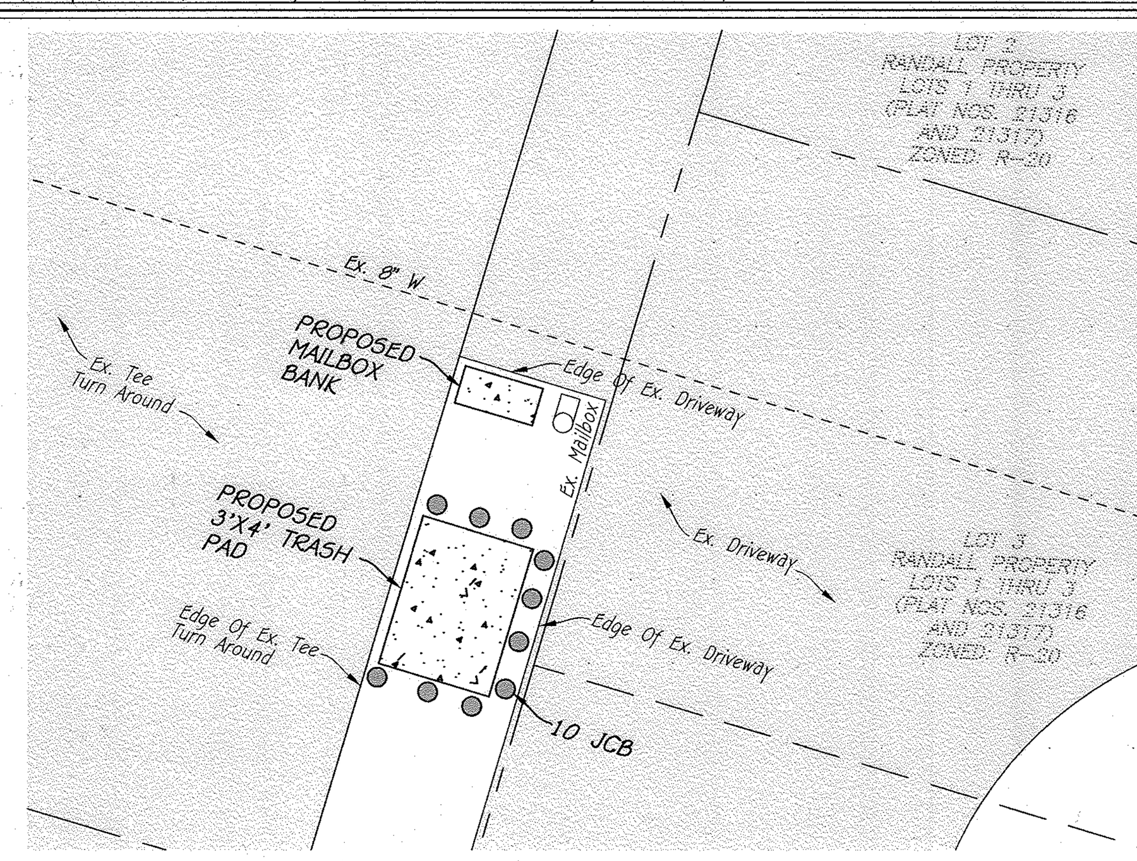
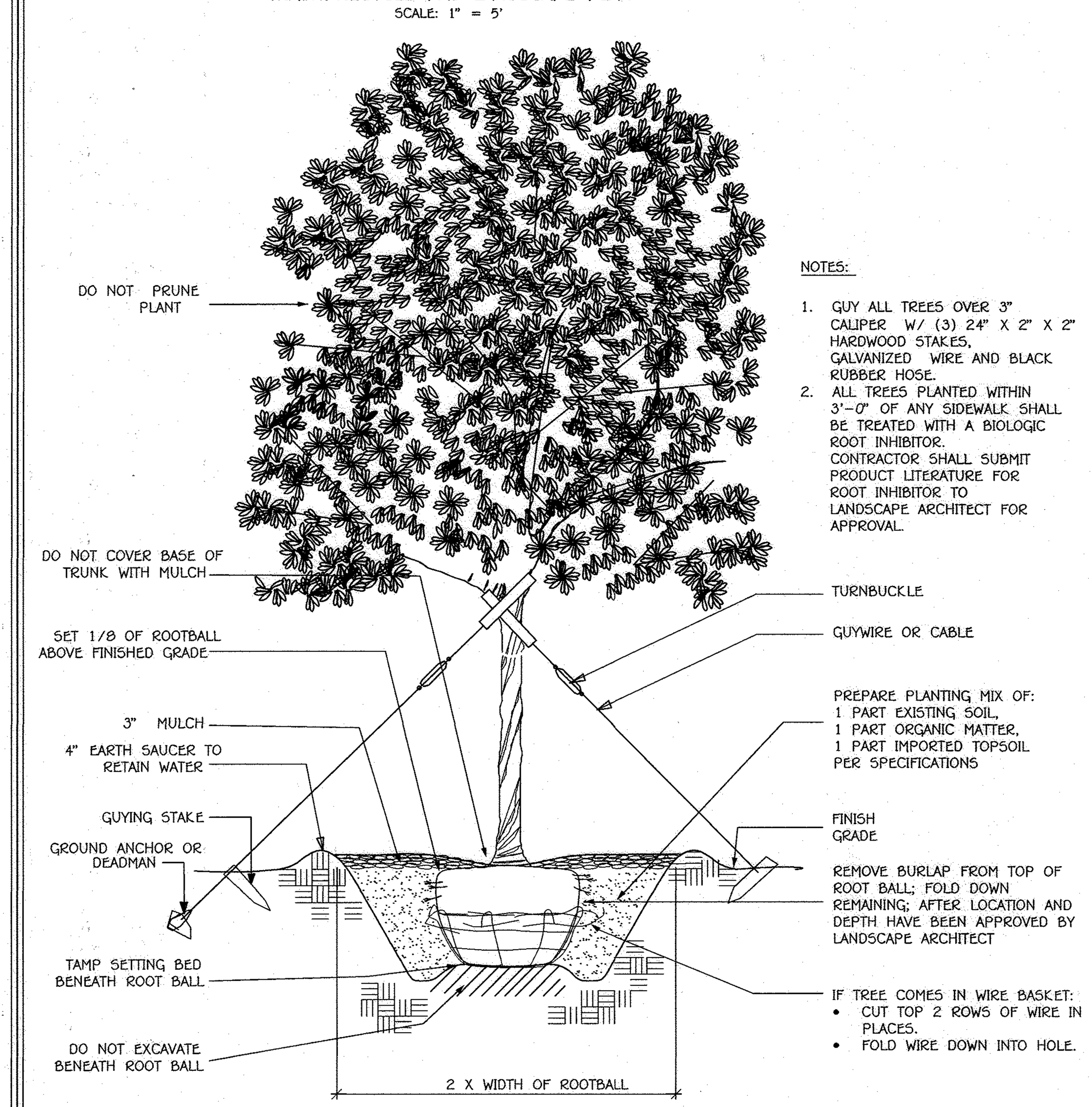
SHEET INDEX

SHEET NO.	DESCRIPTION
1	Supplemental Plan, Landscaping, Topography, Stormwater Management & Existing Conditions
2	Schematic Grading & Sediment Control Plan
3	Sediment Control Notes & Details
4	Stormwater Management Details & Drainage Area Map



