

35. THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-20-101 OF SECTION 16.120(b)(4)(iii)(b) AND SECTION 16.1205(a)(3). IT WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF DEPARTMENT OF RECREATION AND PARKS AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY ON JULY 30, 2020. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. AN ENVIRONMENTAL SETBACK SHALL BE ESTABLISHED ON THE FINAL PLAT AS 35' FROM ANY STREAM BUFFER, WETLAND BUFFER, STEEP SLOPE, FLOODPLAIN OR FOREST CONSERVATION EASEMENT ON THE PROPOSED LOTS.
2. A MINIMUM OF 100' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND ANY DWELLINGS ON THE LOTS.
3. A MINIMUM OF 10' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND ANY WELL AREAS OR SEWAGE DISPOSAL AREAS.
4. THE EXISTING POND, ALL STRUCTURE AND SPRING HOUSE STRUCTURE WILL NOT BE PERMITTED WITHIN A FOREST CONSERVATION EASEMENT.
5. THE EXISTING OVERHEAD ELECTRIC UTILITY LINE MUST BE REMOVED FROM THE PROPOSED FOREST CONSERVATION EASEMENT AREA PRIOR TO RECORDED OF THE PLAT.
6. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF 100-YEAR FLOODPLAIN, STEEP SLOPES, WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS IN ACCORDANCE WITH SECTIONS 16.115 AND 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(3) IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO SPECIMEN TREES #2 AND #8 AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS APPROVAL. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. INCLUDE DETAIL OF THE PROPOSED TREE PROTECTION MEASURES ON THE FINAL SUBDIVISION PLANS.
2. THE REMOVAL OF SPECIMEN TREES #2 AND #8 WILL REQUIRE THE PLANTING OF FOUR NATIVE SHADE TREES ON-SITE. THE TREES SHALL BE A MINIMUM OF 3" CALIPER AND SHALL BE SHOWN ON THE LANDSCAPING AND FOREST CONSERVATION PLAN SHEETS AS PART OF THE FINAL SUBDIVISION PLANS FOR PARCEL 27B. THE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING.

36. THIS PROJECT IS SUBJECT TO A WAIVER TO DESIGN MANUAL VOLUME III, STANDARD R-5.05, TO ALLOW A DRIVEWAY ALONG A TEE-TURNAROUND. THIS WAIVER REQUEST WAS APPROVED ON JULY 28, 2020 SUBJECT TO THE FOLLOWING:

1. THE TEE SHOULD BE IMPROVED TO MEET THE CURRENT STANDARDS OF A PERMANENT TEE TURNAROUND.
2. INCLUDE A SIGNING PLAN FOR "NO PARKING IN TEE TURNAROUND" AS WELL AS WHITE OR BROWN RANGE OF ADDRESS SIGN.
3. IMPROVEMENTS MUST BE MADE WITHIN THE PUBLIC RIGHT-OF-WAY TO APPROPRIATELY CAPTURE AND CONVEY RUNOFF TO ELIMINATE DISCHARGE FROM THE PUBLIC ROAD FLOWING INTO THE PRIVATE DRIVEWAY.

37. THIS PROJECT IS SUBJECT TO A VARIANCE ORDER (SQA-CASE NO. 21-007V) GRANTED ON JUNE 2, 2021 BY HOWARD COUNTY BOARD OF APPEALS HEARING EXAMINER. THE VARIANCE DECREASES THE MINIMUM LOT WIDTH AT THE BUILDING RESTRICTION LINE FOR LOTS BEARING EASEMENT OR LARGER FROM 200 FEET TO 140.73 FEET IN ORDER TO PRESERVE THE HISTORIC BARN LOCATED ON LOT 2 OF THIS PLAT, PROVIDED HOWEVER THAT:

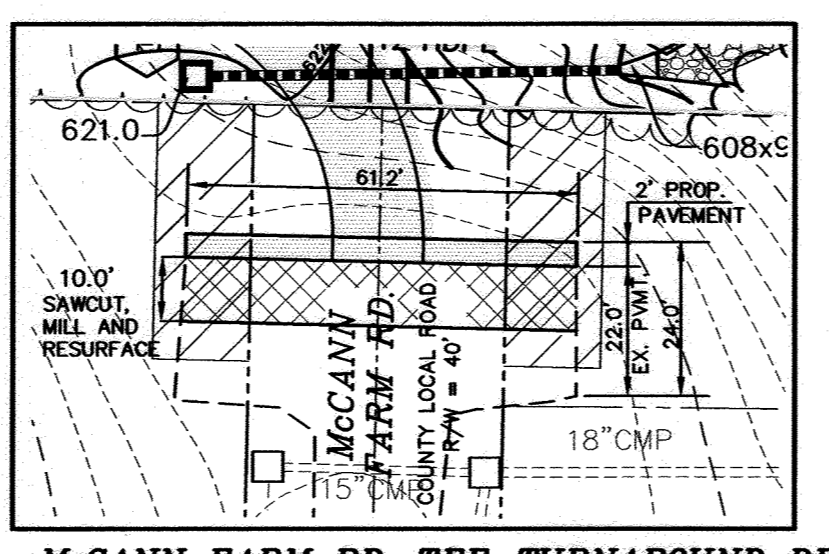
1. THE VARIANCE SHALL APPLY ONLY TO THE HISTORIC BARN AS DESCRIBED IN THE PETITION AND PLAN SUBMITTED AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES OR ADDITIONS ON THE PROPERTY.
2. PETITIONERS SHALL OBTAIN ALL NECESSARY PERMITS.
3. A NOTE SHALL BE ADDED TO THE FINAL PLAT AND SUPPLEMENTAL PLAN (P-20-029) REFERENCE THE CASE NUMBER, REQUEST, APPROVAL AND ANY CONDITIONS OF THE VARIANCE AND CEASE.
4. CHANGE THE DRIVEWAY LAYOUT TO THE HISTORIC BARN TO MODIFY THE PROPOSED ACUTE ANGLE AS TO PERMIT RESPONDING FIRE AND RESCUE SERVICES TO DRIVE FORWARD, AND NOT BACKWARD, WHEN EXITING THE HISTORIC HOME IF CARS ARE PARKED IN THE DRIVEWAY LOT.

SHEET INDEX

SHEET NO.	TITLE
1	SUPPLEMENTAL PLAN (GRADING AND SEDIMENT CONTROL)
2	SUPPLEMENTAL, LANDSCAPING AND FOREST CONSERVATION PLAN
3	STORMWATER MANAGEMENT PLAN AND DETAILS
4	SEDIMENT CONTROL NOTES AND DETAILS
5	SUPPLEMENTAL PLAN

SOIL TABLE

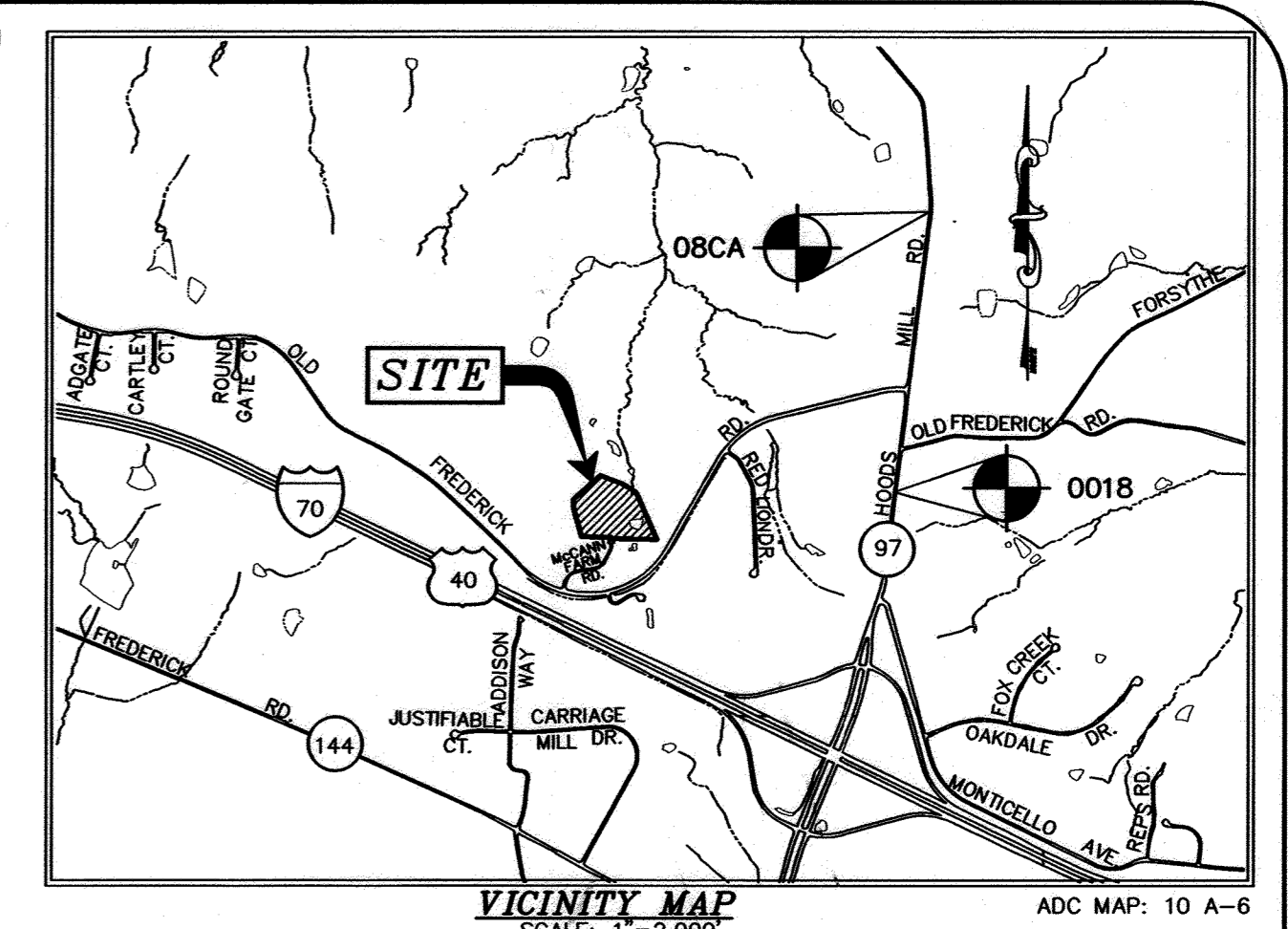
SYMBOL	RATING	NAME	K FACTOR
GpB	(B)	GLENELG LOAM, 3-8% SLOPES	20
GpC	(B)	GLENELG LOAM, 8-15% SLOPES	20
GmB	(C)	GLENVILLE SILT LOAM, 3-8% SLOPES	37
GmC	(C)	GLENVILLE SILT LOAM, 8-15% SLOPES	49
MdD	(B)	MANOR LOAM, 15-25% SLOPES	32
MkF	(B)	MANOR-BRINKLOW COMPLEX, 25-65% SLOPES	24



McCann Farm Rd Tee-Turnaround Det.
SCALE: 1"=30'
NOTE: UPDATE EXISTING McCANN FARM ROAD TEE-TURNAROUND PER HO. CO. STD. R-5.05, USE P-2 PAVEMENT SECTION HO. CO. STD. R-2.01.

34. THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-20-006 OF SECTION 16.147(a), SECTION 16.120(b)(4)(iii)(b) AND SECTION 16.1205(a)(3). IT WAS APPROVED BY THE PLANNING DIRECTOR ON SEPTEMBER 23, 2019. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVAL FOR THIS ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.147(a) IS FOR THE RECONFIGURATION OF TWO ADJOINING DEEDED PARCELS UNDER THE SAME OWNERSHIP AS DESCRIBED IN LIBER 11589, FOLIO 271 DATED MARCH 13, 2009 AND LIBER 11589, FOLIO 280 DATED MARCH 13, 2009 PER THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. NO OTHER PARCELS ARE BEING ENDEDORSED AND NO OTHER PARCELS WILL BE CREATED AS PART OF THIS ALTERNATIVE COMPLIANCE REQUEST.
2. AN ADJOINER DEED MUST BE RECORDED WITHIN 90 DAYS OF APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST (ON OR BEFORE DECEMBER 22, 2019). THE ADJOINER DEED SHALL REFERENCE THE "WP-20-006" FILE NUMBER AND SHALL INCLUDE METES, BOUNDINGS, BEARINGS AND DISTANCE INFORMATION FOR ALL PARCEL LINES. THE TWO PARCELS RECONFIGURED BY DEED SHALL COMPLY WITH THE "RC-DEO" ZONING REGULATIONS. SUBMIT COPIES OF THE RECORDED ADJOINER DEED TO DPZ WITHIN 30 DAYS OF RECORDED.
3. ALL EXISTING STRUCTURES MUST MEET MINIMUM SETBACKS FROM THE PROPOSED PARCEL LINES PER THE ALTERNATIVE COMPLIANCE REQUEST OR BE REMOVED PRIOR TO RECORDED OF THE ADJOINER DEED.
4. FOREST CONSERVATION EASEMENTS WILL NOT BE PERMITTED ON LOT 1 DUE TO THE LOCATION OF THE EXISTING POND AND BAMBOO STAND AS REFERENCED IN THE FOREST STAND DELINEATION PLAN AND REPORT DATED DECEMBER 2018. EXISTING POND HAS SINCE BEEN REMOVED.
5. THE EXISTING POND OUTFALL STRUCTURE AND SPRING HOUSE WILL NOT BE PERMITTED WITHIN A FOREST CONSERVATION EASEMENT.
6. THE EXISTING OVERHEAD ELECTRIC LINE MUST BE REMOVED FROM THE PROPOSED FOREST CONSERVATION EASEMENT AREAS PRIOR TO RECORDED OF THE PLAT.
7. A MINIMUM OF 80' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND ANY DWELLING ON THE LOTS.
8. AN ENVIRONMENTAL SETBACK SHALL BE ESTABLISHED ON THE FINAL PLAT AS 35' FROM THE STREAM BUFFER, WETLAND BUFFER, STEEP SLOPES, FLOODPLAIN AND ANY FOREST CONSERVATION EASEMENTS ON THE PROPOSED LOTS.
9. A MINIMUM OF 10' SHALL BE PROVIDED BETWEEN THE PROPOSED FOREST CONSERVATION EASEMENTS AND THE WELL AREAS AND SEWAGE DISPOSAL AREAS.
10. THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO SPECIMEN TREES #2 AND #8 AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE PROPERTY IS NOT PERMITTED UNDER THIS APPROVAL. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. INCLUDE DETAILS OF THE PROPOSED TREE PROTECTION MEASURES ON THE FINAL SUBDIVISION PLANS.
11. THE REMOVAL OF SPECIMEN TREES #2 AND #8 WILL REQUIRE THE PLANTING OF FOUR NATIVE SHADE TREES ON-SITE. THE TREES SHALL BE A MINIMUM OF 3" CALIPER AND SHALL BE SHOWN ON THE LANDSCAPING AND FOREST CONSERVATION PLAN SHEETS AS PART OF THE FINAL SUBDIVISION PLANS FOR PARCELS 27A AND 27B. THE TREES WILL BE BONDED WITH THE REQUIRED PERIMETER LANDSCAPING.
12. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF 100-YEAR FLOODPLAIN, STEEP SLOPES, WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS IN ACCORDANCE WITH SECTION 16.116 OF SUBDIVISION AND LAND DEVELOPMENT REGULATION.



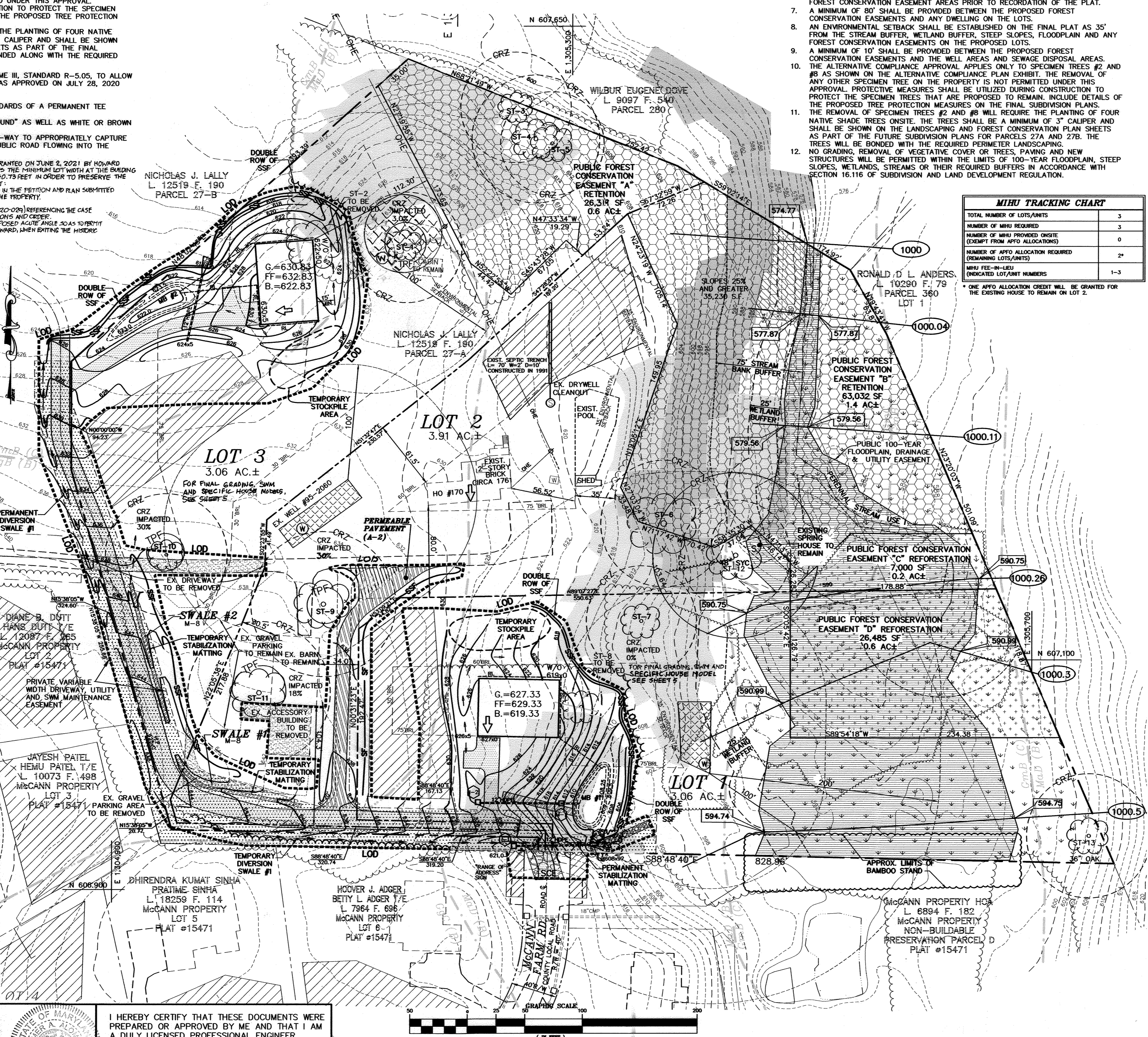
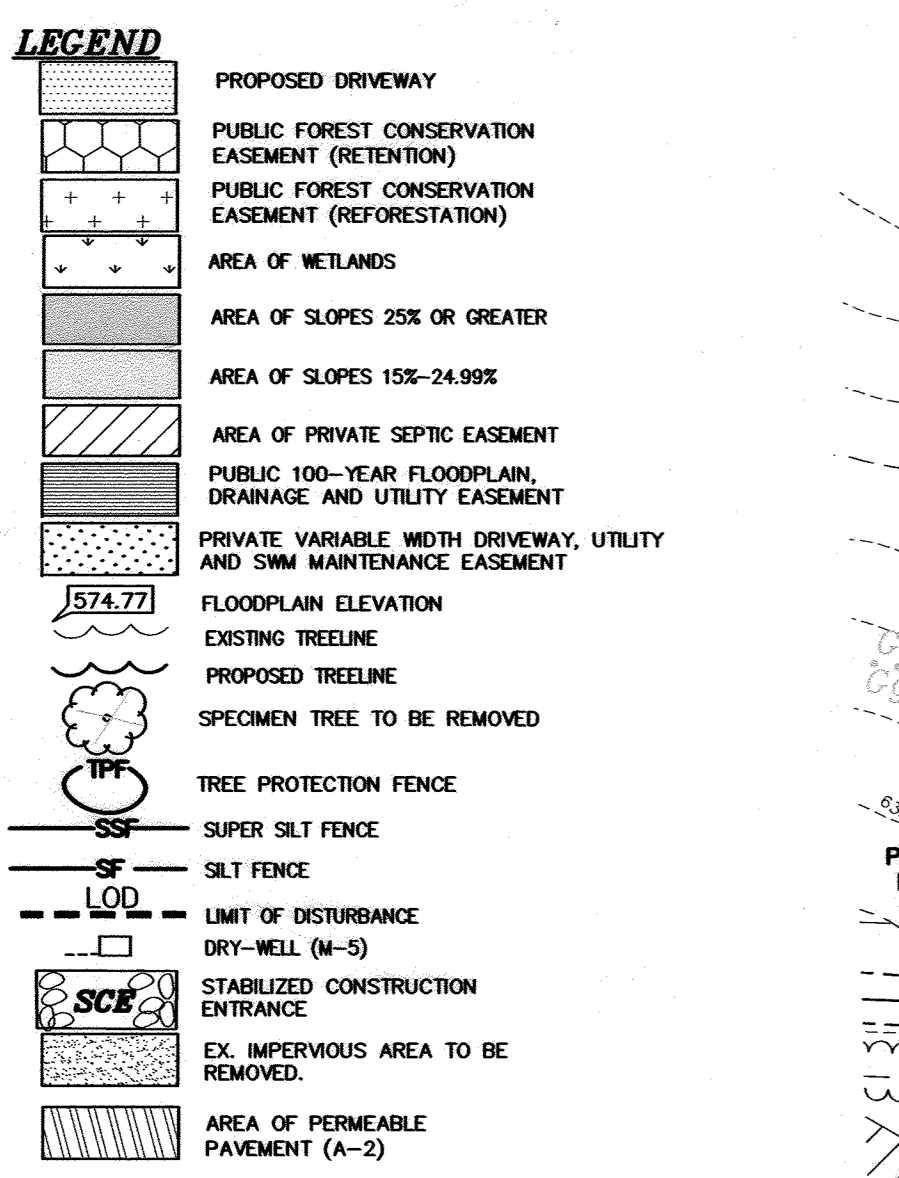
GENERAL NOTES:

1. SUBJECT PROPERTY ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. **SITE ANALYSIS DATA:**
ADDRESS: 14830 OLD FREDERICK ROAD, WOODBINE, MD. 21797
LOCATION: TAX MAP: 8; PARCEL: 27-A; GRID: 10
ELECTION DISTRICT: FOURTH
ZONING: RC-DEO
TOTAL AREA: 10.03 AC.±
PROPOSED USE: SFD
TOTAL NUMBER OF LOTS: 3
PROPOSED LIMIT OF DISTURBANCE: 2.67 AC.±
PREVIOUS DPZ NUMBERS: ECP-19-045, WP-20-006, WP-20-101, F-20-048
3. **ADJOINERS:** 14830 OLD FREDERICK ROAD AND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0018 AND 0024
STA. NO. 0018: N 607,697.308; E 1,308,424.309; ELEV. 626.856
TOTAL AREA: 10.03 AC.±
STA. NO. 0024: N 610,521.236; E 1,308,742.172; ELEV. 625.025
4. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
5. EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT JULY 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
6. WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN THE FALL OF 2017 AND DECEMBER 2018.
7. FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN THE FALL OF 2017 AND DECEMBER 2018.
8. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 2.0 ACRES (89,271 SQ. FT.) OF FOREST AND 0.8 ACRES (33,485 SQ. FT.) OF REFORESTATION. FINANCIAL SURETY FOR THE REQUIRED REFORESTATION IN THE AMOUNT OF \$16,742.50 WILL BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT.
9. THERE IS AN EXISTING HOUSE ON LOT 2 TO REMAIN.
10. HOUSE ON LOT 2 IS DESIGNATED AS HISTORIC IN THE HOWARD COUNTY HISTORIC REGISTER, HOCO ID: 170. HISTORIC PRESERVATION COMMITTEE MEETING WAS HELD ON MAY 7, 2020.
11. A TOTAL OF 13 SPECIMEN TREES EXIST ON-SITE. TWO TREES ARE PROPOSED TO BE REMOVED. AN ALTERNATIVE COMPLIANCE (WP-20-006 AND WP-20-101) TO SECTION 16.1205(a)(3) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS HAS BEEN SUBMITTED AND APPROVED. NO CEMETERIES EXIST ON SITE.
12. NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
13. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF CONSERVATION EASEMENT ARE ALLOWED.
14. EXISTING STRUCTURES ON LOT 2 ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
15. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. IN THE COUNTY HEALTH DEPARTMENT SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
16. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 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 PLAN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
18. STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA GRASS SWALES (M-8), MICRO-BIOTENTION FACILITIES (M-6) AND PERMEABLE PAVEMENT (A-2) IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL. ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
19. LANDSCAPING FOR LOTS 1 AND 3 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR 17 SHADE TREES FOR PERIMETER LANDSCAPING IN THE AMOUNT OF \$5,100.00 AND 4 SHADE TREES PROVIDED AS A CONDITION OF RECEIPT OF DEPTH OVER DRIVEWAY SURFACE. FINANCIAL SURETY OF \$1,200.00 FOR LOT 1, \$4,200.00 FOR LOT 3) WILL BE POSTED WITH THE GRADING PERMIT APPLICATION FOR THE APPROPRIATE LOT.
20. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS.
21. PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
22. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON FEBRUARY 19, 2019 AT THE GLENWOOD LIBRARY.
23. PRIVATE USE-IN-COMMON DRIVEWAY AND SWM MAINTENANCE AGREEMENT FOR LOTS 1-3 AND PARCEL 27-A WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT OF SUBDIVISION AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
25. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING PERFORMED.
26. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
27. IN ACCORDANCE WITH SECTION 104.0F OF ZONING REGULATIONS, ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHF FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. IF THE EXISTING HOUSE ON LOT 2 IS DEMOLISHED AND REBUILT IN THE FUTURE, IT WILL BE SUBJECT TO MIHF REQUIREMENTS. AN MIHF AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDING OF THE PLAT.
28. IN ACCORDANCE WITH SECTION 16.121(a)(2) OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.
29. THE SUBJECT PROPERTY IS A 3 LOT MINOR SUBDIVISION AND IS LOCATED IN THE COUNTY'S DESIGNATED GROWTH AREA IV IN ACCORDANCE WITH PLAN HOWARD 2030 AND SUBJECT TO STATE LAW, SB-236, "THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012". THEREFORE, ANY LOTS ELIGIBLE FOR FUTURE RE-SUBDIVISION MAY ONLY BE RE-SUBDIVIDED TO CREATE NO MORE THAN A MAXIMUM TOTAL OF 4 LOTS FROM THE ORIGINAL PROPERTY PARCEL BECAUSE STATE LAW ONLY PERMITS MINOR SUBDIVISIONS WITHIN THE GROWTH AREA IV IN ACCORDANCE WITH SB-236. ONCE THE FOURTH LOT OR PARCEL IS ESTABLISHED FOR THIS SUBDIVISION, NO FURTHER SUBDIVISION IS PERMITTED.
30. FLOODPLAIN STUDY WAS PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. IN: JUNE 2019.
31. THIS DEVELOPMENT IS A 3-LOT MINOR SUBDIVISION. IN ACCORDANCE WITH SECTION 16.110(b)(v)(v) OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IT IS EXEMPT FROM TRAFFIC STUDY.
32. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE USE-IN-COMMON DRIVEWAY AND ROAD RIGHT-OF-WAY LINE.

