

DRAINAGE AREA MAP
Scale: 1" = 200'

CONSTRUCTION SCHEDULE

- ON SITE, PRE-CONSTRUCTION MEETING 1 DAY
 - CLEARING, GRUBBING, AND INSTALLATION OF SEDIMENT CONTROL FACILITIES. 1 WEEK
 - LIMIT SITE GRADING IN AREA OF HOUSE, EXCAVATE AND POUR FOOTINGS, ERECT FOUNDATIONS AND ENCLOSE HOUSE WITH ALL POSSIBLE EROSION CONTAINED. 12 WEEKS
 - INSTALLATION OF UTILITIES AND DRIVEWAY, FINAL SITE GRADING AND STABILIZATION WITH PERMANENT VEGETATIVE COVER 2 WEEKS
 - REMOVAL OF SEDIMENT CONTROL FACILITIES, WHEN PERMISSION IS GRANTED BY THE DER SITE INSPECTOR, AND FINAL STABILIZATION OF THESE AREAS 1 DAY
- TOTAL ESTIMATED TIME 13-15 WEEKS

STORM DRAIN SYSTEM	INSPECTED BY:
S.D. PIPES	DER PRIVATE DPW&T
S.D. FLOOD CONTROL	
WATER QUALITY SYSTEM	
INFILTRATION (DRYWELL)	
RETENTION POND	
DETENTION POND	
OIL GRIT SEP.	
EXT. DET. POND	
UNDERGROUND STORAGE	
LANDSCAPE	
OTHERS	

CONCEPT APPROVAL # 7794-2004
PROJECT NAME: LOT 70 CROOM STATION

PRINCE GEORGE'S COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL RESOURCES
PERMITS AND REVIEW DESIGN

APPROVED for Stormwater Management and Storm Drain only.
L. 20182 F-676

SIGNED BY: H.E. Jones DATE: 9/2/04

() Public storm drain/ SWM system permits required prior to construction

(X) Private storm drain/ SWM system a required maintenance agreement is required.

() Pre-construction meeting is required for all DER inspected storm drain/swm systems. call 301 952 4914 to arrange.

REVISION APPROVAL

BY: DATE:

NOTE:

M-NCPPC
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT.
ENVIRONMENTAL PLANNING DEPARTMENT.
APPROVAL
TREE CONSERVATION PLAN
TCP - II / 30 /04A

APPROVED BY	DATE
01	9/9/04
02	
03	
04	
05	
06	

STORMWATER MANAGEMENT BASE DATA

Site Area = 2.07 AC. = 90,181 SQ.FT.
Woodland Preservation Area = 0 AC.
Flood Plain Area = 0 AC.
Total Drainage Area (A) = 2.07 AC. = 90,181 SQ.FT.
Proposed Disturbed Area = 0.83 AC. = 36,140 SQ.FT.
Roof-top Impervious Area = 0.092 AC. = 4,005 SQ.FT.
Non-Roof-top Impervious Area = 0.106 AC. = 4,625 SQ.FT.
Total Proposed Impervious Area = 0.198 AC. = 8,630 SQ.FT.

Predominant Soil Types : WaD2, WaC3 = Westphalia fine sandy loam (HSG) TYPE B s = 0.26

SWM CONCEPT APPROVAL # 7794-2004

Required Water Quality Control : INFILTRATION
Required Water Quantity control: NONE
Special Conditions required: DRYWELL

Use Disconnection of rooftop as credit for SWM.
USE TOTAL AREA OF ROOFTOP IMPERVIOUSNESS A = 0.092 Acres
WITH Impervious area = 100 %

WATER QUALITY VOLUME = WQv

$$WQv = (P)(Rv)(A) \quad P = 1" \quad 12$$

$$Rv = 0.05 + 0.009(I) \quad I = \text{percent impervious} = 100\%$$

$$Rv = 0.05 + 0.009(100) = 0.95$$

$$WQv = (1.0)(0.95)(0.092) = 0.0073 \text{ AC-FT} = 316 \text{ cu.ft.} \quad 12$$

RECHARGE VOLUME

$$Rev = (s)(Rv)(A) \quad 12 \quad Type Soil : s = 0.26$$

$$Rev = (0.26)(0.95)(0.092) = 0.0019 \text{ AC-FT} = 82 \text{ cu.ft.} \quad 12$$