TRASH/RECYCLE PAD LANDSCAPE PLAN
SCALE: 1" = 5'



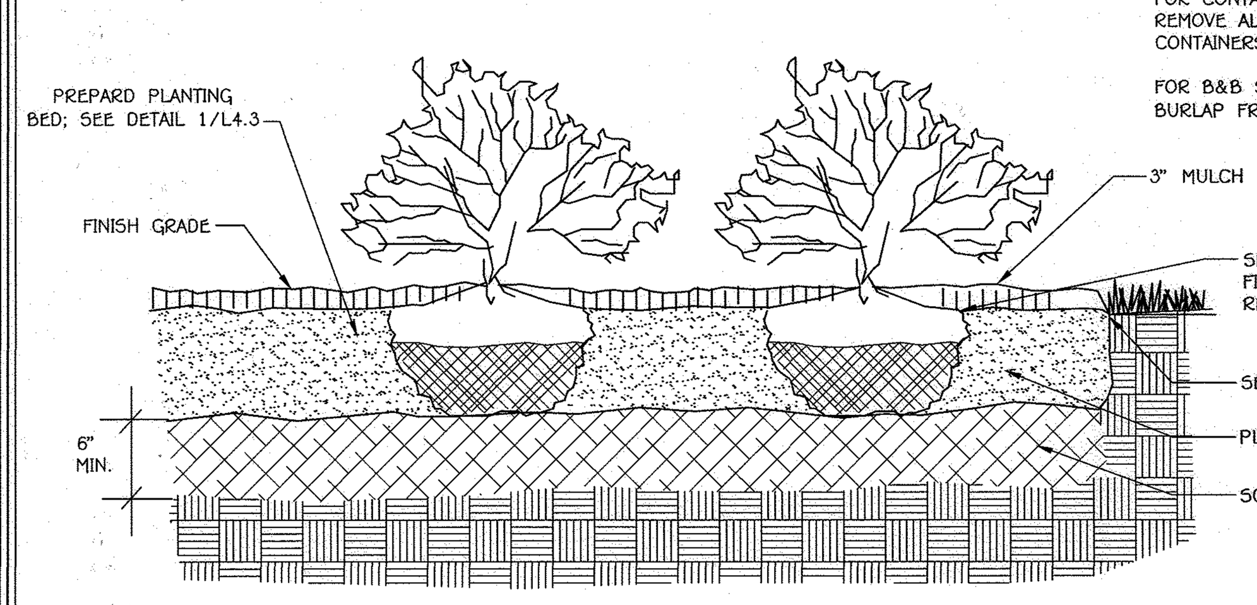
NOTES:

1. GUY ALL TREES OVER 3" CALIPER W/ (3) 24" X 2" X 2" HARDWOOD STAKES, GALVANIZED WIRE AND BLACK RUBBER HOSE.
2. ALL TREES PLANTED WITHIN 3'-0" OF ANY SIDEWALK SHALL BE TREATED WITH A BIOLOGIC ROOT INHIBITOR. CONTRACTOR SHALL SUBMIT PRODUCT LITERATURE FOR ROOT INHIBITOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

3 | DECIDUOUS TREE PLANTING - TYPICAL

NOTE:
FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS & SCARIFY ROOT BALL.

FOR B&B SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL.



2 | SHRUB PLANTING - TYPICAL

SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER	P1	P2	P3	P4	P5
CATEGORY	SFD Adjacent To SFD	SFD Adjacent to Open Space	SFD Adjacent To SFD	SFD Adjacent To SFD	Trash Pad
LANDSCAPE TYPE	N/A	A	A	A	D
LINEAR FEET OF PERIMETER	131.72'	513.43'	156.97'	593.22'	10.00'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES (380')	YES (60')	YES (98')	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 - - -	 2 - -	 2 - -	 8 - -	 0 - -
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	 - - - -	 2 - - -	 2 - - -	 8 - - -	 0 - - 10

NOTE: P-1 DOES NOT REQUIRE LANDSCAPE SINCE THE ADJACENT LOT 1 WAS PART OF THE ORIGINAL PROPERTY.

PERIMETER LANDSCAPING PLANT LIST

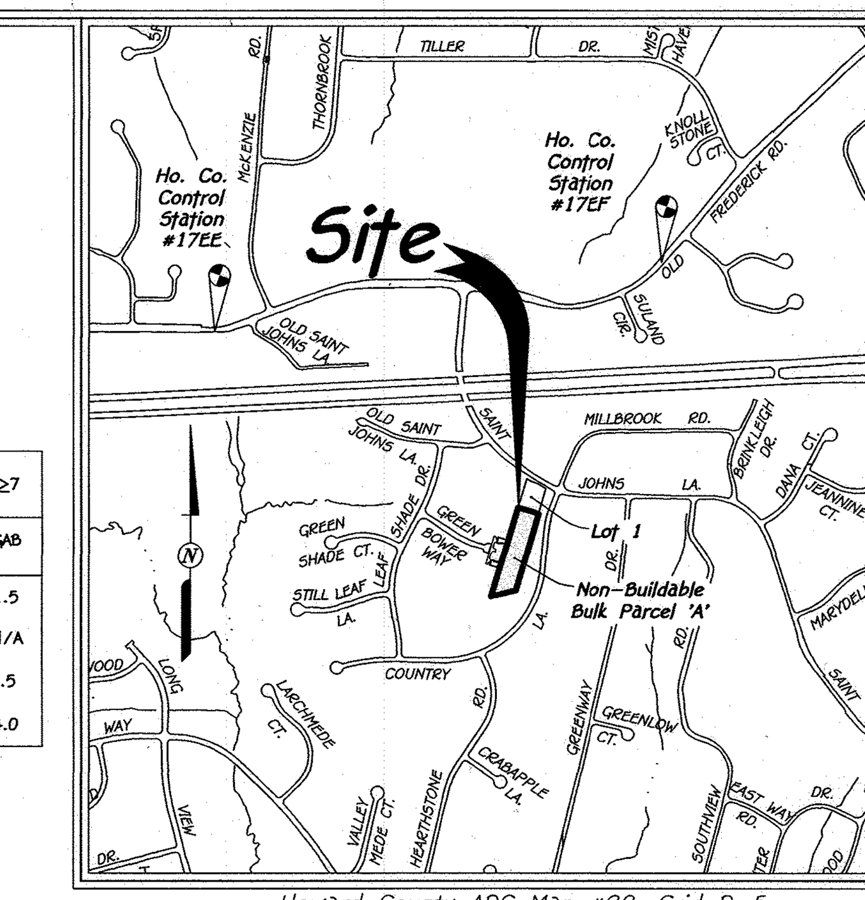
QTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	REMARKS
TREES - DECIDUOUS SHADE (12)					
6	TAM	Tilia americana 'Redmond' American Linden	2-1/2" cal. min.	B & B	
6	UAV	Ulmus americana 'Valley Forge' American Elm	2-1/2" cal. min.	B & B	
SHRUBS (10)					
10	JCB	Juniperus conferta 'Blue Pacific' Blue Pacific Juniper	15"-18" ht.	Cont.	24" O.C.

