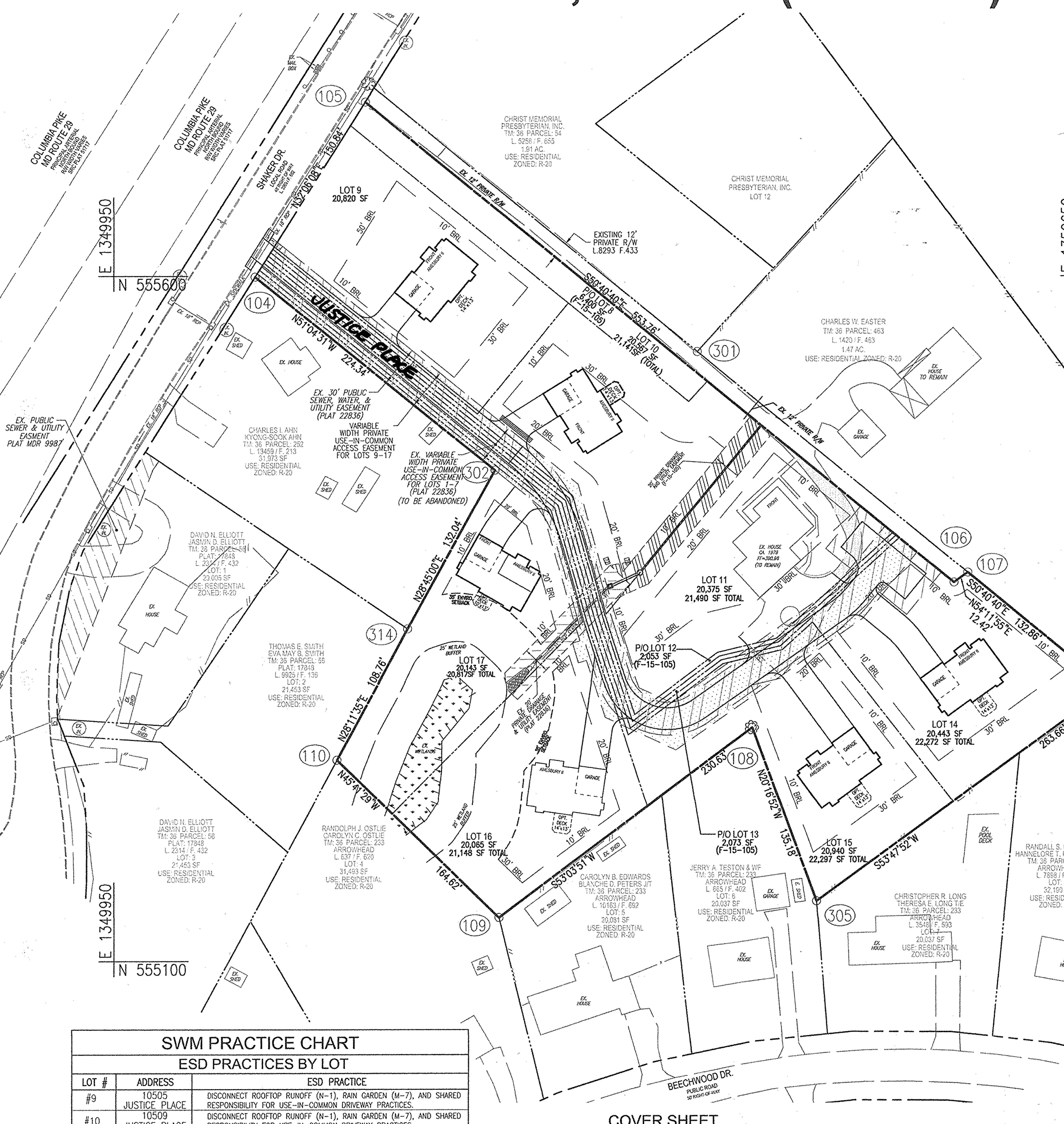
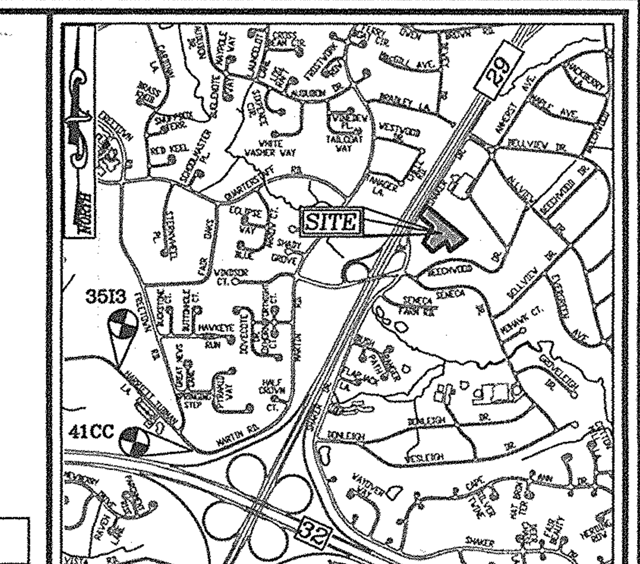
SITE DEVELOPMENT PLAN
STELLA GLEN
LOTS 9-11 & 14-17 (FORMERLY LOTS 1-7) AND P/O LOTS 8, 12 & 13 (F-15-105)

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
3. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
   - MISS UTILITY 1-800-257-7777
   - VERIZON TELEPHONE COMPANY: 1-410-954-6281
   - HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2366
   - AT&T CABLE LOCATION DIVISION: 1-800-393-3553
   - B.G.&E. CO. CONTRACTOR SERVICES: 410-850-4620
   - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 410-787-4620
   - STATE HIGHWAY ADMINISTRATION: 410-531-5533
4. THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES: ECP-13-024 CONT. #24-3108, WP-13-138, SP-13-009. F-14-049, SDP-13-059FC
5. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY WITH 2-FOOT CONTOUR INTERVALS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2012.
6. THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2012 BY ROBERT H. VOGEL ENGINEERING, INC.
7. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
8. 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.
9. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
10. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
11. STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES, NON-STRUCTURAL PRACTICES, AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. NON-STRUCTURAL PRACTICES INCLUDE ROOFTOP DISCONNECTION (N-1) AND NON-ROOFTOP DISCONNECTION (N-2). MICRO-SCALE PRACTICES INCLUDE RAIN GARDENS (M-7) AND GRASS SWALES (M-8). ALTERNATIVE SURFACES INCLUDE PERVIOUS CONCRETE (A-2). ON-LOT NON-STRUCTURAL AND MICRO-SCALE PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER. ALTERNATIVE SURFACE, NON-STRUCTURAL, AND MICRO-FACILITIES MANAGING RUNOFF FROM THE USE-IN-COMMON DRIVEWAY WILL BE MAINTAINED BY THE HOMEOWNERS IN ACCORDANCE WITH THE USE-IN-COMMON MAINTENANCE AGREEMENT.
12. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 4/17/14, ON WHICH DATE DEVELOPER AGREEMENT #F-14-049 WAS FILED AND ACCEPTED.
13. THIS PROJECT HAS AN APPROVED PRELIMINARY EQUIVALENT SKETCH PLAN (SP-13-009) WHICH WAS SIGNED ON 9/25/13 AND IS THEREFORE GRANDFATHERED UNDER THE THE 2/2/04 COMPREHENSIVE ZONING PLAN AND AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE 7/28/06 AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME. DEVELOPMENT OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SP APPROVAL.
14. THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06.
15. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
16. THE PROPOSED SUBDIVISION AND RELATED CONSTRUCTION WILL NOT IMPACT EXISTING ENVIRONMENTAL FEATURES AND BUFFERS.
17. EXISTING UTILITIES ARE BASED ON ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
18. 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. 3513 AND 41CC WERE USED FOR THIS PROJECT.
19. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
20. THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
21. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
22. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2012, AND APPROVED ON JUNE 20, 2013. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
23. FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2012. AND APPROVED IN CONJUNCTION WITH SP-13-009.
24. A TOTAL OF 7 LOTS ARE PROPOSED UNDER THIS PLAN.
25. NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS. FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
26. WETLANDS AND THEIR BUFFERS WILL NOT BE IMPACTED BY THE CONSTRUCTION OF THE SITE.
27. A NOISE WALL IS REQUIRED FOR THIS SITE AND WILL BE CONSTRUCTED IN ACCORDANCE WITH SHA PROJECT HO-3175170 WHICH IS FUNDED FOR CONSTRUCTION.
28. THERE ARE NO SPECIMEN TREES LOCATED ON THIS SITE.
29. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SHALL BE PROVIDED BY THE PLACEMENT OF 2.76 AC. (2:1 RATIO) OF RETENTION INTO AN OFFSITE FOREST CONSERVATION BANK IDENTIFIED AS DENSITY SOLUTIONS, APPROVED UNDER F-14-049, WHICH IS SUFFICIENT TO MEET THE 1.28 AC. OF REQUIRED REFORESTATION AND 0.10 AC. OF REQUIRED AFFORESTATION.
30. UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.02 FOR THE USE-IN-COMMON DRIVEWAY ENTRANCE AT SHAKER DRIVE.
31. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   a) WIDTH – 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
   b) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING. (1-1/2" MIN).
   c) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS.
   d) STRUCTURE (CULVERTS/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
   e) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
   f) STRUCTURE CLEARANCES – MINIMUM 12 FEET.
   g) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
32. THERE IS AN EXISTING HOUSE TO REMAIN WHICH SHALL BE LOCATED ON LOT 11. THE EXISTING DRIVEWAY TO LOT 11 SHALL BE REMOVED PRIOR TO RECORDATION OF THE FINAL PLAT AND ACCESS TO LOT 11 SHALL BE PROVIDED BY THE UIC SHARED DRIVEWAY FOR LOTS 9-11, 14-17 AND F-15-105 LOTS 12 & 13. ANY NEW ADDITIONS OR NEW CONSTRUCTION TO THE EXISTING HOUSE SHALL CONFORM TO SETBACKS AS SHOWN ON THE FINAL PLAT FOR THIS SUBDIVISION.
33. SHAKER DRIVE IS NOT A SCENIC ROAD.
34. LOTS 9-11, 14-17 AND F-15-105 LOTS 12 & 13 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY HAS BEEN RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
35. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF $8,850.00 FOR THE REQUIRED 17 SHADE TREES AND 45 SHRUBS SHALL BE POSTED WITH F-14-049.
36. DEED REFERENCE: L. 8293/F. 433
37. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JULY 12, 2012, AND WAS APPROVED ON JUNE 20, 2013.
38. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
39. FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 9-11, 14-17 AND F-15-105 LOTS 12 & 13 ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
40. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED BY HOWARD COUNTY BUREAU OF HIGHWAYS FOR THE DRIVEWAY ACCESS POINT ONTO SHAKER DRIVE AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
41. CERTIFIED TEST PITS HAVE BEEN PROVIDED TO VERIFY THAT GROUNDWATER AND ROCK ARE NOT PRESENT AT RAIN GARDEN LOCATIONS.
42. A DESIGN MANUAL WAIVER TO ALLOW SEVEN USERS ON A USE-IN-COMMON SHARED DRIVEWAY WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION ON MARCH 19, 2013.
43. REFERENCE WP-13-138, DENIED ON MARCH 25, 2013, TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES.
44. BG&E HAS REVIEWED AND APPROVED PROPOSED TRASH PAD SCREENING AND PERIMETER TREE PLANTINGS.
45. A FEE-IN-LIEU OF OPEN SPACE FOR THE SIX LOTS HAS BEEN PAID IN CONJUNCTION WITH THE FINAL PLAT ($9,000.00).
46. ALL EXISTING WELLS AND SEPTIC SYSTEM COMPONENTS MUST BE PROPERLY ABANDONED AND NOTIFICATION OF SUCH SENT TO THE HEALTH DEPARTMENT PRIOR TO HEALTH OFFICER SIGNATURE OF THE FINAL RECORD PLAT.
47. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
48. SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
49. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMINEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FT. IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES, OR DECKS OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO ANY FRONT OR REAR YARD SETBACK.
50. THE DECK SETBACK ENCROACHMENT FOR LOT 17 IS ALLOWED UNDER SECTION 16.120 (b)(4)(iii)(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW THE DECK TO PROJECT UP TO 10 FEET BEYOND THE BUILDING ENVELOPE.



