

**LANDSCAPING PLANT LIST**

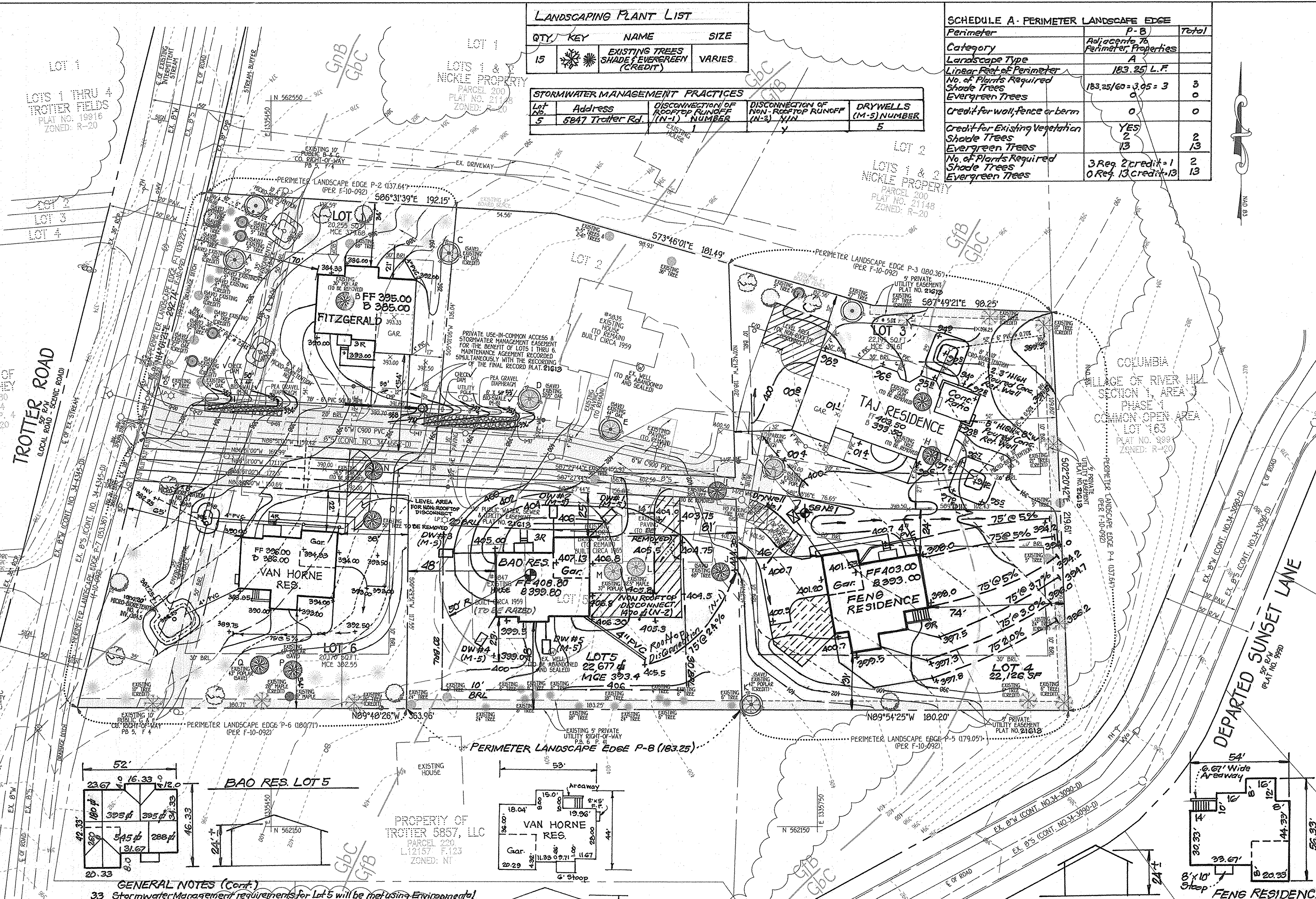
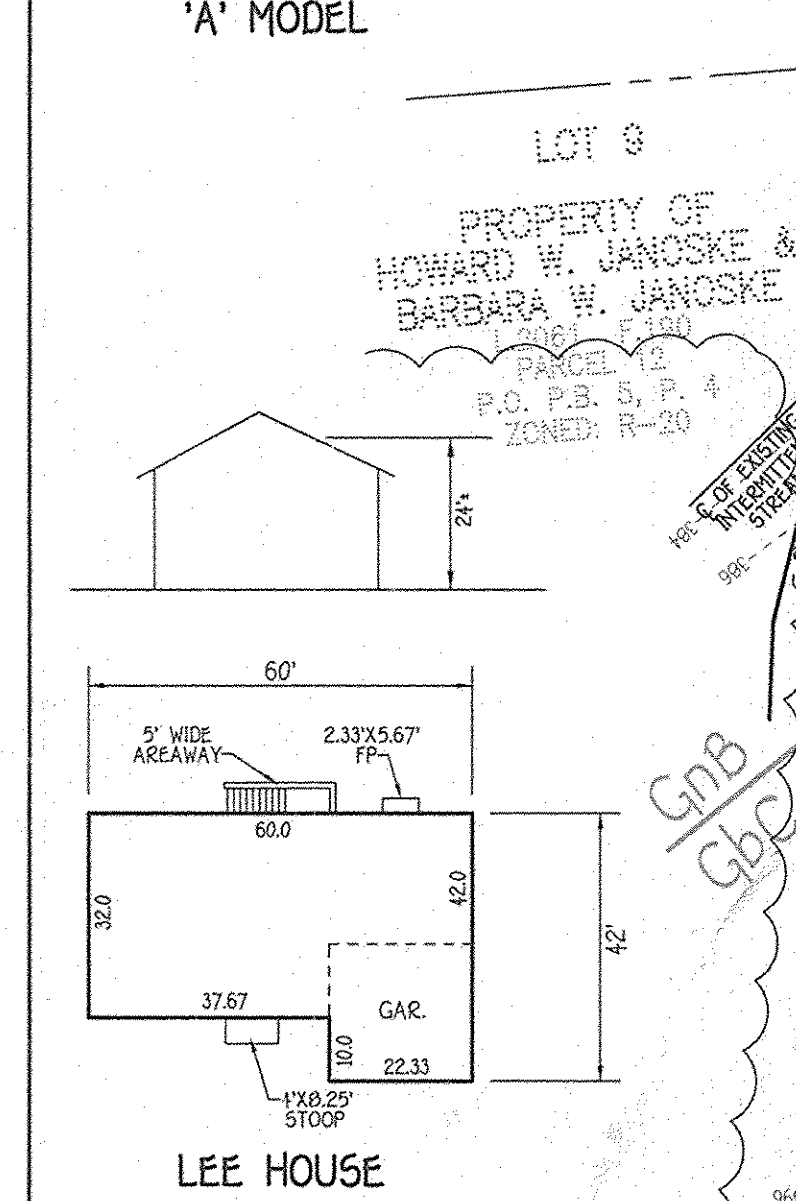