GRADING CERTIFICATION

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE ONTO THIS SITE FROM OTHER UPGRADE PROPERTIES AND FROM THIS SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES

SIGNED:
DATED: 09.01.04

CERTIFICATE OF COMPLIANCE

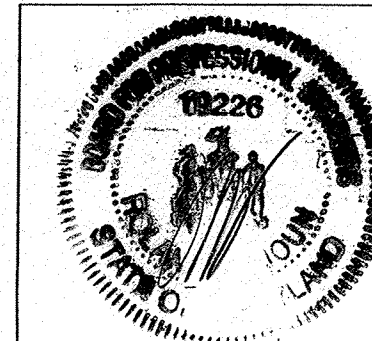
I certify that this plan has been designed in accordance with the requirements of Subtitle 4, Division 3 of the Code of Prince George's County, Maryland; and that it or my staff have inspected this site and that drainage flows from uphill properties onto this site, and from this site onto downhill properties have been addressed in substantial accordance with applicable codes.

SIGNED:
DATE: 09.01.04 ROLAND G. JOUN, P.E. # 19226

CONSULTANTS CERTIFICATION

The Developer's plan to control silt and erosion is adequate to contain the silt and erosion on the property covered by this 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 Prince George's Soil Conservation District and "Standards and Specifications for Sediment and Erosion Control." I have reviewed this Erosion and Sediment Control Plan with the Owner/Developer.

Signature:
ROLAND G. JOUN
WILKERSON & ASSOCIATES, INC.
P.O. Box 17 Dunkirk, Maryland 20754



Date 09.01.04

WILKERSON & ASSOCIATES INC.
ENGINEERS & SURVEYORS

Box 17 Dunkirk, Maryland
(410)257-3332, (301)855-8272

SITE, GRADING, EROSION, SEDIMENT CONTROL PLAN SEPTIC SYSTEM DESIGN AND SWM

LOT 70 SECTION 2
CROOM STATION

FIFTEENTH DISTRICT, PRINCE GEORGES CO., MD
JULY 2004

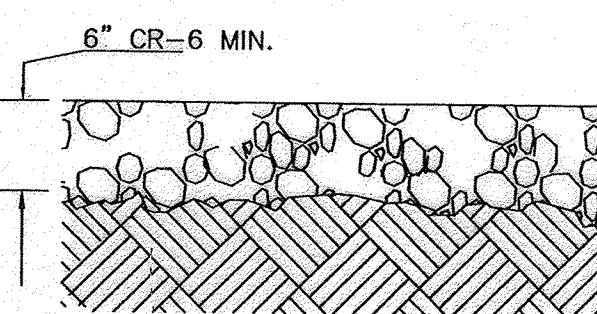
DATE
JULY 2004
SCALE
1" = 40'
DRAWN BY
AJ
DRAWING #
PG310SP59
FILE #
PG310
JOB #
03-13166

GENERAL NOTES

- SUBJECT LOT IS SERVED BY AN INDIVIDUAL WELL AND SEPTIC SYSTEM.
- UNLESS OTHERWISE SHOWN HEREON, THE HOUSE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAN.
- THIS SITE PLAN COMPLIES WITH ALL CODE REQUIREMENTS OF PRINCE GEORGES COUNTY
- UNLESS OTHERWISE SHOWN HEREON, THERE ARE NO STRUCTURES OR WELLS WITHIN 100' OF THIS LOT.