MIHF TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	3
NUMBER OF MIHF PROVIDED	3
NUMBER OF MIHF PROVIDED ON-SITE (EXEMPT FROM APTO ALLOCATIONS)	0
NUMBER OF APTO ALLOCATIONS REQUIRED (ORAINING LOTS/UNITS)	3*
MIHF FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1-3

* ONE APTO ALLOCATION CREDIT WILL BE GRANTED FOR THE EXISTING HOUSE TO REMAIN ON LOT 2.



ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 1.20.2021

SIGNATURE OF ENGINEER: SAMER A. ALOMER, P.E.

PRINTED NAME OF ENGINEER: SAMER A. ALOMER, P.E.

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEVELOPER'S ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO CONDUCT PERIODIC ON-SITE INSPECTION.

DATE: 1.21.21

SIGNATURE OF DEVELOPER: Nicholas J. Lally

PRINTED NAME OF DEVELOPER: Nicholas J. Lally

DATE: 02/09/21

SIGNATURE OF APPROVER: Alexandra Bantchi

HOWARD SOIL CONSERVATION DISTRICT

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. 26859, EXP DATE 08/08/21

DATE: 1.20.2021

SIGNATURE OF OWNER/DEVELOPER: SAMER A. ALOMER, P.E.

PRINTED NAME OF OWNER/DEVELOPER: SAMER A. ALOMER, P.E.

OWNER/DEVELOPER

NICHOLAS J. LALLY
14830 OLD FREDERICK ROAD
WOODBINE, MARYLAND 21797
410-489-7744

GRADING, SEDIMENT AND EROSION CONTROL SHOWN ON THIS PLAN IS INFORMATIONAL ONLY. FINAL GRADING, SEDIMENT AND EROSION CONTROL MEASURES WILL BE PROVIDED AT THE PLOT PLAN STAGE.

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHF FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

Project: 18-016

date: JAN 2021

description: engineering

scale: MAM

revision: MAM

date: FEB 02/21

description: REVISED SWM PRACTICES AND WELL ZONE FOR LOT 3

revision: MAM

date: MAY 2021

description: REVISED SWM PRACTICES AND WELL ZONE FOR LOT 3

revision: MAM

date: FEB 02/21

description: REVISED SWM PRACTICES AND WELL ZONE FOR LOT 3

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revision: MAM

date: FEB 02/21

description: REVISED SWM PRACTICES AND WELL ZONE FOR LOT 3

revision: MAM

REVISED

McCann Estates - East

LOTS 1 THRU 3

TAX MAP: 8, BLOCK: 10, PARCEL: 27-A

FOURTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SUPPLEMENTAL PLAN (GRADING & SEDIMENT CONTROL)

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors

7880-B Crane Drive, Columbia, Maryland 21044

(410) 997-0296 Tel. (410) 997-0296 Fax.

SOIL TABLE

SYMBOL	RATING	NAME	K FACTOR
GgB	(B)	GLENELG LOAM, 3-8% SLOPES.	.20
GgC	(B)	GLENELG LOAM, 8-15% SLOPES.	.20
GmB	(C)	GLENVILLE SILT LOAM, 3-8% SLOPES.	.37
GmC	(C)	GLENVILLE SILT LOAM, 8-15% SLOPES.	.49
MoD	(B)	MANOR LOAM, 15-25% SLOPES.	.32
MkF	(B)	MANOR-BRINKLOW COMPLEX, 25-65% SLOPES.	.24

SPECIMEN TREE

KEY	SPECIES	SIZE	CRZ	COMMENTS
ST 1	BLACK OAK	32	48	FAIR
ST 2	RED OAK	41.5	62.25	TO BE REMOVED
ST 3	CHESTNUT OAK	32	48	
ST 4	CHESTNUT OAK	37	55.5	
ST 5	CHESTNUT OAK	30	45	
ST 6	SILVER MAPLE	36	54	MULTISTEMMED, POOR CONDITION, NOTABLE ROOT
ST 7	SILVER MAPLE	31	46.5	
ST 8	EUROPEAN CHESTNUT	30	45	TO BE REMOVED
ST 9	SILVER MAPLE	42	63	
ST 10	NORWAY MAPLE	35	52.5	FAIR, ROOT IMPACTED BY DRIVEWAY.
ST 11	SILVER MAPLE	41.5	62.25	
ST 12	SYCAMORE	48	72	
ST 13	OAK	36	54	

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED.

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991.

FOREST CONSERVATION AREA

AFFORESTATION PROJECT

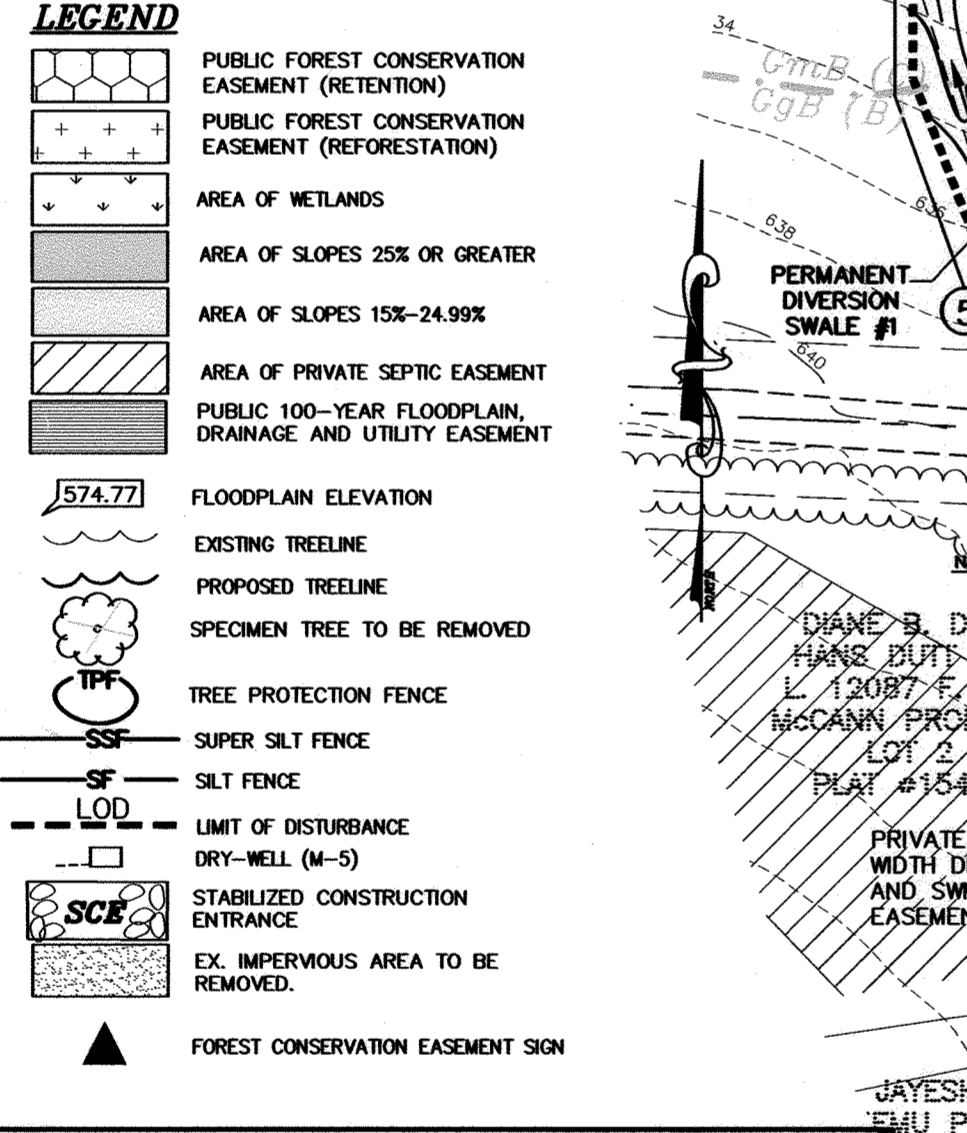
TREES FOR YOUR FUTURE

SIGNAGE DETAIL

NOT TO SCALE

SIGNAGE DETAILS

NOT TO SCALE



ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: SAMER A. ALOMER, P.E.
 DATE: 1.20.2021

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO CONDUCT PERIODIC ON-SITE INSPECTION.

SIGNATURE OF DEVELOPER: Nicholas Lally
 DATE: 1-21-21

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND REGULATION AND LAND DEVELOPMENT REGULATION AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF THE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIAL, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER: Nicholas Lally
 DATE: 1-21-21

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 2.19.21

CHEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 3/1/21

CHEF, DIVISION OF LAND DEVELOPMENT

DATE: 2.19.21

MITIGATION TREE PLANTING SCHEDULE (WP-20-101)

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE OR EQUIVALENT	3" CAL.
TOTAL 4 SHADE TREES AS PER WP-20-101 REQUIREMENT				