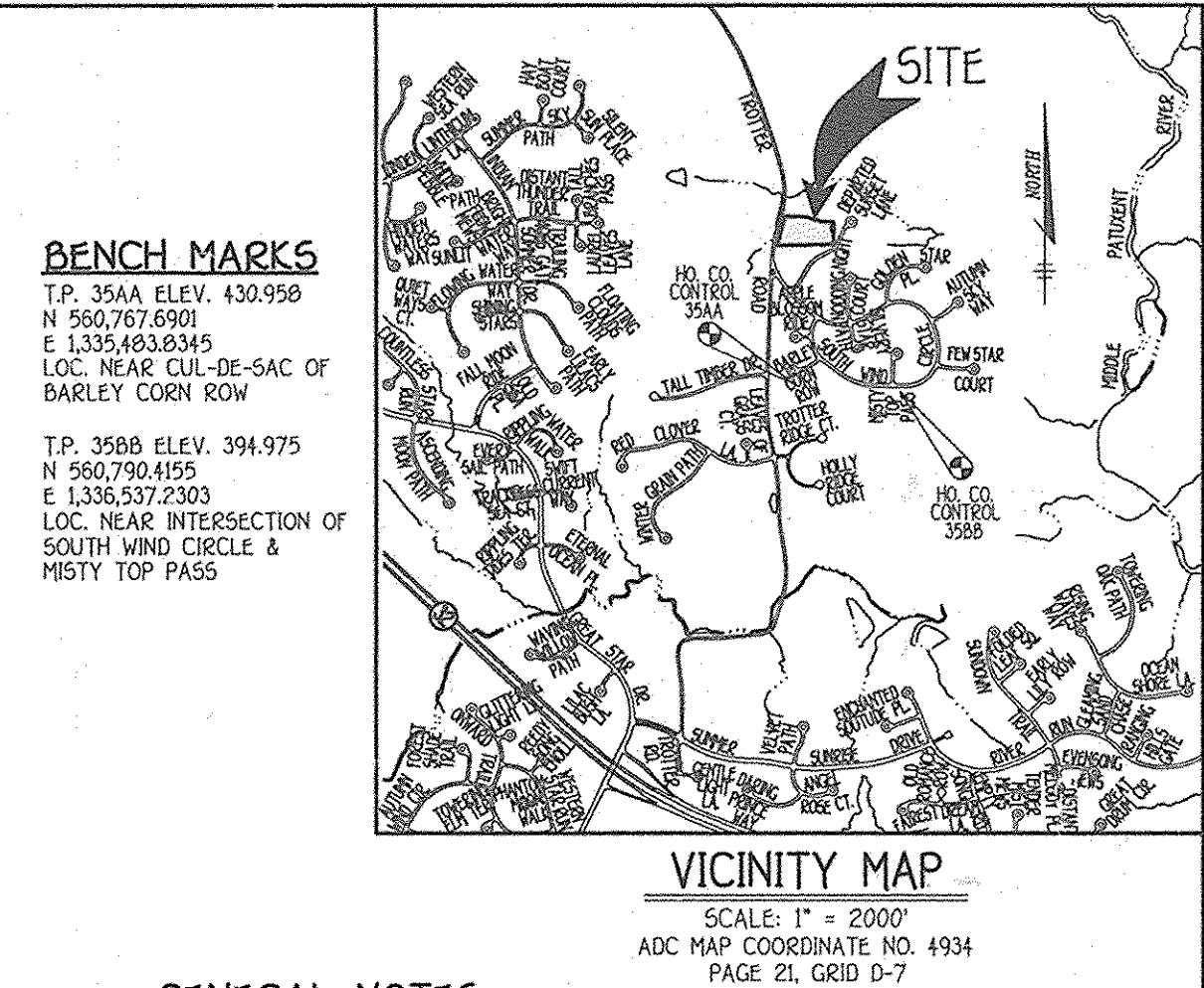
QTY	KEY	NAME	SIZE
15		EXISTING TREES SHADE/EVERGREEN (CREDIT)	VARIABLES

