - 3. The transport of sediments, nutrients, oils, chemicals, particulate matter associated with vehicular traffic and equipment, and material storage needs to be considered in the selection of material. Additional control measures may be necessary to control some of these potential pollutants.
 - 4. Surface erosion can be a problem on large heavy use areas. In these situations, measures to reduce the flow length of runoff or erode velocities need to be considered.

Maintenance
The heavy use areas must be maintained in a condition that minimizes erosion. This may require adding suitable material, as specified on the approved plans, to maintain a clean surface.



- CONSTRUCTION SPECIFICATIONS**
- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (40 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 - 2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
 - 3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
 - 4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT BERRS) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
 - 5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUATING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION



- CONSTRUCTION SPECIFICATIONS**
- 1. Metal fence post shall be a minimum of 48" long driven 18" minimum into the ground no more than 8 feet apart. Post shall be standard T or U section weighing not less than 1.00 pound per linear foot. Reinforcement shall be 14 gauge welded wire fencing with 2 in. x 4 in. mesh openings.
 - 2. Geotextile shall be fastened securely to each fence post with wire ties or zip ties at top and mid section. Where ends of geotextile fabric come together, they shall be over lapped, folded and wire tied or zip tied to post to prevent sediment bypass.
 - 3. Use a woven geotextile, as specified in section H-1 materials, and fasten to the up-slope side of the fence posts with wire or zip ties at top and midsection. The Manufacturer's certification that the fabric meets the requirements in section H-1 must be made available to the inspector/enforcement authority.
 - 4. Extended both ends of reinforced silt fence a minimum of five (5) horizontal feet up-slope at 45 degrees to the main fence alignment to prevent runoff from going around the ends.
 - 5. Remove accumulated sediment and debris when bulges develop in the reinforced silt fence fabric or when sediment reaches 25% of the fence height. Replace geotextile if torn. If undermining occurs, reinstall fence.

ANNE ARUNDEL SOIL CONSERVATION DISTRICT	2015	
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Reinforced Silt Fence Design Constraints		
Average Slope Steepness	Maximum Slope Length	Maximum Silt Fence Length
Flatter than 50:1 (<2%)	300 feet*	Unlimited
50:1 to 10:1 (2-10%)	125 feet	1,000 feet
10:1 to 5:1 (10-20%)	100 feet	750 feet
5:1 (>20%)	40 feet	250 feet
*Maximum slope length is unlimited on Hydrologic Soil Group (HSG) "A" soils		

- 1. The use of Reinforced Silt Fence must conform to the design constraints listed above.
- 2. The area downgrade of the Reinforced Silt Fence must be undisturbed ground.
- 3. Reinforced Silt Fence should be placed along the contour.
- 4. Reinforced Silt Fence should be used with caution in areas where rocky soils may prevent trenching.
- 5. Extend both ends of reinforced silt fence a minimum of five (5) horizontal feet up-slope and 45 degrees to main fence alignment to prevent runoff from going around the edges.

ANNE ARUNDEL SOIL CONSERVATION DISTRICT	2015	
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ESC DETAILS & NOTES
SILVERWOOD CIRCLE
ANNAPOLIS, MARYLAND 21403
TAX MAP 57A, GRID 08, TAX PARCEL 119
FAIRWINDS OF ANNAPOLIS
SIX (6th) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

CPJ Associates Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
45 Old Solomons Island Rd., Ste. 204 Annapolis, MD 410-266-5599 Fax: 410-266-3871
www.cjpa.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

OWNER/DEVELOPER: Fairwinds of Annapolis Laura Vykol-Gay 212 Victor Parkway Annapolis, MD 21403	TAX ACCOUNT NO. 06 212-0008403	GRADING PERMIT NO.
DESIGN: WB	SHEET: 05	OF: 05
DRAFT: JCL	DATE: 7/26/2022	FILE NO.:
SCALE: AS SHOWN	2021-5113-27-05	