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING TREES (12 SHADE AND 10 SHRUBS) SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $3,900.00.

Soils Legend

SOIL	NAME	CLASS
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B
MaC	Manor loam, 8 to 15 percent slopes	B

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5	5 TO <7	≥7	3 TO <5	5 TO <7	≥7
		PAVEMENT MATERIAL (INCHES)	MIN HMA WITH GAB			HMA WITH CONSTANT GAB		
P-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE N/A	N/A	N/A	N/A	N/A	N/A	N/A
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	3.0	2.5
		GRADED AGGREGATE BASE (GAB)	8.5	7.0	5.0	4.0	4.0	4.0

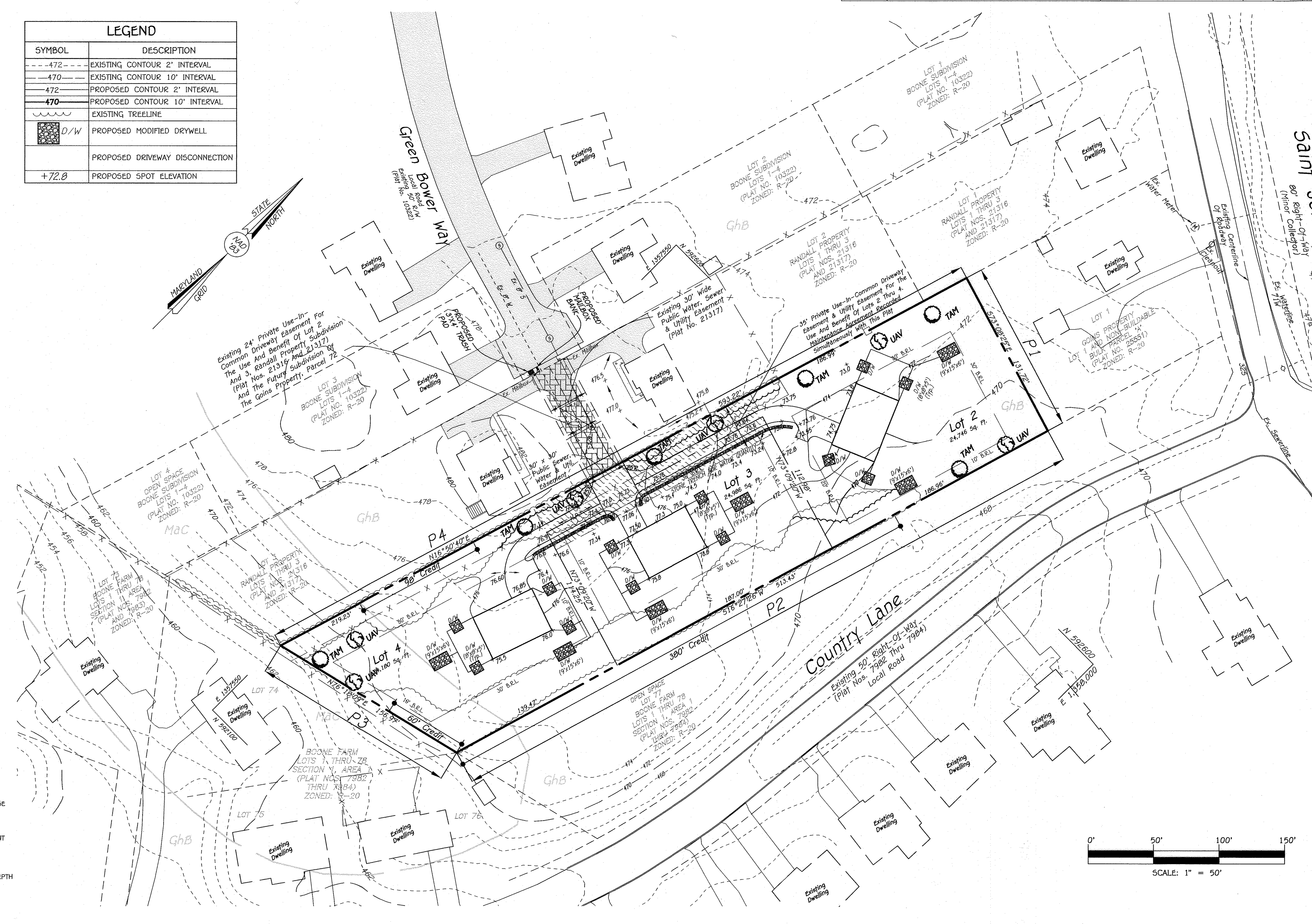


Howard County ADC Map #20, Grid D-5

Vicinity Map
Scale: 1"=1,200'

LEGEND

SYMBOL	DESCRIPTION
---472---	EXISTING CONTOUR 2' INTERVAL
—470—	EXISTING CONTOUR 10' INTERVAL
—472—	PROPOSED CONTOUR 2' INTERVAL
—470—	PROPOSED CONTOUR 10' INTERVAL
(treeline symbol)	EXISTING TREELINE
D/W	PROPOSED MODIFIED DRYWELL
	PROPOSED DRIVEWAY DISCONNECTION
+72.8	PROPOSED SPOT ELEVATION



SCALE: 1" = 50'

General Notes:

1. Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 17EF And No. 17EE.
   Sta. 17EF N 594,243.880 E 1,358,578.648 Elev.= 473.65
   Sta. 17EE N 593,815.262 E 1,355,774.821 Elev.= 453.94
3. This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2019 By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line
5. All Areas Are More Or Less (±).
6. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
7. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
   a). Width - 12 Feet (16 Feet Serving More Than One Residence);
   b). Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);
   c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
   d). Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
   e). Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
   f). Structure Clearance - Minimum 12 Feet;
   g). Maintenance - Sufficient To Ensure All Weather Use.
8. This Plan Is Subject To Prior Department Of Planning And Zoning File No's: F-14-045, ECP-13-042, WP-15-006 And F-20-050.
9. No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
10. There Are No Existing Dwellings Or Structures On This Site.
11. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
12. Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
13. This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer Under An Advance Deposit Order Agreement (ADO).
14. Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of $4,500.00.
15. A Community Meeting Was Held On April 26, 2012 Which Identified The Ultimate Subdivision Of The Goins Property Into Lot 1 (Existing House) And Lots 2, 3 And 4 With New Homes, F-14-045.
16. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan. Waiver Petition Application, Or Building/Grading Permit.
17. This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted As Part Of The Developers Agreement For This Final Plan, In The Amount $900.00 Based On 3 Shade Trees @ $300.00 Each.
18. The 35' Private Use-In-Common Driveway Easement For The Use And Benefit Of Lots 2 Thru 4 Is Recorded Simultaneously With The Recordation Of This Plat.
19. There Are No Wetlands, Wetlands Buffers, Streams, Stream Buffers, Floodplain Or Forest Conservation Easements Within This Plat Submission Limits.
20. No Historic Structures Exist Within The Limits Of This Plat Submission.
21. Property Is A Minor Subdivision And Is Exempt From APFO Traffic Report In Accordance With Section 4.7.B.5. Of The Howard County Design Manual, Volume III-Roads And Bridges.
22. No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
23. On July 31, 2014 The Planning Director Approved WP-15-006 To Waive Section 16.120(C)(2) Which Requires All Lots For Single Family Detached Dwellings To Have Minimum Lot Frontages On Approved Streets Within A Public Right-Of-Way. Subject To The Following Conditions:
   a. As Part Of The Final Subdivision Plan, F-14-045 The Proposed Use-In-Common Driveway Shall Be Designed To Provide Sufficient Turning Radius And Width For Use By Emergency Vehicles.
   b. Approval Of F-14-045 Final Subdivision Plat For The Subject Property By The Department Of Planning And Zoning And The SRC Review Agencies For Establishment Of Lot 1-4 Goins Property.
   c. The Applicant Shall Process And Re-Record A New Shared Use-In-Common Driveway Maintenance Agreement For The Randall Property Unless The Existing Recorded Driveway Maintenance Agreement For The Randall Property Is Sufficient For The 5 Lots.
24. Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided.The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.
   Moderate Income Housing Unit (M.I.H.U.) Tabulation:
   a. M.I.H.U. Required = (3 Lots x 10%) = 0.3 M.I.H.U.
   b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
   c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
25. Site Is Not Adjacent To A Scenic Road.
26. Forest Conservation Report Dated February 23, 2013 Was Prepared By Eco-Science Professionals, Inc.
27. Trash And Recycling Will Be Provided Within 5 Feet Of The Terminus Of Green Bower Way (County Road).
28. Stormwater Management Practices Are Required In Accordance With The Design Manuals. Prior To Signature Approval Of The Final Plat, The Developer Will Be Required To Execute The Declaration Of Covenant And/Or A Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.
29. Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
30. The Lots Created By This Subdivision Plat Are Subject To A Fee Or A Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
31. The Forest Conservation Obligation For This Subdivision Was Provided With A Fee-In-Lieu Payment Of $17,968.50 Based On 0.33 Acres x 43,560 Sq. Ft. * 1.25 With Goins Property, Lot 1 And Non-Buildable Bulk Parcel 'A', F-14-045.
32. The Non-Buildable Bulk Parcel A Was Excluded From The Forest Conservation Calculations And Requirements With This Subdivision Plat, However, Upon Further Resubdivision Of The Non-Buildable Bulk Parcel A Then Separate Forest Conservation Calculations And Requirements Will Be Provided Based On Its Acreage Size.
33. If Any Well Or Septic Systems Are Found During Construction They Must Be Properly Abandoned With Documentation Sent To The Health Department.
34. This Property Is Located In The Plumtree Branch Watershed And Is Subject To Additional Peak Stormwater Management For Any Proposed Development.

Site Data

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED . . . 3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED . . . 0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED . . . 0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED . . . 3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED . . . 1.697 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED . . . 0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED . . . 0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED . . . 1.697 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED . . . 0.000 Ac.±
TOTAL AREA TO BE RECORDED . . . 1.697 Ac.±

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Curtis Cumberland — 11-3-20
Name — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development — 12/4/20 Date

Chief, Development Engineering Division — 11.23.20 Date

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

PLANTING SPECIFICATIONS

1. CLEAR & GRUB ALL PLANTING AREAS AS INDICATED ON THE DRAWINGS.
2. PROVIDE PROTECTION FOR TREES, SHRUBS, AND PERENNIALS/GROUND COVERS THAT ARE TO BE PRESERVED.
3. CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
4. ALL PLANTING SHALL BE DONE AS PER PLANTING DETAILS AND SPECIFICATIONS.
5. NO CHANGES SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
6. PRIOR TO CONSTRUCTION OF PLANTING BEDS, THE CONTRACTOR SHALL STAKE OUT PLANTING BED LINES IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL MAKE ADJUSTMENTS IN THE FIELD AS NECESSARY. ALL FINAL PLANTING BED LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FOR LAYOUT REVIEW, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF THREE DAYS IN ADVANCE.
7. INSTALL ALL REQUIRED PLANTING AND LAWN SOILS AS PER DETAILS AND SPECIFICATIONS, AND ALL SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE PLANTED IN PLANTING BEDS PREPARED AS REQUIRED BY THE DETAILS AND SPECIFICATIONS.
8. MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE AND MAINTAIN POSITIVE DRAINAGE OF ALL LAWN AREAS, UNLESS OTHERWISE NOTED ON DRAWINGS. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
9. ALL PLANT BEDS SHALL BE CONTAINED WITH A SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS.
10. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE DRAWINGS SHALL APPLY. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING.
11. ALL PLANTS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION.
12. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. PRIOR TO PLANTING, THE CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL PLANTS IN THE FIELD FOR REVIEW BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL MAKE ADJUSTMENTS IN THE FIELD AS NECESSARY. ALL FINAL PLANT LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT. FOR LAYOUT REVIEW, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF THREE DAYS IN ADVANCE.
13. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED OR SODDED; SEE PLAN FOR LOCATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING ALL PLANTS DURING THE WARRANTY PERIOD; REFER TO SPECIFICATIONS.

Easement Legend

- Existing 24' Private Use-In-Common Driveway Easement For The Use And Benefit Of Lot 2 And 3, Randall Property Subdivision (Plat Nos. 21316 And 21317) And The Future Subdivision Of The Goins Property, Parcel 72
- Existing 30' Wide Public Water, Sewer & Utility Easement (Plat No. 21317)

Owner And Developer
Goins Property, LLC
6421 Church Street
Sykesville, Maryland 21784

STATE OF MARYLAND — ALDO MICHAEL VITUCCI — PROFESSIONAL ENGINEER

Aldo M. Vitucci, P.E. — 11/2/2020 Date

"Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-21."

Supplemental Plan, Landscaping, Topography, Stormwater Management & Existing Conditions