**STORMWATER MANAGEMENT PRACTICES**

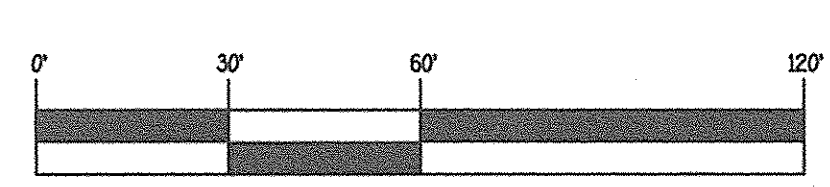
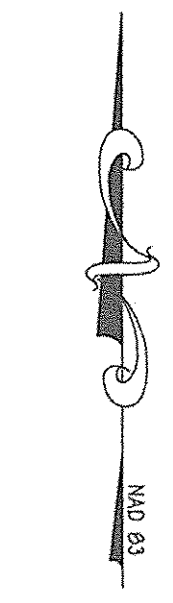
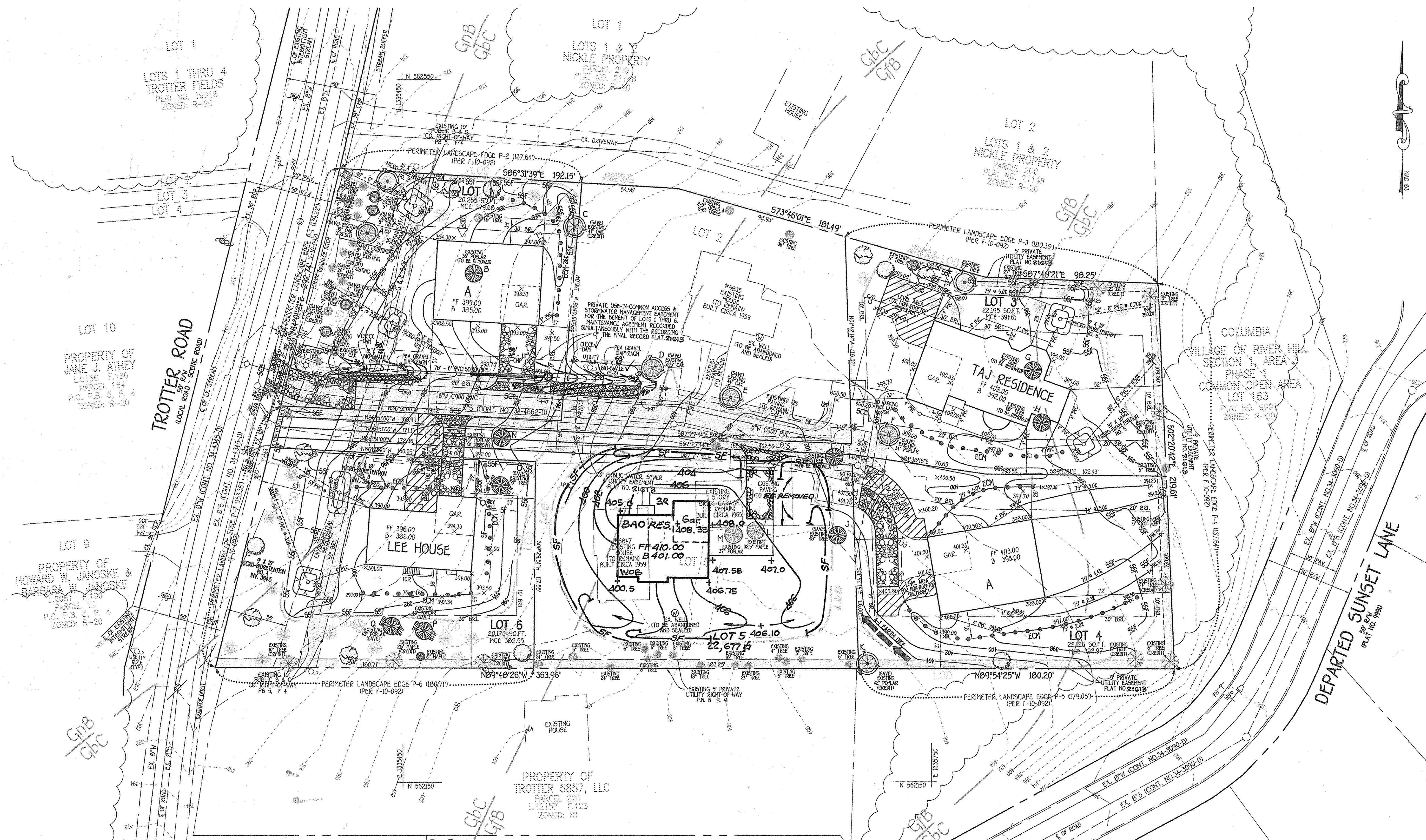
Lot	Address	DISCONNECTION OF ROOFTOP RUNOFF (N-1) NUMBER	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) #/IN	DRYWELLS (M-5) NUMBER
5	5847 Trotter Rd.	1	1	5

**SCHEDULE A - PERIMETER LANDSCAPE EDGE**

Perimeter	P-B	Total
Category	Adjacent to Perimeter Properties	
Landscape Type	A	
Linear Feet of Perimeter	183.25 L.F.	
No. of Plants Required	183.25/60 = 3.05 = 3	3
Evergreen Trees		0
Credit for wall, fence or berm	0	0
Credit for Existing Vegetation	YES	2
Shade Trees	2	13
Evergreen Trees		
No. of Plants Required	3 Req. 2 credit = 1	2
Shade Trees		
Evergreen Trees	0 Req. 13 credit = 13	13