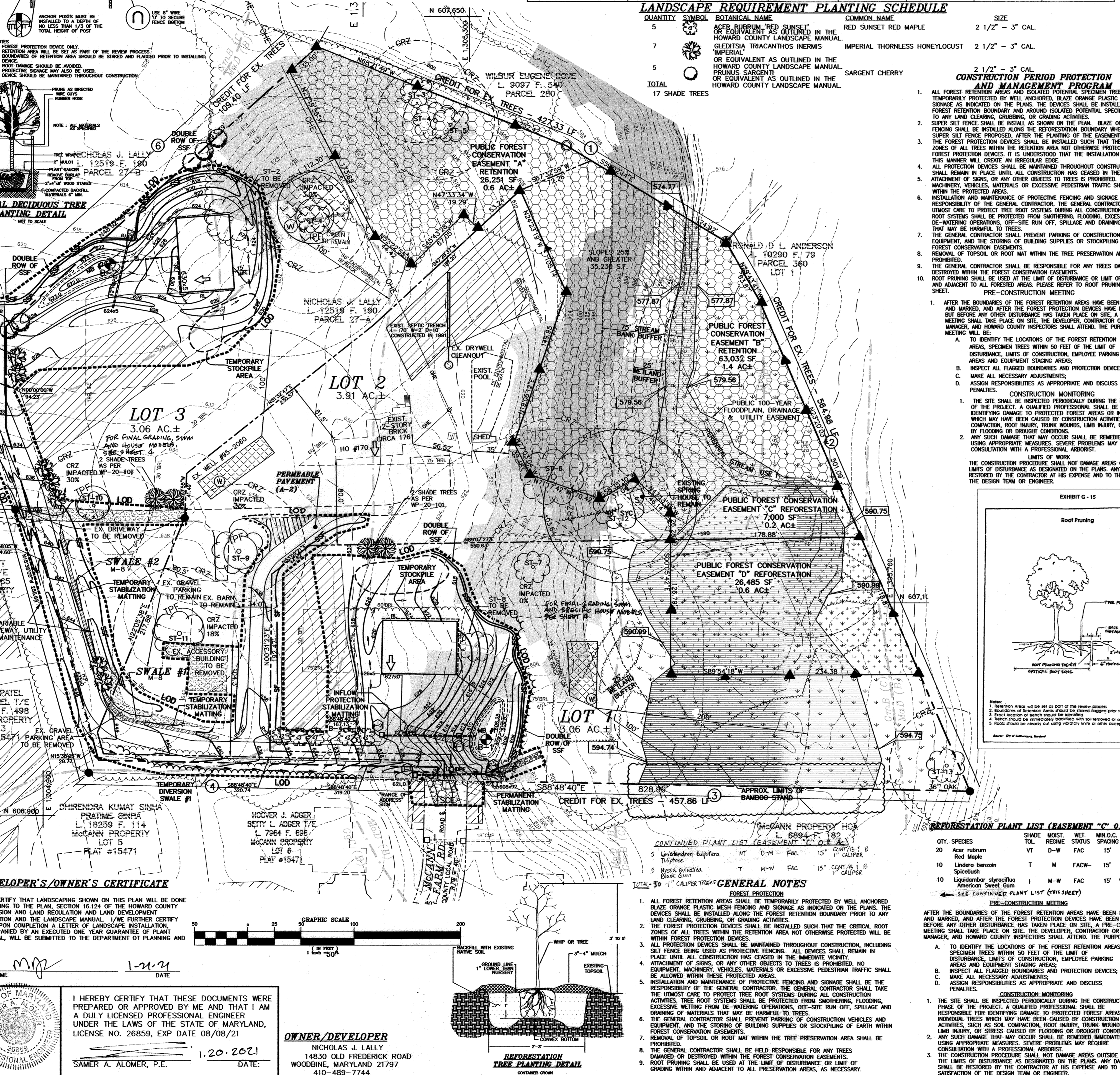
NOTE - AN ADDITIONAL 4 SHADE TREES HAVE BEEN PROVIDED IN LIEU OF 2 SPECIMEN TREE REMOVED. 2 SHADE TREES ON LOT 1 AND 2 SHADE TREES ON LOT 3.

SCHEDULE A - PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LINEAR FEET OF PERIMETER	427.33 LF	564.96 LF	457.86 LF	319.20 LF	418.83 LF	393.09 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 427.33 LF OF EX. TREES	YES, 564.96 LF OF EX. TREES	YES, 457.86 LF OF EX. TREES	NO	NO	YES, 109.40 LF OF EX. TREES	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	17 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (1:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	17 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
7	(Symbol)	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
5	(Symbol)	GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	IMPERIAL THORNLESS HONEYLOCUST	2 1/2" - 3" CAL.
5	(Symbol)	PRUNUS ARGENTEA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	SARGENT CHERRY	
TOTAL 17 SHADE TREES				



POST CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT PROGRAM

- ANNUAL MAINTENANCE DURING THE GROWING SEASON FOR A THREE YEAR PERIOD.
- ASSURE TREE VITALITY OF PLANTED STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY EFFECTING THE PLANTED STOCK.
- REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED STOCK.
- REMOVE AND DISPOSE OF MAN-WEAD TRASH, INCLUDING ITEMS CONTAINED WITHIN EXISTING PLANTING AREA. DO NOT REMOVE DEAD AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.

CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT PROGRAM

- ALL FOREST RETENTION AREAS AND ISOLATED SPECIMEN TREES SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY AND AROUND ISOLATED POTENTIAL SPECIMEN TREES PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- SUPER SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN. BLAZE ORANGE PLASTIC MESH FENCING SHALL BE INSTALLED ALONG THE REFORESTATION BOUNDARY WHERE THERE IS NO SOIL EXPOSED FOR ALL PLANTS EXCEPT ERICACEAE OR MATRICEAE. SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, TRUCKS, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL FORESTED AREAS. PLEASE REFER TO ROOT PRUNING DETAIL THIS SHEET.

PLANTING SPECIFICATIONS AND NOTES

- PROTECTION FENCING AND SILT FENCES FOR SEDIMENT AND EROSION CONTROL ARE TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
- DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL, PLANT SOILS SHALL BE INCORPORATED TO A DEPTH OF 3" DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
- SOIL MIX FOR ALL PLANTS EXCEPT ERICACEAE OR MATRICEAE SHALL BE A MIX CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
- SOIL MIX FOR ERICACEAE MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
- ALL MIXING IN 3" AND 4" SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY BE CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, TRUCK TURNS, TRUCK WAYS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.

REFORESTATION PLANT LIST (EASEMENT "D" 0.60 AC)

QTY.	SPECIES	SHADE MOST.	WET.	MIN.O.C. SIZE	SPACING	REMARKS
20	Acer rubrum	VT	D-W	FAC	15'	CONT/B & B
10	Liriodendron tulipifera	NT	D-M	FAC	15'	CONT/B & B
10	Nyssa sylvatica	NT	M-W	FAC	15'	CONT/B & B
TOTAL 40 1" CALIPER TREES						

REFORESTATION PLANT LIST (EASEMENT "C" 0.2 AC)

QTY.	SPECIES	SHADE MOST.	WET.	MIN.O.C. SIZE	SPACING	REMARKS
20	Acer rubrum	VT	D-W	FAC	15'	CONT/B & B
10	Liriodendron tulipifera	NT	D-M	FAC	15'	CONT/B & B
10	Nyssa sylvatica	NT	M-W	FAC	15'	CONT/B & B
TOTAL 40 1" CALIPER TREES						

FOREST CONSERVATION DATA

Net Tract Area	Area with 100-year Floodplain	Other Disturbances (Acres)	D. Net Tract Area
A = 10.00	B = 3.25	C = 0.00	D = 6.55

Land Use Category	Resist.	Resist. Ratio	Resist. Ratio	Resist. Ratio	Resist. Ratio	Resist. Ratio
E. Afforestation Threshold	0.20	0.20	0.20	0.20	0.20	0.20
F. Reforestation Threshold	0.25	0.25	0.25	0.25	0.25	0.25

Planting Requirements Inside Watershed	N	O	P	Q	R	S	T	U	V
N. Reforestation for Clearing above the Reforestation Threshold	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
O. Reforestation for Clearing below the Reforestation Threshold	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P. Credit for Reforestation above the Reforestation Threshold	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Q. Total Reforestation Required	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R. Total Afforestation Required	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
S. Total Reforestation and Afforestation Requirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
T. 75% of Total Obligation (Preference + Planting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
U. Planting Requirement to meet 75% Obligation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

REVISED

MCCANN ESTATES - EAST
 LOTS 1 THRU 3
 TAX MAP: 8, BLOCK: 10, PARCEL: 27-A

FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SUPPLEMENTAL, LANDSCAPE & FOREST CONSERVATION PLAN

DATE: JAN. 2021
 PROJECT: 18-016
 DRAWING: MAM
 SCALE: 1" = 50'
 SHEET: 2 OF 5

MILDENBERG, BOENDER & ASSOC., INC.
 Planners Surveyors
 7850-B Crace Drive, Columbia, Maryland 21044
 (410) 997-0298 Tel. (410) 997-0298 Fax.

SOIL TABLE

SYMBOL	RATING	NAME	K FACTOR
GgB	(B)	GLENELG LOAM, 3-8% SLOPES.	.20
GgC	(B)	GLENELG LOAM, 8-15% SLOPES.	.20
GmB	(C)	GLENVILLE SILT LOAM, 3-8% SLOPES	.37
GmC	(C)	GLENVILLE SILT LOAM, 8-15% SLOPES	.49
MaD	(B)	MANOR LOAM, 15-25% SLOPES	.32
MkF	(B)	MANOR-BRINKLOW COMPLEX, 25-65% SLOPES	.24

LEGEND

- DRAINAGE AREA
- [Hatched] IMPERVIOUS AREA TREATED BY MICRO-BIORETENTION (M-6)
- [Hatched] IMPERVIOUS AREA TREATED BY DRY WELLS (M-5)
- [Hatched] IMPERVIOUS AREA TREATED BY GRASS SWALE (M-8)
- [Hatched] AREA OF PERVIOUS PAVEMENT

Project: McCann Estates East
 Address: 1483 OLD FREDERICK ROAD, WOODBINE, MD 21797
 Date: March 26, 2021
 Subject: Limited subdivision application.
 No. of lots: 3
 Project Method: Easement
 File No.:
 Scale: 1" = 50'

Name	Discipline	Scale	Sheet No.	Status
S.A.	Surveying	1" = 50'	1	As Noted
S.A.	Engineering	1" = 50'	1	As Noted

All depths below existing ground surface.

Scale: 1" = 50'

Project: McCann Estates East
 MILDENBERG, BOENDER & ASSOC., INC.

OWNER/DEVELOPER
 NICHOLAS J. LALLY
 1483 OLD FREDERICK ROAD
 WOODBINE, MARYLAND 21797
 410-489-7744

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

1.20.2021
 SIGNATURE OF ENGINEER: SAMER A. ALOMER, P.E.
 PRINTED NAME OF ENGINEER: SAMER A. ALOMER, P.E.

DEVELOPERS CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO CONDUCT PERIODIC ON-SITE INSPECTION.

