SUPPLEMENTAL PLAN
JAMISON PROPERTY
2139 DAISY ROAD
LOTS 1, 2 AND NON-BUILDABLE PARCEL 'A'
ZONING: RC-DEO (RURAL CONSERVATION DISTRICT)
TAX MAP No. 14 GRID No. 01 PARCEL No. 157
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SUPPLEMENTAL PLAN
4	NOTES AND DETAILS
5	LANDSCAPE PLAN
6	PHASE 1 GRADING AND SEDIMENT & EROSION CONTROL PLAN
7	PHASE 2 GRADING AND SEDIMENT & EROSION CONTROL PLAN
8	GRADING AND SEDIMENT & EROSION CONTROL DETAILS
9	GRADING AND SEDIMENT & EROSION CONTROL NOTES
10	TREE INVENTORY

SOILS LEGEND

SOIL	NAME	CLASS	"K"VALUE
GgA	Glenelg loam, 0 to 8 percent slopes	A	0.37
*LaC	Legore silt loam, 8 to 15 percent slopes, stony	D	0.64
*UmB	Legore - Neershin silt loams, 3 to 8 percent slopes	D	0.64

* DENOTES HIGHLY ERODIBLE SOILS. SOILS MAP TO SCALE NOT SUBSTANTIALLY

STORMWATER MANAGEMENT PRACTICE CHART

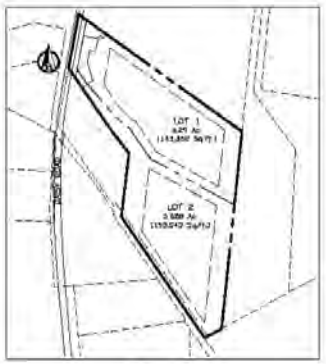
LOT NUMBER & ADDRESS	FACILITY NAME & NUMBER	PRACTICE TYPE (QUANTITY)	PUBLIC	PRIVATE	H.O.A. MAINTAIN	MISC
LOT 2 2143 DAISY ROAD	M-6 (1)	MICRO BIO-RETENTION	N	Y	N	
LOT 2 2143 DAISY ROAD	M-6 (2)	MICRO BIO-RETENTION	N	Y	N	
LOT 2 2143 DAISY ROAD	N-1 (1)	ROOFTOP DISCONNECTION CREDIT	N	Y	N	
LOT 2 2143 DAISY ROAD	N-3 (1)	NON-ROOFTOP DISCONNECTION CREDIT	N	Y	N	
LOT 1 2139 DAISY ROAD	M-6 (3)	MICRO BIO-RETENTION	N	Y	N	

SWM PRACTICES

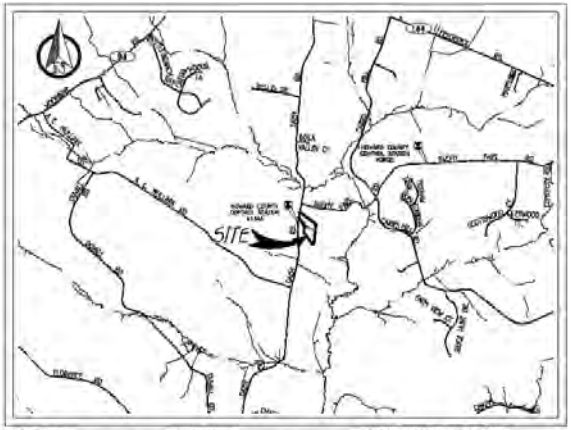
LOT No. Address	MICRO BIO-RETENTION (M-6)	DRYWELLS (D-1)	ROOFTOP DISCONNECT (N-1)	NON-ROOFTOP DISCONNECT (N-3)
2 2143 DAISY ROAD	2	0	1	1
1 2139 DAISY ROAD	1	0	0	0

STREET ADDRESS CHART

LOT No.	ADDRESS
1	2139 DAISY ROAD
2	2143 DAISY ROAD



SITE MAP
SCALE: 1"=600'



HOWARD COUNTY
GEODETIC SURVEY CONTROL NO. 14AA
N 595,438.669 E 1,294,883.983
ELEVATION 564.517

HOWARD COUNTY
GEODETIC SURVEY CONTROL NO. 09GC
N 601,441.391 E 1,299,274.280
ELEVATION 566.685

REFER TO HOWARD CO. ADC MAP 16 G-11

VICINITY MAP
SCALE: 1" = 2,000'

SCALE: 1" = 2,000

SITE ANALYSIS DATA CHART

A. TOTAL AREA OF THIS SUBMISSION = 7.09 AC±, (308,962 Sq. Ft.)
B. LIMIT OF DISTURBANCE AREA = 1.88 Ac.±
(EARTH BASED ON LOD)
C. PRESENT ZONING DESIGNATION = RC-DEO
(PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: RESIDENTIAL SINGLE FAMILY DETACHED
E. PREVIOUS HOWARD COUNTY FILES: ECP-21-056, WP-21-111
F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC.
G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.24 AC±
H. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.05 AC±
I. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.0 AC±
J. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.0 AC±
K. TOTAL AREA OF EXISTING FOREST = 0.0 AC.
L. TOTAL AREA OF LOTS / NON-BUILDABLE PARCELS = 6.918 AC±
M. TOTAL IMPERVIOUS AREA = 0.88 AC± (WITHIN LOD)
(INCLUDES EXISTING IMPERVIOUS)
N. TOTAL AREA OF REMOVED SHED = 0.07 AC±
O. TOTAL AREA OF ONSITE OPEN AREA = 6.84 AC±