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED 2/2/04 AND THE CDD LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
  - TOTAL AREA OF SITE 1.9455 ACRES
  - TOTAL NUMBER OF LOTS SUBMITTED 4 SFD
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-8800 AT LEAST FIVE WORKING DAYS PRIOR TO START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - THIS SITE IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2009 BY FISHER, COLLINS & CARTER, INC.
  - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER IS UTILIZED IN THIS SUBDIVISION.
  - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-10-092, WP-11-009 & WATER & SEWER CONTRACT NO. 34-4662-D
  - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.  
 HOWARD COUNTY MONUMENT 358A N 560.767.690 E 1.335.483.845 ELEV. 394.975  
 HOWARD COUNTY MONUMENT 358B N 560.767.690 E 1.335.483.845 ELEV. 394.975
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING.
  - SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
  - FOR FLAG OR PIPESTEN TIES, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEN AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEN LOT DRIVEWAY.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12' (10' SERVING MORE THAN ONE RESIDENCE)  
 B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING  
 C) GEOMETRY - MAXIMUM 15% GRADE. MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.  
 D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (625-LOADING)  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - THERE ARE NO WETLANDS OR STREAMS ON SITE BASED ON A SITE INSPECTION BY JOHN CANOLES ON FEBRUARY 1, 2010.
  - NO CERTIFICATES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
  - NO 100 YEAR FLOOD PLAN EXISTS ON SITE. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAINTING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS.
  - THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNTY BILL 15-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNTY BILL 75-2003, 67-2004, 67-2005, 67-2006, 67-2007, 67-2008, 67-2009, 67-2010, 67-2011, 67-2012, 67-2013, 67-2014, 67-2015, 67-2016, 67-2017, 67-2018, 67-2019, 67-2020, 67-2021, 67-2022, 67-2023, 67-2024, 67-2025, 67-2026, 67-2027, 67-2028, 67-2029, 67-2030, 67-2031, 67-2032, 67-2033, 67-2034, 67-2035, 67-2036, 67-2037, 67-2038, 67-2039, 67-2040, 67-2041, 67-2042, 67-2043, 67-2044, 67-2045, 67-2046, 67-2047, 67-2048, 67-2049, 67-2050, 67-2051, 67-2052, 67-2053, 67-2054, 67-2055, 67-2056, 67-2057, 67-2058, 67-2059, 67-2060, 67-2061, 67-2062, 67-2063, 67-2064, 67-2065, 67-2066, 67-2067, 67-2068, 67-2069, 67-2070, 67-2071, 67-2072, 67-2073, 67-2074, 67-2075, 67-2076, 67-2077, 67-2078, 67-2079, 67-2080, 67-2081, 67-2082, 67-2083, 67-2084, 67-2085, 67-2086, 67-2087, 67-2088, 67-2089, 67-2090, 67-2091, 67-2092, 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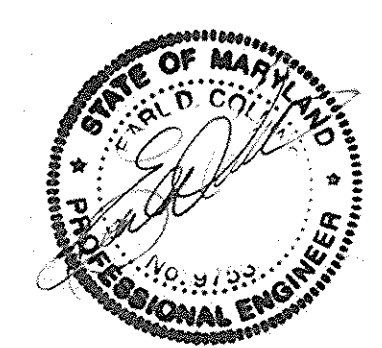


SOILS LEGEND		
SOIL	NAME	CLASS
G/C	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	D
G/B	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	D
G/B	GLENVILLE-SALE SALT LOAM, 0 TO 8 PERCENT SLOPES	C

*Chiffle*  
10/15/11

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK • 10772 BALTIMORE NATIONAL PKWY  
ELLSWORTH CITY, MARYLAND 21112  
410.461.2929

2	BIO-SWALE AS-BUILT	10/15/11
1	Rev. hse., grad., S&E Controls Lot 5	7-26-12
NO.	REVISION	DATE



**ENGINEER'S CERTIFICATE**  
"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

*Earl D. Collins* 5-16-11  
Signature of Engineer EARL D. COLLINS Date

**BUILDER/DEVELOPER'S CERTIFICATE**  
"I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

*John M. Lee* 8-13-11  
Signature of Developer Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*John P. Robinson* 8-15-11  
Signature of District Director Date

OWNER/DEVELOPER	OWNER/DEVELOPER
DAVID TAJ & NIDA TAJ 5935 TROTTER ROAD CLARKSVILLE, MARYLAND 21029 410-531-6093	JOHN M. LEE/PATRICIA A. CHILDS 5947 TROTTER ROAD CLARKSVILLE, MARYLAND 21029 410-531-1069

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kit Shalwell* 9/08/11  
Chief, Division of Land Development Date

*Chad Plummer* 9-17-11  
Chief, Development Engineering Division Date

*Thomas S. Smith* 9/3/11  
Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOT NO.			
TROTTER CREST	N/A	1, THRU 6			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21G13	2	R-20	35	5	6069.02
WATER ZONE	TEST GRADIENT				
630	780				