1.20.21
 SIGNATURE OF DEVELOPER: Nicholas Lally
 PRINTED NAME OF DEVELOPER: Nicholas Lally

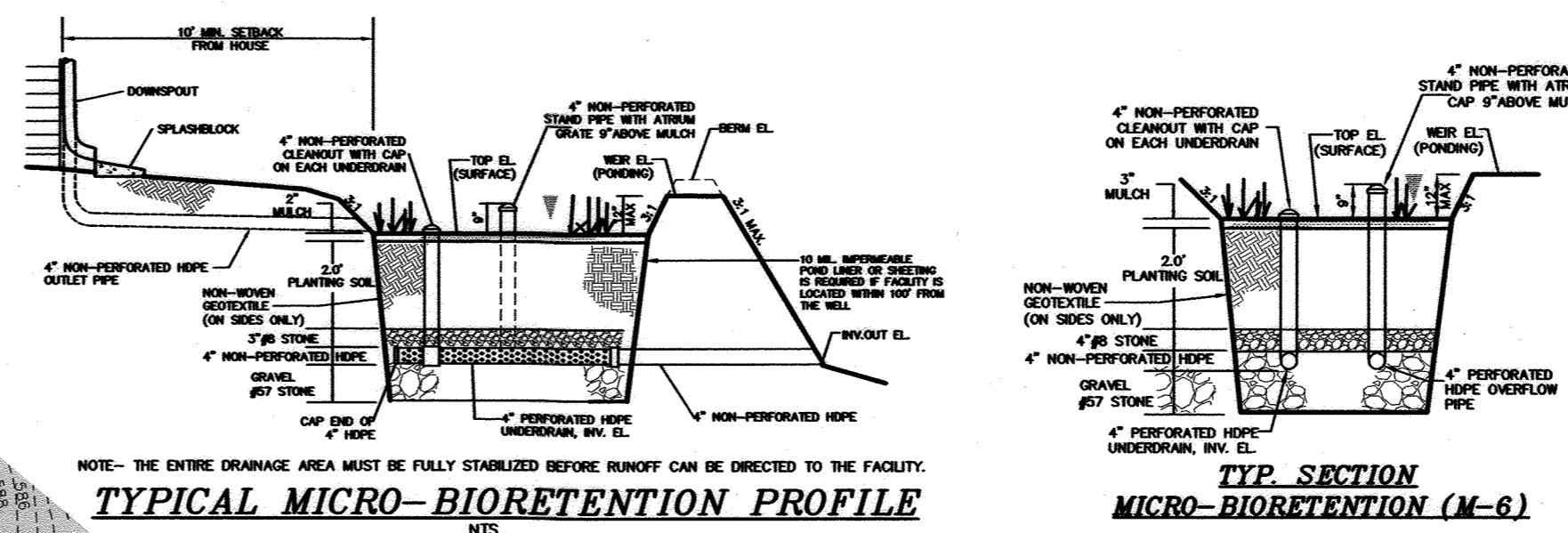
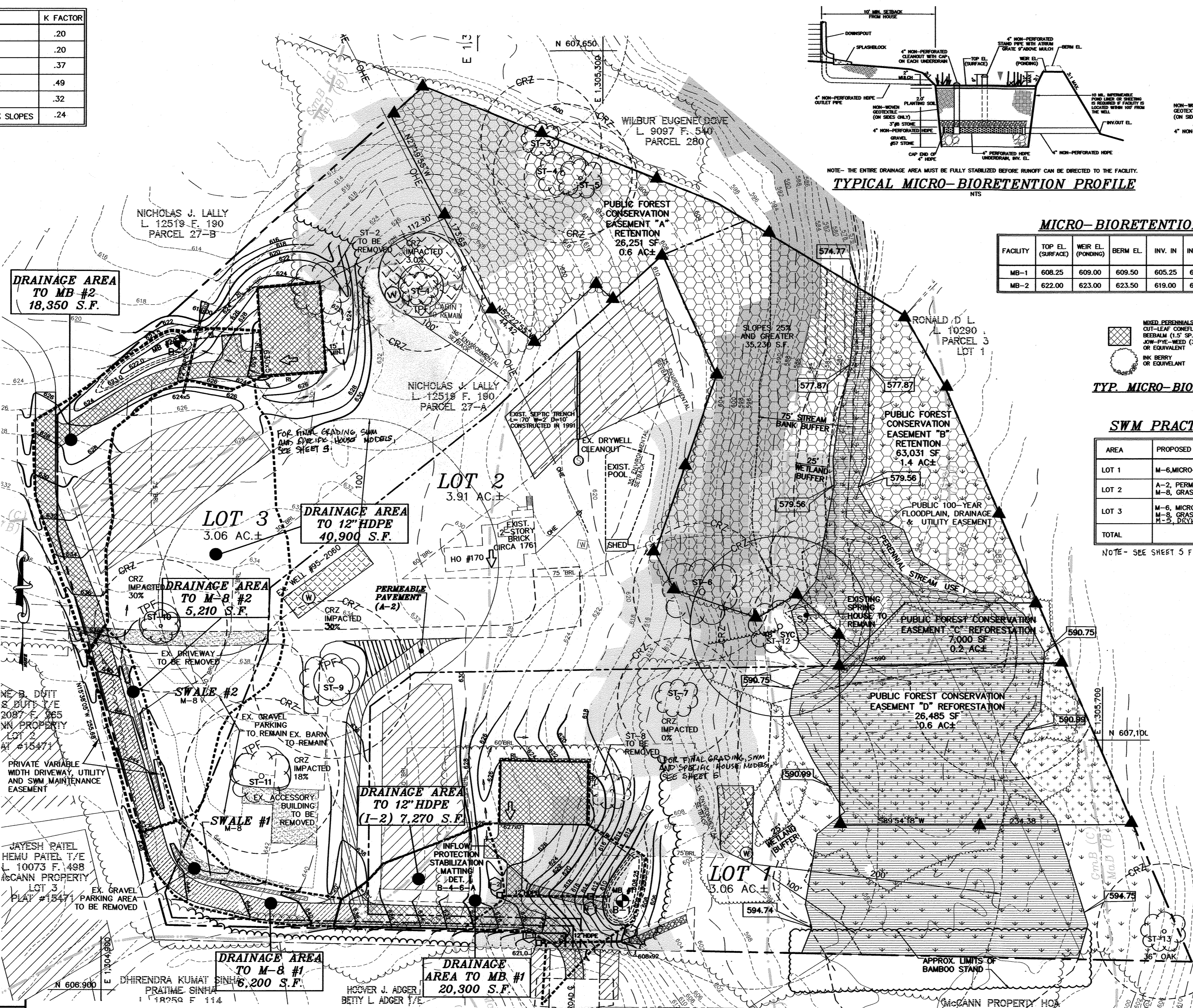
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

02/09/21
 SIGNATURE: Alexander Brachis
 DATE: 02/09/21
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 2/19/21
 SIGNATURE: [Signature]
 DATE: 2/19/21
 CHIEF, DIVISION OF LAND DEVELOPMENT

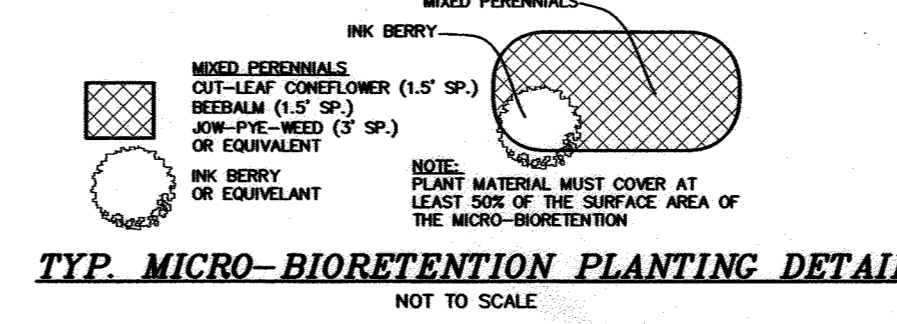
1.20.2021
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26859, EXP DATE 08/08/21

1.20.2021
 SIGNATURE: SAMER A. ALOMER, P.E.
 DATE: 1.20.2021



MICRO-BIORETENTION SCHEDULE

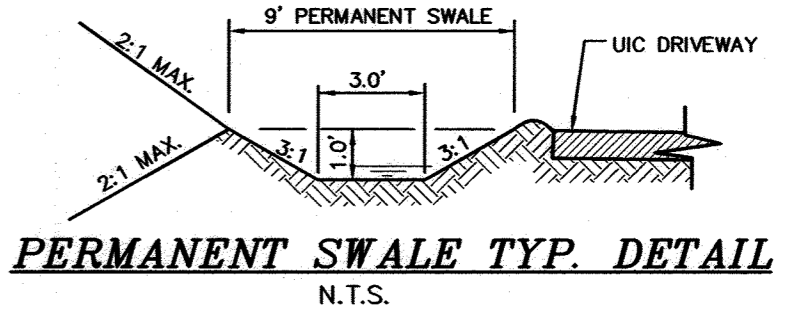
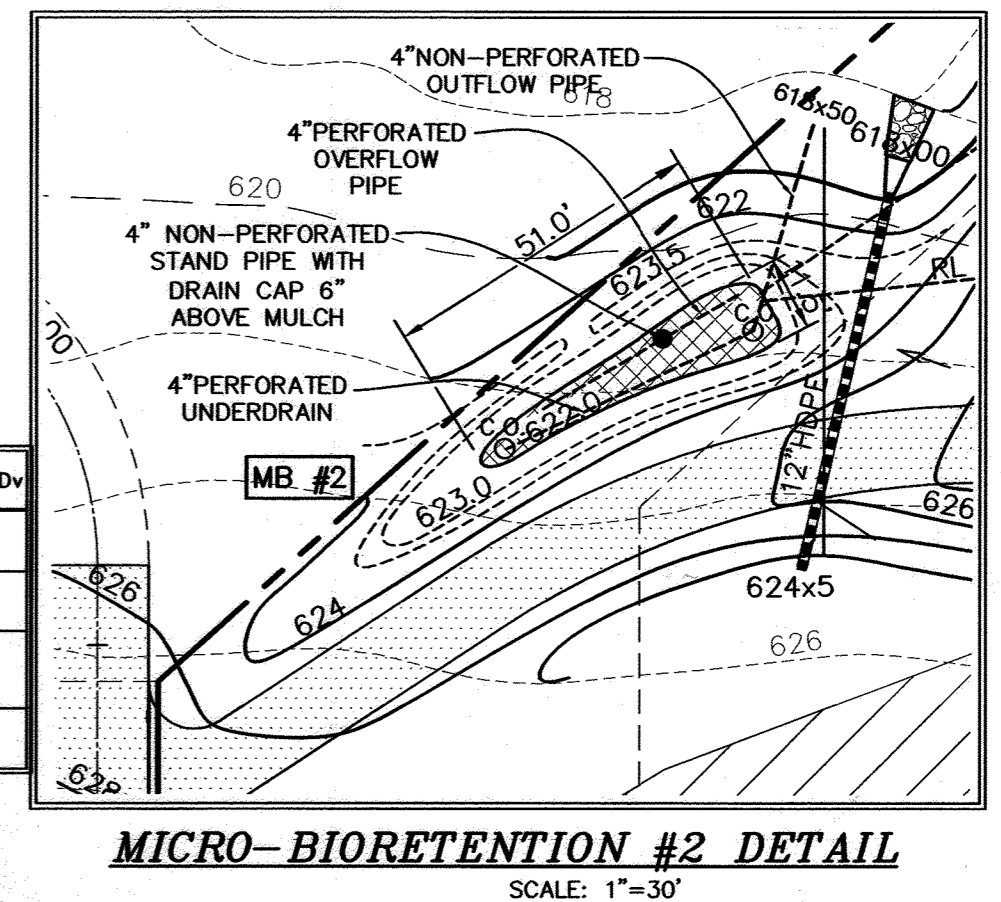
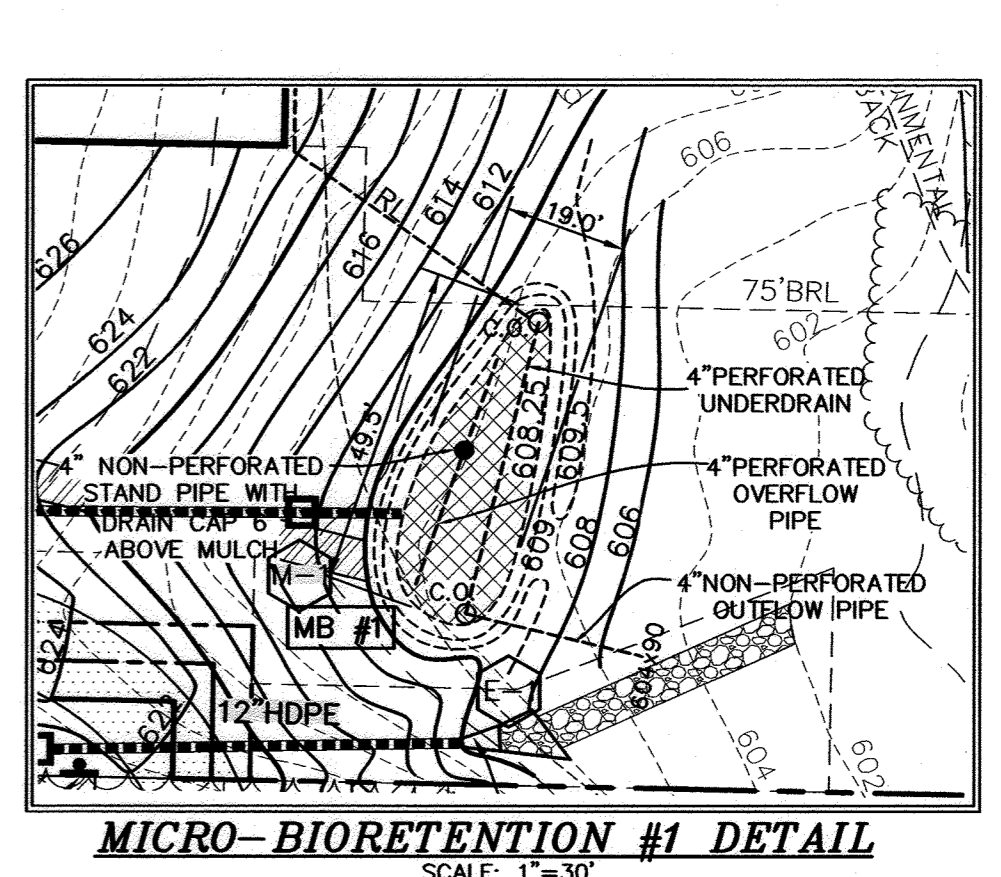
FACILITY	TOP EL. (SURFACE)	MER EL. (PONDING)	BERM EL.	INV. IN.	INV. OUT.	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH UNDERDRAIN
MB-1	608.25	609.00	609.50	605.25	604.90	700 S.F.	380 S.F.	9"	9"
MB-2	622.00	623.00	623.50	619.00	618.50	380 S.F.	380 S.F.	12"	12"



SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV
LOT 1	M-6, MICRO-BIORETENTION	685 C.F.	735 C.F.
LOT 2	A-2, PERMEABLE PAVEMENT M-8, GRASS SWALE	464 C.F.	1,038 C.F.
LOT 3	M-6, MICRO-BIORETENTION (MB #1) M-8, GRASS SWALE	1,080 C.F.	1,104 C.F.
TOTAL		2,229 C.F.	2,877 C.F.