COORDINATE TABLE		
NO.	NORTH	EAST
104	555599.43	1350052.82
105	555727.21	1350132.98
106	555376.30	1350561.37
107	555383.56	1350571.44
108	555270.45	1350414.60
109	555131.86	1350230.26
110	555246.85	1350112.46
301	555544.84	1350374.55
302	555458.47	1350227.35
305	555143.65	1350461.46
308	555299.37	1350674.22
314	555342.71	1350163.84



VICINITY MAP

SCALE: 1"=2,000'
ADC MAP COORDINATE: 4935, B-10

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
9	20,820 SF	NA	20,567 SF	20,000 SF
10	21,141 SF	574 SF	20,375 SF	20,000 SF
11	21,490 SF	1,115 SF	20,443 SF	20,000 SF
14	22,272 SF	1,829 SF	20,015 SF	20,000 SF
15	22,297 SF	1,357 SF	20,940 SF	20,000 SF
16	21,148 SF	1,083 SF	20,065 SF	20,000 SF
17	20,817 SF	674 SF	20,143 SF	20,000 SF
*8	N/A	6400 SF (THIS PLAN)		
*12	N/A	2,053 SF (THIS PLAN)		
*13	N/A	2,073 SF (THIS PLAN)		

*PROPOSED ACCESS PIPESTEM FOR FUTURE LOTS UNDER F-15-105

BENCHMARKS

HOWARD COUNTY BENCHMARK 3513 (CONC. MON.)
N 553573.69 E 1346098.09 ELEV. 415.34
HARRIET TUBMAN LA. BY ATHOLTON HS

HOWARD COUNTY BENCHMARK 41CC (CONC. MON.)
MARTIN RD. NEAR CORNER OF FREETOWN RD.
N 552494.26 E 1347062.39 ELEV. 399.95

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVING
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- PROP. VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-7
- PROP. 30' PUBLIC SEWER, WATER, & UTILITY EASEMENT
- PROP. 20 PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC SEWER & UTILITY EASEMENT PLAT MDR 9987

ADDRESS CHART

LOT NO	STREET ADDRESS
9	10505 JUSTICE PLACE
10	10509 JUSTICE PLACE
11	10513 JUSTICE PLACE
14	10516 JUSTICE PLACE
15	10512 JUSTICE PLACE
16	10508 JUSTICE PLACE
17	10504 JUSTICE PLACE

PERMIT INFORMATION CHART

SUBDIVISION NAME					SECTION/ AREA
STELLA GLEN LOTS 9-11, 14-17 AND P/O F-15-105 LOTS 8,12 & 13					N/A
LOT/ PARCELS 57, 58 & 417 (L. 8293/F. 433) F-14-049 STELLA GLEN LOTS 9-11, 14-17 & P/O F-15-105 LOTS 8, 12 & 13					
PLAT REF #	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR
22835-22836	19	R-20	36	6	6067.01
WATER / SEWER # 24-3108					

OWNER

MARY THERESE PFAU
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER

TRINITY QUALITY HOMES, INC.
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

NO.	REVISION	DATE
1	REVISE LOT LINES, BRL'S EASEMENTS AND HOUSES PER NEW LAYOUT	09/03/15

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 8
SITE LAYOUT PLAN	2 OF 8
SOILS MAP & PHASE 1 GRADING, EROSION AND SEDIMENT CONTROL PLAN	3 OF 8
SOILS MAP & PHASE 2 GRADING, EROSION AND SEDIMENT CONTROL PLAN	4 OF 8
GRADING, EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	5 OF 8
DRAINAGE AREA MAP AND SWM PLAN	6 OF 8
LANDSCAPE AND FOREST CONSERVATION PLAN	7 OF 8
MICRO-BIORETENTION PLANTING DETAILS	8 OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 5.13.16
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

[signature] 5-17-16
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

[signature] 5-17-16
DIRECTOR — DATE

SITE DATA

LOCATION: TAX MAP 36, BLOCK 19
PARCEL: 57, 58 & 417
10580 SHAKER DRIVE, COLUMBIA, MARYLAND
DEED REFERENCE: L. 8293 / F. 433
6TH ELECTION DISTRICT
PRESENT ZONING: R-20
TOTAL PROJECT AREA: 160,511 SF / 3.68 AC.
LIMIT OF DISTURBANCE: 2.64 AC. (TOTAL)
PROPOSED USE OF SITE: RESIDENTIAL (SFD)
NUMBER OF RESIDENTIAL LOTS: 7 LOTS
AREA OF RESIDENTIAL LOTS: 3.68 AC.
AREA OF PROPOSED ROADS AND OPEN SPACE DEDICATION: 0.00 AC.
OPEN SPACE REQUIRED: 0.00 AC.
OPEN SPACE PROVIDED: 0.00 AC.
IMPERVIOUS AREA: 0.79 AC.
AREA OF STREAM/BUFFER: 0.00 AC.
AREA OF WETLANDS/BUFFER: 0.23 AC.
AREA OF STEEP SLOPES (25% OR GREATER): 0.01 AC.
AREA OF FLOOD PLAIN: 0.00 AC.
NET PROJECT AREA: 3.44 AC.
AREA OF EXISTING FOREST COVER: 0.64 AC.
AREA OF ERODIBLE SOILS: 1.13 AC.

SWM PRACTICE CHART

ESD PRACTICES BY LOT

LOT #	ADDRESS	ESD PRACTICE
#9	10505 JUSTICE PLACE	DISCONNECT ROOFTOP RUNOFF (N-1), RAIN GARDEN (M-7), AND SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.
#10	10509 JUSTICE PLACE	DISCONNECT ROOFTOP RUNOFF (N-1), RAIN GARDEN (M-7), AND SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.
#11	10513 JUSTICE PLACE	SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.
#14	10516 JUSTICE PLACE	DISCONNECT ROOFTOP RUNOFF (N-1), RAIN GARDEN (M-7), DISCONNECT NON-ROOFTOP RUNOFF (N-2), AND SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.
#15	10512 JUSTICE PLACE	DISCONNECT ROOFTOP RUNOFF (N-1), RAIN GARDEN (M-7), DISCONNECT NON-ROOFTOP RUNOFF (N-2), AND SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.
#16	10508 JUSTICE PLACE	DISCONNECT ROOFTOP RUNOFF (N-1), RAIN GARDEN (M-7), DISCONNECT NON-ROOFTOP RUNOFF (N-2), AND SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.
#17	10504 JUSTICE PLACE	DISCONNECT ROOFTOP RUNOFF (N-1), RAIN GARDEN (M-7), AND SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.
UIC DRIVEWAY	–	PERVIOUS CONCRETE (A-2), GRASSED SWALE (M-8), AND DISCONNECT NON-ROOFTOP RUNOFF (N-2)

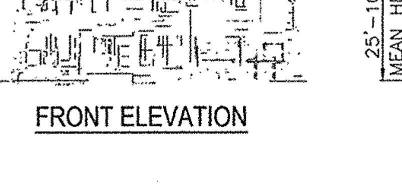
COVER SHEET

SCALE: 1"=50'

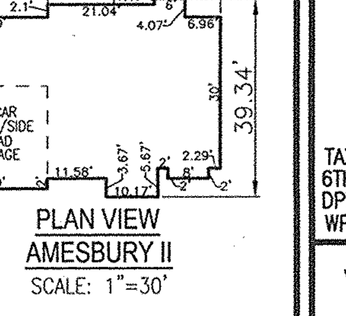
50' 0 50' 100' 150'

NOTES:

1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.



FRONT ELEVATION



PLAN VIEW
AMESBURY II
SCALE: 1"=30'

SIDE ELEVATION

REVISED SITE DEVELOPMENT PLAN

STELLA GLEN

LOTS 9-11 & 14-17 (FORMERLY LOTS 1-7)
AND P/O LOTS 8, 12 & 13 (F-15-105)
RESIDENTIAL: SINGLE FAMILY DETACHED

TAX MAP: 36 GRID: 19
6TH ELECTION DISTRICT — ZONED: R-20
DPZ REF'S: ECP-13-024, CONT.#24-3108, WP-13-138, SP-13-009 & F-14-049, F-15-105. — PARCELS: 57, 58 & 417; L.8293 / F.433 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

STATE OF MARYLAND — ROBERT HARRIS VOGEL — NO.16193 — REGISTERED PROFESSIONAL ENGINEER — 5/10/16

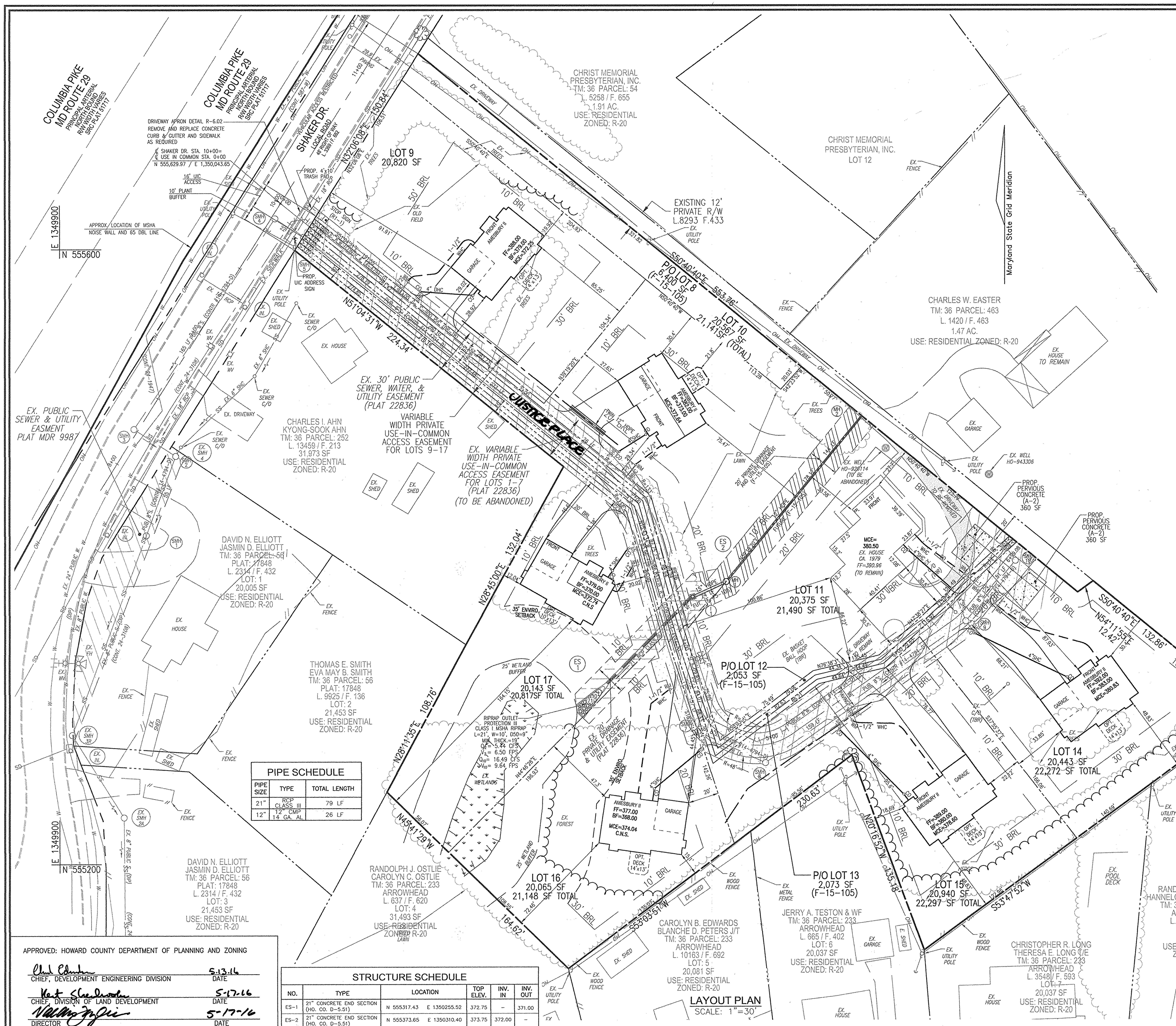
[signature]
ROBERT H. VOGEL, PE No.16193