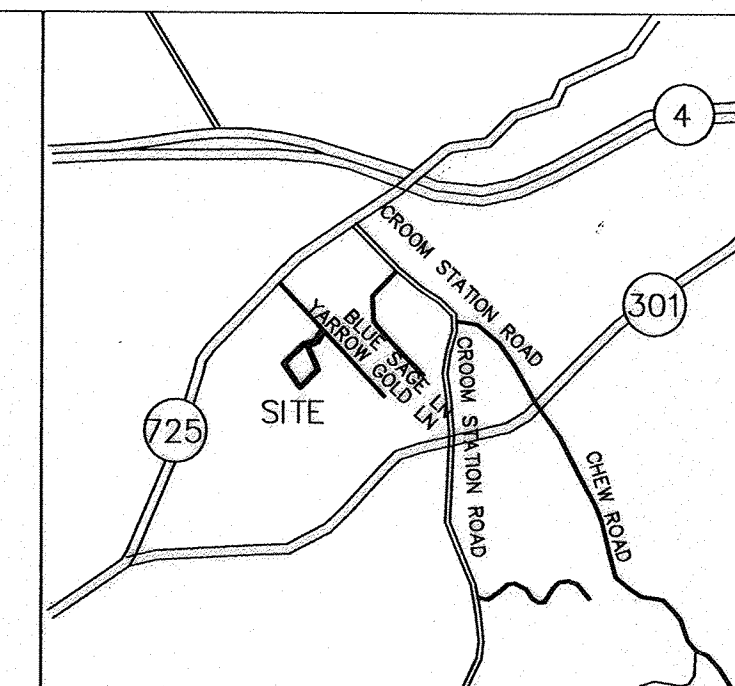
LEGEND

- Denotes Existing Contours
- Denotes Proposed Contours
- Denotes Proposed Silt Fence
- Denotes Limits of Disturbance
- Denotes Perc Tests
- Denotes Edge of Existing Paving
- Denotes Drainage Easement
- Denotes Tree Line
- Denotes Tree Protection Device
- Denotes Woodland Preservation
- Denotes Woodland Preservation Signage



PAVING DETAIL
(NOT TO SCALE)

PRINCE GEORGES COUNTY SOIL CONSERVATION DISTRICT APPROVAL SEDIMENT CONTROL, GRADING, SOILS & DRAINAGE	
S.C.#	
POND P.#	
DISTRICT SIGNATURE	DATE



VICINITY MAP

SCALE: 1" = 2,000'

TAX MAP: 101 GRID: D4 PARCEL N/A LOT 70
ZONING: RA

BUILDING RESTRICTION LINES:
FRONT 50' REAR 35'
SIDES 17' MIN COMBINED 35'

ENVIRONMENTAL HEALTH FILE #:
TAX I.D. #: 202239481

- CONSTRUCTION SPECIFICATIONS**
- All grades or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.
 - All erosion and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan and the Standards and Specifications for Soil Erosion and Sediment Control.
 - Topsoil required for the establishment of vegetation shall be stockpiled in areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials. Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.
 - All fill shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with the local requirements or codes.
 - All fill shall be placed and compacted in layers not to exceed 8 inches in thickness.
 - Except for approved landfills or nonstructural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory fills.
 - Frozen material or soft, rocky or highly compressible materials shall not be incorporated into fill slopes or structural fills.
 - Fill shall not be placed on a frozen foundation.
 - All benches shall be kept free of sediment during all phases of development.
 - Seeps or springs encountered during construction shall be handled in accordance with the Standards and Specifications for Subsurface Drainage, or other approved methods.
 - All graded areas shall be permanently stabilized immediately following final grading.
 - Stockpiles, borrow areas, ash spoil areas shall be shown on the plans and shall be subject to the provisions of this Standard and Specifications.

OWNER/DEVELOPER'S CERTIFICATION

I/We hereby certify that I/we have reviewed this erosion and sediment control plan and that all clearing, grading, construction and/or development will be done in accordance with this plan and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project.

Signature _____ Date _____
Name (Printed) _____ Phone No. _____
Firm _____ Complete Address _____

The developer is responsible for the acquisition of all required easements, rights-of-way, and/or rights-of-way pursuant to the discharge from the sediment and erosion control practices, storm water management practices and the discharge of stormwater onto or across and grading or other work performed on adjacent or downstream properties affected by this plan.

Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) seven calendar days as to the surface of all perimeter controls, ditches, swales, ditches, perimeter slopes and all slopes greater than 3 horizontal to 1 vertical (3:1) and b) fourteen days as to all other disturbed or graded areas on the project site. The in-place sediment control measures will be maintained on a continuing basis until the site is permanently stabilized and all permit requirements are met.

On all sites with disturbed areas in excess of 3 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment control, 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 and

Approval shall be requested upon final stabilization of all sites with disturbed areas in excess of 2 acres before removal of controls.

DISTURBED SURFACE AREA: _____
VOLUME OF SPILL MATERIAL: _____
VOLUME OF BEDROCK MATERIAL: _____

List predominant soil types and general description per PGSCD soil survey.