NOTE - SEE SHEET 5 FOR LOT 3 DRY WELL DETAIL AND SIZING



TEMP. DIVERSION SWALE #1

DRAINAGE AREA: 1.16AC.
 C FACTOR: 0.24
 I (10-YEAR STORM): 6.6
 Q = CIA: 1.84 CFS

CHANNEL SLOPE: 8.5%
 MANNING'S N: 0.035
 CHANNEL DEPTH: 4.0'
 CHANNEL WIDTH: 3.0'
 CHANNEL SIDES SLOPE: 3:1

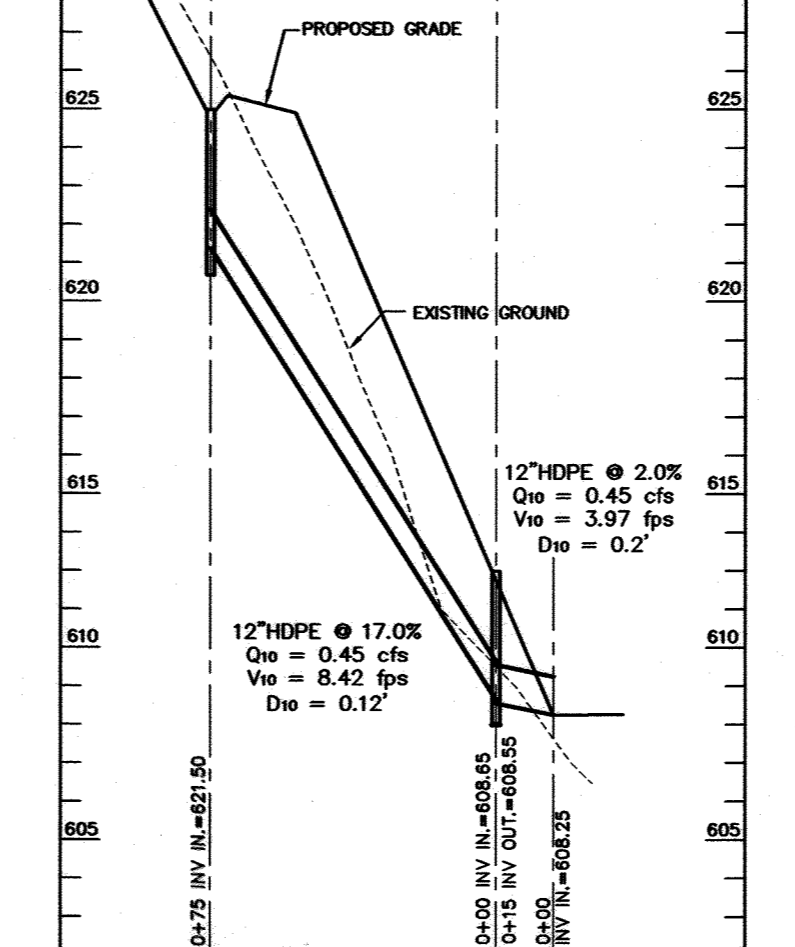
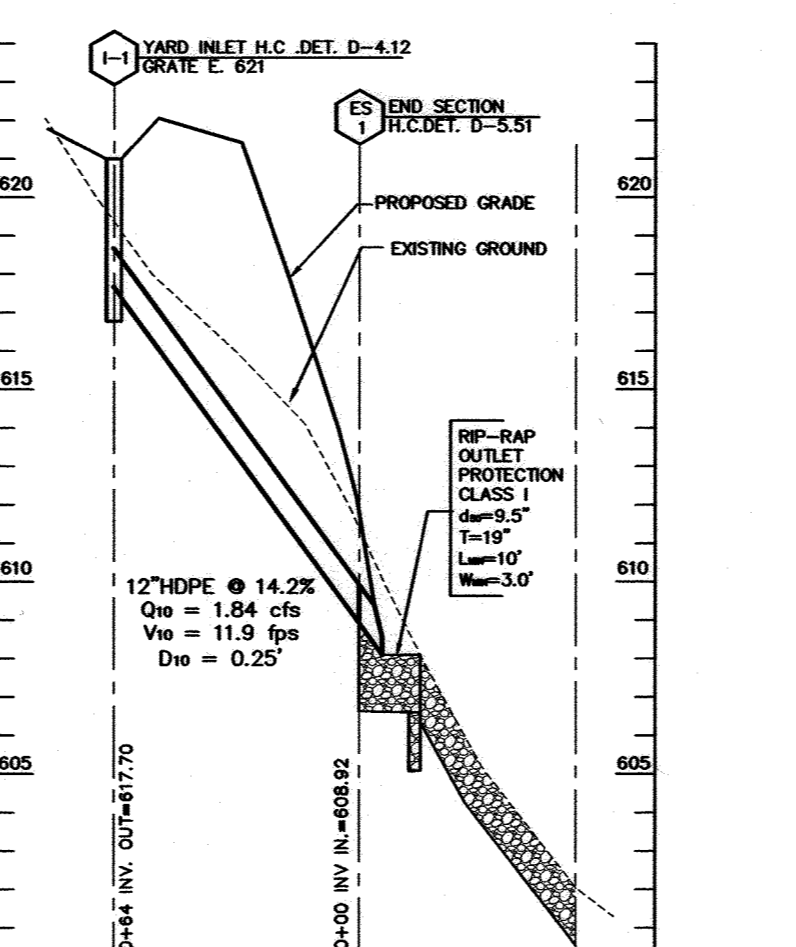
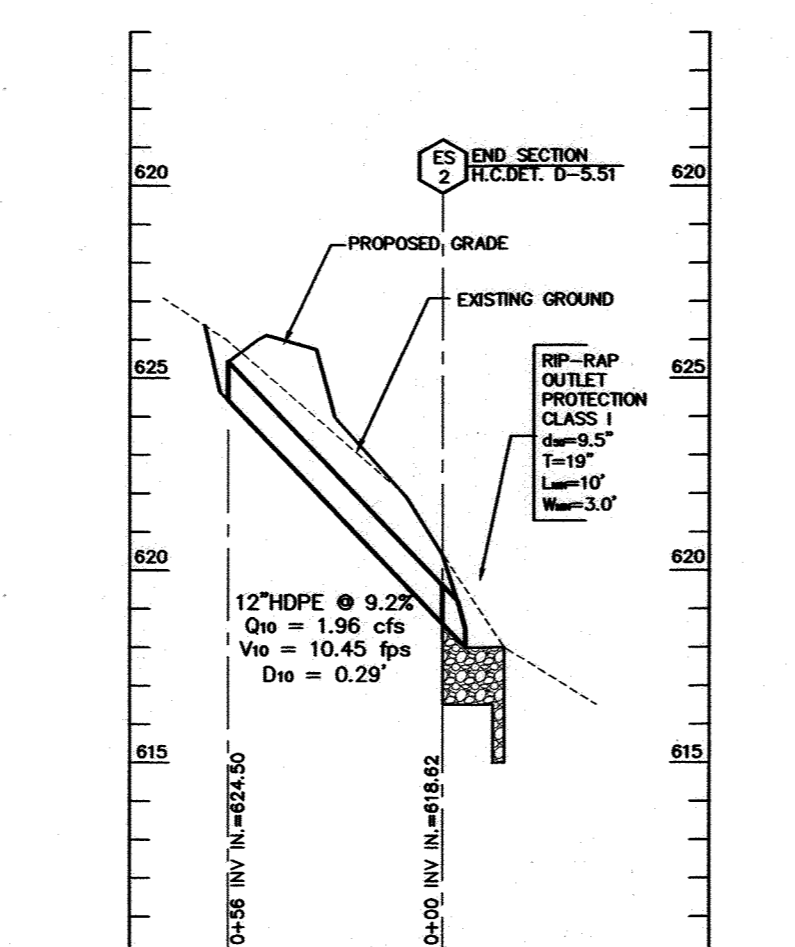
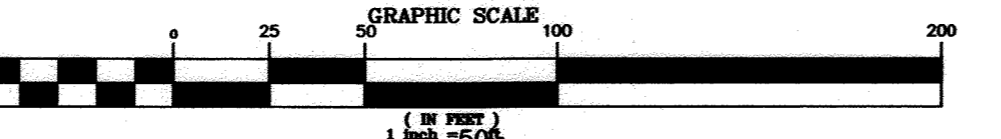
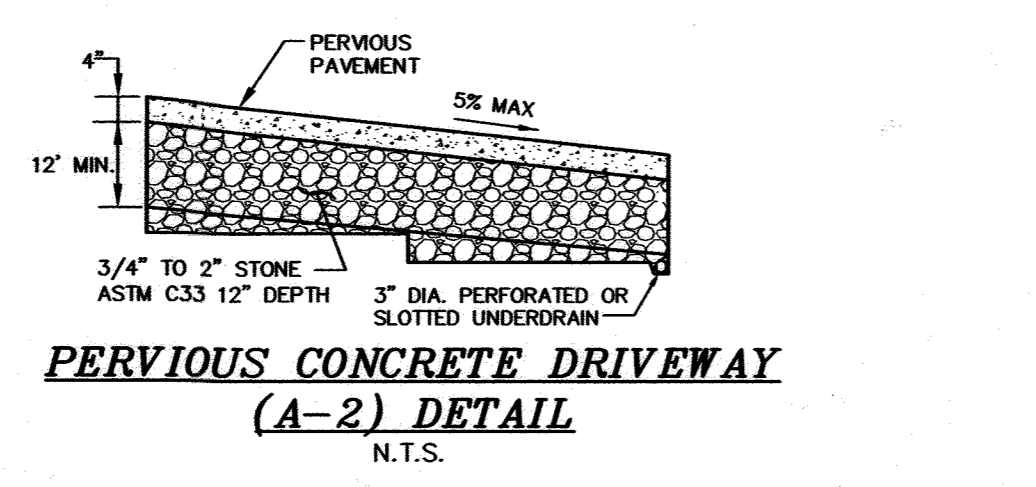
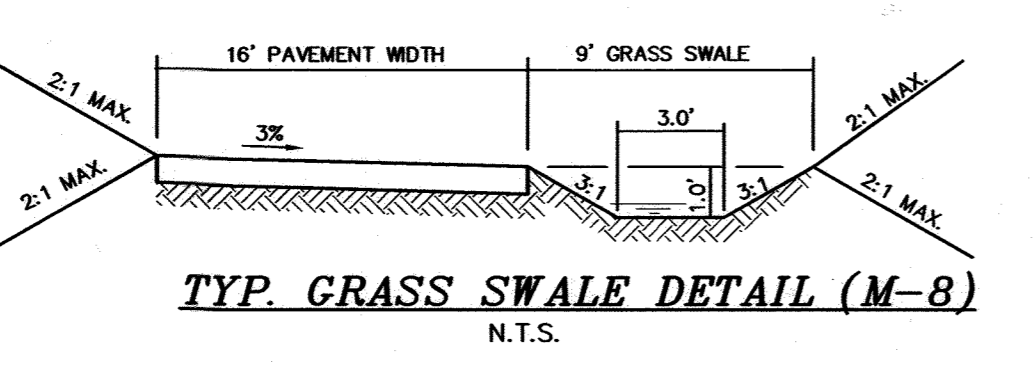
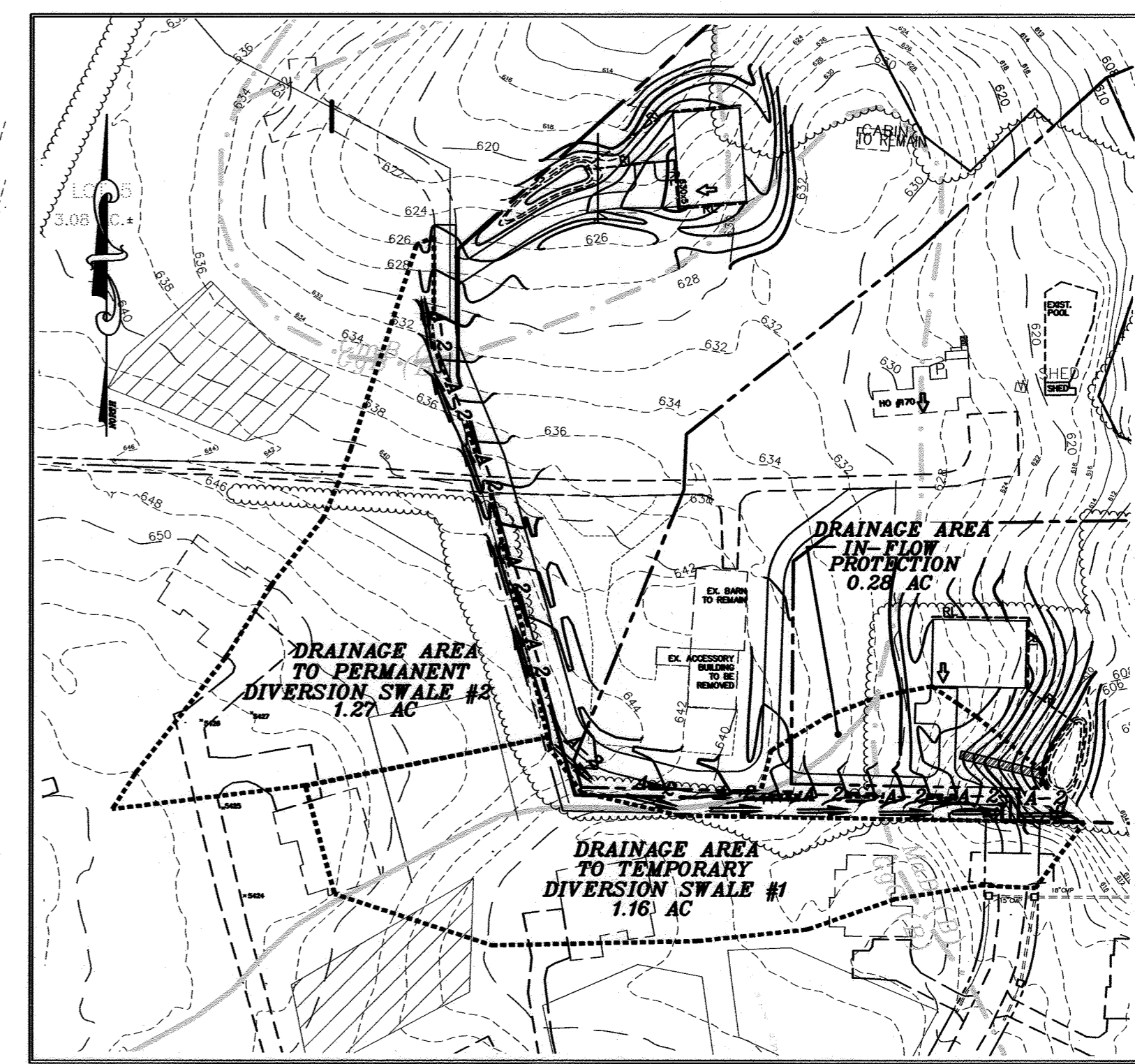
FLOW DEPTH: 0.14'
 10-YEAR VELOCITY: 3.07 FPS