DESIGN BY: RHV
DRAWN BY: JMR/GAH
CHECKED BY: RHV
DATE: DECEMBER 2015
SCALE: AS SHOWN
W.O. NO.: 12-23

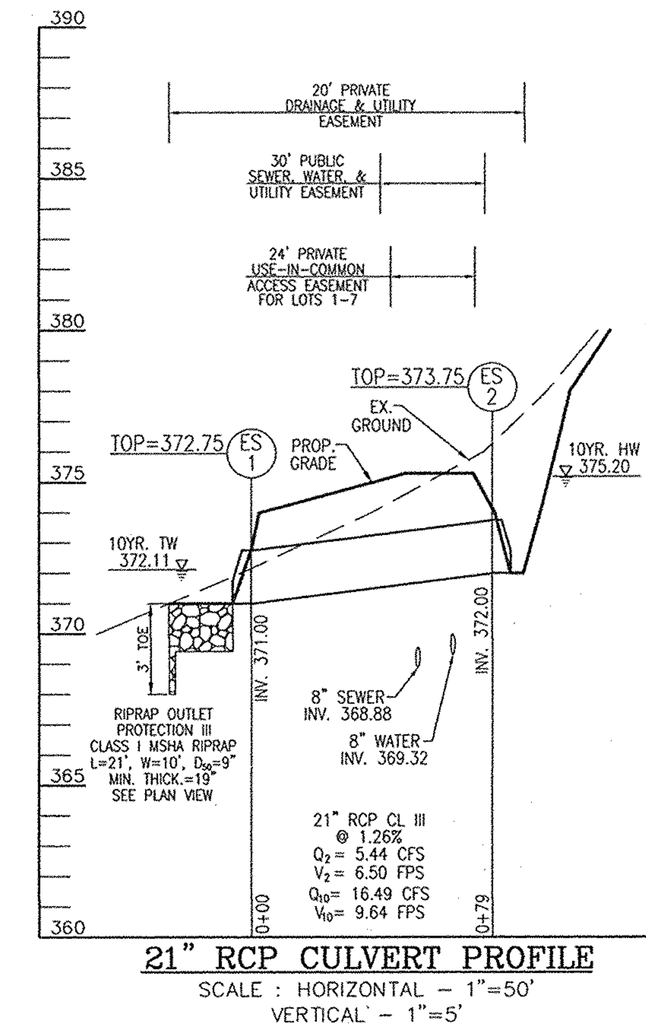
PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2016

K:\Projects\12-23\ENGR\dwg\SDP\REDLINE\01_RS_COVER.dwg, 5/5/2016 8:35:25 AM



LAYOUT PLAN
SCALE: 1"=30'



21" RCP CULVERT PROFILE
SCALE : HORIZONTAL – 1"=50'
VERTICAL – 1"=5'

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVING
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- PROP. VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-7
- PROP. 30' PUBLIC SEWER, WATER, & UTILITY EASEMENT
- PROP. 20 PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC SEWER & UTILITY EASEMENT PLAT MDR 9987
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREELINE
- EXISTING TREES
- EXISTING FENCE
- PROPOSED STORMDRAIN
- PROPOSED SIDEWALK
- PROPOSED TREELINE

30' 0 30' 60' 90'

PIPE SCHEDULE

PIPE SIZE	TYPE	TOTAL LENGTH
21"	RCP CLASS III	79 LF
12"	12" CMP 14 GA. AL	26 LF

STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT
ES-1	21" CONCRETE END SECTION (HO. CO. D-5.51)	N 555317.43 E 1350255.52	372.75	–	371.00
ES-2	21" CONCRETE END SECTION (HO. CO. D-5.51)	N 555373.65 E 1350310.40	373.75	372.00	–

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 5.13.16
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

[signature] 5-17-16
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

[signature] 5-17-16
DIRECTOR — DATE

OWNER
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(410) 480-0023

NO.	REVISION	DATE
1	REVISE LOT LINES, BRL'S EASEMENTS AND HOUSES PER NEW LAYOUT	09/03/15

REVISED SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
STELLA GLEN
LOTS 9-11 & 14-17 (FORMERLY LOTS 1-7)
AND P/O LOTS 8, 12 & 13 (F-15-105)
RESIDENTIAL: SINGLE FAMILY DETACHED

TAX MAP: 36 GRID: 19
6TH ELECTION DISTRICT — ZONED: R-20
DPZ REF'S: ECP-13-024, CONT.#24-3108, WP-13-138, SP-13-009 & F-14-049, F-15-105.
PARCELS: 57, 58 & 417; L.8293 / F.433
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

STATE OF MARYLAND — ROBERT HARRIS VOGEL — NO. 16193 — REGISTERED PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE No.16193

DESIGN BY: RHV
DRAWN BY: JMR/GAH
CHECKED BY: RHV
DATE: DECEMBER 2015
SCALE: AS SHOWN
W.O. NO.: 12-23

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2016

SDP-14-070

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NOTES:

1. ROAD AND CULVERT CONSTRUCTION AND THEIR CORRESPONDING EROSION AND SEDIMENT CONTROLS TO BE PERMITTED AND CONSTRCUTED UNDER F-14-049. THIS PLAN FOR HOUSE CONSTRUCTION ONLY.
2. SEE SHEETS 4 AND 5 OF 8 FOR ADDITIONAL DETAILS.
3. STOCKPILES EXCEEDING 15' IN HEIGHT MUST BE BENCHED.
4. EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE MINIMUM INTERVALS REQUIRED BY THE 2011MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.
5. ANY SEDIMENT CONTROLS THAT ARE DAMAGED OR INTERRUPTED BY CONTRUCTION SHALL BE REPAIRED IMMEDIATELY.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVING
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- PROP. VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-7
- PROP. 30' PUBLIC SEWER, WATER, & UTILITY EASEMENT
- PROP. 20 PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC SEWER & UTILITY EASEMENT PLAT MDR 9987
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREELINE
- EXISTING TREES
- EXISTING FENCE
- PROPOSED STORMDRAIN
- PROPOSED SIDEWALK
- PROPOSED TREELINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
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- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED EROSION CONTROL MATTING
- PROPOSED SOD SLOPE/ CHANNEL PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED TEST PIT
- PERVIOUS CONCRETE (A-2)
- ROOFTOP DISCONNECT
- PROPOSED RAIN GARDEN (M-7)
- PROPOSED GRASS SWALE (M-8)

NOTE:

ROAD AND CULVERT CONSTRUCTION AND THEIR CORRESPONDING EROSION AND SEDIMENT CONTROLS TO BE PERMITTED AND CONSTRCUTED UNDER F-14-049. THIS PLAN FOR HOUSE CONSTRUCTION ONLY.

OWNER

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(410) 480-0023

DEVELOPER

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REVISED SITE DEVELOPMENT PLAN
GRADING, EROSION, AND SEDIMENT CONTROL PLAN & SOIL MAP
STELLA GLEN
LOTS 9-11 & 14-17 (FORMERLY LOTS 1-7) AND P/O LOTS 8, 12 & 13 (F-15-105)

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STATE OF MARYLAND — ROBERT HARRIS VOGEL — NO.16193 — REGISTERED PROFESSIONAL ENGINEER — 5/10/16
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DESIGN BY:	RHV
DRAWN BY:	JMR/GAH
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SHEET 3 OF 8

BY THE ENGINEER:

"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 — DATE 5/10/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 5-13-16
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 5-17-16
DIRECTOR — DATE 5-17-16

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPEMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 — DATE 5/10/16

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

HOWARD S.C.D. — DATE 5/13/16

NOTE: SEE SHEETS 4 AND 5 OF 8 FOR ADDITIONAL NOTES AND DETAILS.

NOTE: BASEMENT SEWER SERVICE FOR LOTS 16 & 17 PROVIDED BY EJECTOR PUMPS.

NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

GRADING, EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=30'

SCALE 1"=30'
15' 0' 30'

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.20
GuB	GLENVILLE-URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	0.37
UoF	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	–	–

SDP-14-070

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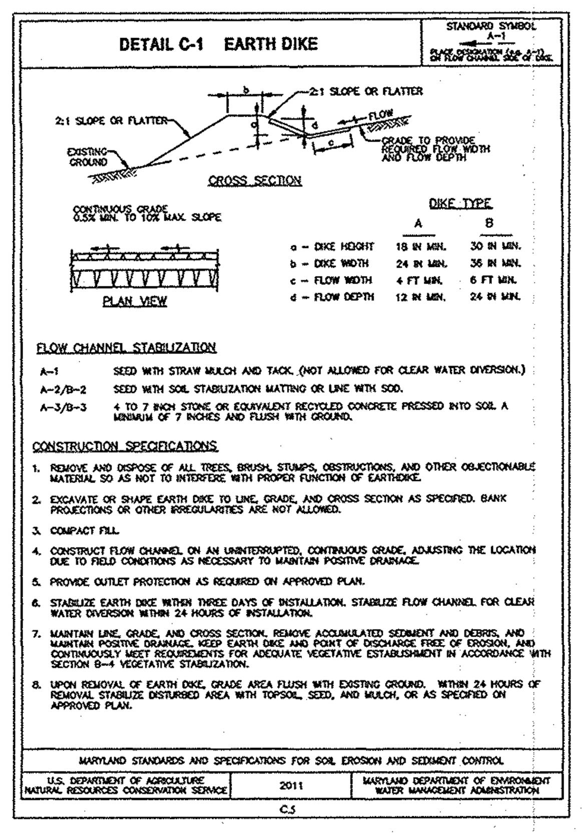


B-4-8 STANDARDS AND SPECIFICATIONS

FOR

STOCKPILE AREA

Definition

A 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.

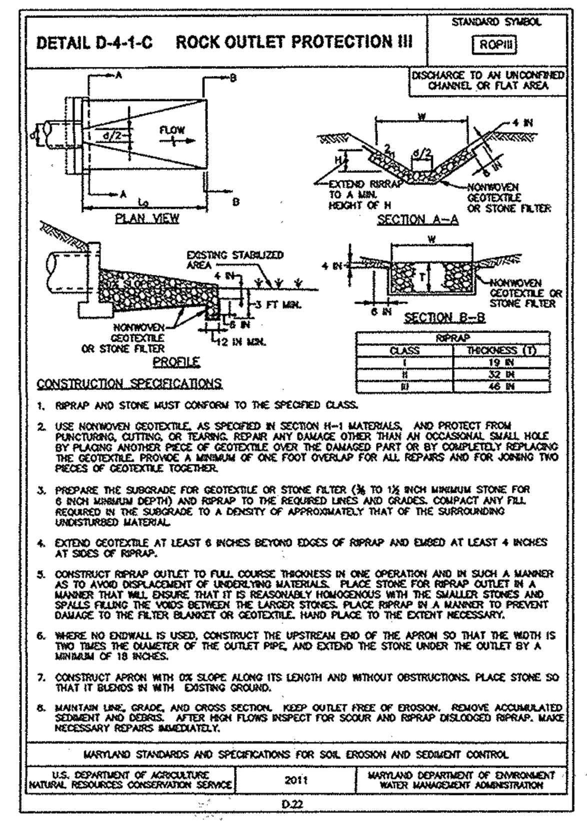
Criteria

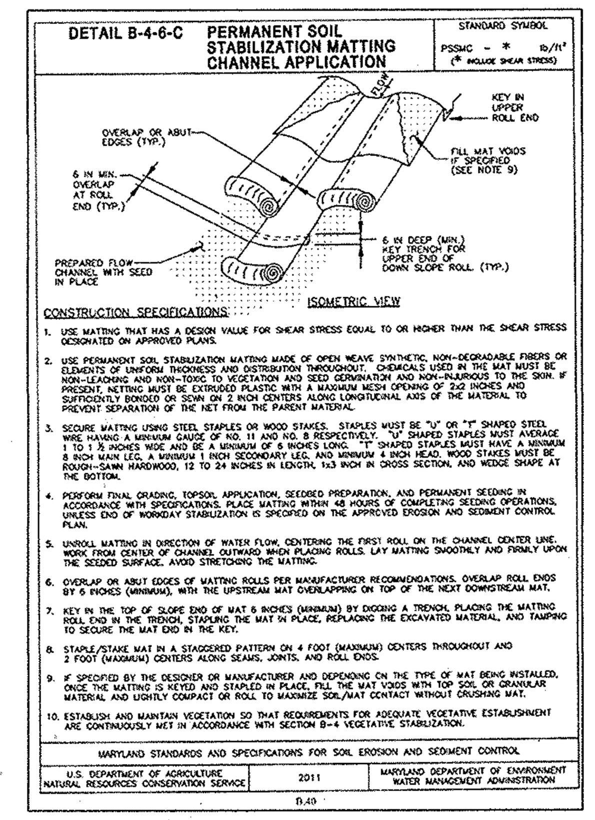
1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must 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.