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE MAY 18, 2013 4TH COMPREHENSIVE ZONING PLAN.
2. THIS PROJECT IS SUBJECT TO THE AMENDED 1993 REVISION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 (1 CALL) 48 HOURS PRIOR TO ANY EXCAVATION WORK WITHIN ROAD.
5. SURVEY DATUM BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED APRIL 2021.
6. SUPPLEMENTARY SURVEY PERFORMED BY BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS & CARTER IN APRIL, 2021, AND SUPPLEMENTED BY AERIAL TOPOGRAPHY.
7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 14AA AND 09GC, BEING FIELD FOR THIS PROJECT.
8. PREVIOUS SITE FILE NUMBERS: ECP-21-056
9. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD VIRTUALLY ON MAY 18, 2022 AT 6:00 P.M. - THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL (SP-22-11):
   a. THE ALTERNATIVE COMPLIANCE PROPOSAL WILL BE REVIEWED AND APPROVED BY THE HOWARD COUNTY BOARD OF APPEALS PRIOR TO APPROVAL OF THE PLAN.
   b. THE APPLICANT MUST COMPLY WITH THE DEPARTMENT OF PLANNING AND ZONING'S (DPZ) PRE-SUBMISSION COMMUNITY MEETING GUIDELINES FOR APPLICANTS AND HOSTING A VIRTUAL PUBLIC MEETING.
10. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. M-6-1 IDENTIFIED SPECIFICATION M-6 MICRO-BIORETENTION, AND M-6 MICRO BIORETENTION FACILITIES AND SEPTIC UTILIZES ON THIS PROJECT.
11. OF ON STORMWATER MANAGEMENT FACILITIES AND OWNED AND MAINTAINED BY THE PERSONAL LOT OWNER.
12. THIS PROPERTY IS LOCATED OUTSIDE THE METROPOLITAN DISTRICT. LOTS TO BE SERVED BY PRIVATE WELL & SEPTIC SYSTEMS.
13. ANY SEWAGE TO THE SEPTIC FIELD-OF-ANY SHALL BE CONNECTED TO THE SEPTIC SYSTEMS.
14. NO GRADING, REMOVAL OF VEGETATION (SHRUB OR TREES), PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE DELINEATED WETLANDS, STREAMBUFFER OR THEIR BUFFERS, EXCEPT CONSERVATION PROPERTY MEETS AND USE TYPE FLOODPLAIN.
15. THE SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
16. TO THE BEST OF OUR KNOWLEDGE NO CEMETERIES EXIST ON THIS PROPERTY AS SHOWN HEREON AND BEYOND OF AVAILABLE HOWARD COUNTY INFORMATION.
17. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS PROPERTY.
18. WETLAND AND FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS INC. WAS APPROVED MARCH 7, 2022.
19. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION UNDER OF SECTION 16.1202(b)(1)(iii)(a) OF HOWARD COUNTY CODE, SINCE IT IS A PRIVATE SUBDIVISION THAT CREATES ONLY (1) ADDITIONAL LOT AND DOES NOT FURTHER SUBDIVISION POTENTIAL.
20. THIS PROJECT IS LOCATED ALONG A SCENIC ROAD AND ARE APPROVED BY PLANNING BOARD ON MAY 4, 2023 IN ACCORDANCE WITH SUBDIVISION AND LAND DEVELOPMENT REGULATION SECTION 16.144(b) WITH THE FOLLOWING CONDITION:
   1. ACCESS TO THIS SITE SHALL BE PROVIDED BY A SINGLE USE-IN-COMMON DRIVEWAY LOCATED ALONG THE FRONTAGE OF THOSE ROADS WHERE TREES THE MINIMUM SAFE STOPPING DISTANCE AND INTERSECTION SIGHT DISTANCE.
21. SOILS SHOWN HEREON ARE BASED OFF THE SOILS MAPPING, SURVEY AND HOWARD COUNTY MAP #5.
22. IN ACCORDANCE WITH SECTION 16.116 (a) (2), PRESERVATION OF EXISTING TREES SHALL NOT BE REQUIRED TO CONSTRUCT OR PROVIDE FOR CONSTRUCTION OF IMPROVEMENTS TO COUNTY PUBLISHED ROADS STANDARDS. THE SIGHT DISTANCE EVALUATION DOES NOT REQUIRE CLEARING OF ADJACENT SITE FEATURES. IN ACCORDANCE WITH SECTION (A.1.VIII) TO DETERMINE FEE REQUIRED WHEN SITE DISTANCE WOULD BE DETERMINED TO THE DIRECTION OF A SCENIC ROAD AND NOT NEEDED TO REMOVE BUSHES, SHEPPING OR OTHER UNDERSTORY AREAS.
23. PLANS AND PROPERTY LOTS, REPAIR EVALUATION SHOULD ESSENTIAL AND STREET MAINTENANCE NOT PERMITTED TO THE JUNCTION OF THE PLAT OR DIVISION AND ROAD RIGHT-OF-WAY LINE AND NOT INTO THE DRIVEWAY LOT SURFACES.
24. THE PRESERVE LANDSCAPE DEDICATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, A LANDSCAPE SURETY IN THE AMOUNT OF $4,500.00 BASED ON 1150 LINEAR FEET OF ROADWAY FRONTAGE SHALL BE PART OF THE GRADING PERMIT.
25. NO BUILDING SHALL BE OCCUPIED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   a) WIDTH - 16 FEET (12 FEET WHERE MORE THAN FOUR DWELLINGS)
   b) SURFACE - NO LESS THAN TWO INCHES OF COMPACTED SURFACE PLUS BASE WITH TWO AND ONE HALF INCHES OF BASE (9 TONS)
   c) GEOMETRY - MAXIMUM 15% GRADE, MINIMUM 45' TURNING RADIUS AND 45-FOOT TURNING RADIUS
   d) STRUCTURES (OBSTRUCTIONS) - CLEARANCE OF OBSTRUCTIONS TO CENTER LINE (NON-LIMITED)
   e) EMERGENCY TURNAROUND - CLEARANCE OF EMERGENCY PARKING (NO MORE THAN 3 FEET FROM CURB SURFACE)
   f) STRUCTURES CLEARANCES - MINIMUM 14 FEET
   g) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
26. SUBDIVISION IS SUBJECT TO SECTION 16.1205 OF THE HOWARD COUNTY CODE AS AMENDED BY BILL 58-2019. THE AMOUNT OF FEE-IN-LIEU SHALL BE BASED ON 15% OF THE DISTRICT LAND AREA, AS DEFINED IN THE ZONING REGULATIONS, AS OF DECEMBER 30, 2019 MINUS THE AREA OF THE PROPERTY BEING SUBDIVIDED. THE FEE-IN-LIEU IS DUE AT THE TIME OF SIGNATURE APPROVAL OF THE PLAT BY THE DEPARTMENT OF PLANNING AND ZONING AND IS PAYABLE TO HOWARD COUNTY GOVERNMENT. THE FEE-IN-LIEU AMOUNT WILL BE ADJUSTED ANNUALLY BASED ON THE CONSUMER PRICE INDEX (CPI) FOR ALL URBAN CONSUMERS PUBLISHED BY THE U.S. DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS FOR THE WASHINGTON-BALTIMORE METROPOLITAN STATISTICAL AREA.
27. A SEPTIC SYSTEM WILL BE PROPOSED BY PERC WATER TECHNOLOGY, INC.
28. PURSUANT TO A WAIVER PETITION GRANTED ON MAY 4, 2023 TO WAIVE THE REQUIREMENT IN ACCORDANCE WITH SECTION 16.144 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, VOLUME II - EXHIBITS AND SURVEYS TO SUBMIT THIS EXHIBIT/PLAN AS PART OF THE SUBMISSION. THE WAIVER WAS APPROVED ON APRIL 27, 2023 SUBJECT TO THE FOLLOWING CONDITIONS:
   1. THE LOTS SHOWN HEREON CONFORM WITH THE APPROVED CONCEPTUAL SKETCH PLAN.
   2. THE LOTS SHOWN HEREON SHALL BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLING UNIT.
   3. THE APPLICANT SHALL PROVIDE A PUBLIC ACCESS EASEMENT OVER THE PRIVATE ACCESS EASEMENT AND PRIVATE ROAD A FOR THE PURPOSE OF PROVIDING ACCESS TO THE PROPERTY TO THE NORTH.
   4. THE APPLICANT SHALL PROVIDE A PUBLIC ACCESS EASEMENT OVER THE PRIVATE ACCESS EASEMENT AND PRIVATE ROAD A FOR THE PURPOSE OF PROVIDING ACCESS TO THE PROPERTY TO THE NORTH.
29. ALL SOILS AND ROCK EXCAVATED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
30. LAND DEDICATED TO HOWARD COUNTY PARKS AND THE PURPOSES OF A PUBLIC BIKEABLE TRAIL.
31. THE PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT. LOTS TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
32. OPEN SPACE REQUIREMENTS WILL BE MET FOR THIS PROJECT BY PAYMENT OF A FEE-IN-LIEU OF PROVISION OF OPEN SPACE.
33. [illegible] THE AREA DESIGNATED A PRIVATE DRAINAGE EASEMENT AREA OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL STORMWATER CONDITIONAL APPROVEMENTS OF ANY PLANNED IN THIS AREA AND RESTRICTED UNTIL PUBLIC STORMWATER IS AVAILABLE. THESE DESIGNATED AREAS, WELLS AND WELL LOTS CONNECTION TO A PUBLIC STORMWATER SYSTEM. THIS EASEMENT AREA IS WITHOUT SCALE SINCE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE DRAINAGE EASEMENT REGULATION OF A REVISED EASEMENT SHALL NOT BE NECESSARY.
34. THE LOTS SHOWN HEREON CONFORM WITH THE APPROVED CONCEPTUAL SKETCH WHICH LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
35. ALL HOUSE AND RAISE DRILLED HOLES TO WELL PLAT INFORMATION.
36. NO WAIVER PETITION IS BEING REQUESTED. THE PROJECT DOES NOT FALL WITHIN THE CONDITIONS OF SECTION 16.144(a), VOLUME II - EXHIBITS AND SURVEYS, SECTION 3.01.E.
37. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY DESIGN STANDARDS AND SPECIFICATIONS IF APPLICABLE.
38. TRAFFIC CONTROL DEVICES, PAVEMENT AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS ALL STANDARD AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
39. ALL HIGH STRENGTH STEEL FOR TRAFFIC CONTROL SIGNS INDICATED TO THE CONTRACT SHALL BE MOUNTED ON A 12' GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (1.5 OUNCE PERFORATED STEEL 2.5" CENTER-TO-CENTER) WITH PERFORATED SQUARE TUBE SLEEVE (14 GAUGE 3" LONG A GALVANIZED STEEL POST CAP SHALL BE PROVIDED ON TOP OF EACH POST.
40. EXISTING UTILITIES ARE BASED ON A FIELD SURVEY CONDUCTED BY FISHER, COLLINS & CARTER DATED MARCH 2021.
41. THE PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL (SP-22-11):
   a. THE ALTERNATIVE COMPLIANCE PROPOSAL WILL REMAIN VALID AS LONG AS THE HOWARD COUNTY STATE OF EMERGENCY IS IN EFFECT.
   b. THE APPLICANT MUST COMPLY WITH THE DEPARTMENT OF PLANNING AND ZONING'S VIRTUAL PRE-SUBMISSION MEETING GUIDELINES FOR APPLICANTS AND HOSTING A VIRTUAL PUBLIC MEETING.
42. THE PROJECT IS SUBJECT TO A FOREST MITIGATION WAIVER PETITION GRANTED ON MAY 4, 2023 WITH PREVIOUS CONDITIONS OF APPROVAL.
43. THIS PROJECT IS SUBJECT TO THE CONDITIONS OF SP-23-007:
   a. THROUGH THE ADDENDUM WITH PROCESS, ONLY THAT THE PROJECTS LOT AREA MAY NOT SHALL BE ACCEPTABLE AS SHOWN ON THE ADA WAIVER PETITION IS SUBMITTED WITH SP-23-007 NO NEW LOTS OR PARCELS ARE TO BE CREATED OR ENCROACH UNDER THIS APPROVAL.
   b. THE APPLICANT MUST RECORD THE NEW DEED OR RECONFIGURATION IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, NO WITHIN 60 DAYS OF THE DATE OF ALTERNATIVE COMPLIANCE APPROVAL FOR THE ENTIRE MAY 23, 2023. A COPY OF THE RECORDED DEED SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING. FOR FILE ACCEPTION WITHIN 30 DAYS OF THE RECORDATION.
   c. WATER, SEWERAGE AND DRIVEWAY INFORMATION MUST BE PROVIDED FOR ALL PROPERTY BOUNDARY LINES TO BE TRANSFERS, WHETHER OR NOT/NOT AS PART OF THE ADDENDUM PLAT SHOWN FOR PARCEL CONFIGURATION AS WELL.

NOTICE Note: This Subdivision will Change Tax (G) Rate Lots. Rent lots will be subject to payment of a (1%) fee-in-lieu. Fee-in-lieu fee for Lot 1 will be paid for when the existing house is demolished.

DIVISION

NO.	DESCRIPTION	DATE

Reviewed: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division — Date 10/3/2023

Chief, Division Of Land Development — Date

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10749, EXPIRATION DATE: 7/16/25.

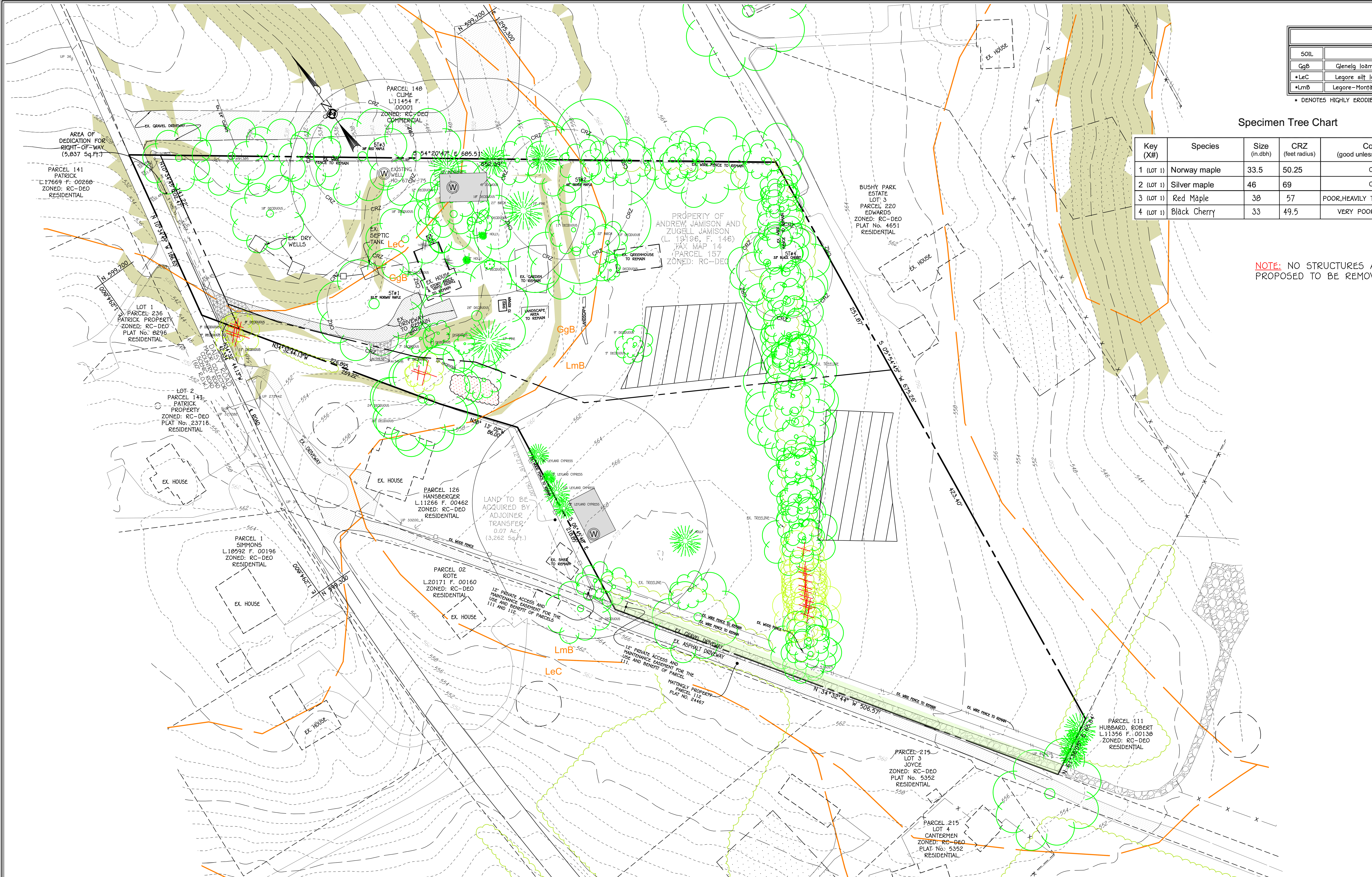
Frank Mascolino — 10/3/2023
FRANK JOHN MASCOLINO II — Date