Section - Vegetative Stabilization Methods and Materials

- Site Preparation**
 - Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
 - Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil test to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.
- Soil Amendments (Fertilizer and Lime Specifications)**
 - Soil test must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may be used for chemical analyses.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Nutrients may be substituted for Fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully loaded according to the applicable state fertilizer laws and shall bear the name, trade name or trademark, and warranty of the producer.
 - Lime materials shall be ground limestone (hydrated or burnt lime) may be substituted which contains at least 85% calcium oxide plus magnesium oxide. Limestone shall be ground to such fineness that all less than 50 pass through a #100 mesh sieve and 90% pass through a #200 mesh sieve.
 - Incorporate lime and fertilizer into the top 3 - 5" of soil by disking or other suitable means.
- Seeded Preparation**
 - Temporary Seeding
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth but left in the roughened condition. Sloped areas (greater than 3:1) should be treated leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3 - 5" of soil by disking or other suitable means.
 - Permanent Seeding
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil pH shall be between 6.0 and 7.0.
 - Soluble salts shall be less than 500 parts per million (ppm).
 - The soil shall contain less than 1% available but enough available material (C3) to provide moderate amount of moisture. An exception is if leucophaea or similar species is to be planted in the soil. In this case, the soil C3 would be acceptable.
 - Soil shall contain medium organic matter by weight.
 - Soil shall contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soil on site, adding topsoil is required in accordance with Section 21.0 Standard and Specification for Topsoil.
 - Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3 - 5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.
 - Apply soil amendments as per soil test or as included on the plans.
 - My soil amendments into the top 3 - 5" of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seedbed preparation, loose surface material should be removed by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-2" of soil should be loose and friable. Seeded loosening may not be necessary on newly disturbed areas.

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Approval shall be requested upon final stabilization of all sites with disturbed areas in excess of 2 acres before removal of controls.

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VOLUME OF SPILL MATERIAL: _____
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21.0 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 unsuitable soil gradation.

Conditions Where Practice Applies

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - 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.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- 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

- 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 Survey published by USDA-SSS in cooperation with Maryland Agricultural Experiment Station.

Topsoil Specifications - Soil to be used as topsoil must meet the following:

- Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. 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 subsoil and topsoil. Topsoil shall be free of stones, cinders, stones, slag, coarse fragments, gravel, sticks, rocks, trash, 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, nutgrass, poison ivy, thistle, or other as specified.
- 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.

For sites having disturbed areas under 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

For sites having disturbed areas over 5 acres:

- On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0 sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No soil 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 phytotoxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist approved by the appropriate approval authority, may be used in lieu of natural topsoil.

Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

- Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding on surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

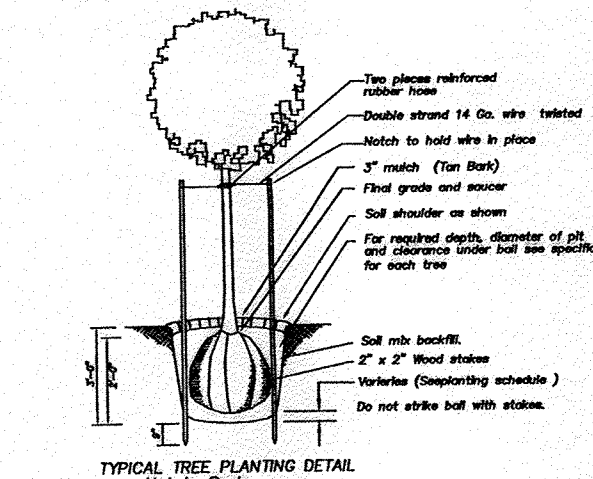
- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be applied by, or originate from, a person or persons that are permitted (at the time of application of the compost) by the Maryland Department of the Environment under COMST 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 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.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
- Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 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 Institute. Revised 1973.

RESIDENTIAL REQUIREMENTS PLANTING SCHEDULE

- Zone: RA
- Number of Lots: 1
- Number of Ornamental Trees Required: 3
- Number of Shade Trees Required: 4
- Total Number of Trees Provided: 7 (total)

SURROUNDING AREAS ZONED: RA



Symbol	Quantity	Planting Schedule	Common Name	Planting Size	Root Preparation
●	4	Tilia Americana	Amer. Linden	1 1/2" - 2" Cal. @ 8' B	
○	3	Magnolia SP.	Magnolia	1 1/2" - 2" Cal. @ 8' B	

- Within thirty (30) days of the installation of plant materials, the plan preparer shall submit written certification to the Department of Environmental Resources that healthy plant materials were properly installed in accordance with the approved landscape plan.