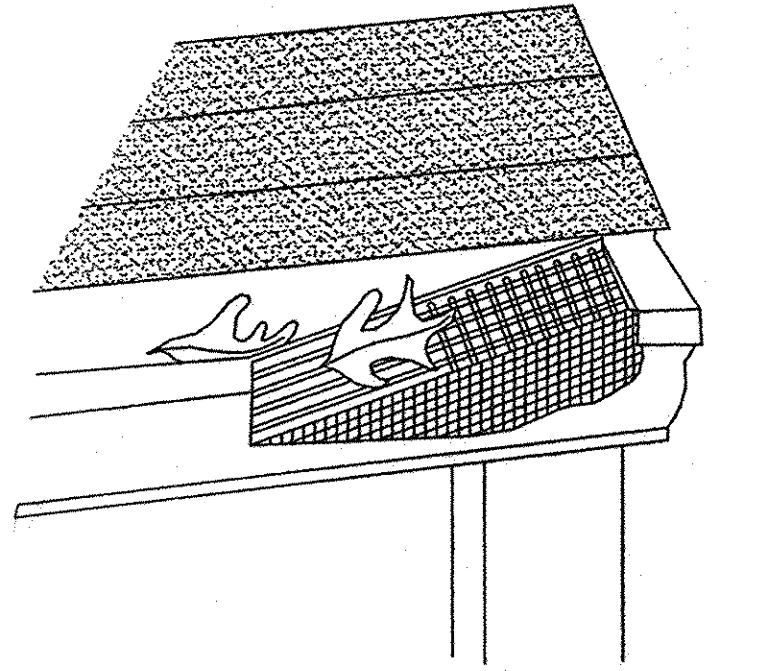
**SEDIMENT/EROSION CONTROL PLAN**

**SINGLE FAMILY DETACHED  
TROTTER CREST  
LOTS 1 THRU 6**

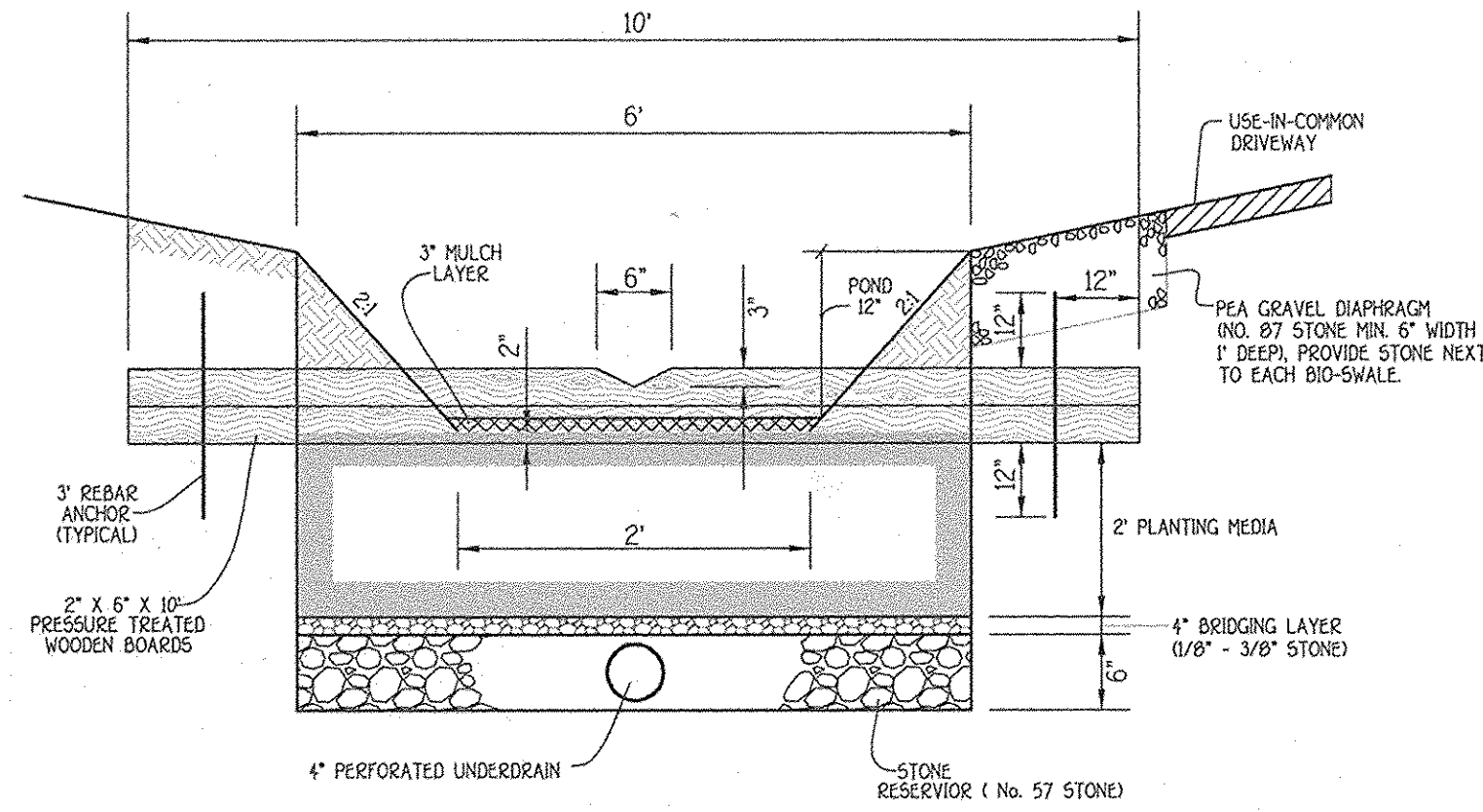
TAX MAP NO: 35 PARCEL NO.S: 201 & 202 GRID NO: 2  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: APRIL, 2011  
SHEET 2 OF 4