PERMANENT DIVERSION SWALE #2

DRAINAGE AREA: 1.27 AC.
 C FACTOR: 0.23
 I (10-YEAR STORM): 6.6
 Q = CIA: 1.93 CFS

CHANNEL SLOPE: 6.5%
 MANNING'S N: 0.035
 CHANNEL DEPTH: 1.0'
 CHANNEL WIDTH: 3.0'
 CHANNEL SIDES SLOPE: 3:1

FLOW DEPTH: 0.18'
 10-YEAR VELOCITY: 3.08 FPS



Project: McCann Estates East
 Date: JAN 2021
 Illustration: MAM
 Scale: 1" = 50'

Project: McCann Estates East
 Date: FEB 2021
 Illustration: MAM
 Scale: 1" = 50'

REVISED
 McCann Estates - East
 Lots 1 thru 3
 Tax Map: B, Block: 10, Parcel: 27-A
 Fourth Election District
 Stormwater Management Plan & Details
 Howard County, Maryland
 Mildenberg, Boender & Assoc., Inc.
 Engineers, Planners, Surveyors
 7350-B Coles Drive, Columbia, Maryland 21044
 (410) 997-0298 Tel. (410) 997-0298 Fax.

MILDENBERG, BOENDER & ASSOC., INC.
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(B-4-2) STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL 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**
 - 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 HARROWS MOUNTED ON CONSTRUCTION EQUIPMENT. SOIL IS LOOSENEED, 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.
 - APPLY FERTILIZER AND LIMES AS PRESCRIBED IN THE PERMANENT SEEDING SUMMARY.
 - INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- 2. PERMANENT STABILIZATION**
 - A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - SOIL PH BETWEEN 6.0 AND 7.0.
 - SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
 - 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 LOWGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
 - APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
 - AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3 TO 5 INCHES.
 - APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF SOIL TESTS.
 - 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 SURFACE FOR SEEDING. DISKING OR OTHER EQUIPMENT TO SMOOTH THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKING EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION. SLOPES STEEPER THAN 3:1 TO 4:1 SHOULD BE DISKED TO A DEPTH OF 1 TO 1 1/2 INCHES OF SOIL LOOSE AND FRAGILE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

- 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.
- TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, SALVAGED TOPSOIL IS 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.
- TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SALVAGED THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR TURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENT.
 - THE ORIGINAL SOIL TO BE WETTED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ADOPT THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
- TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
 - TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY SILT LOAM, OR CLAY SILT LOAM. 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 SANDS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2 INCHES IN DIAMETER.
 - TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERBERIS GRASS, QUACK GRASS, JOHNSON GRASS, BUT STUBBLE, OR OTHER WEED SPECIES.
 - 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.
- TOPSOIL APPLICATION
 - EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
 - UNIFORMLY DISPERSE TOPSOIL TO A MINIMUM OF 1/2 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING 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.
 - 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)**
 - 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 SAMPLES MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
 - FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. FERTILIZERS MUST BE SUBSTITUTED FOR THE FERTILIZER LISTED ON 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.
 - LIME MATERIALS MUST BE GRAIND LIME (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 AT LEAST 50 PERCENT FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
 - 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.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

STANDARD SEDIMENT CONTROL NOTES

- A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LEO AND PROTECTED AREAS ARE MARKED IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING STAGES:
 - PRIOR TO THE START OF EARTH DISTURBANCE, UNWITTINGLY THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
 - PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.
- 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 (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).
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- 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 (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).
- ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE APPROVED BY THE INSPECTION DIVISION PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSCD-APPROVED FIELD CHANGES.
- 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 PROTECTED TO BE VEGETATIVE STABILIZED. WORK IN THE FOLLOWING GRADING UNIT SHALL NOT BE DISTURBED AT A GIVEN TIME.
- WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.
- TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION UNTIL FINAL GRADE.
- ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBERGATED AT 25' MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPHILL BY 2' IN ELEVATION.
- STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDES):
 - USE I AND IP MARCH 1 - JUNE 15
 - USE II AND IIIP MARCH 1 - APRIL 30
 - USE IV MARCH 1 - MAY 31
- 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 26859, EXP DATE 08/08/21

SAMER A. ALOMER, P.E. DATE: 1.20.2021

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

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**
 - ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO 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 IN 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.
 - FOR AREAS RECEIVING LOW MAINTENANCE, APPLY LIME AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.
 - 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 KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
 - SOO OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
- 2. APPLICATION**
 - DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
 - 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.
 - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
 - DRILL OR CULTRACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. CULTIVATORS MUST BE USED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDS MUST BE FIRM AFTER PLANTING.
 - APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
 - HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
 - FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE; SOLUBLE NITROGEN, 2₁ POUNDS PER ACRE; POTASSIUM, 200 POUNDS PER ACRE; K₂O (POTASSIUM), 200 POUNDS PER ACRE.
 - 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.
 - MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTING.
 - WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

- MULCH MATERIALS (IN ORDER OF PREFERENCE)
 - STRAW CONSISTING OF THE FOLLOWING: 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, MOLLY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE.
 - WCFM IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLLY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
 - WCFM MATERIALS ARE TO BE MANUFACTURED AND CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMITY SPREAD SLURRY.
 - WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
 - WCFM MATERIALS ARE TO BE MANUFACTURED AND CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMITY SPREAD SLURRY.
 - WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BEHOLD WITHSTANDING THE GROWTH OF THE GRASS SEEDLING.
 - 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 SEEDLING.
 - MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
 - 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**
 - APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
 - WHEN STRAW MULCH IS USED, SPREAD IT OVER 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 3 TONS PER ACRE.
 - WOOD CELLULOSE FIBER MULCH AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER MULCH WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
- 3. ANCHORING**
 - 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:
 - A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPEDED 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. THIS EQUIPMENT CAN OPERATE SAFELY IF USED IN ACCORDANCE WITH THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
 - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
 - SYNTHETIC BINDERS SUCH AS ACRYLIC OIL (ACRO-PAK), DCA-702, PETROSEAL, TERRA TAX II, TERRA TAX III, OR OTHER PLANT MATERIAL SHALL BE CHECKED FOR TOXICITY AND INSECTICIDE AND FUNGICIDE RESIDUES. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND AND OR GUSTS OF WINDS.
 - USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
 - LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S INSTRUCTIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIOTRENTMENT (M-6), GRASS SWALE (M-8)

ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR TOXICITY AND INSECTICIDE AND FUNGICIDE RESIDUES. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND AND OR GUSTS OF WINDS.

USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.

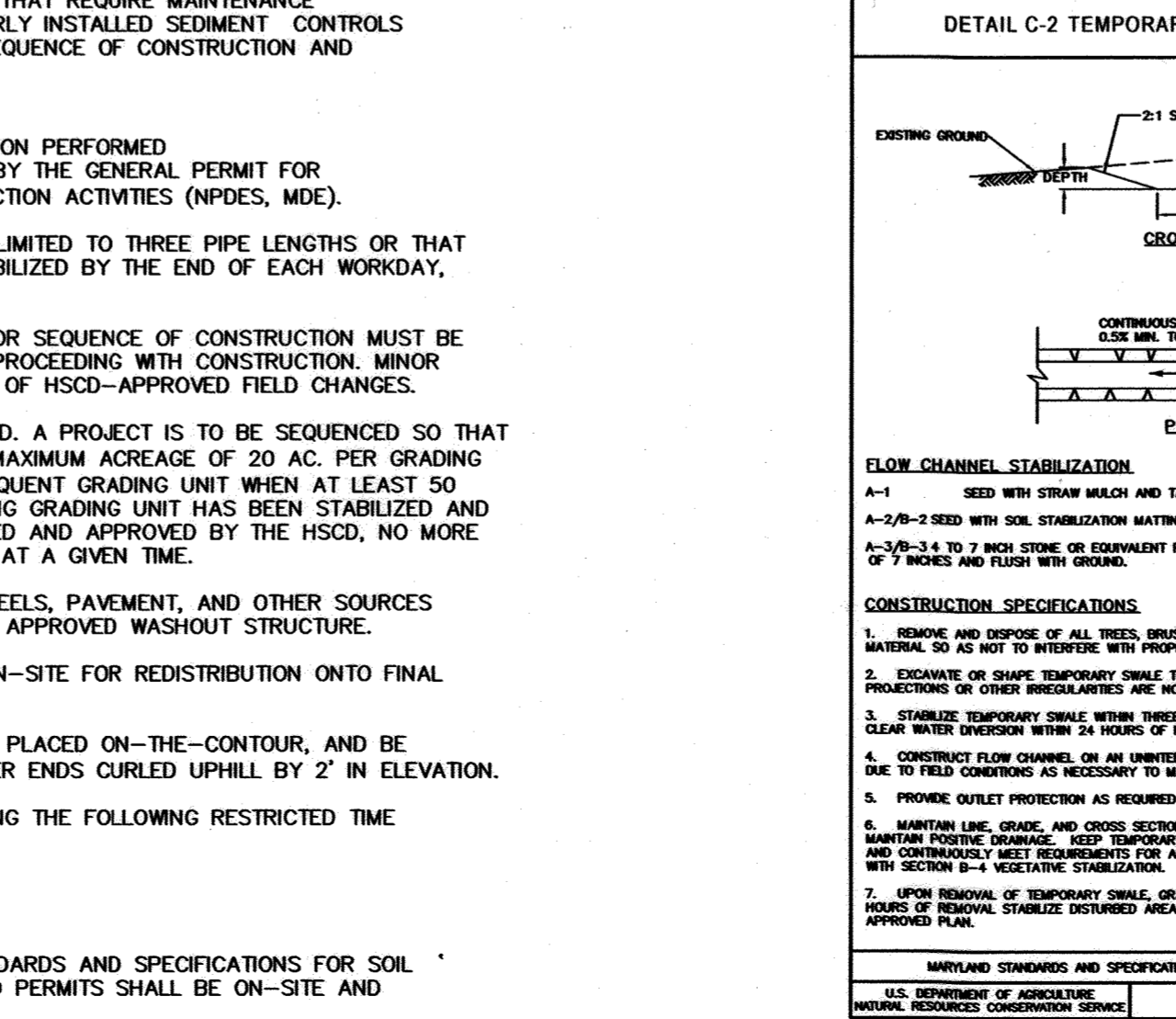
LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S INSTRUCTIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.

SOIL SURFACE IS TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONE PER MONTH AND AFTER HEAVY STORM EVENTS.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- PAVEMENT SURFACES SHOULD BE SWEEP AND VACUUMED (IF POROUS CONCRETE) TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE SHOULD BE CLEANED OUT AT REGULAR INTERVALS.
- DECKERS SHOULD BE USED IN MODERATION. DECKERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT. SNOW PLOWING SHOULD BE DONE CAREFULLY WITH BLADES SET ONE-INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.