OWNER/DEVELOPER

ANDREW JAMISON AND
RUSSELL JAMISON
12450 FORDYCE ROAD
SYKESVILLE, MARYLAND 21784
410-746-1300

TITLE SHEET
JAMISON PROPERTY
2139 DAISY ROAD
L.19196 F.148
ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SEPTEMBER, 2023
SHEET 1 OF 10

F-22-036



SOILS LEGEND

SOIL	NAME	CLASS	'K'VALUE
GgB	Glenelg loam, 3 to 8 percent slopes	A	0.32
*LeC	Legore silt loam, 8 to 15 percent slopes, stony	C	0.64
*LmB	Legore-Montalto silt loams, 3 to 8 percent slopes	C	0.64

* DENOTES HIGHLY ERODIBLE SOILS

SOILS MAP 10; WOODBINE SE QUADRANGLE

Specimen Tree Chart

Key (X#)	Species	Size (in.dbh)	CRZ (feet radius)	Condition (good unless otherwise noted)	CRZ DISTURBANCE	STATE CHAMPION DIAMETER	
1 (LOT 1)	Norway maple	33.5	50.25	GOOD	25%	66.6"	TO REMAIN
2 (LOT 1)	Silver maple	46	69	GOOD	0%	93.9"	TO REMAIN
3 (LOT 1)	Red Maple	38	57	POOR,HEAVILY TRIMMED FOR WIRES	0%	86.9"	TO REMAIN
4 (LOT 1)	Black Cherry	33	49.5	VERY POOR, TRUNK ROT	0%	64"	TO REMAIN

NOTE: NO STRUCTURES ARE PROPOSED TO BE REMOVED

LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
× 448.5	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
15"RCCP	PROPOSED STORM DRAIN PIPE
C	EXISTING CABLE LINE
G	EXISTING GAS LINE
OHE	EXISTING OVERHEAD WIRE
	BGE PLANTING ZONES
EX. SWALE ℄	EXISTING SWALE CENTERLINE
	PROPOSED PAVING
	PORTION OF EXISTING DRIVEWAY TO BE REMOVED
	PORTION OF EXISTING DRIVEWAY TO REMAIN
	USE-IN-COMMON, ACCESS, SWM, & UTILITY EASEMENT
LOD	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
SF	SILT FENCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
GgB GgC	SOIL LINES AND TYPES
	EROSION CONTROL MATTING/ PERMANENT SOIL STABILIZATION MATTING
	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	OVERDRAIN
	UNDERDRAIN
	PROPOSED ROOF LEADER
	NON-ROOFTOP DISCONNECTION CREDIT (N-2)
	DRAINAGE AREA
	DENOTES EXISTING TREES TO BE REMOVED
CRZ	DENOTES EXISTING TREES TO REMAIN CRITICAL ROOT ZONE
TP	TREE PROTECTION FENCING
ST#	DENOTES SPECIMEN TREE
	DENOTES 15%-24.9% SLOPES

0' 50' 100' 200'

SCALE: 1" = 50'

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.

Frank Manalansan II — 10/2/2023

SIGNATURE OF LICENSED PROFESSIONAL — DATE

FRANK JOHN MANALANSAN II — MD REGISTRATION No. 21476 R.L.S.

OWNERS/DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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."

Zugell Jamison — 9/30/2023

SIGNATURE OF DEVELOPER — DATE

STATE OF MARYLAND — FRANK JOHN MANALANSAN II — No. 21476 — PROFESSIONAL LAND SURVEYOR

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.

Frank Manalansan II — 10/2/2023

FRANK JOHN MANALANSAN II. — Date

OWNER/DEVELOPER

ANDREW JAMISON AND
ZUGELL JAMISON
13450 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
410-740-1200

REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Howard County Department Of Planning And Zoning

DocuSigned by: CHAD Edmondson 7063F754EF41400... — 10/3/2023

Chief, Development Engineering Division — Date

DocuSigned by: 1EB75478A22B48A... — 10/5/2023

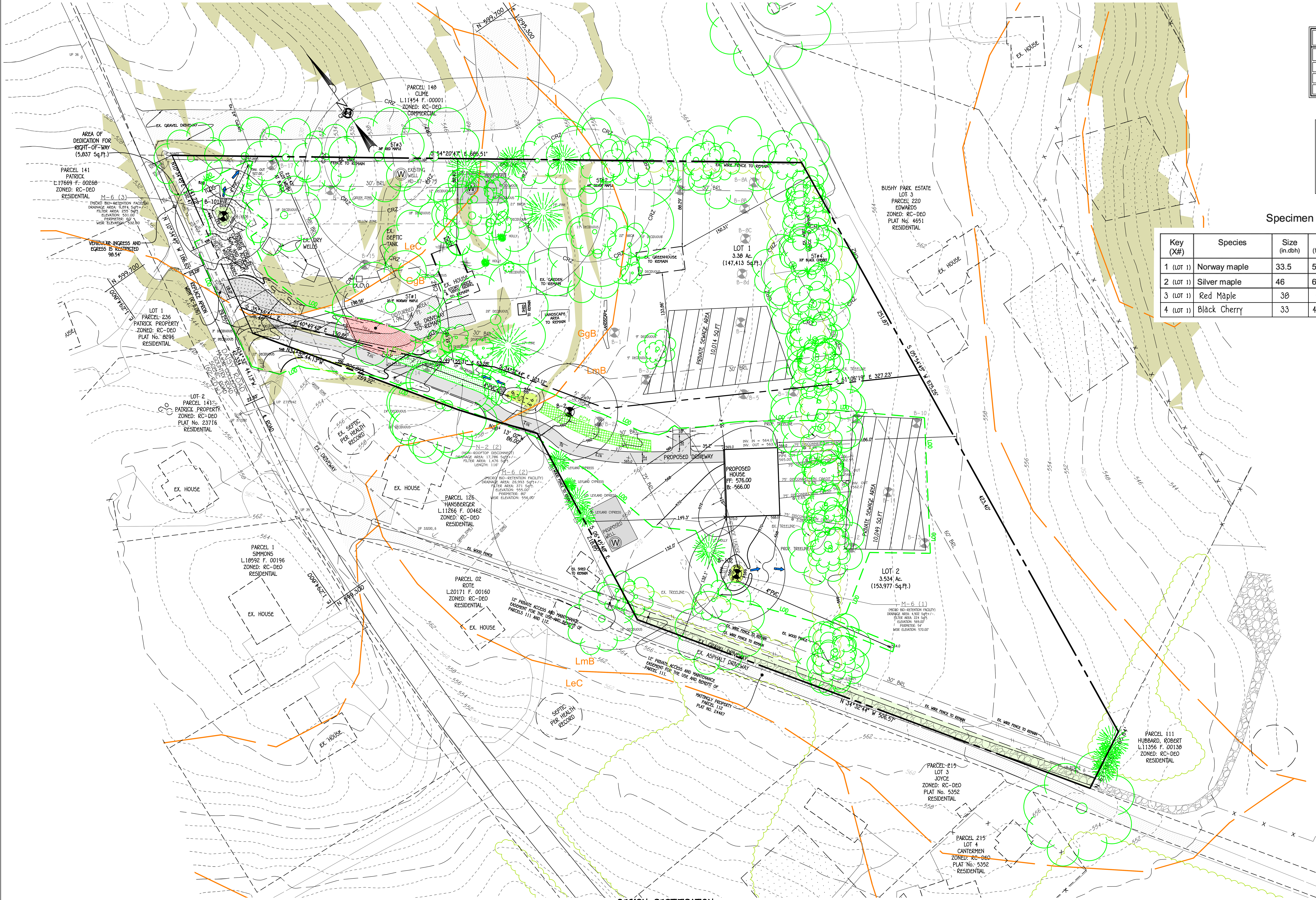
Chief, Division Of Land Development — Date

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

EXISTING CONDITIONS PLAN
JAMISON PROPERTY

2139 DAISY ROAD
L.19196 F.146
ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRIC, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SEPTEMBER, 2023
SHEET 2 OF 10

F-22-036



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* DENOTES HIGHLY ERODIBLE SOILS

SOILS MAP 10; WOODBINE SE QUADRANGLE

MIRCO-BIORETENTION INFO CHART

Description	BMP	DA to BMP	Top El.	Bot. El.	Area (Bottom)
Micro-Bio #1	M-6	6,380 Sq.Ft.	570.0	569.0	429 Sq.Ft.
Micro-Bio #2	M-6	26,993 Sq.Ft.	556.0	555.0	371 Sq.Ft.
Micro-Bio #3	M-6	9,480 Sq.Ft.	532.0	531.0	255 Sq.Ft.

Specimen Tree Chart

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LEGEND

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	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
x 448.5	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
15" RCCP	PROPOSED STORM DRAIN PIPE
C	EXISTING CABLE LINE
G	EXISTING GAS LINE
OHE	EXISTING OVERHEAD WIRE
	BGE PLANTING ZONES
EX. SWALE ℄	EXISTING SWALE CENTERLINE
	PROPOSED PAVING
	PORTION OF EXISTING DRIVEWAY TO REMAIN
LOD	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
SF	SILT FENCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
GgB GgC	SOIL LINES AND TYPES
	EROSION CONTROL MATTING/ PERMANENT SOIL STABILIZATION MATTING
	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	OVERDRAIN
	UNDERDRAIN
	PROPOSED ROOF LEADER
	NON-ROOFTOP DISCONNECTION CREDIT (N-2)
	DRAINAGE AREA
	DENOTES EXISTING TREES TO BE REMOVED
CRZ	DENOTES EXISTING TREES TO REMAIN CRITICAL ROOT ZONE
TP	TREE PROTECTION FENCING
ST#	DENOTES SPECIMEN TREE
	DENOTES 15%-24.9% SLOPES

0' 50' 100' 200'

SCALE: 1" = 50'

REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Howard County Department Of Planning And Zoning

DocuSigned by: CHAD Edmondson 7063F754EF41400... — 10/3/2023

Chief, Development Engineering Division — Date

DocuSigned by: 1EB75473A22B49A... — 10/5/2023

Chief, Division Of Land Development — 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

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.