SDP-11-031

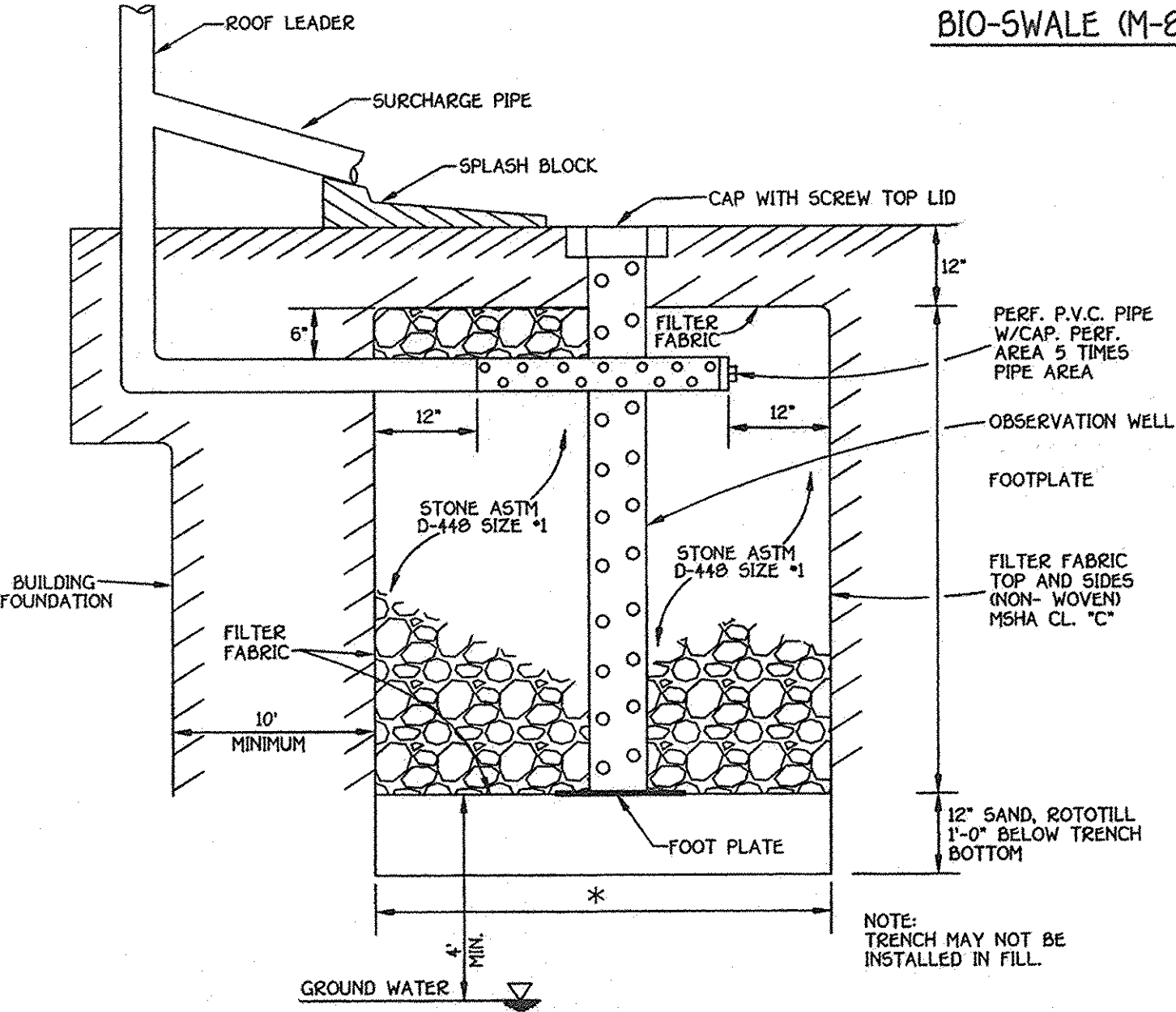




GUTTER DRAIN FILTER DETAIL  
NOT TO SCALE



BIO-SWALE (M-6) & WOODEN CHECK DAM DETAIL  
SECTION "A - A"  
NOT TO SCALE



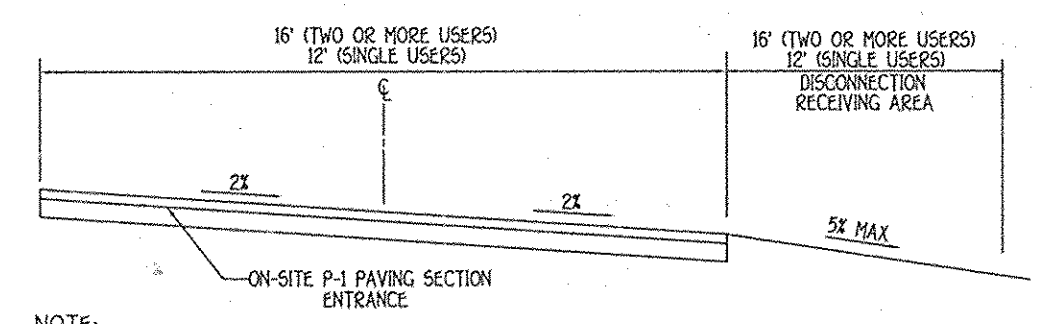
DRY WELL DETAIL  
NOT TO SCALE

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

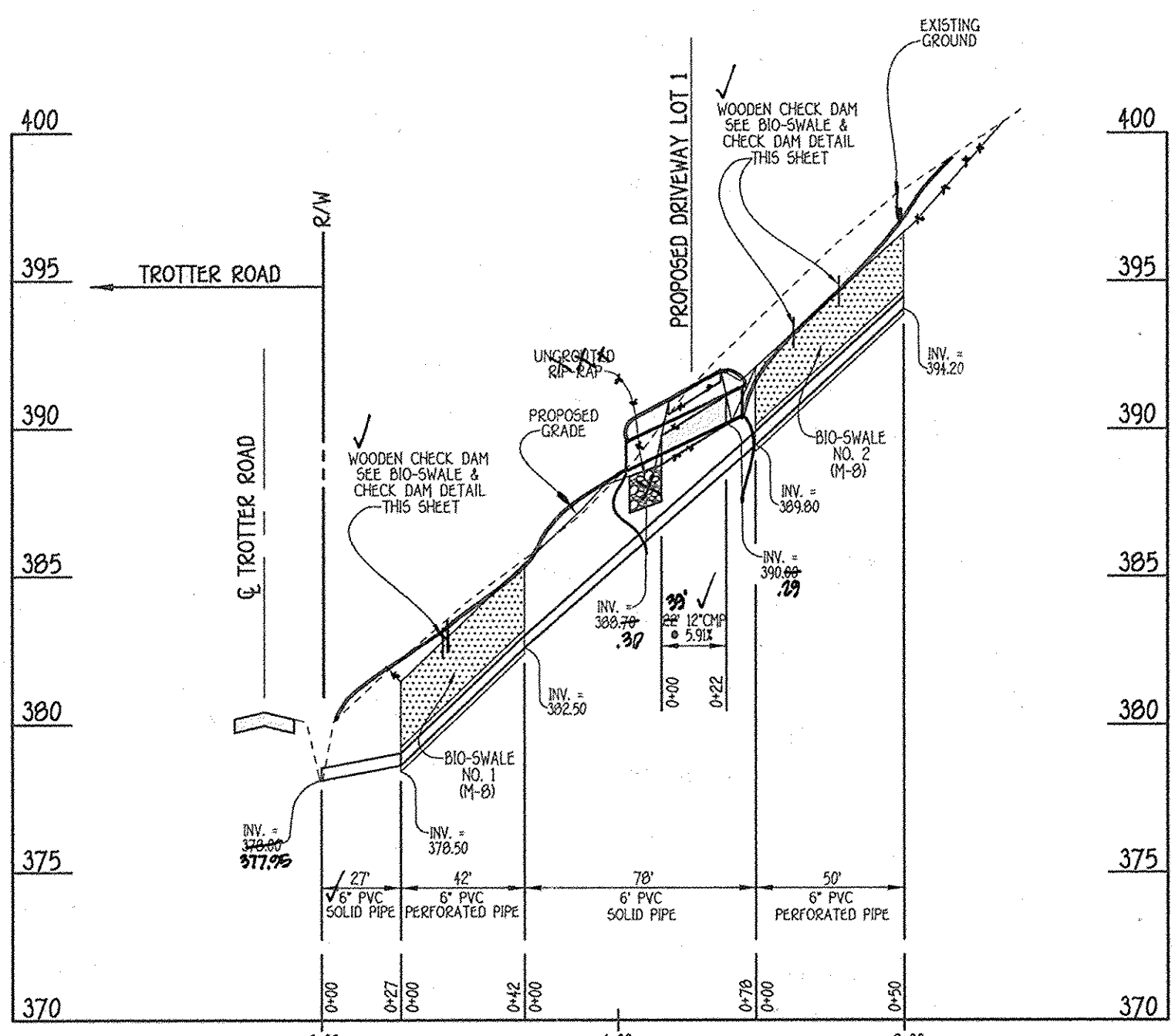
- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK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