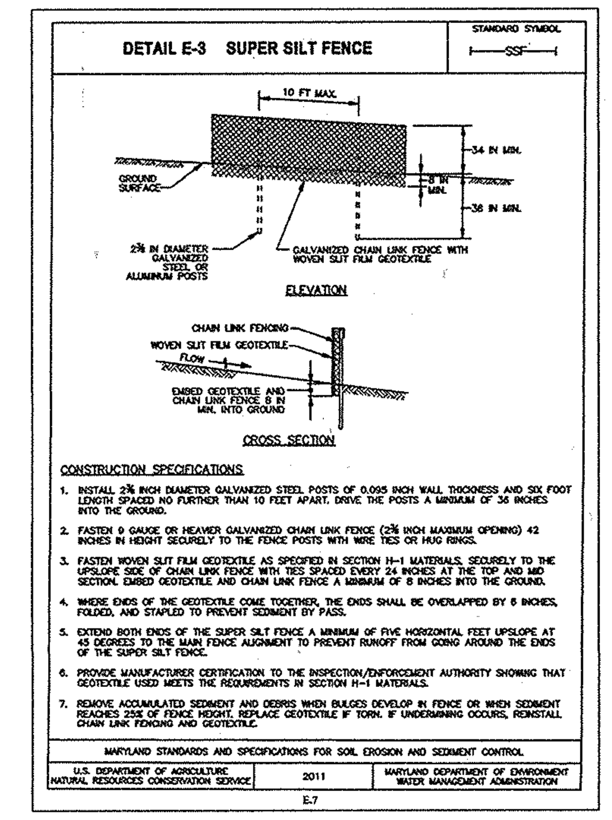
Maintenance

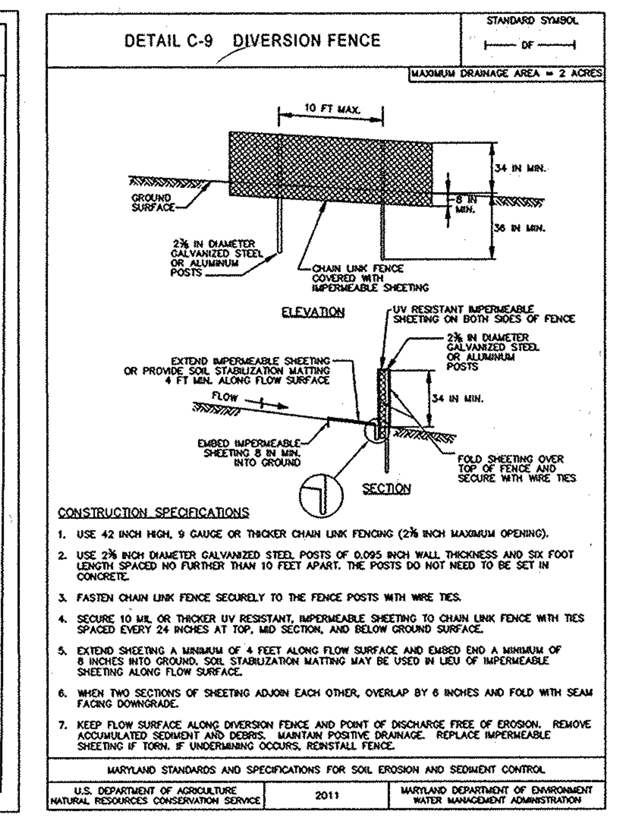
The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile 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.

B.43









NOTE:

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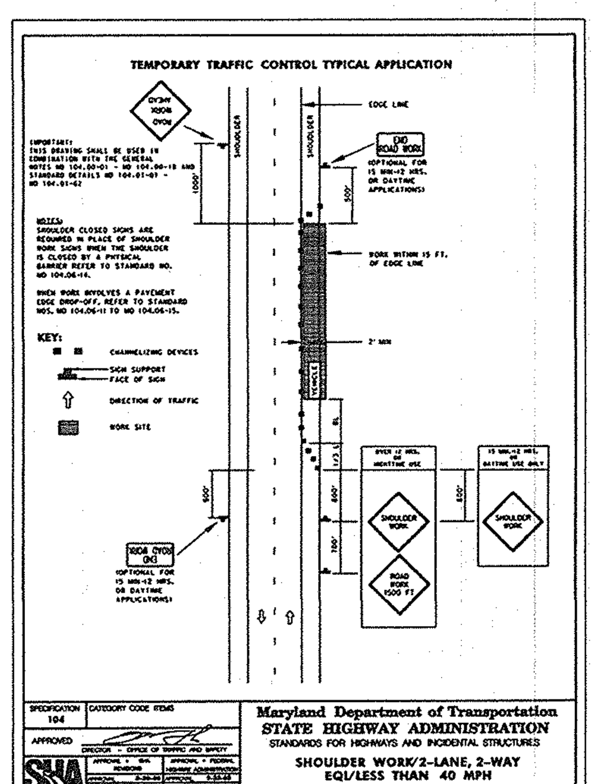
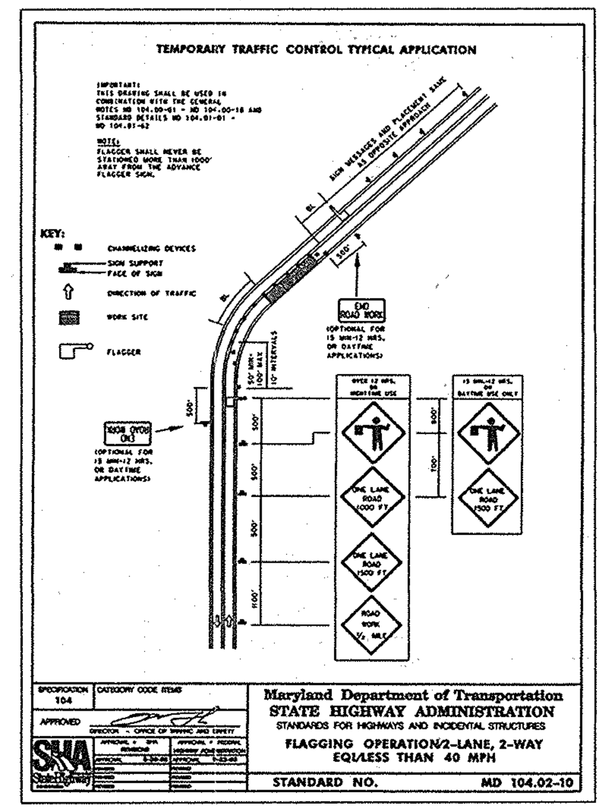
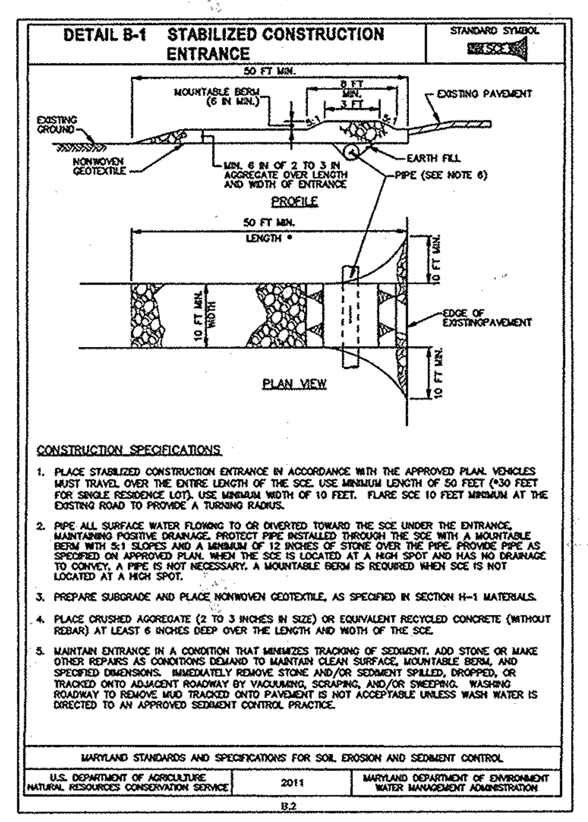
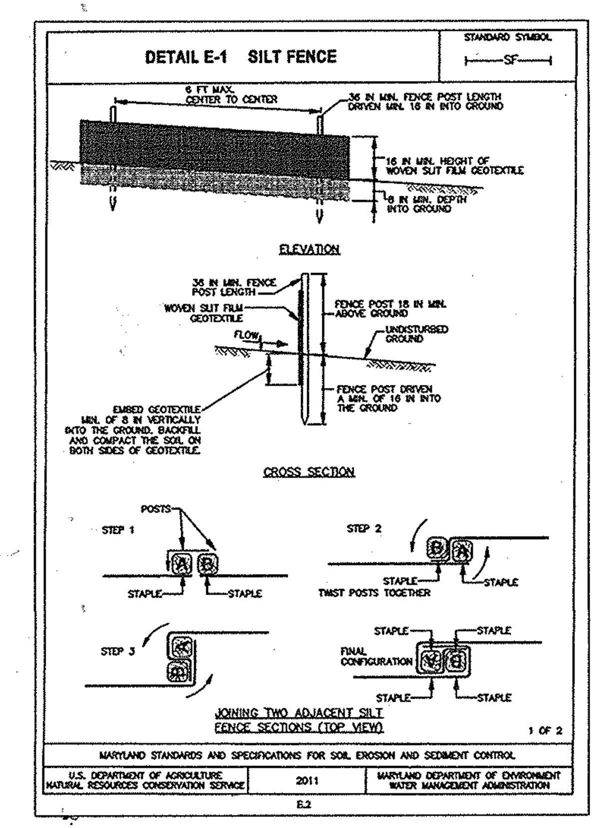
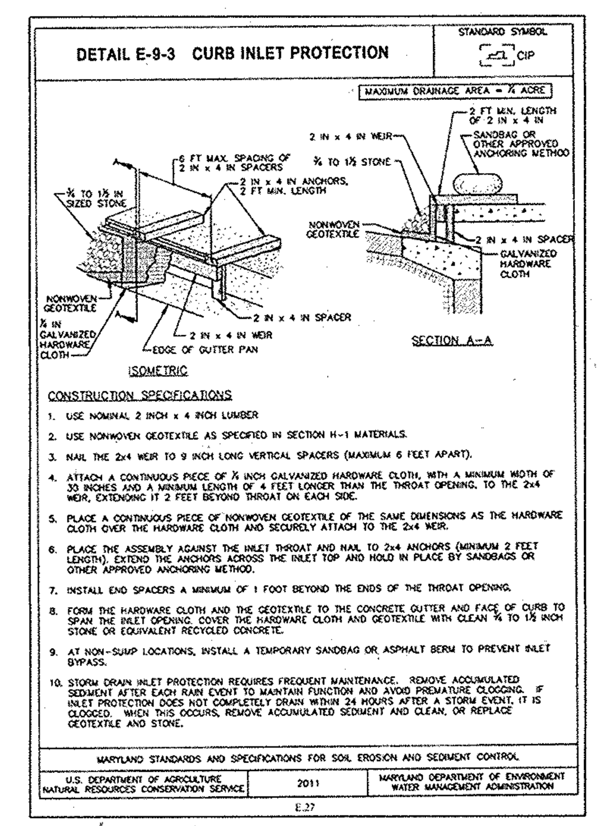
NOTE: STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