Frank Manalansan II — 10/2/2023

SIGNATURE OF LICENSED PROFESSIONAL — DATE

FRANK JOHN MANALANSAN II — MD REGISTRATION No. 21476 R.L.S.

OWNERS/DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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."

Zugell Jamison — 9/30/2023

SIGNATURE OF DEVELOPER — DATE

STATE OF MARYLAND — FRANK JOHN MANALANSAN II — No. 21476 — PROFESSIONAL LAND SURVEYOR

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.

Frank Manalansan II — 10/2/2023

FRANK JOHN MANALANSAN II. — Date

OWNER/DEVELOPER

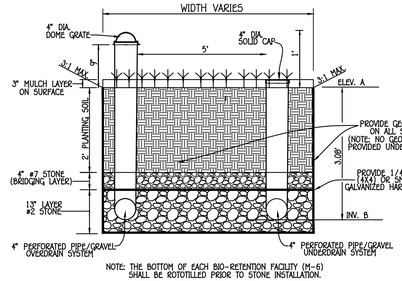
ANDREW JAMISON AND
ZUGELL JAMISON
13450 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
410-740-1200

SUPPLEMENTAL PLAN

JAMISON PROPERTY

2139 DAISY ROAD
L.19196 F.146
ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRIC, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SEPTEMBER, 2023
SHEET 3 OF 10

F-22-036



NOTE: THE BOTTOM OF EACH BIO-RETENTION FACILITY (M-6) SHALL BE ROTOTILLED PRIOR TO STONE INSTALLATION.

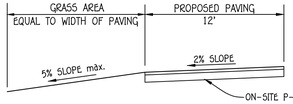
TYPICAL SECTION MICRO-BIORETENTION FACILITY (M-6)

NO NOT SCALE

FACILITY NO.	A	B
M-6 (1)	568.0	564.92
M-6 (2)	556.0	552.92
M-6 (3)	532.0	528.92

OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. 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 DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
B. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL. TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRES.
C. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



TYPICAL DRIVEWAY SECTION FOR NON-ROOFTOP DISCONNECT CREDIT

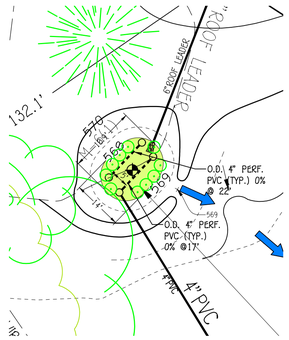
NOT TO SCALE

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

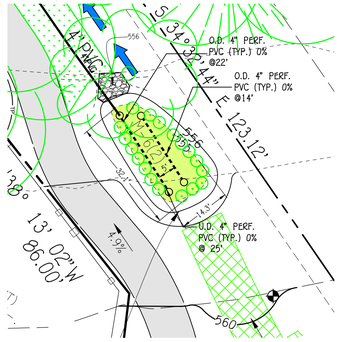
OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF ROOFTOP RUNOFF (N-1)

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA INCLUDING, BUT NOT LIMITED TO SWIMMING POOLS, PATIOS, OR OTHER STRUCTURES THAT WOULD CHANGE THE FLOW PATH OF THE SITE DRAINAGE. IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



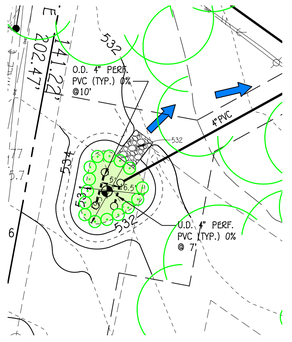
M-6 (1)

SCALE: 1" = 20'
DRAINAGE AREA: 4,902 SqFt.
FILTER AREA: 224 SqFt.
ELEVATION 568.00
PERIMETER 54'
WEIR ELEVATION 569.00



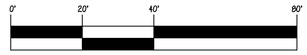
M-6 (2)

SCALE: 1" = 20'
DRAINAGE AREA: 26,993 SqFt.
FILTER AREA: 371 SqFt.
ELEVATION 555.00
PERIMETER 80'
WEIR ELEVATION 556.00



M-6 (3)

SCALE: 1" = 20'
DRAINAGE AREA: 9,073 SqFt.
FILTER AREA: 255 SqFt.
ELEVATION 531.00
PERIMETER 60'
WEIR ELEVATION 532.00

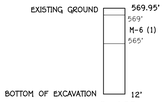


SCALE: 1" = 20'

PLANT MATERIAL-MICRO BIO-RETENTION M-6 (1)		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
75 (224 sq.ft.)	GRASSES	36" o.c.
10	SHRUBS	36"-40" o.c.

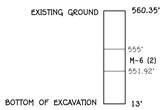
PLANT MATERIAL-MICRO BIO-RETENTION M-6 (1)		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
124 (371 sq.ft.)	GRASSES	36" o.c.
18	SHRUBS	36"-40" o.c.

PLANT MATERIAL-MICRO BIO-RETENTION M-6 (1)		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
85 (255 sq.ft.)	GRASSES	36" o.c.
15	SHRUBS	36"-40" o.c.



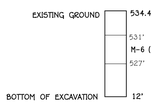
B-102

NOTE: NO ROCK OR WATER WAS ENCOUNTERED DURING EXCAVATION.



B-2

NOTE: NO ROCK OR WATER WAS ENCOUNTERED DURING EXCAVATION.



B-101

NOTE: NO ROCK OR WATER WAS ENCOUNTERED DURING EXCAVATION.

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTOR. (2 WEEKS)
2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/ INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE, TREE PROTECTIVE FENCING AND TEMPORARY CONTROL IF REQUIRED (1 DAY)
4. COMMENCE REMOVAL OF NECESSARY TREES AND REMOVE PORTIONS OF EXISTING DRIVE, AND ROUGH GRADE LOTS. (1 WEEK)
5. COMMENCE INSTALLATION OF TEMPORARY SEEDING. (1 DAY)
6. COMMENCE CONSTRUCTION OF HOUSE, DRIVEWAYS AND INSTALLATION OF SEWER AND WATER HOUSE CONNECTIONS. (4 MONTHS)
7. COMMENCE FINE GRADING AND INSTALLATION OF PERMANENT SEEDING. (3 DAYS)
8. ONCE SITE IS STABILIZED AND WITH THE PERMISSION OF SEDIMENT CONTROL INSPECTOR, COMMENCE INSTALLATION OF BIO-RETENTION FACILITY. (1 MONTH)
9. ALL FINAL GRADES AND STABILIZATION SHOULD BE COMPLETED BEFORE ANY REMOVAL OF CONTROLS. WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED. (3 DAYS)

NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE EACH RAINFALL AND ON A DAILY BASIS.

SHRUBS

BAYBERRY
SPICEBUSH
ARROWWOOD
WINTERBERRY
INKBERRY
WITCH HAZEL
BUTTONBRUSH BUCKEYE
BOTTLEBRUSH BUCKEYE

ANY OF THE SHRUBS LISTED MAY BE USED

GRASS

SWITCHGRASS
HEAVY METAL SWITCHGRASS

ANY OF THE GRASS LISTED MAY BE USED

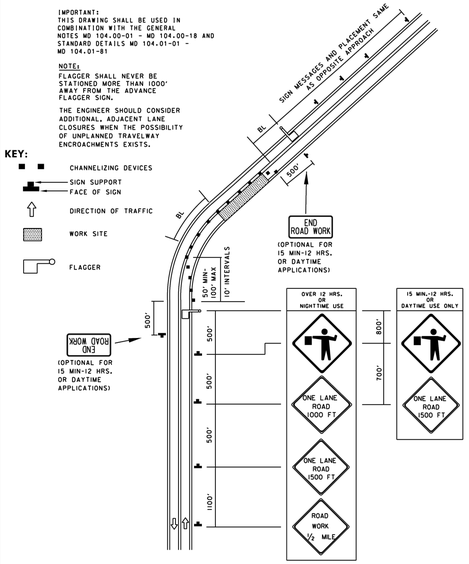
TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

IMPORTANT:
THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES MD 104.00-01 - MD 104.00-18 AND STANDARD DETAILS MD 104.01-01 - MD 104.01-81

NOTE:
FLAGGER SHALL NEVER BE STATIONED MORE THAN 1000' AWAY FROM THE ADVANCE FLAGGER SIGN.

THE ENGINEER SHOULD CONSIDER ADDITIONAL, ADJACENT LANE CLOSURES WHEN THE POSSIBILITY OF UNPLANNED TRAVELWAY ENCROACHMENTS EXISTS.

KEY:
- CHANNELIZING DEVICES
- SIGN SUPPORT
- FACE OF SIGN
- DIRECTION OF TRAFFIC
- WORK SITE
- FLAGGER



SPECIFICATION	CATEGORY CODE ITEMS
104	

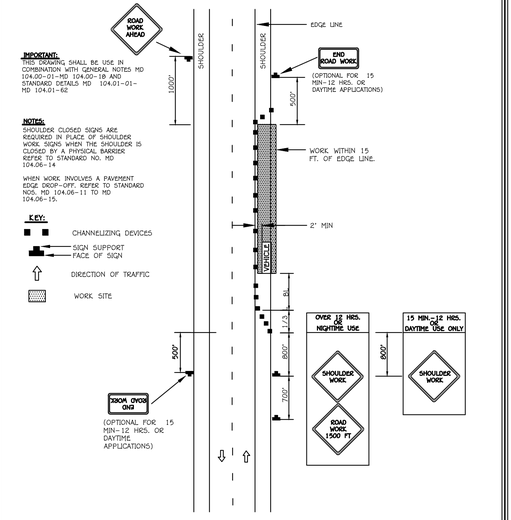
APPROVED
DIRECTOR – OFFICE OF TRAFFIC AND SAFETY

APPROVAL • SHA REVISIONS		APPROVAL • FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL	8-20-03	APPROVAL	9-23-03
REVISED	8-11-10	REVISED	7-29-10
REVISED		REVISED	
REVISED		REVISED	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

FLAGGING OPERATION/2-LANE, 2-WAY EQL/LESS THAN 40 MPH

STANDARD NO. MD 104.02-10



IMPORTANT:
THIS DRAWING SHALL BE USE IN COMBINATION WITH GENERAL NOTES MD 104.00-01-MD 104.00-18 AND STANDARD DETAILS MD 104.01-01-MD 104.01-82

NOTES:
SHOULDER CLOSED SIGNS ARE REQUIRED IN PLACE OF SHOULDER WORK SIGNS WHEN THE SHOULDER IS CLOSED BY A PHYSICAL BARRIER REFER TO STANDARD NO. MD 104.06-14

WHEN WORK INVOLVES A PAVEMENT EDGE DROP-OFF, REFER TO STANDARD NOS. MD 104.06-11 TO MD 104.06-15.