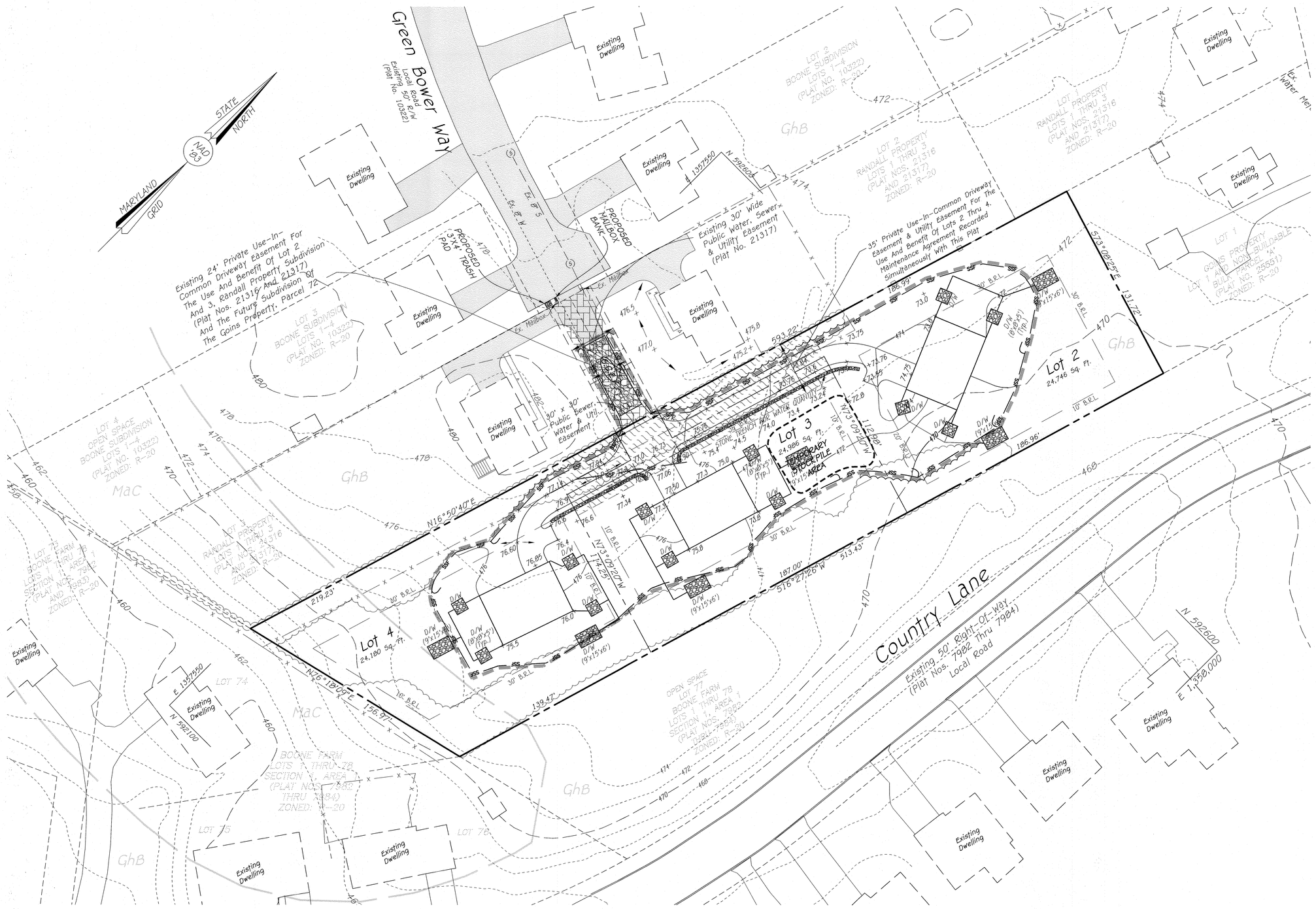
Goins Property

Lots 2 Thru 4

(Being A Resubdivision Non-Builbable Bulk Parcel 'A', As Shown On A Plat Entitled "Goins Property, Lot 1 And Non-Buildable Bulk Parcel 'A'", Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25551)

Zoned: R-20
Tax Map #17, Grid #16, Parcel #72
Second Election District - Howard County, Maryland
Scale: 1"=50' Date: November 2, 2020
Sheet 1 of 4

F-14-~~005~~ 045



DESIGN CERTIFICATION

I Hereby Certify That This Plan Has Been Designed In Accordance With Current Maryland Erosion And Sediment Control Laws, Regulations And Standards, That It Represents A Practical And Workable Plan Based On My Personal Knowledge Of The Site, And That It Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District.

Designer's Signature — Date: 11/2/2020

Aldo M. Vitucci — Printed Name

29749 — MD Registration No. P.E., R.L.S., or R.L.A. (circle one)

OWNER/DEVELOPER CERTIFICATION

"I/We Certify That Any Clearing, Grading, Construction Or Development Will Be Done Pursuant To This Approved Erosion And Sediment Control Plan, Including Inspecting And Maintaining Controls And That The Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Training At A Maryland Department Of The Environment (MDE) Approved Training Program For The Control On Erosion And Sediment Prior To Beginning The Project. I Certify Right-of-entry For Periodic On-site Evaluation By Howard County, The Howard Soil Conservation District And/or MDE."

Owner's/Developer's Signature — Date: 11.3.20

Printed Name & Title

Approved: This Plan Is Approved For Soil Erosion And Sediment Control By The Howard Soil Conservation District.

Howard Soil Conservation District — Date

Approved: Department Of Planning And Zoning

Chief, Division Of Land Development — Date: 12.4.20

Chief, Development Engineering Division — Date: 11.23.20

Forest Conservation Worksheet
Version 1.0

BASIC SITE DATA:

A. TOTAL TRACT AREA	=	2.00 Ac
B. AREA WITHIN 100 YEAR FLOODPLAIN	=	0
C. NET TRACT AREA	=	2.00 Ac

LAND USE CATEGORY: (from Table 3.2.1, page40, Manual)

ARA	MDR	IDA	HDR	MPD	CIA
		X			

INFORMATION FOR CALCULATIONS:

D. AFFORESTATION THRESHOLD 0.15% x D =		0.33
E. FOREST CONSERVATION THRESHOLD 0.20% x D =		0.44

EXISTING FOREST COVER:

F. EXISTING FOREST COVER WITHIN NET TRACT AREA	=	0
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD:	=	0

BREAK EVEN POINT:

H. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	=	0
I. CLEARING PERMITTED WITHOUT MITIGATION	=	0

PROPOSED FOREST CLEARING:

J. TOTAL AREA OF FOREST TO BE CLEARED	=	0
K. TOTAL AREA OF FOREST TO BE RETAINED	=	0

PLANTING REQUIREMENTS:

L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	=	0
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	=	0
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	=	0
P. TOTAL REFORESTATION REQUIRED	=	0
Q. TOTAL AFORESTION REQUIRED	=	0.0
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	=	0.33
S. EXCESS FOREST CREDIT	=	0

SEDIMENT CONTROL LEGEND

SSF SSF SSF — SUPER-SILT FENCE

S.C.E. — STABILIZED CONSTRUCTION ENTRANCE

L.O.D. — LIMIT OF DISTURBANCE

LEGEND	
SYMBOL	DESCRIPTION
472	EXISTING CONTOUR 2' INTERVAL
470	EXISTING CONTOUR 10' INTERVAL
472	PROPOSED CONTOUR 2' INTERVAL
470	PROPOSED CONTOUR 10' INTERVAL
	EXISTING TREELINE
D/W	PROPOSED MODIFIED DRYWELL
	PROPOSED DRIVEWAY DISCONNECTION
+72.8	PROPOSED SPOT ELEVATION

0' 30' 60' 120'

SCALE: 1" = 30'

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

Owner And Developer
Goins Property, LLC
6421 Church Street
Sykesville, Maryland 21784

STATE OF MARYLAND — ALDO MICHAEL VITUCCI — No. 29749 — REGISTERED PROFESSIONAL ENGINEER

Aldo M. Vitucci, P.E. — Date 11/2/2020

"Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20749, Expiration Date 2-22-21."

Schematic Grading & Sediment Control Plan
Goins Property
Lots 2 Thru 4

(Being A Resubdivision Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Goins Property, Lot 1 And Non-Buildable Bulk Parcel 'A'", Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25551)

Zoned: R-20
Tax Map #17, Grid #16, Parcel #72
Second Election District - Howard County, Maryland
Scale: 1"=50' Date: November 2, 2020
Sheet 2 of 4

F-14-045

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

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 rippers 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 friable. 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 Soil 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 cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 inches in diameter.

b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut 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.

TEMPORARY SEEDING NOTES (B-4-4)

Definition

To stabilize disturbed soils with vegetation for up to 6 months.

Purpose

To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies

Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

Criteria

1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.