Dry Well No.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	D x L x W
DW 1	260 SQ. FT.	86.6 C.F.	90.0 C.F.	100%	8' x 7.5' x 5'
DW 2	545 SQ. FT.	106.7 C.F.	112.50 C.F.	100%	10' x 7.5' x 5'
DW 3	388 SQ. FT.	82.3 C.F.	84.6 C.F.	100%	8' x 7' x 5'
DW 4	395 SQ. FT.	95.5 C.F.	101.3 C.F.	100%	9' x 7.5' x 5'
DW 5	395 SQ. FT.	95.5 C.F.	101.3 C.F.	100%	9' x 7.5' x 5'

\*INCLUDES ADDITIONAL VOLUME TO COMPENSATE FOR DRIVEWAY IMPERVIOUSNESS

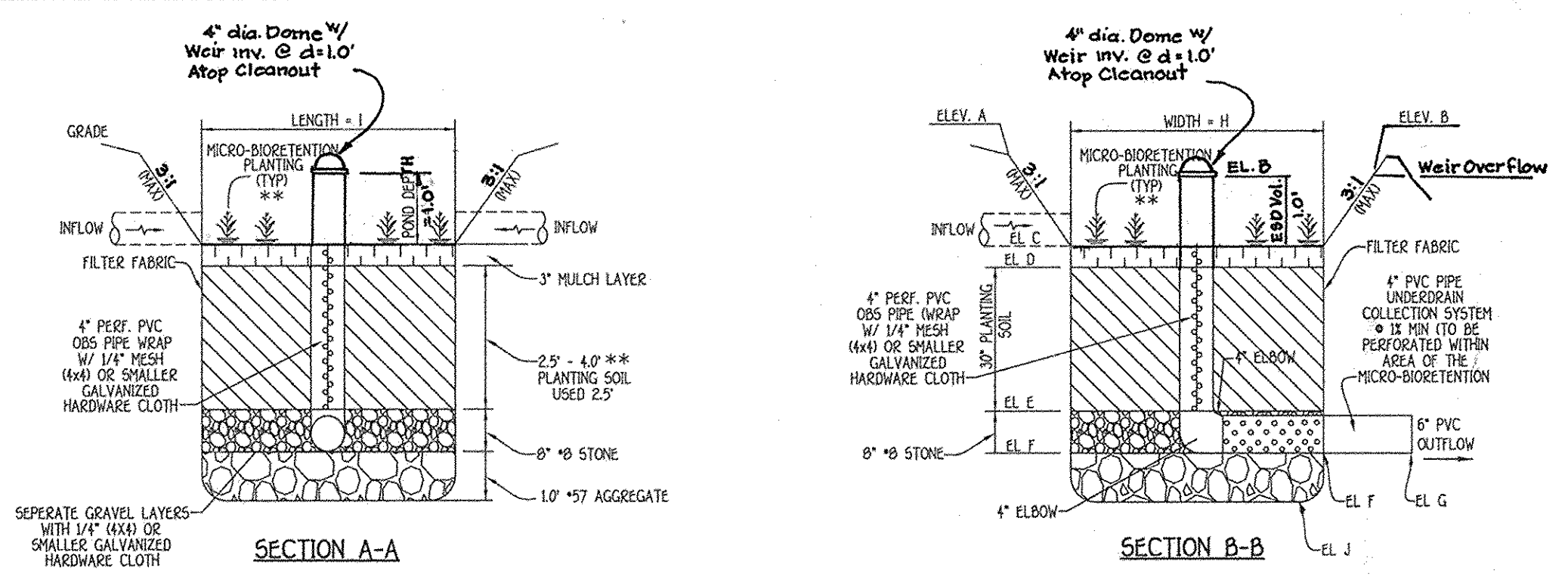


TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION  
NOT TO SCALE



BIO-SWALES FOR THE USE-IN-COMMON DRIVEWAY  
SCALE: VERT. 1" = 3' HORIZ. 1" = 30'

NOTE: THE PLANTING MEDIA, MULCH AND UNDERDRAIN SYSTEMS SHALL CONFORM TO THE SPECIFICATIONS FOUND IN APPENDIX B.4 OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL.



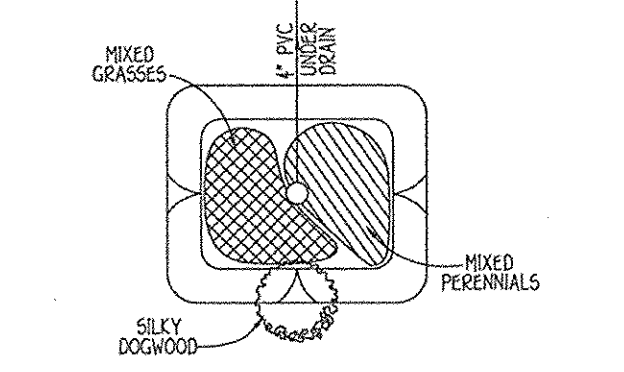
MICRO-BIORETENTION DETAIL (M-6)  
NOT TO SCALE

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF ROOFTOP (N-1) & NONROOFTOP RUNOFF (N-2)

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

OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6) AND BIORETENTION SWALE (M-8)