KEY:
- CHANNELIZING DEVICES
- SIGN SUPPORT
- FACE OF SIGN
- DIRECTION OF TRAFFIC
- WORK SITE

SHOULDER WORK/2-LANE, 2-WAY EQL/LESS THAN 40 MPH

NO SCALE

REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Howard County Department Of Planning And Zoning

DocuSigned by:
Chad Edmondson
2085B7B4E6F44B0...
Chief, Development Engineering Division — Date 10/3/2023

DocuSigned by:
[signature]
2C7F1E1E7E2B4D2...
Chief, Division Of Land Development — Date 10/5/2023

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK – 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Table B.4. Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2' to 4' deep)	loamy sand 60-65% compost 35-40% or sandy loam 30% coarse sand 30% compost 40%		USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum
Pea gravel diaphragm	pea gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe: 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f = 3500 psi at 28 days, normal weight, air-entrained, reinforcing to meet ASTM-615-60	n.a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland – design to include meeting ACI Code 350.R/89; vertical loading DH-10 or H-20; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Base Course - The base course shall be AASHTO No. 3 or 4 course aggregate with an assumed open pore space of 30% ($n = 0.30$).

3. Reinforced Turf

Reinforced Grass Pavement (RGP) – Whether used with grass or gravel, the RGP thickness shall be at least 1¼" thick with a load capacity capable of supporting the traffic and vehicle types that will be carried.

B.4.C Specifications for Micro-Bioretention. Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

2. Filtering Media or Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretention practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content - Media shall have a clay content of less than 5%.
- pH Range – Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoes to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material

Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.

5. Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

6. Underdrains

Underdrains should meet the following criteria:

- Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be ⅜" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a ¼" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel – The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
- The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one per every 1,0000 square feet) to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (⅛" to ¾" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

7. Miscellaneous

These practices may not be constructed until all contributing drainage area has been stabilized

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.

Frank Manalansan II — 10/2/2023

FRANK JOHN MANALANSAN II — Date

OWNER/DEVELOPER

ANDREW JAMISON AND
ZUGELL JAMISON
13450 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
410-740-1200

NOTES AND DETAILS

JAMISON PROPERTY

2139 DAISY ROAD
L.19196 F.146
ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRIC, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SEPTEMBER, 2023
SHEET 4 OF 10

F-22-036

SCHEDULE A – PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	P-4	TOTAL
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	FRONT ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTY PROPERTY WITHIN SAME SUBDIVISION	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	A	NONE	N/A	A	
LINEAR FEET OF PERIMETER	1,080 L.F.	61 L.F.	–	489 L.F.	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES	(1080'/60' = 18)	0	–	(489'/60' = 8.15 OR 8)	38
CREDIT FOR EXISTING VEGETATION SHADE TREES EVERGREEN TREES FENCE	0 0 764 LF OF EX. FENCE	0	0	0	0 764 LF
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES	5	0	0	8	13

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
4		NYSSA SYLVATICA (BLACK GUM)	2 1/2" - 3" CALIPER FULL CROWN, B&B
9		TILIA AMERICANA (AMERICAN LINDEN)	2 1/2" - 3" CALIPER FULL CROWN, B&B

"At the time of plant installation, all trees listed and approved on the Landscape Plan, shall comply with the proper height requirement in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviations from the approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to the road drawing plans".

"The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced".

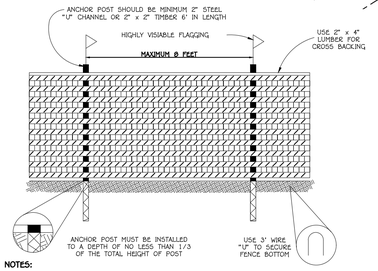
NOTES

1. THE PERIMETER, STREET TREE, AND INTERNAL LANDSCAPE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF $3,900.00 BASED ON (13) SHADE TREES @ $300/SHADE TREE SHALL BE BONDED AS PART OF THE GRADING PERMIT.
2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
3. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
4. FOR ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE DPZ TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL."

LEGEND

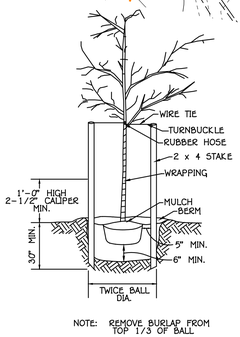
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
x 448.5	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
18"RCP	PROPOSED STORM DRAIN PIPE
C	EXISTING CABLE LINE
G	EXISTING GAS LINE
OHE	EXISTING OVERHEAD WIRE
	BGE PLANTING ZONES
EX. SWALE ℄	EXISTING SWALE CENTERLINE
	PROPOSED PAVING
	PORTION OF EXISTING DRIVEWAY TO BE REMOVED
	PORTION OF EXISTING DRIVEWAY TO REMAIN
	USE-IN-COMMON, ACCESS, SWM, & UTILITY EASEMENT
LOD	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
SF	SILT FENCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
GgB / GgC	SOIL LINES AND TYPES
	EROSION CONTROL MATTING/ PERMANENT SOIL STABILIZATION MATTING
	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	OVERDRAIN
	UNDERDRAIN
	PROPOSED ROOF LEADER
	NON-ROOFTOP DISCONNECTION CREDIT (N-2)
	DRAINAGE AREA
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN CRITICAL ROOT ZONE
TP	TREE PROTECTION FENCING
ST#	DENOTES SPECIMEN TREE
	DENOTES 15%-24.9% SLOPES

BLAZE ORANGE PLASTIC MESH



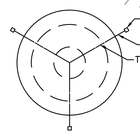
NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. SIGNAGE MAY BE USED IN ADDITION TO FENCING.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED WHEN SITE IS STABILIZED.

TREE PROTECTION DETAIL
NOT TO SCALE

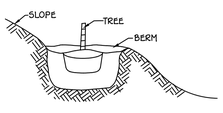


NOTE: REMOVE BURLAP FROM TOP 1/3 OF BALL

TREE PLANTING
NOT TO SCALE



STAKING DETAIL
NOT TO SCALE



GRADING FOR PLANTING ON SLOPES
NOT TO SCALE

EXISTING 4' TALL WOOD FENCE TO REMAIN

REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Howard County Department Of Planning And Zoning

DocuSigned by: Chad Edmondson 10/3/2023
Chief, Development Engineering Division — Date

DocuSigned by: 10/5/2023
Chief, Division Of Land Development — Date

OWNER'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.

Brygell Jamison — 9/30/2023
NAME — 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

STATE OF MARYLAND — FRANK JOHN MANALANSAN II — No. 21476 — PROFESSIONAL LAND SURVEYOR

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.

Frank Manalansan II — 10/2/2023
FRANK JOHN MANALANSAN II. — Date

OWNER/DEVELOPER

ANDREW JAMISON AND
ZUGELL JAMISON
13450 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
410-740-1200

0' 50' 100' 200'
SCALE: 1" = 50'

LANDSCAPE PLAN
JAMISON PROPERTY
2139 DAISY ROAD
L.19196 F.146
ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRIC, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SEPTEMBER, 2023
SHEET 5 OF 10

F-22-036

INTERIM CONDITION FOR SEDIMENT CONTROL AT M-6 (3) TEMPORARY GABION OUTLET STRUCTURE STORAGE TABLE

STAGE	STORAGE
528.5	0 CF
529	82.5 CF
530	426.75 CF
531.0	1,470 CF
531.75	2,084.87 CF

WEIR CREST ELEV.= 531.75

LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
× 448.5	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
15" RCCP	PROPOSED STORM DRAIN PIPE
C	EXISTING CABLE LINE
G	EXISTING GAS LINE
OHE	EXISTING OVERHEAD WIRE
	BGE PLANTING ZONES
EX. SWALE ℄	EXISTING SWALE CENTERLINE
	PROPOSED PAVING
	PORTION OF EXISTING DRIVEWAY TO BE REMOVED
	PORTION OF EXISTING DRIVEWAY TO REMAIN
	USE-IN-COMMON, ACCESS, SWM, & UTILITY EASEMENT
LOD	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
SF	SILT FENCE
	EXISTING TREE LINE
	PROPOSED TREE LINE
GgB GgC	SOIL LINES AND TYPES
	EROSION CONTROL MATTING/ PERMANENT SOIL STABILIZATION MATTING
	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
	OVERDRAIN
	UNDERDRAIN
	PROPOSED ROOF LEADER
	NON-ROOFTOP DISCONNECTION CREDIT (N-2)
	DRAINAGE AREA
	DENOTES EXISTING TREES TO BE REMOVED
CRZ	DENOTES EXISTING TREES TO REMAIN CRITICAL ROOT ZONE
TP	TREE PROTECTION FENCING
ST#	DENOTES SPECIMEN TREE
	DENOTES 15%-24.9% SLOPES
	DRAINAGE DIVIDE
	EARTH DIKE
DF	DIVERSION FENCE
TGOS TSOS	TEMPORARY GABION OUTLET STRUCTURE/ TEMPORARY STONE OUTLET STRUCTURE
S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
F	FAILED PERC
●	PASSED PERC

REVISIONS

NO.	DESCRIPTION	DATE

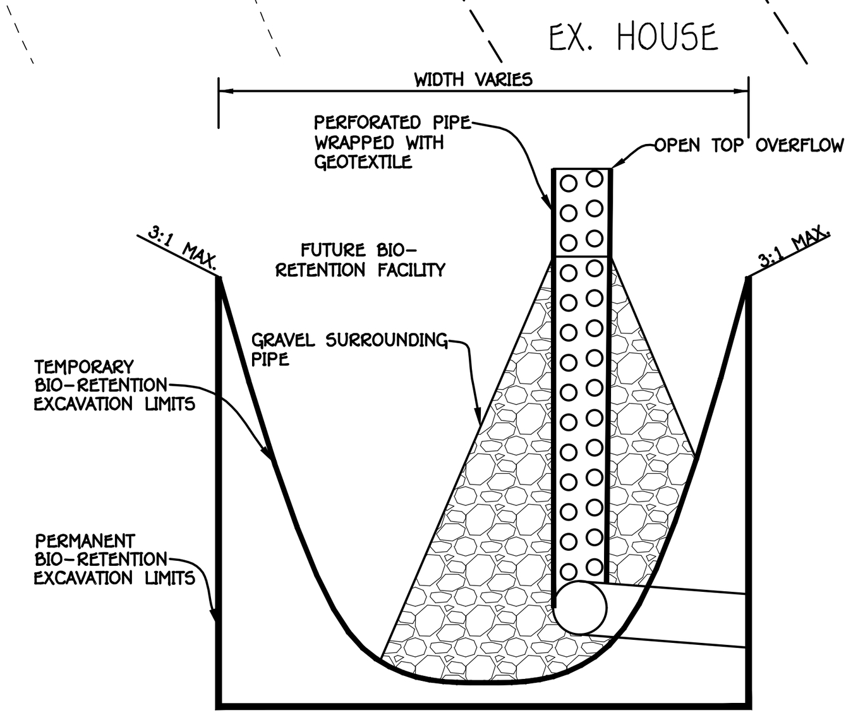
Approved: Howard County Department Of Planning And Zoning

DocuSigned by: CHAD Edmondson 7063F754EF41499... 10/3/2023

Chief, Development Engineering Division — Date

DocuSigned by: 1EB75478A22B49A... 10/5/2023

Chief, Division Of Land Development — Date



TYPICAL SECTION
INTERIM BIO-RETENTION FACILITY
NOT TO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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.