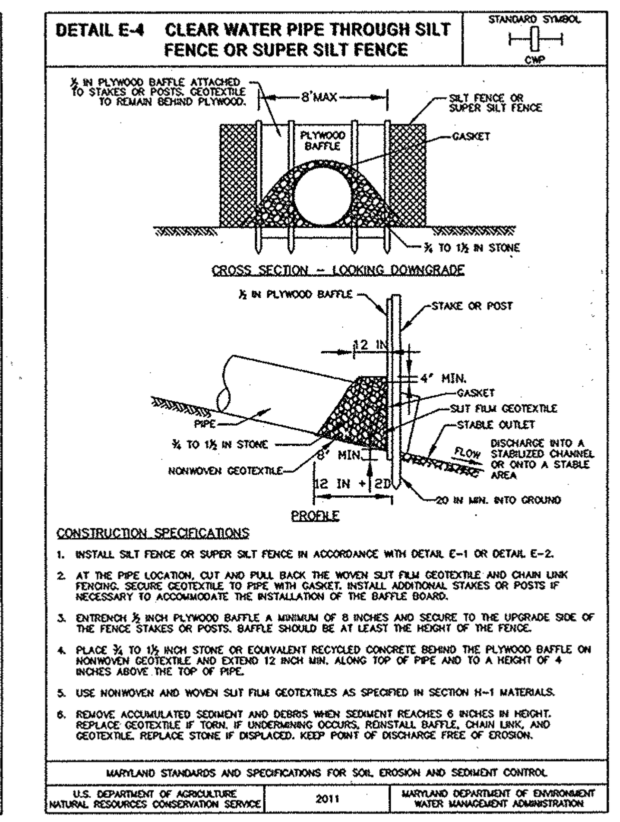


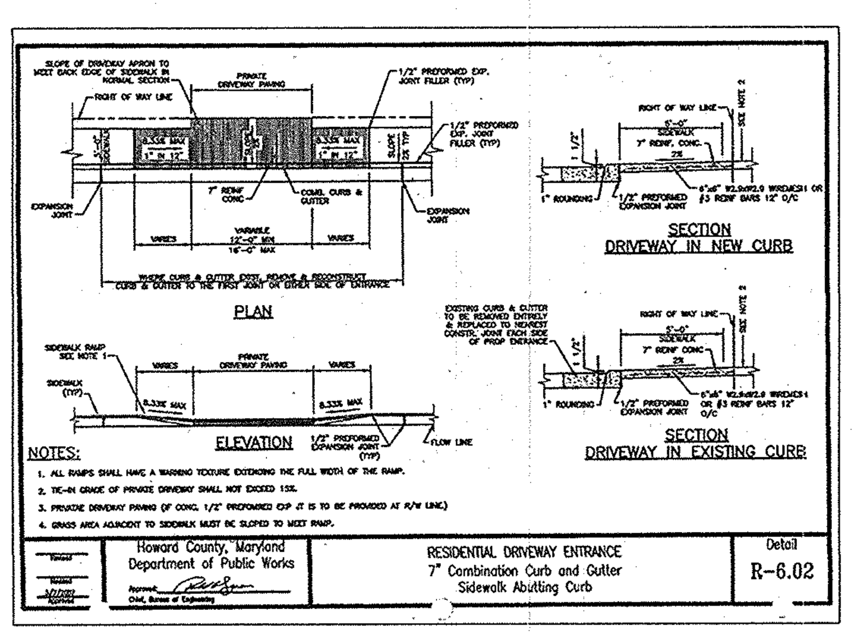


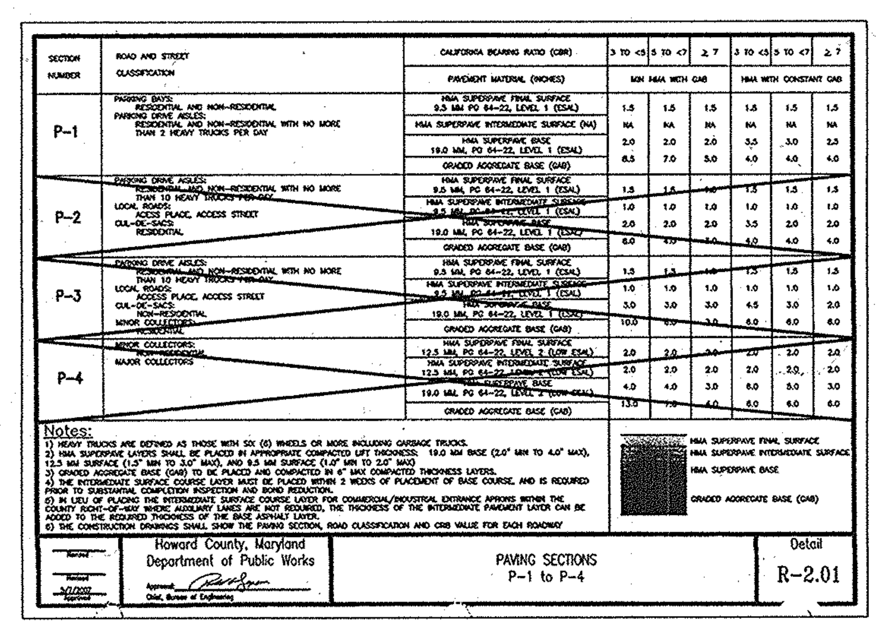












DETAIL E-1 SILT FENCE

STANDARD SYMBOL SF

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± ⅛ 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.

2 OF 2

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

E.3

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVING
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- PROP. VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-7
- PROP. 30' PUBLIC SEWER, WATER, & UTILITY EASEMENT
- PROP. 20' PRIVATE DRAINAGE & UTILITY EASEMENT PLAT MDR 9987
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- SMH 2 — EXISTING SANITARY MANHOLE
- SS — EXISTING SANITARY LINE
- CO — EXISTING CLEANOUT
- FH — EXISTING FIRE HYDRANT
- W — EXISTING WATER LINE
- EXISTING TREELINE
- EXISTING TREES
- // — EXISTING FENCE
- PROPOSED STORMDRAIN
- PROPOSED SIDEWALK
- PROPOSED TREELINE
- 330 — EXISTING 10' CONTOUR
- 328 — EXISTING 2' CONTOUR
- SsE / SfC2 — SOILS
- 330 — PROPOSED 10' CONTOUR
- 328 — PROPOSED 2' CONTOUR
- +328[28] — PROPOSED SPOT ELEVATION
- EXISTING STEEP SLOPES (>25%)
- EXISTING MODERATE SLOPES (15-25%)
- SSF — PROPOSED SUPER SILT FENCE
- SF — PROPOSED SILT FENCE
- CIP — PROPOSED CURB INLET PROTECTION
- PROPOSED EARTH DIKE
- LOD — PROPOSED LIMIT OF DISTURBANCE
- ECM — PROPOSED EROSION CONTROL MATTING
- SCE — PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED TEST PIT
- PROPOSED GRASS SWALE (M-8)
- PROPOSED SOD SLOPE/ CHANNEL STABILIZATION

OWNER
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ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
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ELLICOTT CITY, MD 21043
(410) 480-0023

NO.	REVISION	DATE
1	REVISE PLAN PER LAYOUT ON F-15-105	11-12-15

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

J.R. Robertson / CS. 10/23/14
HOWARD S.C.D. DATE

BY THE ENGINEER:

"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." 9/18/14

~~APPROVED BY PLANNING BOARD OF HOWARD COUNTY~~

~~DATE~~

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10-30-14

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 10-31-14

DIRECTOR — DATE 10/31/14

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPEMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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."

Michael Pfau 9/17/14
SIGNATURE OF DEVELOPER DATE

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3. STOCKPILES EXCEEDING 15' IN HEIGHT MUST BE BENCHED.
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SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.20
GuB	GLENVILLE-URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	0.37
UoF	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-

SITE DEVELOPMENT PLAN

SITE, GRADING, EROSION, AND SEDIMENT CONTROL DETAILS

STELLA GLEN

LOTS 9-11 & 14-17 (FORMERLY LOTS 1-7) AND P/O LOTS 8, 12, & 13 (F-15-105)

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SDP-14-070

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HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).

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 MOST CURRENT "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 SHALL BE COMPLETED WITHIN: A) 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

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 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 DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

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 HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

6. SITE ANALYSIS:

TOTAL SITE AREA	3.68 ACRES
AREA DISTURBED	2.64 ACRES
AREA TO BE ROOFED OR PAVED	0.86 ACRES
AREA TO BE VEGETATIVELY STABILIZED	1.78 ACRES
TOTAL CUT	3,300 CU. YDS*
TOTAL FILL	3,300 CU. YDS*
OFFSITE WASTE/BORROW LOCATION	**

*ESTIMATE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES TO HIS OWN SATISFACTION.
**TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, WITH AN APPROVED AND ACTIVE GRADING PERMIT.

7. ANY SEDIMENT CONTROL PRACTICE THAT 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 HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

9. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

10. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.

11. ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

12. 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 ENFORCEMENT AUTHORITY. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

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 8.1 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 8.1 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): ZONE 6b SEED MIXTURE (FROM TABLE B.1):					FELIZER RATE (10-20-20)	LIME RATE
NO	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
1	COOL SEASON ANNUAL RYEGRASS OR EQUAL	40 LB / AC	MAR 1 TO MAY 15 AUG 1 TO OCT 15	1/2 IN.	436 LB/AC (10 LB PER 1000 SF)	2 TONS/AC (90 LB PER 1000 SF)
2	WARM SEASON FOXTAIL MILLET OR EQUAL	30 LB / AC	MAY 16 TO JUL 31	1/2 IN.		

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE B.3): ZONE 6b SEED MIXTURE (FROM TABLE B.3): 9					FELIZER RATE (10-20-20)			LIME RATE
NO	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P_2O_5	K_20	
1	COOL SEASON TALL FESCUE & KENTUCKY BLUEGRASS OR EQUAL	T.F. 60 LB / AC K.B. 40 LB / AC	MAR 1 TO MAY 15 AUG 15 TO OCT 15	1/4-1/2 IN.	45 LB/AC (1 LB PER 1000 SF)	90 LB/AC (2 LB PER 1000 SF)	90 LB/AC (2 LB PER 1000 SF)	2 TONS/AC (90 LB PER 1000 SF)

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE
TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES
EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA
A. SEED MIXTURES
I. GENERAL USE
A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE 8.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE 8.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE 8.2. 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: 1½ 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

- WESTEM MD: MARCH 15 TO JUNE 1, AUGUST ITO OCTOBER 1 (HARDINESS ZONES: SB, 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 1¼ 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.

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS
A. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
B. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS ¼ INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TOM OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
C. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
D. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
E. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOD INSTALLATION
A. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
B. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
C. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
D. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

3. SOD MAINTENANCE
A. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
B. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
C. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

R-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS

DEFINITION
THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES
WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA
A. SOIL PREPARATION

1. TEMPORARY STABILIZATION
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
I. 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 CONCEM 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 FLIRNISH 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 1½ 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)
I. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

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

DEFINITION
THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES
TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA
A. SEEDING
1. SPECIFICATIONS
A. ALL SEED MUST MEET THE REQUIREMENTS 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 COOL 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 WEED CONTROL 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 8.1, PERMANENT SEEDING TABLE 8.3, 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 A 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; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K20 (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
I. MULCH MATERIALS (IN ORDER OF PREFERENCE)
A. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, LYE, 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 A 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 BE 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 AT 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 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

SEQUENCE OF CONSTRUCTION

1. REQUEST FOR A PRE-CONSTRUCTION MEETING WITH HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION.
2. NOTIFY HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION (410-313-5712) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.

(SEE SHEETS 3 THROUGH 5 OF 8)
1. CLEAR AND GRUB AS NECESSARY FOR THE INSTALLATION OF PERIMETER CONTROLS FOR INDIVIDUAL LOT CONSTRUCTION. (2 DAYS)
2. INSTALL NDIVIDUAL STABILIZED CONSTRUCTION ENTRANCES, TWIN DRIVEWAY CULVERT AND PERIMETER SEDIMENT CONTROLS FOR INDIVIDUAL LOT CONSTRUCTION. (2 WEEKS)
3. BRING LOTS TO PROPOSED GRADE AND CONSTRUCT HOUSES, DRIVEWAYS AND ON-LOT UTILITY CONNECTIONS. (6 MONTHS)
4. INSTALL ON-LOT STORMWATER MANAGEMENT FACILITIES. (1 WEEK)
5. PERFORM FINE GRADING, INSTALL WALKWAYS AND LANDSCAPING AND PERFORM STABILIZATION OF LOTS. (2 WEEKS)
6. UPON APPROVAL FROM THE HOWARD COUNTY CONSTRUCTION INSPECTION DIVISION, REMOVE ALL REMAINING SEDIMENT CONTROLS. AND STABILIZE ALL AREAS THAT ARE DISTURBED BY REMOVAL OF SEDIMENT CONTROLS. (1 DAY)

NOTES:
1. ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. ANY SEDIMENT CONTROLS THAT ARE DAMAGED OR INTERRUPTED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY.

NOTES

1. DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON IN ACCORDANCE WITH SECTION B -4.

2. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETEDWITHIN:

   A. 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.

   B. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

3. EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE MINIMUM INTERVALS REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.