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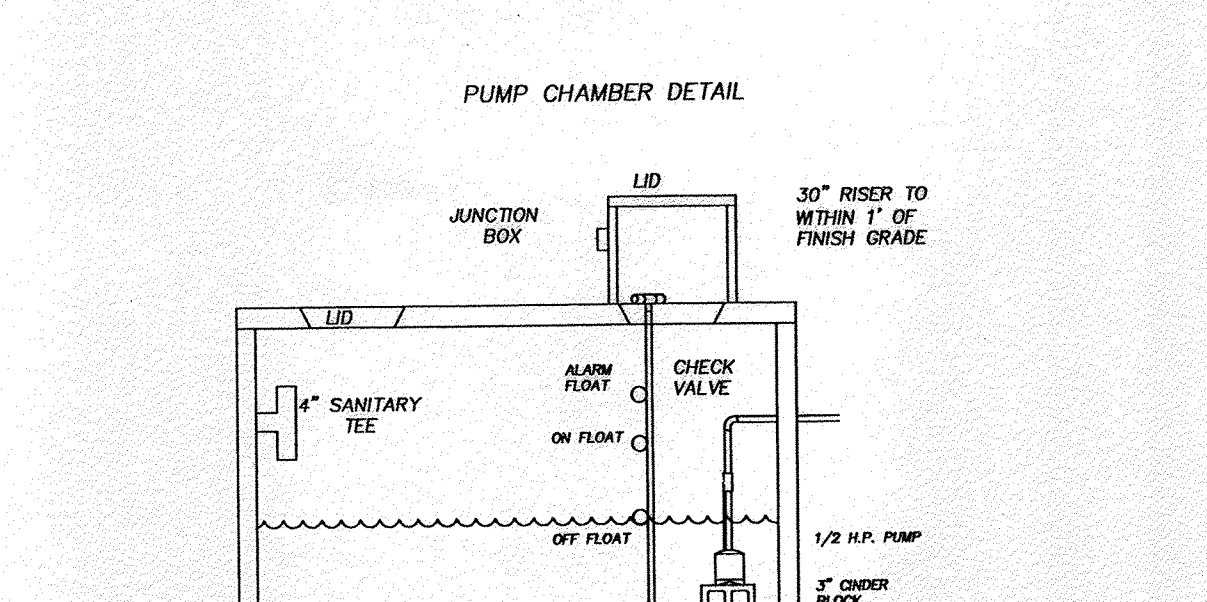
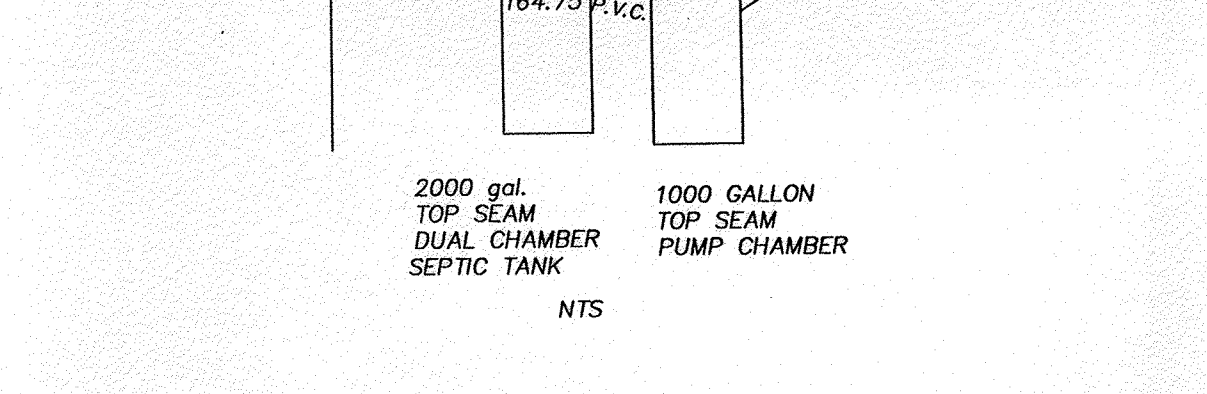
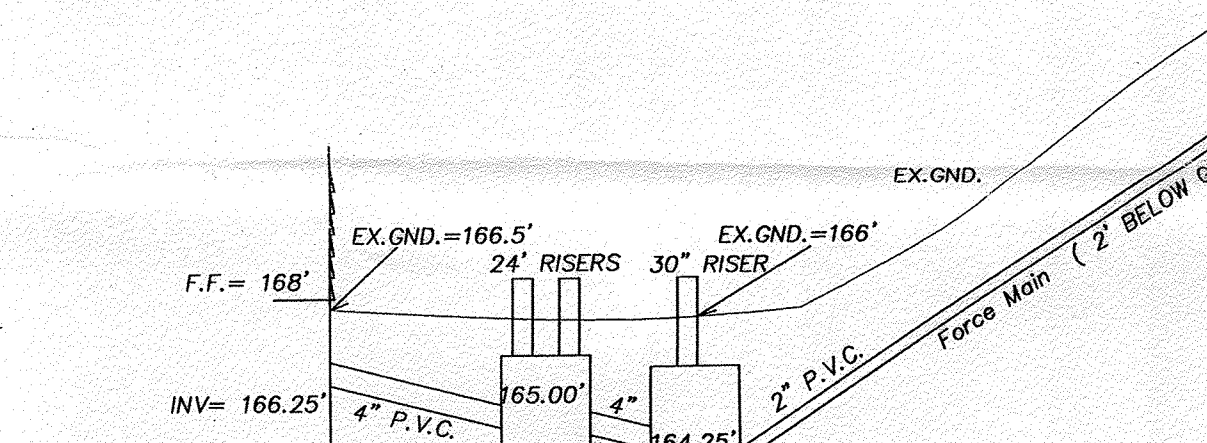
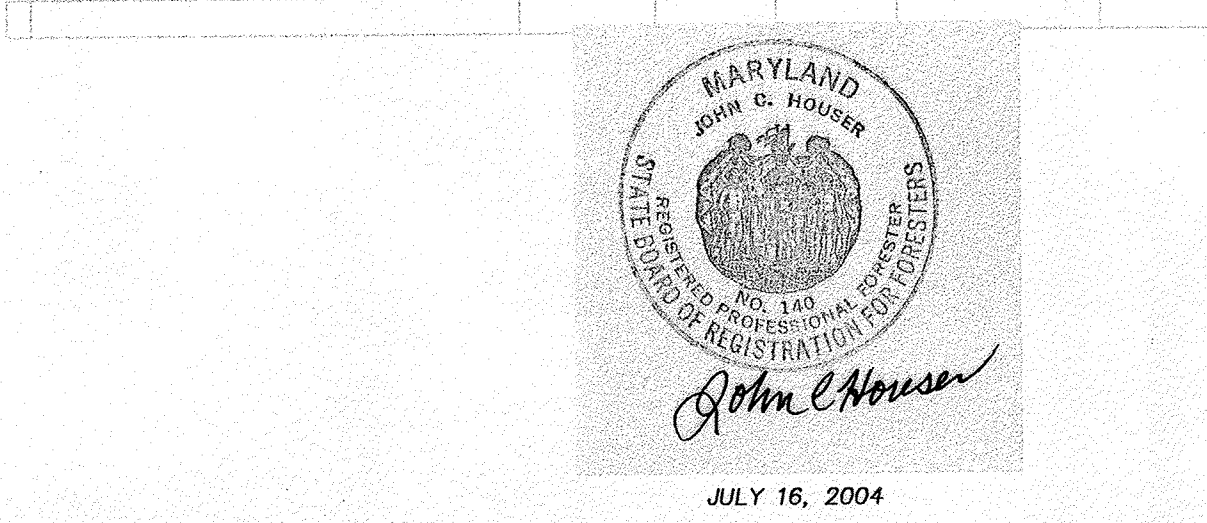
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Floodplain:	0.00	
Previously Dedicated Land:	0.00	
Net Tract (NTA):	2.07	
Property Description or Subdivision Name:	LOT 70 CROOM, STATION	
Owner:		
Address:		
Phone:		
TCPI Number:	TCPI/30/04	
Woodland Conservation Calculations:		
Acres of Existing Woodland		0.00
Woodland Conservation Required for Lot per TCPI	0.00%	0.00
Area of Woodland Cleared per TCPI		0.00
Area of Woodland Cleared per TCPI		0.00
Area of Woodland above WCT that was not cleared by TCPI		0.00
Additional Woodland Cleared by TCPI	0.00	0.00
Does the TCPI show 2:1 replacement	n	0.00
Clearing above WCT	0.00	Additional 1/4:1 Replacement required = 0.00
Clearing below WCT	0.00	Additional 2:1 Replacement required = 0.00
Total Woodland Conservation Required for this Lot:		0.00