Frank Manalansan II — 10/2/2023

SIGNATURE OF LICENSED PROFESSIONAL — DATE

FRANK JOHN MANALANSAN II — MD REGISTRATION No. 21476 R.L.S.

OWNERS/DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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."

Zugell Jamison — 9/30/2023

SIGNATURE OF DEVELOPER — DATE

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

DocuSigned by: Alexander Bratchie 65648D5BA9B64C1... — 10/5/2023

HOWARD SOIL CONSERVATION DISTRICT — DATE

STATE OF MARYLAND FRANK JOHN MANALANSAN II No. 21476 PROFESSIONAL LAND SURVEYOR

PROFESSIONAL CERTIFICATION

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Frank Manalansan II — 10/2/2023

FRANK JOHN MANALANSAN II. — Date

OWNER/DEVELOPER
ANDREW JAMISON AND ZUGELL JAMISON
13450 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
410-740-1200

PHASE 1 GRADING AND SEDIMENT & EROSION CONTROL PLAN

JAMISON PROPERTY

2139 DAISY ROAD
L.19196 F.146
ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRIC, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SEPTEMBER, 2023
SHEET 6 OF 10

F-22-036

AREA OF DEDICATION FOR RIGHT-OF-WAY (5,837 Sq.Ft.)

PARCEL 141 PATRICK L.17669 F. 00260 ZONED: RC-DEO RESIDENTIAL

N 10°34'45" W 186.63'

N 599.700

L1294.800

LOT 1 PARCEL 236

S 54°20'47" E 605.51'

652.49'

5T#3 38" RED MAPLE

5T#2 46" SILVER MAPLE

5T#1 33.5" NORWAY MAPLE

5T#4 33" BLACK CHERRY

EXISTING WELL HO-87-W-75

PROPOSED WELL

EX. WIRE FENCE TO REMAIN

EX. DRY WELLS

EX. SEPTIC TANK

EX. HOUSE 2 STORY BRICK & VINYL SIDING TO REMAIN

EX. GREENHOUSE TO REMAIN

EX. GARDEN TO REMAIN

SHED TO REMAIN

LANDSCAPE AREA TO REMAIN

EX. DRIVEWAY TO REMAIN

LOT 1 3.38 Ac. (147,413 Sq.Ft.)

PRIVATE SEWAGE AREA 10,014 SQ.FT

S 35°35'51" E 76.40'

S 40°49'42" E 150.85'

S 49°55'31" E 63.28'

S 34°32'44" E 123.12'

S 61°06'19" E 327.23'

S 05°54'45" W 675.26'

N 34°32'44.13" W 269.22'

DAISY ROAD MAJOR COLLECTOR SCENIC ROAD (60' R.O.W.)

LOT 2 PARCEL 141 PATRICK PROPERTY ZONED: RC-DEO PLAT No. 23716 RESIDENTIAL

EX. SEPTIC PER HEALTH RECORD

N-2 (2)
(NON-ROOFTOP DISCONNECT)
DRAINAGE AREA: 17,786 SqFt+/-
FILTER AREA: 1,476 SqFt.
LENGTH: 116'

M-6 (2)
(MICRO BIO-RETENTION FACILITY)
DRAINAGE AREA: 26,993 SqFt+/-
FILTER AREA: 371 SqFt.
ELEVATION: 555.00'
PERIMETER: 80'
WEIR ELEVATION: 556.00'

PROPOSED DRIVEWAY

PROPOSED HOUSE
FF: 576.00
B: 566.00

INV. IN = 564.0
INV. OUT = 563.5

75' DISCONNECTION CREDIT @ 5.0%

PIPE OUT 265.00

INV. IN 562.95

INV. OUT 562.0

INV. OUT 560.0

INV. OUT 560.0

PRIVATE SEWAGE AREA 10,049 SQ.FT

TEMPORARY STOCKPILE

LOT 2 3.534 Ac. (153,977 Sq.Ft.)

M-6 (1)
(MICRO BIO-RETENTION FACILITY)
DRAINAGE AREA: 4,902 SqFt+/-
FILTER AREA: 224 SqFt.
ELEVATION: 569.00'
PERIMETER: 54'
WEIR ELEVATION: 570.00'

PARCEL 126 HANSBERGER L.11266 F. 00462 ZONED: RC-DEO RESIDENTIAL

PARCEL 1 SIMMONS L.10592 F. 00196 ZONED: RC-DEO RESIDENTIAL

PARCEL 02 ROTE L.20171 F. 00160 ZONED: RC-DEO RESIDENTIAL

MATTINGLY PROPERTY PARCEL 112 PLAT NO. 24467

12' PRIVATE ACCESS AND MAINTENANCE EASEMENT FOR THE USE AND BENEFIT OF PARCELS 111 AND 112.

12' PRIVATE ACCESS AND MAINTENANCE EASEMENT FOR THE USE AND BENEFIT OF PARCEL 111.

EX. WOOD FENCE

EX. ASPHALT DRIVEWAY

EX. GRAVEL DRIVEWAY

EX. HOUSE

EX. SHED TO REMAIN

LeC GgB GgB LmB

B-1 B-2 B-3 B-4 B-5 B-6 B-7 B-8 B-8A B-8B B-8C B-8d B-9 B-10 B-101 B-102

B-15 B-17

LEGEND

SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
x 448.5	SPOT ELEVATION
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18" RCP	PROPOSED STORM DRAIN PIPE
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G	EXISTING GAS LINE
OHW	EXISTING OVERHEAD WIRE
	BGE PLANTING ZONES
DA SWALE A	EXISTING SWALE CENTERLINE
	PROPOSED PAVING
	PORTION OF EXISTING DRIVEWAY TO BE REMOVED
	PORTION OF EXISTING DRIVEWAY TO REMAIN
	USE-IN-COMMON, ACCESS, SWM, & UTILITY EASEMENT
LOD	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
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	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
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	PROPOSED ROOF LEADER
	NON-ROOFTOP DISCONNECTION CREDIT (N-2)
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	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	CRITICAL ROOT ZONE
TP TP	TREE PROTECTION FENCING
ST#	DENOTES SPECIMEN TREE
	DENOTES 15%-24.9% SLOPES
	DRAINAGE DIVIDE
	EARTH DIKE
DF	DIVERSION FENCE
	TEMPORARY GABION OUTLET STRUCTURE/ TEMPORARY STONE OUTLET STRUCTURE
	STABILIZED CONSTRUCTION ENTRANCE
F	FAILED PERC
	PASSED PERC

WIDTH VARIES
PERFORATED PIPE WRAPPED WITH GEOTEXTILE
OPEN TOP OVERFLOW
3:1 MAX
FUTURE BIO-RETENTION FACILITY
GRAVEL SURROUNDING PIPE
TEMPORARY BIO-RETENTION EXCAVATION LIMITS
PERMANENT BIO-RETENTION EXCAVATION LIMITS

TYPICAL SECTION
INTERIM BIO-RETENTION FACILITY
NOT TO SCALE

0' 30' 60' 120'
SCALE: 1" = 30'

REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Howard County Department Of Planning And Zoning

DocuSigned by: Chad Edmondson 70B4F2B4F41A4D0...

Chief, Development Engineering Division — Date 10/3/2023

Chief, Division Of Land Development — Date 10/5/2023

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."

Frank Manalansan II — 10/2/2023

SIGNATURE OF LICENSED PROFESSIONAL — DATE

FRANK JOHN MANALANSAN II — MD REGISTRATION No. 21476 R.L.S.

OWNERS/DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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."

Brigit Jamison — 10/2/2023

SIGNATURE OF DEVELOPER — DATE

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

Alexander Eratchie — 10/5/2023

HOWARD SOIL CONSERVATION DISTRICT — DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.

Frank Manalansan II — 10/2/2023

FRANK JOHN MANALANSAN II — Date

STATE OF MARYLAND FRANK JOHN MANALANSAN II No. 21476 PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER

ANDREW JAMISON AND ZUGELL JAMISON
13450 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
410-740-1200

DAILY STABILIZATION NOTE

ALL DISTURBED AREAS NOT DIRECTED TO A SEDIMENT CONTROL DEVICE SHALL BE STABILIZED AT THE END OF EACH WORKDAY. THE CONTRACTOR SHALL NOT DISTURB AN AREA GREATER THAN THAT WHICH CAN BE STABILIZED AT THE END OF EACH WORKDAY IN SUCH AREAS.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

PHASE 2 GRADING AND SEDIMENT & EROSION CONTROL PLAN

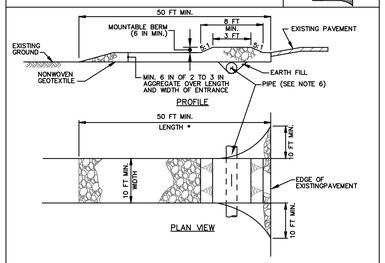
JAMISON PROPERTY

2139 DAISY ROAD
L.19196 F.146
ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRIC, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SEPTEMBER, 2023
SHEET 7 OF 10

F-22-036

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

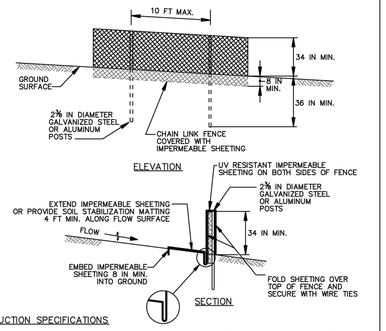
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*50 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING 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

DETAIL C-9 DIVERSION FENCE

STANDARD SYMBOL: DF

MAXIMUM DRAINAGE AREA = 2 ACRES



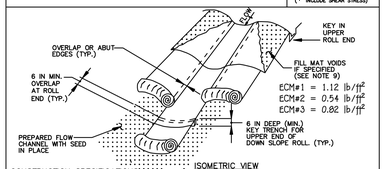
CONSTRUCTION SPECIFICATIONS

1. USE 42 INCH HIGH, 9 GAUGE OR THICKER CHAIN LINK FENCING (2⅛ INCH MAXIMUM OPENING).
2. USE 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
3. FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.
4. SECURE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP, MID SECTION, AND BELOW GROUND SURFACE.
5. EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND EMBED END A MINIMUM OF 8 INCHES INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING ALONG FLOW SURFACE.
6. WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6 INCHES AND FOLD WITH SEAM FACING DOWNGRADE.
7. KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

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-4-6-C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: PSSMC – * lb/ft² (* INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS:

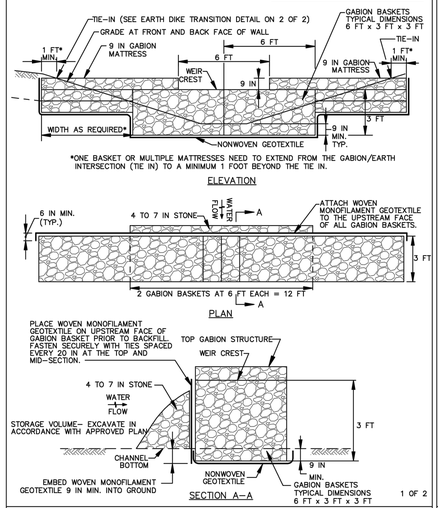
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND 8 GAUGE, RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 6 TO 7 INCH SPACING AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