3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season.

Temporary Seeding Summary

Hardiness Zone (from Figure B.3): 6b Seed Mixture (from Table B.1):				Fertilizer Rate (10-20-20)	Lime Rate
Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
BARLEY	96	3/1 - 5/15, 8/15 - 10/15	1"	436 lb/ac (10 lb/ 1000 sf)	2 tons/ac (90 lb/ 1000 sf)
OATS	72	3/1 - 5/15, 8/15 - 10/15	1"		
RYE	112	3/1 - 5/15, 8/15 - 10/15	1"		

PERMANENT SEEDING NOTES (B-4-5)

A. Seed Mixtures

1. General Use

a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.

b. Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.

c. For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency. d. For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary .

2. Turfgrass Mixtures

a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.

b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.

i. Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

ii. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

iii. Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes; Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.

iv. Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3 pounds per 1000 square feet.

Notes:
Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland"

Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line

c. Ideal Times of Seeding for Turf Grass Mixtures Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a) Central MD: March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)

d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1 1/2 inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.

e. If soil moisture is deficient, supply new seedings with adequate water for plant growth (1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

Permanent Seeding Summary

Hardiness Zone (from Figure B.3): 6b Seed Mixture (from Table B.3): 8					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P_2O_5	K_2O	
8	TALL FESCUE	100	Mar. 1-May 15 Aug. 1-Oct. 15	1/4-1/2 in.	45 lbs. per acre (1.0 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	2 tons/ac (90 lb/ 1000 sf)

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

a.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND

b.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-8)

Definition

The 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 tha 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.

Maintenance

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 a 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.

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

Definition

The application of seed and mulch to establish vegetative cover.

Purpose

To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

A. Seeding
1. Specifications
a. All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keetp inoculant as cook as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
d. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weedcontrol until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

2. Application
a. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
i. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with weighted roller to provide good seed to soil contact.
b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.
ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P_2O_5 (phosphorus), 200 pounds per acre; K_2O (potassium), 200 pounds per acre.
ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
iii. Mix seed and fertilizer on site and seed immediately and without interruption.
iv. When hydroseeding do not incorporate seed into the soil.

B. Mulching
1. Mulch Materials (in order of preference)
a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into uniform fibrous physical state.
i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate colot to facilitate visual inspection of the uniformly spread slurry.
ii. WCFM, including dye, must contain no germination or growth inhibiting factors.
iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
iv. WCFM material must not contain elements or compounds at concentration levels that will by phyto-toxic.
v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.
2. Application
a. Apply mulch to all seeded areas immediately after seeding.
b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
c. Wood cellulose fiber used as mulch must be applied to a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
3. Anchoring
a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4-15 feet wide and 300 to 3,000 feet long.

SEQUENCE OF CONTSRUCTION

1. OBTAIN GRADING PERMITS. (2 WEEKS)
2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE ANY WORK AT 1-800-257-7777. NOTIFY HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24-HOURS BEFORE STARTING ANY WORK.
3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE & PERIMETER SUPER SILT FENCE AS SHOWN ON THE PLANS. CLEAR AND GRUB SITE. (3 DAYS)
4. GRADE SITE TO MASS GRADING CONTOURS FOR THE PRIVATE DRIVEWAY AND BUILDING PADS. OBTAIN PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR BEFORE PROCEEDING. (1 WEEK)
5. INSTALL THE PROPOSED SEWER AND WATER HOUSE CONNECTIONS. (3 DAYS)
6. UPON PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, INSTALL PRIVATE USE-IN-COMMON DRIVEWAY. (1 WEEK)
7. CONSTRUCT PROPOSED HOUSES ALONG WITH THE MODIFIED DRYWELLS. (8 MONTHS)
8. ONCE THE CONTRIBUTING DRAINAGE AREA TO THE PERIMETER SUPER SILT FENCE IS STABILIZED, THE SUPER SILT FENCE CAN BE REMOVED. (1 WEEK)
9. STABILIZE ALL REMAINING AREAS DISTURBED AREAS ONSITE WITH PERMANENT SEEDING OR OPTIONAL SODDING. (2 DAYS)
10. STANDARD NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE INSPECTOR IN REGARDS TO THE REQUIREMENT THAT NO MORE THAN 20-ACRES OF "OPEN" GROUND SHALL BE DISTURBED AT ANY GIVEN TIME, IF REQUIRED. THIS PLAN AND ASSOCIATED L.O.D. IS LESS THAN 20-AC. IN SIZE.
11. THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hour notice to CID must be given at the following stages: a. Prior to the start of earth disturbance,

b. Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading,

c. Prior to the start of another phase of construction or opening of another grading unit, d. Prior to the removal or modification of sediment control practices.

Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to avoid conflicts with this plan.

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 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.

4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 ft. must be benched with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-6).

5. 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 CID.

6. Site Analysis:

Total Area of Site:	1.697	Acres
Area Disturbed:	0.93	Acres
Area to be roofed or paved:	0.26	Acres
Area to be vegetatively stabilized:	0.67	Acres
Total Cut:	1660	Cu. Yds.
Total Fill:	1660	Cu. Yds.
waste/borrow area location:	N/A	

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

8. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly; and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include:

- Inspection date
- Inspection type (routine, pre-storm event, during rain event)
- Name and title of inspector
- Weather information (current conditions as well as time and amount of last recorded precipitation)
- Brief description of project's status (e.g., percent complete) and/or current activities
- Evidence of sediment discharges
- Identification of plan deficiencies
- Identification of sediment controls that require maintenance
- Identification of missing or improperly installed sediment controls
- Compliance status regarding the sequence of construction and stabilization requirements
- Photographs
- Monitoring/sampling
- Maintenance and/or corrective action performed
- Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE).

9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back-filled and stabilized by the end of each workday, whichever is shorter.

10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may allowed by the CID per the list of HSCD-approved field changes.

11. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the HSCD. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.

12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved washout structure.

13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.

14. All Silt Fence and Super Silt Fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower ends curled uphill by 2' in elevation.

15. Stream channels must not be disturbed during the following restricted time periods (inclusive):

- Use I and IP March 1 - June 15
- Use III and IIIP October 1 - April 30
- Use IV March 1 - May 31

16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

DESIGN CERTIFICATION

I Hereby Certify That This Plan Has Been Designed In Accordance With Current Maryland Erosion And Sediment Control Laws, Regulations And Standards, That It Represents A Practical And Workable Plan Based On My Personal Knowledge Of The Site, And That It Was Prepared In Accordance With The Requirements Of The Howard Soil Conservation District.

Designer's Signature — Date: 11/2/2020

Printed Name: Aldo M. Vitucci — MD Registration No. 20748, P.E., R.L.S., or R.L.A. (circle one)

OWNER/DEVELOPER CERTIFICATION

"I/We Certify That Any Clearing, Grading, Construction Or Development Will Be Done Pursuant To This Approved Erosion And Sediment Control Plan, Including Inspecting And Maintaining Controls And That The Responsible Personnel Involved In The Construction Project Will Have A Certificate Of Training At A Maryland Department Of The Environment (MDE) Approved Training Program For The Control On Erosion And Sediment Prior To Beginning The Project. I Certify Right-of-entry For Periodic On-site Evaluation By Howard County, The Howard Soil Conservation District And/or MDE."