Woodland Conservation Provided:	(acres)
Woodland Preservation	0.00
Reforestation / Replacement	0.00
Afforestation	0.00
Area approved for fee-in-lieu	0.00
Credits Received for Off-site Mitigation on another property	0.00
Off-site Mitigation provided on this property	0.00
Total Woodland Conservation Provided	0.00

Area of wet tract woodland not cleared	0.00 acres
Woodland retained not part of requirements:	0.00 acres

Prepared by: Name _____
Address _____
Phone _____
License _____



1000 GALLON PUMP CHAMBER TOP SEAM TANK (AMERICAST)
OUTSIDE DIMENSIONS: LENGTH=112" WIDTH=58" DEPTH=62"

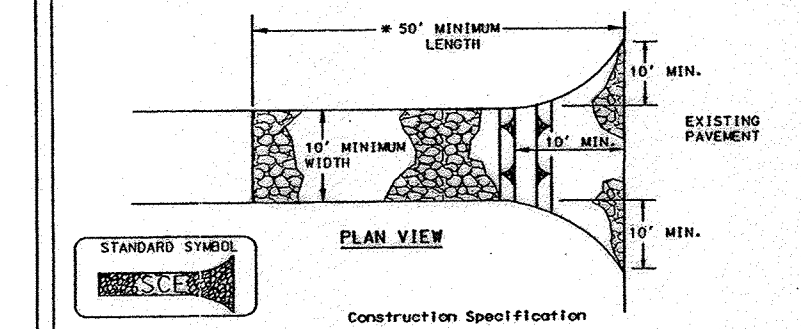
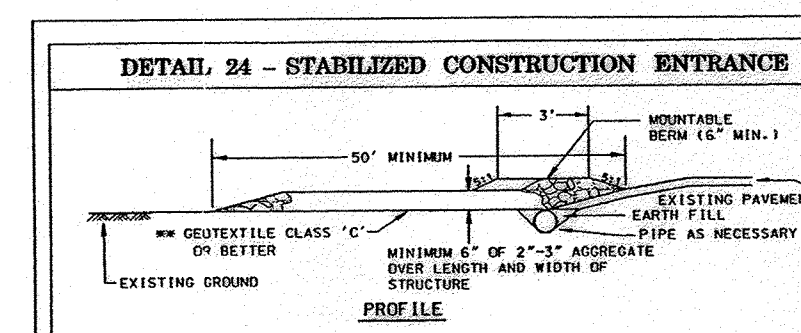
ELEVATION DATA	
INLET INVERT	= 164.25'
OUTLET INVERT	= 164.00'
TANK BOTTOM (INSIDE)	= 160.58'
TANK BOTTOM (OUTSIDE)	= 160.25'

TOP OF TANK	= 165.41'
ALARM FLOAT	= 162.66'
PUMP ON FLOAT	= 162.16'
PUMP OFF FLOAT	= 161.91'

Recommended make and model pump.....WE07.....
Recommended make and model control panel.....Simpler / w Alarm.

Recommended make and model pump.....WE07.....
Recommended make and model control panel.....Simpler / w Alarm.

Recommended make and model pump.....WE07.....
Recommended make and model control panel.....Simpler / w Alarm.



1. Length - minimum of 50' (40' for single residence lots).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. Before placement, geotextile fabric may not require slope face to be stabilized to use geotextile.
4. Stone - crushed aggregate (3" to 3 1/2") or recycled or recycled concrete equivalent shall be placed at least 12" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a 12" diameter concrete pipe with 1/4" slopes and a minimum of 4" of stone over the pipe. Pipe shall be sized according to the drainage. When the SDC is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

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