OWNER
MARY THERESE PFAU
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY QUALITY HOMES, INC.
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

NO.	REVISION	DATE
1	REVISE PLAN PER LAYOUT ON F-15-105	11-12-15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 10-30-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

[signature] 10-31-14
CHIEF, DIVISION OF LAND DEVELOPMENT NH — DATE

[signature] 10/21/14
DIRECTOR — DATE

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPEMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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] 9/17/14
SIGNATURE OF DEVELOPER — DATE

BY THE ENGINEER:

"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] 9/18/14
SIGNATURE OF ENGINEER — DATE

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

[signature] 10/23/14
HOWARD S.C.D. — DATE

SITE DEVELOPMENT PLAN
GRADING, EROSION, AND SEDIMENT CONTROL
NOTES AND DETAILS
STELLA GLEN
LOTS 9-11 & 14-17 (FORMERLY LOT 1-7)
AND P/O LOTS 8, 12, & 13 (F-15-105)

TAX MAP: 36 GRID: 19 RESIDENTIAL SINGLE FAMILY DETACHED
6TH ELECTION DISTRICT ZONED: R-20
DPZ REF'S: ECP-13-024, CONT.#24-3108, PARCELS: 57, 58 & 417; L.8293 / F.433
WP-13-138, SP-13-009 & F-14-049, F-15-105 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

STATE OF MARYLAND — ROBERT HARRIS VOGEL — No. 16193 — PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE No.16193

DESIGN BY:	RHV
DRAWN BY:	JMR/GAH
CHECKED BY:	RHV
DATE:	SEPTEMBER 2014
SCALE:	AS SHOWN
W.O. NO.:	12-23

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2014

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A-2. PERMEABLE PAVEMENTS

CONSTRUCTION CRITERIA:

THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH PERMEABLE PAVEMENT:

- EROSION AND SEDIMENT CONTROL: FINAL GRADING FOR INSTALLATION SHOULD NOT TAKE PLACE UNTIL THE SURROUNDING SITE IS STABILIZED. IF THIS CANNOT BE ACCOMPLISHED, RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AROUND PROPOSED PAVEMENT LOCATIONS.
- SOIL COMPACTION: SUB SOILS SHALL NOT BE COMPACTED. CONSTRUCTION SHOULD BE PERFORMED WITH LIGHTWEIGHT, WIDE TRACKED EQUIPMENT TO MINIMIZE COMPACTION. EXCAVATED MATERIALS SHOULD BE PLACED IN A CONTAINED AREA.
- DISTRIBUTION SYSTEMS: OVERDRAIN, UNDERDRAIN, AND DISTRIBUTION PIPES SHALL BE CHECKED TO ENSURE THAT BOTH THE MATERIAL AND PERFORATIONS MEET SPECIFICATIONS (SEE APPENDIX B. 4). THE UPSTREAM ENDS OF PIPES SHOULD BE CAPPED PRIOR TO INSTALLATION. ALL UNDERDRAIN OR DISTRIBUTION PIPES USED SHOULD BE INSTALLED FLAT ALONG THE BED BOTTOM.
- SUBBASE INSTALLATION: SUBBASE AGGREGATE SHALL BE CLEAN AND FREE OF FINES. THE SUBBASE SHALL BE PLACED IN LIFTS AND LIGHTLY ROLLED ACCORDING TO THE SPECIFICATIONS (SEE APPENDIX B.4).

INSPECTION:

REGULAR INSPECTIONS SHALL BE MADE DURING THE FOLLOWING STAGES OF CONSTRUCTION:

- DURING EXCAVATION TO SUB GRADE.
- DURING PLACEMENT AND BACKFILL OF ANY DRAINAGE OR DISTRIBUTION SYSTEM(S).
- DURING PLACEMENT OF THE CRUSHED STONE SUBBASE MATERIAL.
- DURING PLACEMENT OF THE SURFACE MATERIAL.
- UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

MAINTENANCE CRITERIA:

THE FOLLOWING PROCEDURES SHOULD BE CONSIDERED ESSENTIAL FOR MAINTAINING PERMEABLE PAVEMENT SYSTEMS:

- PAVEMENTS SHOULD BE USED ONLY WHERE REGULAR MAINTENANCE CAN BE PERFORMED. MAINTENANCE AGREEMENTS SHOULD CLEARLY SPECIFY HOW TO CONDUCT ROUTINE TASKS TO ENSURE LONG-TERM PERFORMANCE.
- PAVEMENT SURFACES SHOULD BE SWEPT AND VACUUMED TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING SYSTEMS AND COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- DRAINAGE PIPES, INLETS, STONE EDGE DRAINS, AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE SHOULD BE CLEANED OUT AT REGULAR INTERVALS.
- TRUCKS AND OTHER HEAVY VEHICLES CAN GRIND DIRT AND GRIT INTO THE POROUS SURFACES, LEADING TO CLOGGING AND PREMATURE FAILURE. THESE VEHICLES SHOULD BE PREVENTED FROM TRACKING AND SPILLING MATERIAL ONTO THE PAVEMENT.
- DEICERS SHOULD BE USED IN MODERATION. WHEN USED, DEICERS SHOULD BE NON-TOXIC AND ORGANIC AND CAN BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT. SNOW PLOWING SHOULD BE DONE CAREFULLY WITH BLADES SET ONE-INCH HIGHER THAN NORMAL. PLOWED SNOW PILES AND SNOW MELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

N-1. DISCONNECTION OF ROOFTOP RUNOFF

CONSTRUCTION CRITERIA:

THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING THE CONSTRUCTION OF PROJECTS WITH PLANNED ROOFTOP DISCONNECTIONS:

- EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS) SHALL NOT BE LOCATED IN VEGETATED AREAS RECEIVING DISCONNECTED RUNOFF
- SITE DISTURBANCE: CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF TO MINIMIZE DISTURBANCE AND COMPACTION. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SCARIFYING THE SURFACE OR ROTOTILLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY. ADDITIONALLY, AMENDMENTS MAY BE NEEDED FOR TIGHT, CLAYEY SOILS.

INSPECTION:

A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT SIZING FOR TREATMENT AREAS HAVE BEEN MET AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

MAINTENANCE CRITERIA:

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

N-2. DISCONNECTION OF NON-ROOFTOP RUNOFF

CONSTRUCTION CRITERIA:

THE FOLLOWING SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH NON-ROOFTOP DISCONNECTIONS:

- EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS) SHALL NOT BE LOCATED IN AREAS DESIGNATED FOR NON-ROOFTOP DISCONNECTIONS.
- SITE DISTURBANCE: TO MINIMIZE DISTURBANCE AND COMPACTION, CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SCARIFYING THE SURFACE OR ROTOTILLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY. ADDITIONALLY, AMENDMENTS MAY BE NEEDED FOR TIGHT, CLAYEY SOILS.

INSPECTION:

A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT ADEQUATE TREATMENT AREAS AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

MAINTENANCE CRITERIA:

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, HIGH FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

HOWARD COUNTY – OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

A. MAINTENANCE OF AREAS RECEIVING DISCONNECTED 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 IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

PROJECT STELLA GLEN
DESIGNER RHV
DATE 03/07/14 ROBERT H. VOGEL ENGINEERING, INC.

DRAINAGE AREA #	AREA TREATED	FACILITY NUMBER	ROOFTOP DISCONNECT N-1	NONROOFTOP DISCONNECT N-2	GRASS SWALE M-8	RAIN GARDEN M-7	PERVIOUS CONCRETE A-2	X	X	X	ESDv VOLUME
A	13454	1	64	73	0	79	282	0	0	0	498
B	13970	2	64	0	166	245	0	0	0	0	475
C	11000	3	120	92	0	140	0	0	0	0	352
D	10817	4	160	0	158	158	0	0	0	0	476
E	12210	5	79	0	158	190	0	0	0	0	427
F	11781	6	112	0	106	253	0	0	0	0	471

(ENVIRONMENTAL SITE DESIGN PRACTICE)

TOTAL AREA 73232 SF, 1.68 AC — TOTAL ESDv PROVIDED 2699

PROJECT: STELLA GLEN
TOTAL AREA: 3.68 AC
NET DEVELOPABLE AREA 3.36 AC
TARGET Pe: 1.20 IN

DRAINAGE AREA	IMPERVIOUS AREA	GRASS AREA	TOTAL AREA	PERCENT IMPERVIOUS	RV	ESDv MIN	ESDv MAX	ESDv COMPUTED
A	4789	8665	13454	0.36	0.37	415	1080	498
B	4405	9565	13970	0.32	0.33	389	1010	466
C	3326	7674	11000	0.30	0.32	295	768	354
D	2700	8117	10817	0.25	0.27	248	644	297
E	4125	8085	12210	0.34	0.35	360	937	432
F	4545	7236	11781	0.39	0.40	390	1014	468
	TOTAL AREA		73232 SF					2516 CF
			1.68 AC					

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.20
GuB	GLENVILLE-URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	0.37
UaF	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	–	–

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 5.13.16
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 5-17-16
DIRECTOR — DATE 5-17-16

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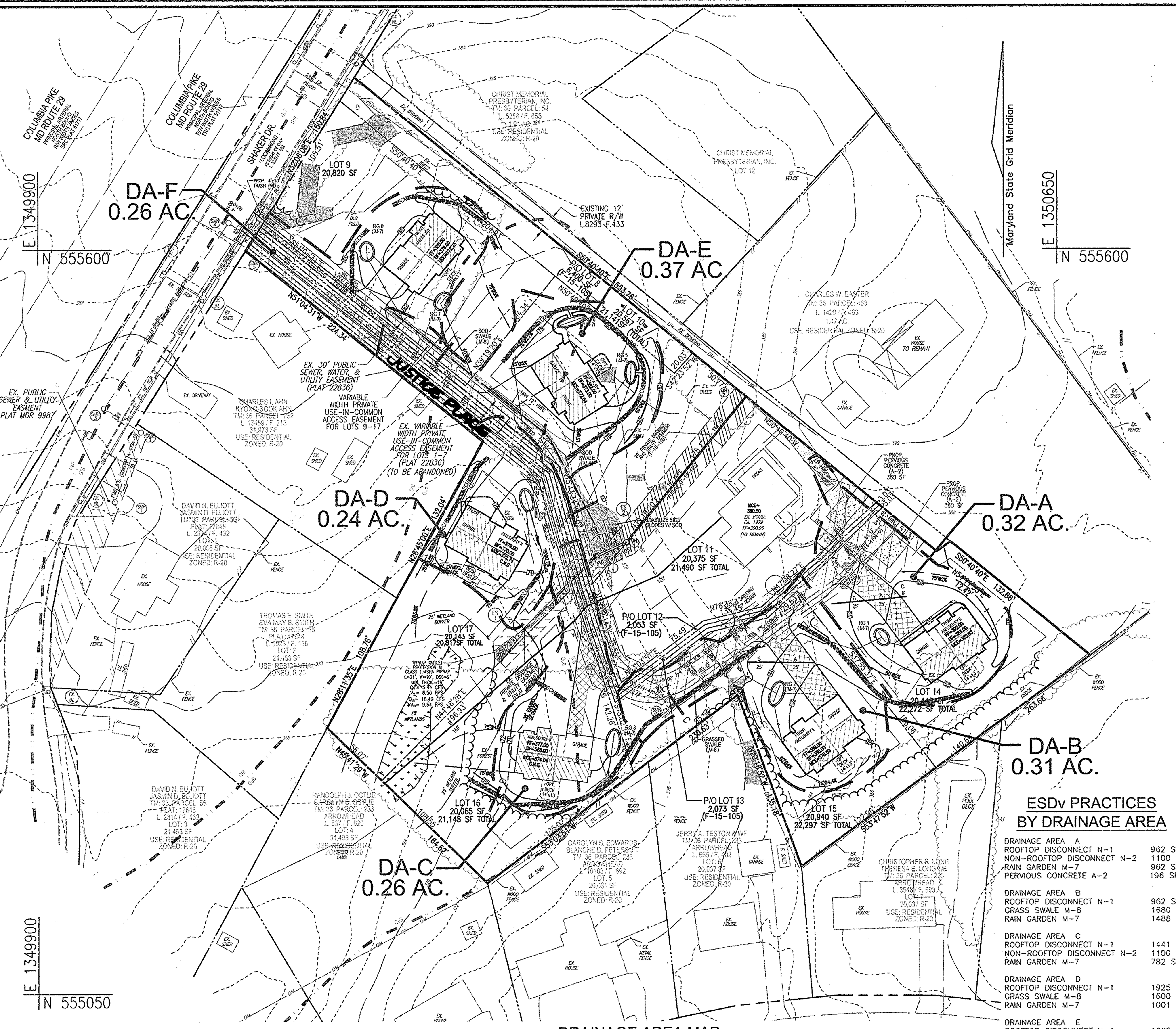


DRAINAGE AREA MAP

SCALE: 1"=50'

ESDv PRACTICES BY DRAINAGE AREA

DRAINAGE AREA A	
ROOFTOP DISCONNECT N-1	962 SF
NON-ROOFTOP DISCONNECT N-2	1100 SF
RAIN GARDEN M-7	962 SF
PERVIOUS CONCRETE A-2	196 SF
DRAINAGE AREA B	
ROOFTOP DISCONNECT N-1	962 SF
GRASS SWALE M-8	1680 SF
RAIN GARDEN M-7	1488 SF
DRAINAGE AREA C	
ROOFTOP DISCONNECT N-1	1441 SF
NON-ROOFTOP DISCONNECT N-2	1100 SF
RAIN GARDEN M-7	782 SF
DRAINAGE AREA D	
ROOFTOP DISCONNECT N-1	1925 SF
GRASS SWALE M-8	1600 SF
RAIN GARDEN M-7	1001 SF
DRAINAGE AREA E	
ROOFTOP DISCONNECT N-1	1925 SF
GRASS SWALE M-8	1600 SF
RAIN GARDEN M-7	962 SF
DRAINAGE AREA F	
ROOFTOP DISCONNECT N-1	1445 SF
GRASS SWALE M-8	1920 SF
RAIN GARDEN M-7	962 SF