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 E-8 TEMPORARY GABION OUTLET STRUCTURE

STANDARD SYMBOL: TGOS

MAXIMUM DRAINAGE AREA = 1½ ACRE



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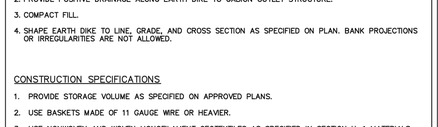
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-8 TEMPORARY GABION OUTLET STRUCTURE

STANDARD SYMBOL: TGOS



NOTES:

1. PROVIDE TRANSITION LENGTH AND HEIGHT AS SPECIFIED ON PLAN. HEIGHT OF TRANSITION EARTH DIKE MUST EXCEED 4 INCH MINIMUM FREEBOARD ABOVE TOP OF GABION AND EXTEND AT THIS ELEVATION UNTIL IT INTERCEPTS THE TOP OF ADJOINING EARTH DIKE.
2. PROVIDE POSITIVE DRAINAGE ALONG EARTH DIKE TO GABION OUTLET STRUCTURE.
3. COMPACT FILL.
4. SHAPE EARTH DIKE TO LINE, GRADE, AND CROSS SECTION AS SPECIFIED ON PLAN. BANK PROJECTIONS OR IRREGULARITIES ARE NOT ALLOWED.

CONSTRUCTION SPECIFICATIONS

1. PROVIDE STORAGE VOLUME AS SPECIFIED ON APPROVED PLANS.
2. USE BASKETS MADE OF 11 GAUGE WIRE OR HEAVIER.
3. USE NONWOVEN AND WOVEN MONOFILAMENT GEOTEXTILES AS SPECIFIED IN SECTION H-1 MATERIALS.
4. INSTALL GABIONS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
5. EMBED THE GABION OUTLET STRUCTURE INTO THE SOIL A MINIMUM OF 9 INCHES. PROVIDE NONWOVEN GEOTEXTILE UNDER ALL GABIONS.
6. FILL GABION BASKETS WITH CLEAN 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE WITHOUT REBAR OR WIRE MESH.
7. MAKE THE WEIR CREST OF THE GABION OUTLET STRUCTURE 9 INCHES LOWER THAN THE TOP OF THE ADJACENT GABIONS.
8. PROVIDE A MINIMUM WEIR CREST OF 6 FEET.
9. ATTACH WOVEN MONOFILAMENT GEOTEXTILE TO THE UPSTREAM FACE OF GABION BASKETS AND COVER WITH 4 TO 7 INCH STONE.
10. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO WITHIN 12 INCHES OF THE WEIR CREST. REPLACE GEOTEXTILE AND STONE FACING WHEN STRUCTURE CEASES TO FUNCTION. MAINTAIN LINE, GRADE, AND CROSS SECTION.
11. UPON REMOVAL OF GABION OUTLET STRUCTURE, GRADE AREA FLUSH WITH EXISTING GROUND. WITHIN 24 HOURS STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, AND MULCH, OR AS SPECIFIED ON APPROVED PLAN.

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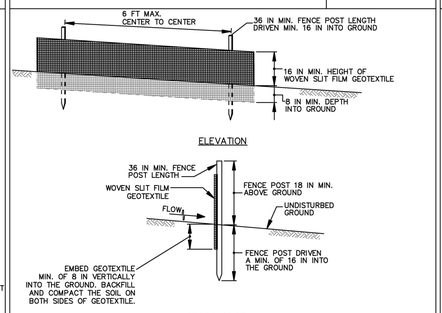
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ x 1¾ ± 1/8 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE 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 SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

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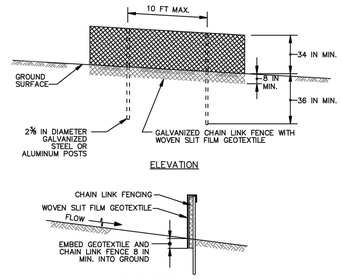
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF



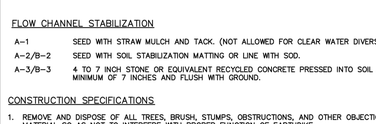
CONSTRUCTION SPECIFICATIONS

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 (2⅛ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HOG 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 C-1 EARTH DIKE

STANDARD SYMBOL: A–1 (PLACE DESIGNATION (A,B,A–1) ON FLOW CHANNEL SIDE OF DIKE.)



DIKE TYPE	A	B
c – DIKE HEIGHT	18 IN MIN.	30 IN MIN.
b – DIKE WIDTH	24 IN MIN.	36 IN MIN.
c – FLOW WIDTH	4 FT MIN.	6 FT MIN.
d – FLOW DEPTH	12 IN MIN.	24 IN MIN.

FLOW CHANNEL STABILIZATION

A–1	SEED WITH STRAW MULCH AND TACK. (NOT ALLOWED FOR CLEAR WATER DIVERSION.)
A–2/B–2	SEED WITH SOIL STABILIZATION MATTING OR LINE WITH SOD.
A–3/B–3	4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE PRESSED INTO SOIL A MINIMUM OF 7 INCHES AND FLUSH WITH GROUND.

CONSTRUCTION SPECIFICATIONS

1. REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH PROPER FUNCTION OF EARTHDIKE.
2. EXCAVATE OR SHAPE EARTH DIKE TO LINE, GRADE, AND CROSS SECTION AS SPECIFIED. BANK PROJECTIONS OR OTHER IRREGULARITIES ARE NOT ALLOWED.
3. COMPACT FILL.
4. CONSTRUCT FLOW CHANNEL ON AN UNINTERRUPTED, CONTINUOUS GRADE, ADJUSTING THE LOCATION DUE TO FIELD CONDITIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.
5. PROVIDE OUTLET PROTECTION AS REQUIRED ON APPROVED PLAN.
6. STABILIZE EARTH DIKE WITHIN THREE DAYS OF INSTALLATION. STABILIZE FLOW CHANNEL FOR CLEAR WATER DIVERSION WITHIN 24 HOURS OF INSTALLATION.
7. MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS, AND MAINTAIN POSITIVE DRAINAGE. KEEP EARTH DIKE AND POINT OF DISCHARGE FREE OF EROSION, AND CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.
8. UPON REMOVAL OF EARTH DIKE, GRADE AREA FLUSH WITH EXISTING GROUND. WITHIN 24 HOURS OF REMOVAL STABILIZE DISTURBED AREA WITH TOPSOIL, SEED, AND MULCH, OR AS SPECIFIED ON APPROVED PLAN.

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

REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Howard County Department Of Planning And Zoning

DocuSigned by: (Chad) Edmondson 10/3/2023
Chief, Development Engineering Division — Date

10/5/2023
Chief, Division Of Land Development — 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

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."

Frank Manalansan II — 10/2/2023
SIGNATURE OF LICENSED PROFESSIONAL — DATE

FRANK JOHN MANALANSAN II — MD REGISTRATION No. 21476 R.L.S.

OWNERS/DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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."

Zugell Jamison — 9/30/2023
SIGNATURE OF DEVELOPER — DATE

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

DocuSigned by: Alexander Ekstrom 10/5/2023
HOWARD SOIL CONSERVATION DISTRICT — DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.

Frank Manalansan II — 10/2/2023
FRANK JOHN MANALANSAN II. — Date

OWNER/DEVELOPER

ANDREW JAMISON AND ZUGELL JAMISON
13450 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
410-740-1200

SEDIMENT & EROSION CONTROL DETAILS
JAMISON PROPERTY

2139 DAISY ROAD
L.19196 F.146
ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRIC, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SEPTEMBER, 2023
SHEET 8 OF 10

F-22-036

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 90 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):

Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)	Lime Rate
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"		

REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Howard County Department Of Planning And Zoning

DocuSigned by: (Chad) Edmondson 10/3/2023
Chief, Development Engineering Division — Date

Chief, Division Of Land Development — Date 10/5/2023

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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): B

No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20) N	P_2O_5	K_2O	Lime Rate
B	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 keep 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 O (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 color 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.

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.

Frank Manalansan II — 10/2/2023
SIGNATURE OF LICENSED PROFESSIONAL — DATE

FRANK JOHN MANALANSAN II — MD REGISTRATION No. 21476 R.L.S.

OWNERS/DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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."

Zugell Jamison — 9/30/2023
SIGNATURE OF DEVELOPER — DATE

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, BEFORE PROCEEDING.
   B. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT ANY OTHER EARTH WITH 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:	7.05 ACRES
AREA DISTURBED:	1.86 ACRES
AREA TO BE ROOFED OR PAVED:	0.26 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	6.79 ACRES
TOTAL CUT:	950 CU. YDS.
TOTAL FILL:	950 CU. YDS.
WASTE/BORROW AREA LOCATION:	SITE WITH ACTIVE GRADING PERMIT

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 IIP 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.

SEQUENCE OF CONSTRUCTION

PHASE ONE

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 AND PERIMETER CONTROLS AS SHOWN ON SHEET 6. (3 DAYS)
4. COMMENCE GRADING SITE FOR THE PRIVATE DRIVEWAY TO EXISTING HOME. AND OFF-SITE GRADING. OBTAIN PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR BEFORE PROCEEDING. (1 WEEK)
5. UPON PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, COMMENCE INSTALLATION OF BASE COURSE PAVING. (1 WEEK)
6. INSTALL FINAL PAVING COARSE COMMENCE INSTALLATION OF THE BIO-RETENTION FACILITY (1 WEEK)
7. UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE ALL REMAINING DISTURBED AREAS ON-SITE WITH PERMANENT SEEDING OR OPTIONAL SODDING. (1 WEEK)

PHASE TWO

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 STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS AS SHOWN ON SHEET 7. (3 DAYS)
4. WITH PERMISSION FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, BEGIN ROUGH GRADE DRIVEWAY, ROUGH GRADE AROUND HOUSE SITE AND INSTALL TEMPORARY SEEDING, IF REQUIRED.
5. BEGIN CONSTRUCTION ON BUILDING, DRIVEWAY, AND UTILITIES ON LOT 2. (8 MONTHS)
6. FINE GRADE SITE AND INSTALL PERMANENT SEEDING. (3 DAYS)
7. WITH PERMISSION FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, BEGIN CONVERSION OF BIO RETENTION FACILITY. (1 WEEK)
8. ALL FINAL GRADES AND STABILIZATION SHOULD BE COMPLETED BEFORE ANY REMOVAL OF CONTROLS. WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED.

NOTES: 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.

PHASE 2 WILL BE COMPLETED UNDER A SEPARATE GRADING PERMIT.