TEMPORARY SEEDING FOR SITE STABILIZATION

PLANT SPECIES	SEEDING RATE (LB/AC)	SEEDING DEPTH (INCHES)	RECOMMENDED SEEDING DATES BY PLANT HARDINESS ZONE			
			5B AND 6A	6B	7A AND 7B	7C
COOL SEASON GRASSES						
ANNUAL RYEGRASS (LOULUN PERENNE SSP. MULTIFLORUM)	40	1.0	0.5	MAR 15 TO MAY 31; AUG 1 TO SEP 30	MAR 1 TO MAY 15; AUG 1 TO OCT 15	FEB 15 TO APR 30; AUG 15 TO NOV 30
BARLEY (HORDEUM VULGARE)	96	2.2	0.5	MAR 15 TO MAY 31; AUG 1 TO SEP 30	MAR 1 TO MAY 15; AUG 1 TO OCT 15	FEB 15 TO APR 30; AUG 15 TO NOV 30
OATS (AVENA SATIVA)	72	1.7	0.5	MAR 15 TO MAY 31; AUG 1 TO SEP 30	MAR 1 TO MAY 15; AUG 1 TO OCT 15	FEB 15 TO APR 30; AUG 15 TO NOV 30
WHEAT (TRITICUM AESTIVUM)	120	2.8	0.5	MAR 15 TO MAY 31; AUG 1 TO SEP 30	MAR 1 TO MAY 15; AUG 1 TO OCT 15	FEB 15 TO APR 30; AUG 15 TO NOV 30
CEREAL RYE (SECALE ITALICA)	112	2.8	0.5	MAR 15 TO MAY 31; AUG 1 TO OCT 31	MAR 1 TO MAY 15; AUG 1 TO OCT 15	FEB 15 TO APR 30; AUG 15 TO DEC 15
WARM SEASON GRASSES						
FOXTAIL MILLET (SETARIA MILLET)	30	0.7	0.5	JUN 1 TO JUL 31	MAY 16 TO JUL 31	MAY 1 TO AUG 14
PEARL MILLET (PENNISETUM GLAUCUM)	20	0.5	0.5	JUN 1 TO JUL 31	MAY 16 TO JUL 31	MAY 1 TO AUG 14

PERMANENT SEEDING SUMMARY

NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)			
					N	P ₂ O ₅	K ₂ O	LIME RATE
1	TALL FESCUE	100	MARCH 1-MAY 15 AUG 15-OCT 15	1/4"-1/2"	45 LBS. PER ACRE (2 LB./1000 SF)	90 LBS. PER ACRE (2 LB./1000 SF)	90 LBS. PER ACRE (2 LB./1000 SF)	2 TONS / ACRE (90 LBS. / 1000 SF)

(B-4-4) STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOIL WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE
TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURB SOIL.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATION IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

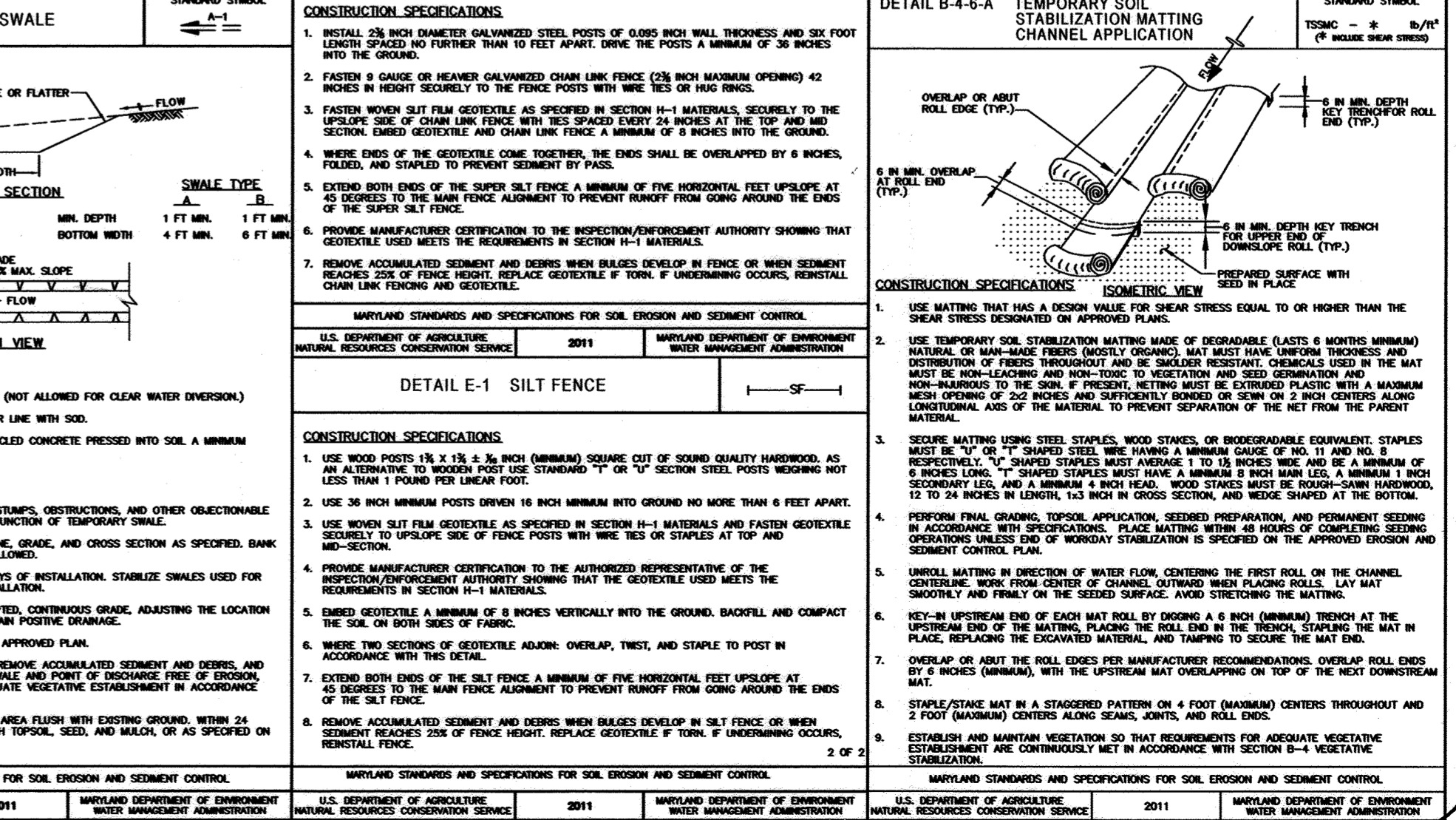
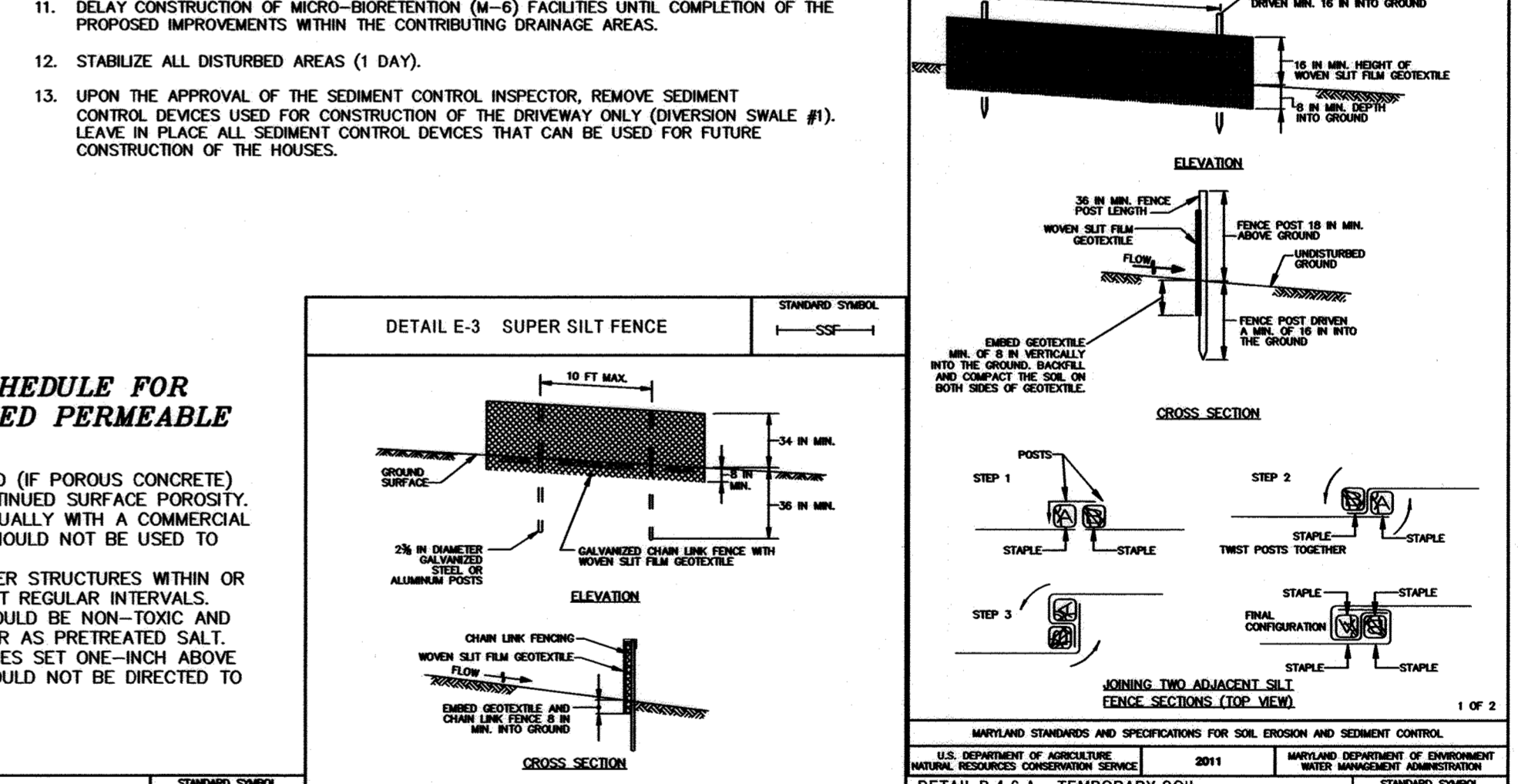
CRITERIA

- 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 ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B-4 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
- FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW RATES RECOMMENDED BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
- WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING AREA, APPLY SEED AND MULCH OR STRAW MULCH AS PRESCRIBED IN SECTION B-4-3.A.1.B, AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

SEQUENCE OF CONSTRUCTION:

NOTE: HOUSES CANNOT BE CONSTRUCTED USING THIS DRAWING.

- OBTAIN GRADING PERMIT (1 DAY)
- PERFORM CLEARING AND GRUBBING AS NECESSARY FOR THE INSTALLATION OF PERIMETER CONTROLS PER SHEET 2 (5 DAYS)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION INDICATED (1 DAY)
- CONSTRUCT PERIMETER CONTROLS: SILT FENCES (SF), SUPER SILT FENCES (SSF) (2 DAYS)
- CONSTRUCT PERMANENT AND TEMPORARY DIVERSION SWALES (A-2), SEED AND MULCH IMMEDIATELY (7 DAYS)
- CLEAR AND GRUB SITE (5 DAYS)
- GRADE SITE AS SHOWN ON GRADING AND SEDIMENT CONTROL PLAN (10 DAYS)
- CONSTRUCT GRASS SWALES (M-8) #1 AND #2 ALONG USE-IN-COMMON DRIVEWAY (4 DAYS)
- DELAY CONSTRUCTION OF MICRO-BIOTRENTMENT (M-6) FACILITIES UNTIL COMPLETION OF THE PROPOSED IMPROVEMENTS WITHIN THE CONTRIBUTING DRAINAGE AREAS.
- STABILIZE ALL DISTURBED AREAS (1 DAY)
- UPON THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES USED FOR CONSTRUCTION OF PERIMETER CONTROLS (PER SHEET 2). LEAVE IN PLACE ALL SEDIMENT CONTROL DEVICES THAT CAN BE USED FOR FUTURE CONSTRUCTION OF THE HOUSES.



18-016 LALLY PROPERTY/ADJACENT PLAN LOTS 1-3 REVISED MARCH 2020/20

OWNER/DEVELOPER
NICHOLAS L LALLY
14830 OLD FREDERICK ROAD
WOODBINE, MARYLAND 21797
410-489-7744

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: SAMER A. ALOMER, P.E.
DATE: 1.20.2021

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT AND FEDERAL TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO CONDUCT PERFORM ON-SITE INSPECTION.

SIGNATURE OF DEVELOPER: Nicholas Lally
DATE: 1.21.21

DEPARTMENT OF PLANNING AND ZONING
I CERTIFY THAT THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE: Alexander Bratche
DATE: 02/09/21

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2.19.21

REVISED
MCCANN ESTATES - EAST
LOTS 1 THRU 3
TAX MAP: 8, BLOCK: 10, PARCEL: 27-A
FOURTH ELECTION DISTRICT
SEDIMENT CONTROL NOTES & DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Cruse Drive, Columbia, Maryland 21044
(410) 997-0298 Fax

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