Owner's/Developer's Signature — Date: 11-3-20

Printed Name & Title

Approved: ~~This Plan Is Approved For Soil Erosion And Sediment Control By The Howard Soil Conservation District.~~

Howard Soil Conservation District — Date

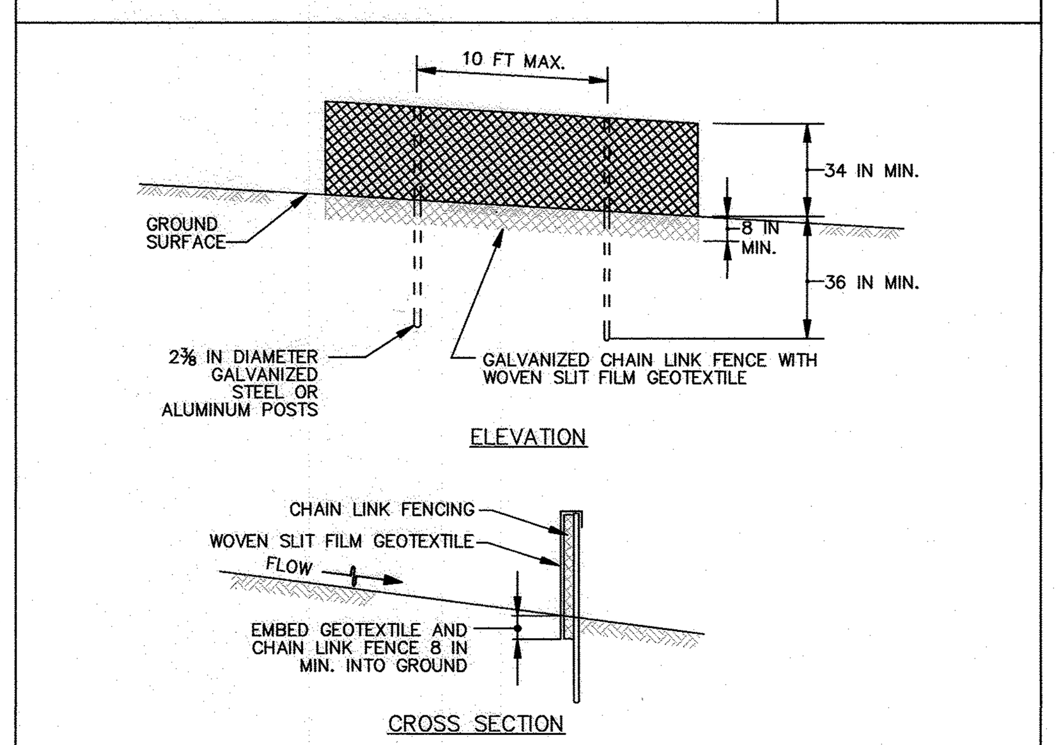
Approved: Department Of Planning And Zoning

Chief, Division Of Land Development — Date: 12/4/20

Chief, Development Engineering Division — Date: 11.23.20

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF



CONSTRUCTION SPECIFICATIONS

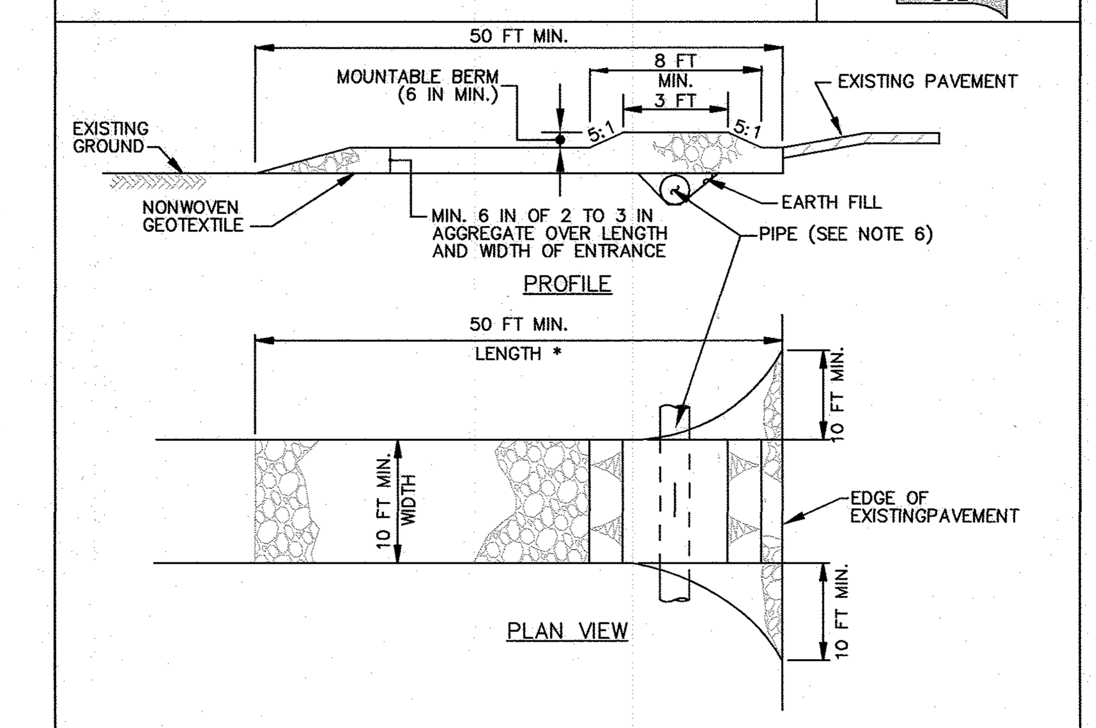
1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



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 (*30 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 REBAR) 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 VACUUMING, 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 WATER MANAGEMENT ADMINISTRATION

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

Owner And Developer

Goins Property, LLC
6421 Church Street
Sykesville, Maryland 21784

Aldo M. Vitucci, P.E. — Date: 11/2/2020

"Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-21."

Sediment Control Plan Notes & Details

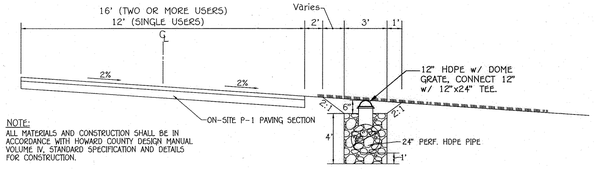
Goins Property

Lots 2 Thru 4

(Being A Resubdivision Non-Builbable Bulk Parcel 'A', As Shown On A Plat Entitled "Goins Property, Lot 1 And Non-Buildable Bulk Parcel 'A'", Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25551)

Zoned: R-20
Tax Map #17, Grid #16, Parcel #72
Second Election District - Howard County, Maryland
Scale: 1"=50' Date: November 2, 2020

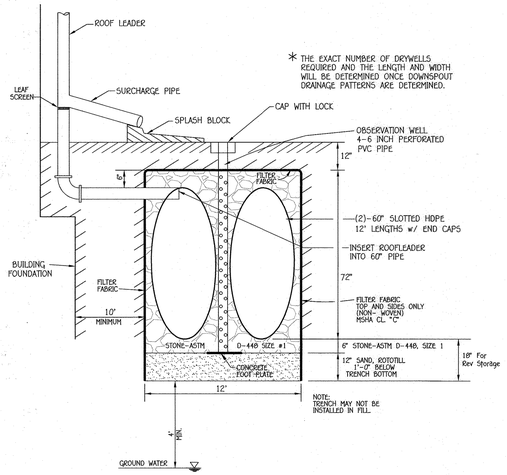
F-14-045



NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

Typical Private Drive Cross Slope Section 'A-A'

NOT TO SCALE



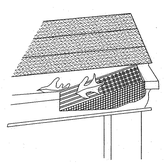
* THE EXACT NUMBER OF DRYWELLS REQUIRED AND THE LENGTH AND WIDTH WILL BE DETERMINED ONCE DOWNSPOUT DRAINAGE PATTERNS ARE DETERMINED.