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

DocuSigned by: Alexander Brateman 10/5/2023
HOWARD SOIL CONSERVATION DISTRICT — DATE

STATE OF MARYLAND — FRANK JOHN MANALANSAN II — No. 21476 — PROFESSIONAL LAND SURVEYOR

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.

Frank Manalansan II — 10/2/2023
FRANK JOHN MANALANSAN II. — Date

OWNER/DEVELOPER

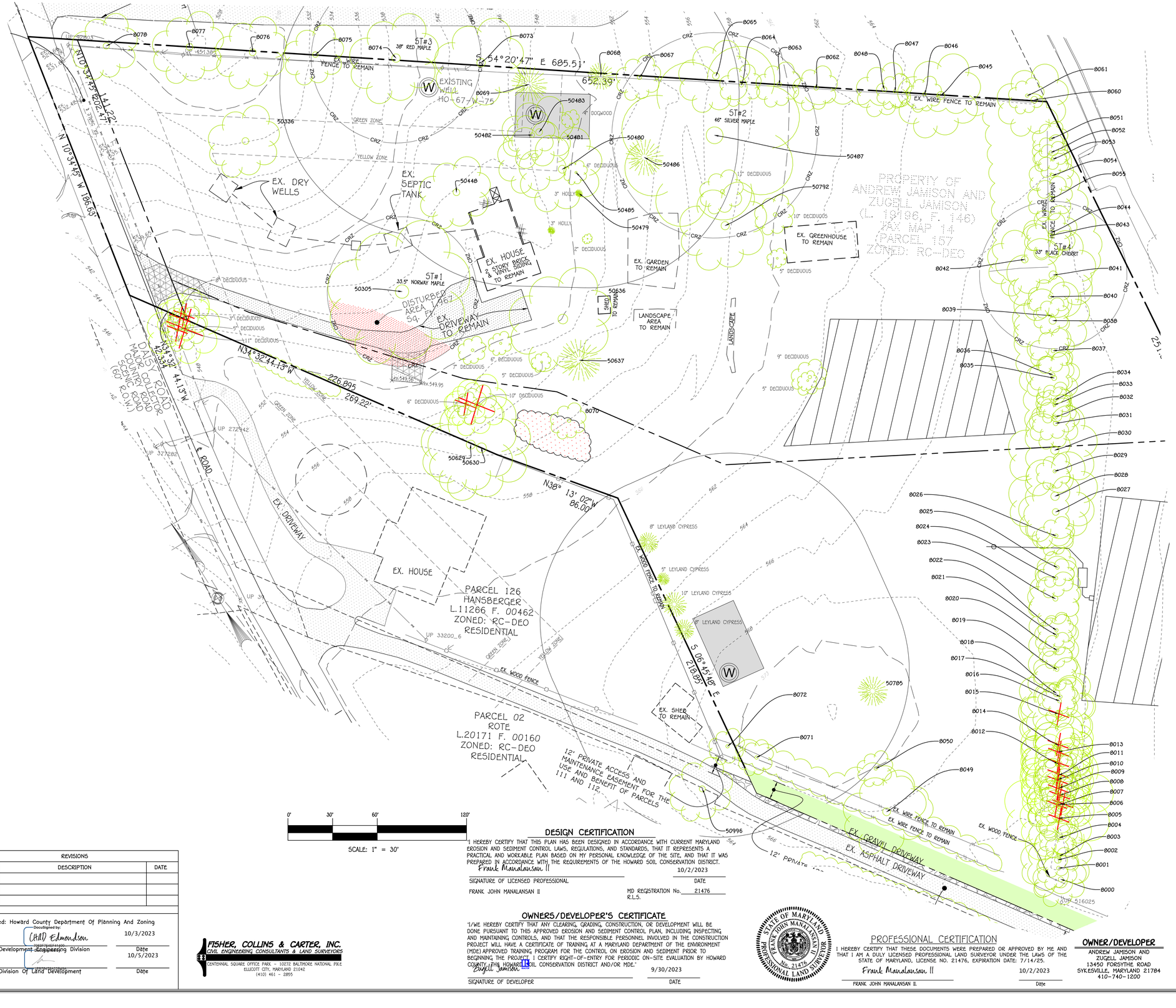
ANDREW JAMISON AND ZUGELL JAMISON
13450 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
410-740-1200

SEDIMENT & EROSION CONTROL NOTES

JAMISON PROPERTY

2139 DAISY ROAD
L.19196 F.146
ZONING: RC-DEO
TAX MAP 14, GRID 01, PARCEL 157
FOURTH ELECTION DISTRIC, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SEPTEMBER, 2023
SHEET 9 OF 10

F-22-036



TREE INVENTORY CHART

Number	Species	DBH (in. dbh)	CRZ 1:1.5 (feet radius)	Condition	State Champion Tree (in. dbh)
8000	Black Cherry	20"	30'	Good	64"
8001	Red Maple	12"	18'	Good	86.9"
8002	Black Cherry	18"	27'	Good	64"
8003	Black Cherry	16"	24'	Good	64"
8004	Black Cherry	14"	21'	Good	64"
8005	Black Cherry	15"	22.5'	Good	64"
8006	Black Cherry	20"	30'	Good	64"
8007	Black Cherry	12"	18'	Good	64"
8008	Red Maple	14"	21'	Good	86.9"
8009	Black Cherry	13"	19.5'	Good	64"
8010	Red Maple	18"	27'	Good	86.9"
8011	Black Cherry	14"	21'	Good	64"
8012	Red Maple	14"	21'	Good	86.9"
8013	Black Cherry	25"	37.5'	Good	64"
8014	Red Maple	16"	24'	Good	86.9"
8015	Black Cherry	11"	16.5'	Good	64"
8016	Black Cherry	11"	16.5'	Good	64"
8017	Black Cherry	11"	16.5'	Good	64"
8018	Black Cherry	27"	40.5'	Good	64"
8019	Black Cherry	16"	24'	Good	64"
8020	Black Cherry	15"	22.5'	Good	64"
8021	Red Maple	13"	19.5'	Good	86.9"
8022	Black Cherry	16"	24'	Good	64"
8023	Black Cherry	11"	16.5'	Good	64"
8024	Black Cherry	13"	19.5'	Good	64"
8025	Black Cherry	11"	16.5'	Good	64"
8026	Black Cherry	16"	24'	Good	64"
8027	Black Cherry	18"	27'	Good	64"
8028	Black Cherry	29"	43.5	Good	64"
8029	Black Cherry	12"	18'	Good	64"
8030	Black Cherry	28"	42'	Good	64"
8031	Black Cherry	18"	27'	Good	64"
8032	Black Cherry	18"	27'	Good	64"
8033	Black Cherry	14"	21'	Good	64"
8034	Black Cherry	12"	18'	Good	64"
8035	Black Cherry	20"	30'	Good	64"
8036	Black Cherry	20"	30'	Good	64"
8037	Black Cherry	14"	21'	Good	64"
8038	Black Cherry	25"	37.5'	Good	64"
8039	Black Cherry	12"	18'	Good	64"
8040	Red Maple	12"	18'	Good	86.9"
8041	Black Cherry	33"	49.5'	Very Poor, trunk rot	64"
8042	Black Cherry	23"	34.5'	Good	64"
8043	Black Cherry	15"	22.5'	Good	64"
8044	Black Cherry	22"	33'	Good	64"
8045	Tree of Heaven	28"	42'	Good	64"
8046	Tree of Heaven	12"	18'	Good	64"
8047	Red Maple	13"	19.5'	Good	86.9"
8048	Red Maple	23"	34.5'	Good	86.9"
8049	Mulberry	26"	39'	Good	64"
8050	Black Cherry	12"	18'	Good	64"
8051	Black Cherry	12"	18'	Good	64"
8052	Black Cherry	14"	21'	Good	64"
8053	Black Cherry	16"	24'	Good	64"
8054	Black Cherry	14"	21'	Good	64"
8055	Black Cherry	17"	25.5'	Good	64"
8060	Black Cherry	26"	39'	Good	64"
8061	Slippery Elm	12"	18'	Good	60.5"
8062	Black Cherry	15"	22.5'	Good	64"
8063	Red Maple	15"	22.5'	Good	86.9"
8064	Black Cherry	14"	21'	Good	64"
8065	Black Cherry	26"	39'	Good	64"
8066	White Pine	15"	22.5'	Heavy trimmed	53.5"
8067	Red Maple	23"	34.5'	Good, triple stems	86.9"
8068	White Pine	14"	21'	Good	53.5"
8069	Norway Spruce	22.5"	33.75'	Good	57.5"
8070	Black Walnut	12.5"	18.75'	Good	73.5"
8071	Black Cherry	12"	18'	Good	64"
8072	Black Cherry	12"	18'	Good	64"
8073	Red Maple	29.5"	44.25'	Good	86.9"
8074	Red Maple	38"	57'	Poor, heavily trimmed for wires	86.9"
8075	Red Maple	26"	39'	Good	86.9"
8076	Tulip-Poplar	24"	36'	Good	101.3"
8077	Red Maple	29"	43.5'	Good	86.9"
8078	Red Maple	22"	33'	Good	86.9"
50305	Norway Maple	33.5"	50.25	Good	66.6"
50336	Tulip Poplar	22.5"	33.75'	Good	101.3"
50448	Sour Cherry	13"	19.5'	Good, Multi-stem	32.5"
50480	River Birch	22"	33'	Good	57.6"
50481	Black Cherry	22"	33'	Good	64"
50482	Black Cherry	17"	25.5'	Good	64"
50483	Black Cherry	10"	15'	Good	64"
50486	Norway Spruce	13"	19.5'	Poor condition, notable dieback	66.6"
50487	Silver Maple	46"	69'	Good	93.9"
50629	Black Cherry	25.5"	38.25'	Good	64"
50630	Black Cherry	26"	39'	Good	64"
50636	Silver Maple	25"	37.5'	Good	93.9"
50637	Norway Spruce	16.5"	24.75'	Good	66.6"
50785	Holly	12"	18'	Good	N/A
50792	Silver Maple	24"	36'	Good	93.9"
50996	Redbud	10"	15'	Good, Multi-stem	41.1"

REVISIONS		
NO.	DESCRIPTION	DATE

Approved: Howard County Department Of Planning And Zoning

DocuSigned by: (Chad) Edmondson 7D8B7B4B84A14D5...

Chief, Development Engineering Division — Date 10/3/2023

Chief, Division Of Land Development — Date 10/5/2023

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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.

Frank Manalansan II — 10/2/2023

SIGNATURE OF LICENSED PROFESSIONAL — DATE

FRANK JOHN MANALANSAN II — MD REGISTRATION No. 21476 R.L.S.

OWNERS/DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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."

Zugell Jamison — 9/30/2023

SIGNATURE OF DEVELOPER — DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.

Frank Manalansan II — 10/2/2023

FRANK JOHN MANALANSAN II. — Date

STATE OF MARYLAND · FRANK JOHN MANALANSAN II · No. 21476 · PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER

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ZUGELL JAMISON
13450 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784
410-740-1200

TREE INVENTORY

JAMISON PROPERTY

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