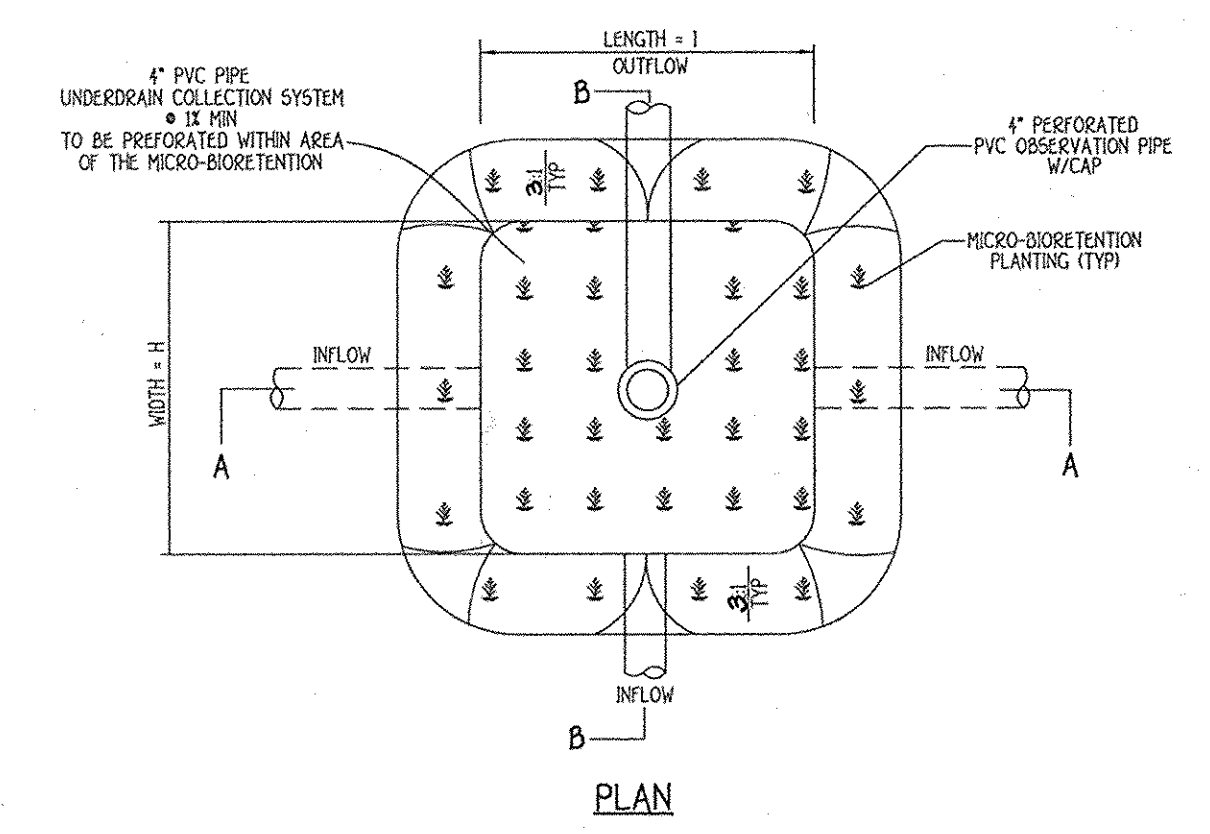
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE 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.
- 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.
- 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.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



MICRO-BIORETENTION PLANTING DETAIL  
NOT TO SCALE

- \*MIXED PERENNIALS: CUT-LEAF CONEFLOWER, CARDINAL FLOWER, TRICOLOR ASTER
  - \*MIXED GRASSES: TUFTED FOXTAIL, BROOK SEDGE, SWITCH GRASS
  - \*SILKY DOGWOOD
- NOTE: PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE MICRO-BIORETENTION

QUANTITY	NAME	MAXIMUM SPACING (FT.)
45	MIXED PERENNIALS	1 FT.
45	MIXED GRASSES	1 FT.
1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION



P-1 DRIVEWAY PAVING SECTION  
NOT TO SCALE

BIORETENTION FILTER	MICRO-BIORETENTION									
	A	B	C	D	E	F	G	H	I	J
1	386.00	386.00	384.50	384.25	381.75	381.00	380.00	6'	10'	380.00
2	392.00	392.00	390.50	390.25	377.75	377.00	376.00	10'	10'	376.00
3	368.00	367.00	368.00	365.75	363.25	362.00	362.25	10'	5'	361.50
4	368.25	367.25	366.25	364.00	363.00	362.25	362.25	10'	20'	361.50
5	395.50	395.50	394.00	393.75	391.25	390.50	390.25	10'	10'	389.50
6	395.50	395.50	394.00	393.75	391.25	390.50	390.25	10'	10'	389.50

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 2% SLOPE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

*Earl D. Collins*  
10/15/14

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21117  
(410) 461-2855



NO.	REVISION	DATE
3	BIO-SWALE AS-BUILT	10/15/14
2	Add Drywell Notes And Details	7-26-12
1	Rev. micro bio-retention Facilities 3 & 4	9/2/12

ENGINEER'S CERTIFICATE

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer: *Earl D. Collins* Date: *5-2-11*  
EARL D. COLLINS

BUILDER/DEVELOPER'S CERTIFICATE

"I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."  
Signature of Developer: *John M. Lee/Patricia A. Childs* Date: *8-13-11*

This development plan is approved for erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Howard SCD Date: \_\_\_\_\_

OWNER/DEVELOPER: DAYVID TAJ & VIDA TAJ, 5835 TROTTER ROAD, CLARKSVILLE, MARYLAND 21029, 410-531-6093  
OWNER/DEVELOPER: JOHN M. LEE/PATRICIA A. CHILDS, 5847 TROTTER ROAD, CLARKSVILLE, MARYLAND 21029, 410-531-1069

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Date: *9/28/11*  
Date: *9-7-11*  
Date: *9/2/11*

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21613	2	R-20	35	5	6069.02
WATER ZONE	TEST GRADIENT				
630	780				

LANDSCAPE, STORMWATER MANGEMENT DETAILS & NOTES

SINGLE FAMILY DETACHED TROTTER CREST LOTS 1 THRU 6

TAX MAP NO: 35 PARCEL NO.S: 201 & 202 GRID NO: 2  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: APRIL, 2011  
SHEET 4 OF 4