NOTE:
TRENCH MAY NOT BE INSTALLED IN FILL.

Modified Drywell (M-5)

Operation And Maintenance Schedule For Drywells (M-5)

A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



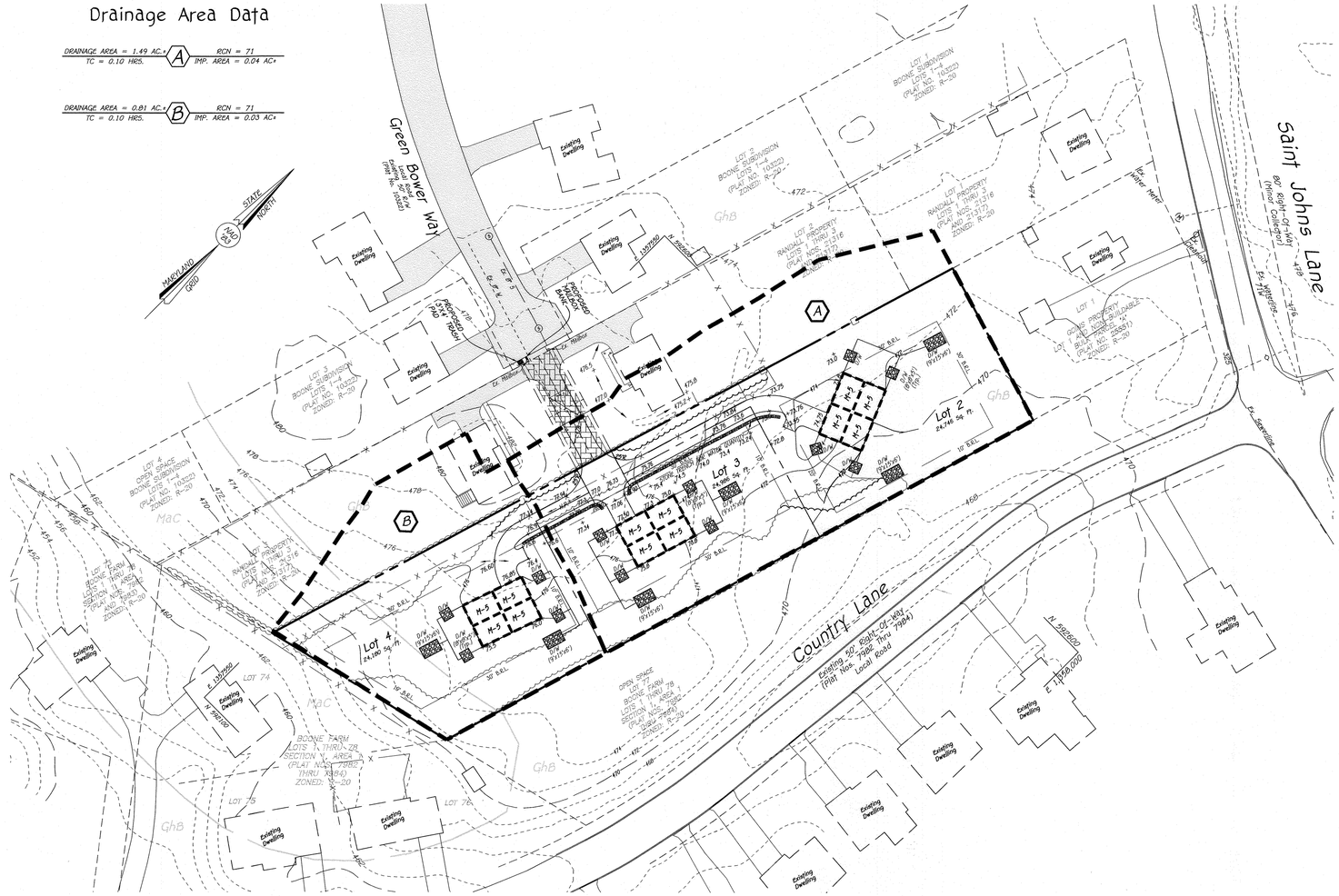
Gutter Drain Filter Detail

NOT TO SCALE.

Drainage Area Data

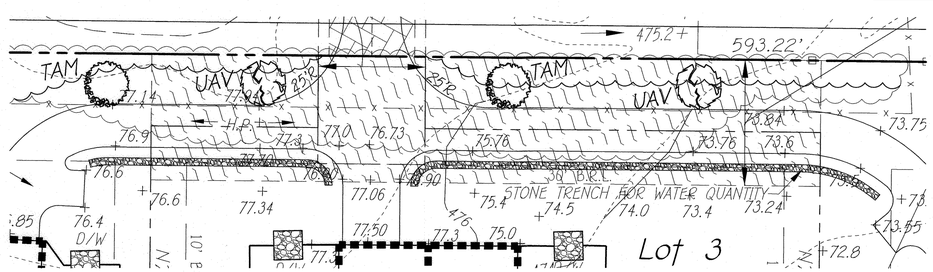
DRAINAGE AREA = 1.49 AC.± (A) RCN = 71
TC = 0.10 HRS. IMP. AREA = 0.04 AC±

DRAINAGE AREA = 0.81 AC.± (B) RCN = 71
TC = 0.10 HRS. IMP. AREA = 0.03 AC±



Drainage Area Map

0' 50' 100' 150'
SCALE: 1" = 50'



STONE TRENCH DETAIL

SCALE: 1" = 20'

LEGEND	
SYMBOL	DESCRIPTION
---472---	EXISTING CONTOUR 2' INTERVAL
——470——	EXISTING CONTOUR 10' INTERVAL
472	PROPOSED CONTOUR 2' INTERVAL
470	PROPOSED CONTOUR 10' INTERVAL
	EXISTING TREELINE
D/W	PROPOSED MODIFIED DRYWELL
	PROPOSED DRIVEWAY DISCONNECTION
+72.8	PROPOSED SPOT ELEVATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development — Date 12/4/20

Chief, Development Engineering Division — Date 11.23.20

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
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Owner And Developer
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Sykesville, Maryland 21784

STATE OF MARYLAND — ALDO MICHAEL VITUCCI — No. 20748 — PROFESSIONAL ENGINEER

Aldo M. Vitucci, P.E. — Date 11/2/2020

"Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-21."

Stormwater Management Details & Drainage Area Map

Goins Property

Lots 2 Thru 4

(Being A Resubdivision Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Goins Property, Lot 1 And Non-Buildable Bulk Parcel 'A'", Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25551)

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Sheet 4 of 4

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