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

Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration-

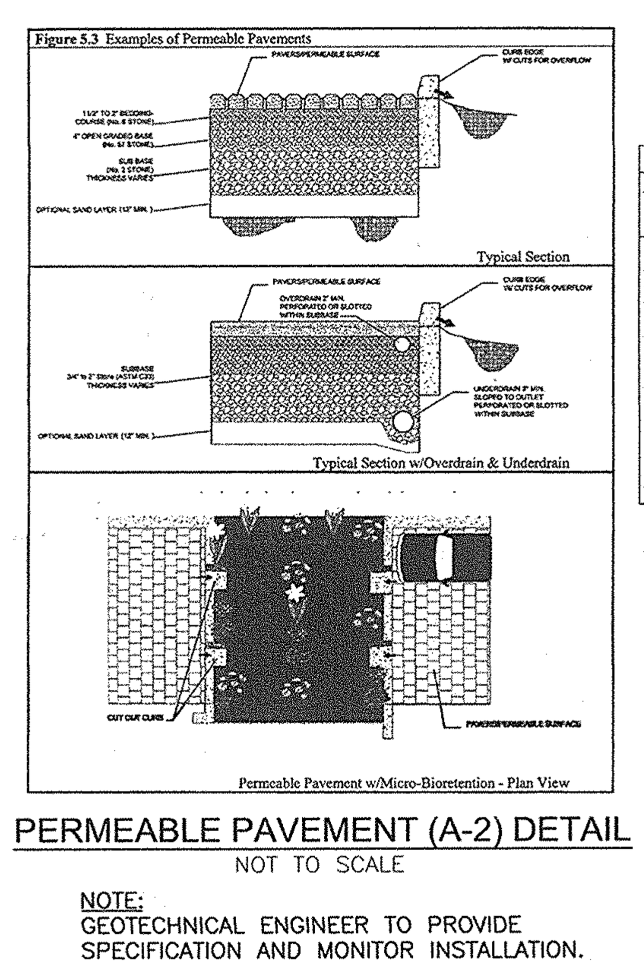
Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
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. 6 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 ¼-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f'c = 3500 psi @ 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 [H-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.

RAIN GARDEN (M-7) ELEVATIONS

LOT #	RAIN GARDEN	1	2	3	4	5	6	7	4" INV.	4" INV. OUTFALL
LOT 9	RG 8	384.50	384.10	383.10	382.85	380.85	380.52	379.69	379.94	379.45
	RG 7	380.50	380.10	379.10	378.85	376.85	376.52	375.69	375.94	375.58
LOT 10	RG 6	380.20	379.80	378.80	378.55	376.55	376.22	375.39	375.64	375.02
	RG 5	380.20	379.80	378.80	378.55	376.55	376.22	375.39	375.64	375.19
LOT 14	RG 1	389.50	389.10	388.10	387.85	385.85	385.52	384.69	384.94	384.00
LOT 15	RG 2	384.90	384.50	383.50	383.25	381.25	380.92	380.09	380.34	380.00
*LOT 16	RG 3	374.20	373.80	372.80	372.63	371.13	370.80	369.97	370.22	369.60
*LOT 17	RG 4	375.30	374.90	373.90	373.73	372.23	371.90	371.07	371.32	371.00

* 18" PLANTING SOIL LAYER TO FACILITATE DAYLIGHTING OF PIPE

Figure 5.3 Examples of Permeable Pavements



Permeable Pavement w/Micro-Bioretention - Plan View

PERMEABLE PAVEMENT (A-2) DETAIL

NOT TO SCALE

NOTE:
GEOTECHNICAL ENGINEER TO PROVIDE SPECIFICATION AND MONITOR INSTALLATION.

NOTE:
SEE SHEET 8 OF 8 FOR RAINGADEN PLANTING DETAILS.

TEST PITS

TEST PIT		EXIST GROUND ELEV	PROP. GROUND ELEV	3.41' RAIN GARDEN	4' SEP. TO GROUNDWATER	MAX ELEV. FOR GROUND WATER	MIN. TEST EXCAVATION FEET	FIELD EXCAVATION FEET
1	RG7	382.7	379.1	3.41	4	371.7	11.0	
	RG8	382.7	383.1	3.41	4	375.7	7.0	
2	RG5	376.9	378.8	3.41	4	371.4	5.5	
	RG6	376.9	378.8	3.41	4	371.4	5.5	
3	RG4	372.9	373.9	2.91	4	367.0	5.9	
4	RG3	372.1	375.8	2.91	4	368.9	3.3	
5	RG2	383.9	383.5	3.41	4	376.1	7.9	
6	RG1	386.6	388.1	3.41	4	380.7	5.9	

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

1. THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.

2. THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.

3. THE OWNER SHALL USE DEICERS IN MODERATION. DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.

4. THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE-INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

APPENDIX B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION. RAIN GARDEN, 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 CONTEN – 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 IN TO 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 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 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 BIORETENION 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. 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 OF HDPE).
* PERFORATIONS – IF PERFORATED PIPE IS USED, PERFORATIONS SHOULD BE 3/8" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH A 1/4" (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 (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES IN TO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".

THIS 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.

B.4.B SPECIFICATIONS FOR PERMEABLE PAVEMENTS & REINFORCED TURF

THESE SPECIFICATIONS INCLUDE INFORMATION ON ACCEPTABLE MATERIALS FOR TYPICAL APPLICATIONS AND ARE NOT EXCLUSIVE OR LIMITING. THE DESIGNER IS RESPONSIBLE FOR DEVELOPING SPECIFICATIONS FOR INDIVIDUAL PROJECTS AND SPECIFIC CONDITIONS.

1. PERVIOUS CONCRETE SPECIFICATIONS
DESIGN THICKNESS – PERVIOUS CONCRETE APPLICATIONS SHALL BE DESIGNED SO THAT THE THICKNESS OF THE CONCRETE SLAB SHALL SUPPORT THE TRAFFIC AND VEHICLE TYPES THAT WILL BE CARRIED. APPLICATIONS MAY BE DESIGNED USING EITHER STANDARD PAVEMENT PROCEDURES (E.G., AASHTO, ACI 325.9R, ACI 330R) OR USING STRUCTURAL VALUES DERIVED FROM FLEXIBLE PAVEMENT DESIGN PROCEDURES.
MIX & INSTALLATION – TRADITIONAL PORTLAND CEMENTS (ASTM C 150, C 1157) MAY BE USED IN PERVIOUS CONCRETE APPLICATIONS. PHOSPHORUS ADMIXTURES MAY ALSO BE USED. MATERIALS SHOULD BE TESTED (E.G., TRIAL BATCHING) PRIOR TO CONSTRUCTION SO THAT CRITICAL PROPERTIES (E.G., SETTLING TIME, RATE OF STRENGTH DEVELOPMENT, POROSITY, PERMEABILITY) CAN BE DETERMINED.
AGGREGATE – PERVIOUS CONCRETE CONTAINS A LIMITED FINE AGGREGATE CONTENT. COMMONLY USED GRADATIONS INCLUDE ASTM C 33 NO. 67 (3/4 IN. TO NO. 4), NO. 8 (3/8 IN. TO NO.16) AND NO. 89 (3/8 IN. TO NO.50) SIEVES. SINGLE-SIZED AGGREGATE (UP TO 1 INCH) MAY ALSO BE USED.
WATER CONTENT – WATER-TO-CEMENT RATIOS BETWEEN 0.27 AND 0.30 ARE USED ROUTINELY WITH PROPER INCLUSION OF CHEMICAL ADMIXTURES. WATER QUALITY SHOULD MEET ACI 30A. AS A GENERAL RULE, POTABLE WATER SHOULD BE USED ALTHOUGH RECYCLED CONCRETE PRODUCTION WATER MEETING ASTM C 94 OR AASHTO M 157 MAY ALSO BE USED.
ADMIXTURES – CHEMICAL ADMIXTURES (E.G., RETARDERS OR HYDRATION-STABILIZERS) ARE USED TO OBTAIN SPECIAL PROPERTIES IN PERVIOUS CONCRETE. USE OF ADMIXTURES SHOULD MEET ASTM C 494 (CHEMICAL ADMIXTURES) AND ASTM C 260 (AIR ENTRAINING ADMIXTURES) AND CLOSELY FOLLOW MANUFACTURER'S RECOMMENDATIONS.
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).

2. PERMEABLE INTERLOCKING CONCRETE PAVEMENTS (PICP)
PAVER BLOCKS – BLOCKS SHOULD BE EITHER 3? IN. OR 4 IN. THICK, AND MEET ASTM C 936 OR CSA A231.2 REQUIREMENTS. APPLICATIONS SHOULD HAVE 20% OR MORE (40% PREFERRED) OF THE SURFACE AREA OPEN. INSTALLATION SHOULD FOLLOW MANUFACTURER'S INSTRUCTIONS, EXCEPT THAT INFILL AND BASE COURSE MATERIALS AND DIMENSIONS SPECIFIED IN THIS APPENDIX SHALL BE FOLLOWED.
INFILL MATERIALS AND LEVELING COURSE – OPENINGS SHALL BE FILLED WITH ASTM C-33 GRADED SAND OR SANDY LOAM. PICP BLOCKS SHALL BE PLACED ON A ONE-INCH THICK LEVELING COURSE OF ASTM C-33 SAND.
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 1-3/4" THICK WITH A LOAD CAPACITY CAPABLE OF SUPPORTING THE TRAFFIC AND VEHICLE TYPES THAT WILL BE CARRIED.

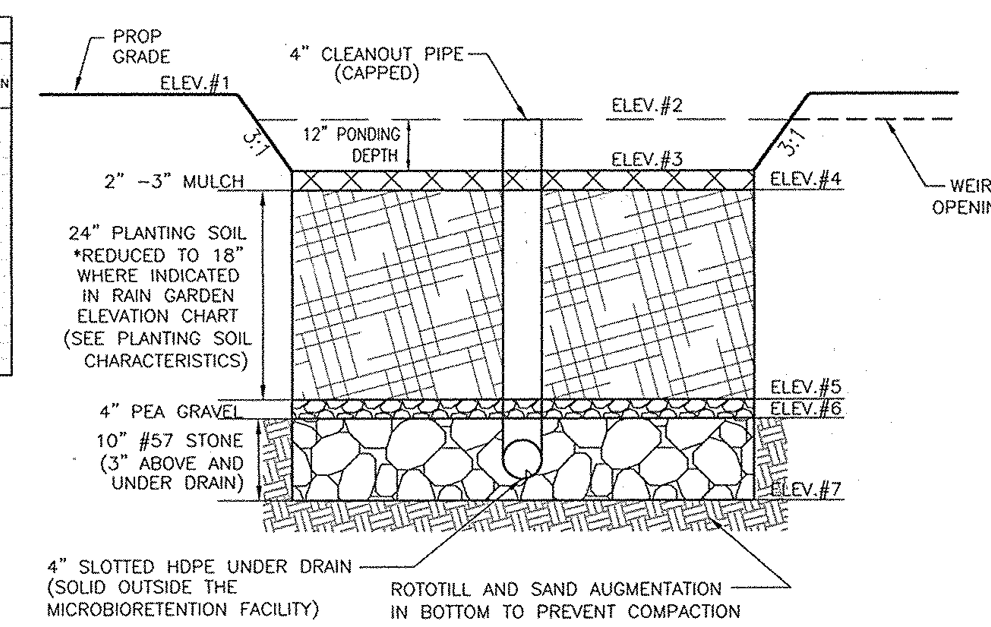
OPERATION AND MAINTENANCE SCHEDULE FOR LANSCAPE INFILTRATION (M-3), MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), AND ENHANCED FILTERS (M-9)

1. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULTCH 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 PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.4.1 AND 2.

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.

3. 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.

4. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



DETAIL – RAIN GARDEN (M-7)

NOT TO SCALE

NOTES

1. THE SIDES OF THE RAIN GARDENS ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC SHALL NOT BE INSTALLED BETWEEN THE LAYERS OR AT THE BOTTOM OF THE RAIN GARDEN AS IT WILL CAUSE THE RAIN GARDEN TO FAIL.
2. THE PERFORATED UNDERDRAIN PIPE OF THE RAIN GARDEN SHOULD BE WRAPPED WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED HARDWARE CLOTH.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVING
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- PROP. VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-7
- PROP. 30' PUBLIC SEWER, WATER, & UTILITY EASEMENT
- PROP. 20 PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC SEWER & UTILITY EASEMENT PLAT MDR 9987
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE (SMH 2)
- EXISTING SANITARY LINE (SS)
- EXISTING CLEANOUT (CO)
- EXISTING FIRE HYDRANT (FH)
- EXISTING WATER LINE (W)
- EXISTING TREELINE
- EXISTING TREES
- EXISTING FENCE
- PROPOSED STORMDRAIN
- PROPOSED SIDEWALK
- PROPOSED TREELINE
- EXISTING 10' CONTOUR (330)
- EXISTING 2' CONTOUR (328)
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION (+328.28)
- EXISTING STEEP SLOPES (>25%)
- EXISTING MODERATE SLOPES (15-25%)
- DRAINAGE AREA DIVIDE
- NON-ROOFTOP DISCONNECT (N-2)
- ROOFTOP DISCONNECT (N-1)
- PERVIOUS CONCRETE (A-2)
- ROOFTOP DISCONNECT (N-1)
- PROPOSED RAIN GARDEN (M-7)
- PROPOSED GRASS SWALE (M-8)

50' 0 50' 100' 150'

OWNER
MARY THERESE PFAU
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

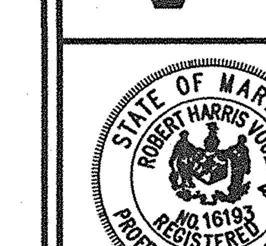
DEVELOPER
TRINITY QUALITY HOMES, INC.
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

NO.	REVISION	DATE
1	REVISE LOT LINES, BRL'S EASEMENTS AND HOUSES PER NEW LAYOUT	09/03/15

REVISED SITE DEVELOPMENT PLAN
DRAINAGE AREA MAP AND SWM PLAN
STELLA GLEN
LOTS 9-11 & 14-17 (FORMERLY LOTS 1-7) AND P/O LOTS 8, 12 & 13 (F-15-105)
RESIDENTIAL: SINGLE FAMILY DETACHED

TAX MAP: 36 GRID: 19
6TH ELECTION DISTRICT — ZONED: R-20
DPZ REF'S: ECP-13-024, CONT.#24-3108, WP-13-138, SP-13-009 & F-14-049, F-15-105.
PARCELS: 57, 58 & 417; L.8293 / F.433
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961



ROBERT H. VOGEL, PE No.16193

DESIGN BY: RHV
DRAWN BY: JMR/GAH
CHECKED BY: RHV
DATE: DECEMBER 2015
SCALE: AS SHOWN
W.O. NO.: 12-23

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2016

LANDSCAPE & FOREST CONSERVATION PLAN

SCALE: 1"=50'

LANDSCAPE NOTES

1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND 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 DEVIATION 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 APPLICABLE PLANS.
2. 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.
3. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE 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 HOWARD COUNTY LANDSCAPE MANUAL.
4. PLANTINGS SHOWN HEREON ARE THE RESPONSIBLITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCITON OF THE FINAL PLAN.

LANDSCAPE SCHEDULE NOTE:

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

B G & E NOTES:

1. THE LANDSCAPING ON WIREZONE (40' FROM BGE POLES) IS IN ACCORDANCE WITH BGE LIST OF TREES AND PLANTS.
2. BGE RESERVES THE RIGHT TO TRIM, TOP OR CUT DOWN ANY TREE IN PROXIMITY TO THE LINE THAT IN THE OPINION OF BGE SHALL BE DEEMED A HAZARD TO THE SAFE AND RELIABLE DELIVERY OF ELECTRICITY.
3. THE DEPARTMENT OF PLANNING AND ZONING MAY AUTHORIZE THE TRIMMING OR REMOVAL OF TREES OR VEGETATION IMMEDIATELY ADJACENT TO THE BGE R/W OR EASEMENT, IF BGE DETERMINES THE TREES ARE COMPROMISING THE SAFETY OF A TRANSMISSION LINE LOCATED WITHIN THEIR UTILITY R/W OR EASEMENT. IF BGE INTENDS TO TRIM OR REMOVE TREES WITHIN A FOREST CONSERVATION EASEMENT, A LETTER SPECIFYING THE LOCATION AND SCOPE OF WORK NEEDS TO BE SENT TO DPZ AT LEAST 30 DAYS IN ADVANCE OF UNDERTAKING THE WORK. DPZ UNDERSTANDS CONSTELLATION ENERGY'S NEED TO PROTECT ITS TRANSMISSION LINES AND WILL NOT UNREASONABLY WITHHOLD PERMISSION.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVING
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- PROP. VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-7
- PROP. 30' PUBLIC SEWER, WATER, & UTILITY EASEMENT
- PROP. 20 PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC SEWER & UTILITY EASEMENT PLAT MDR 9987
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING TREELINE
- EXISTING TREES
- EXISTING FENCE
- PROPOSED STORMDRAIN
- PROPOSED SIDEWALK
- PROPOSED TREELINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING STEEP SLOPES (>25%)
- EXISTING MODERATE SLOPES (15-25%)
- EXISTING BG&E GREEN ZONE
- EXISTING BG&E YELLOW ZONE
- PROPOSED FOREST CLEARING 0.38 ACRES
- PROPOSED FOREST CONSERVATION SIGN
- PROPOSED RAIN GARDEN (M-7)

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF $8,850.00 FOR THE REQUIRED 17 SHADE TREES AND 45 SHRUBS SHALL BE POSTED WITH F-14-049.
2. THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
3. WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2012, AND APPROVED JUNE 20, 2013. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
4. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE BE PERMITTED WITHIN THE WETLANDS AND THEIR REQUIRED BUFFERS.
5. THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
6. THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2012 BY ROBERT H. VOGEL ENGINEERING, INC.
7. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN A FIELD RUN TOPOGRAPHIC SURVEY WITH 2-FOOT CONTOURS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2012.
8. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
9. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO GRAVE SITES, OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
10. THE REMOVAL OF TREES 30" OR GREAT DHB IS PROHIBITED WITHOUT COUNTY WAIVER APPROVAL.
11. BG&E HAS REVIEWED AND APPROVED PROPOSED TRASH PAD SCREENING AND PERIMETER TREE PLANTINGS.

WETLAND DATA

WETLAND SYSTEM	COWARDIN CLASSIFICATION	DOMINANT VEGETATION	SIZE
A	PFO/EM1A	ACER RUBRUM, IMPATIENTS CAPENSIS, JUNCUS EFFUSUS, CAREX LURIDA, GLYCERIA STRIATA, ONOCLEA SENSIBILIS	0.2 ACRES

FSD NOTES:

1. NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR APPROPRIATE HABITAT WERE OBSERVED ON THE PROPERTY.
2. SURROUNDING LAND USE IS MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT.
3. ALL FOREST ON THE SITE IS WITHIN STAND F-1.
4. NO SPECIMEN TREES ARE PRESENT ON THE SUBJECT PROPERTY.

FOREST STAND DATA

KEY	COMMUNITY TYPE	ACREAGE	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
F1	SUCCESSIONAL	0.6 NTA	ACER RUBRUM, ACER SACCHARINUM, ACER NEGUNDO, PRUNUS SEROTINA, JUGLANS NIGRA	GOOD	0.6 WETLANDS AND BUFFERS

5/10/16
DNR QUALIFIED FOREST PROFESSIONAL
JOHN CANOLES

FOREST CONSERVATION:

FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SHALL BE PROVIDED BY THE PLACEMENT OF 2.76 AC. (2:1 RATIO) OF RETENTION INTO AN OFF-SITE FOREST CONSERVATION BANK IDENTIFIED AS DENSITY SOLUTIONS, APPROVED UNDER SDP-13-059FC, WHICH IS SUFFICIENT TO MEET THE 1.28 AC. OF REQUIRED REFORESTATION AND 0.10 AC. OF REQUIRED AFFORESTATION.

Forest Conservation Worksheet 2.2

Net Tract Area			
A.	Total Tract Area	A =	3.68
B.	Deductions	B =	0.00
C.	Net Tract Area	C =	3.68
Land Use Category			
	Input the number "1" under the appropriate land use zoning, and limit to only one entry		
	ARA 0, MDR 1, IDA 0, HDR 0, MPD 0, CIA 0		
D.	Afforestation Threshold (Net Tract Area x 20%)	D =	0.74
E.	Conservation Threshold (Net Tract Area x 25%)	E =	0.92
Existing Forest Cover			
F.	Existing Forest Cover within the Net Tract Area	F =	0.64
G.	Area of Forest Above Conservation Threshold	G =	0.00
Break Even Point			
H.	Break Even Point	H =	0.64
I.	Forest Clearing Permitted Without Mitigation	I =	0.00
Proposed Forest Clearing			
J.	Total Area of Forest to be Cleared	J =	0.64
K.	Total Area of Forest to be Retained	K =	0.00
Planting Requirements			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold	M =	1.28
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required	P =	1.28
Q.	Total Afforestation Required	Q =	0.10
R.	Total Planting Requirement	R =	1.38

2.76 Acres to be addressed via purchase of off site forest retention bank

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 5.13.16

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 5-17-16

DIRECTOR — DATE 5-17-16

DEVELOPER'S/BUILDER'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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER — DATE 5/10/16

OWNER
MARY THERESE PFAU
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY QUALITY HOMES, INC.
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

NO.	REVISION	DATE
1	REVISE LOT LINES, BRL'S EASEMENTS AND HOUSES PER NEW LAYOUT	09/03/15

REVISED SITE DEVELOPMENT PLAN
LANDSCAPE AND FOREST CONSERVATION PLAN
STELLA GLEN
LOTS 9-11 & 14-17 (FORMERLY LOTS 1-7) AND P/O LOTS 8, 12 & 13 (F-15-105)
RESIDENTIAL: SINGLE FAMILY DETACHED

TAX MAP: 36 GRID: 19
6TH ELECTION DISTRICT — ZONED: R-20
DPZ REF'S: ECP-13-024, CONT.#24-3108, WP-13-138, SP-13-009 & F-14-049, F-15-105.
PARCELS: 57, 58 & 417; L.8293 / F.433
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

STATE OF MARYLAND — ROBERT HARRIS VOGEL — NO.16193 REGISTERED PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE No.16193

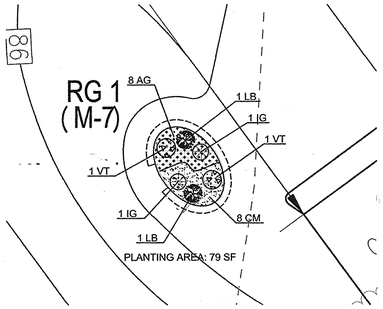
DESIGN BY: RHV
DRAWN BY: JMR/GAH
CHECKED BY: RHV
DATE: DECEMBER 2015
SCALE: AS SHOWN
W.O. NO.: 12-23

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2016

SHEET 7 OF 8

SDP-14-070

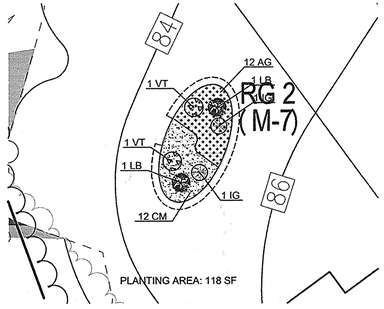
K:\Projects\12-23\ENGR\dwg\SDP\REDLINE\07_RS_LS_FCP.dwg, 5/5/2016 8:41:23 AM



RAIN GARDEN #1 - PLANTING DETAIL
SCALE: 1"=10'

RAIN GARDEN #1 PLANTING SCHEDULE				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
VT	2	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	5 GALLON	CONT
IG	2	ILEX GLABRA "COMPACTA" COMPACT INKBERRY	3 GALLON	CONT
LB	2	LINDEN BENZOIN SPICEBUSH	3 GALLON	CONT
	8	CONVALLANRIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
	8	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 QT.	12" O.C.

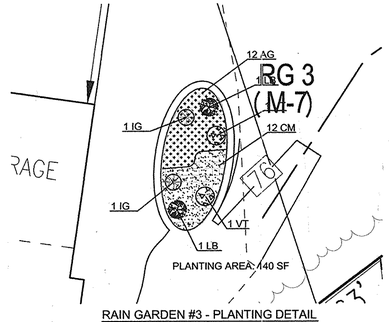
79 SF X 75% X .0229 STEMS PER SQUARE FOOT = 2 PLANTS REQUIRED
2 PROVIDED



RAIN GARDEN #2 - PLANTING DETAIL
SCALE: 1"=10'

RAIN GARDEN #2 PLANTING SCHEDULE				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
VT	2	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	5 GALLON	CONT
IG	2	ILEX GLABRA "COMPACTA" COMPACT INKBERRY	3 GALLON	CONT
LB	2	LINDEN BENZOIN SPICEBUSH	3 GALLON	CONT
	12	CONVALLANRIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
	12	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 QT.	12" O.C.

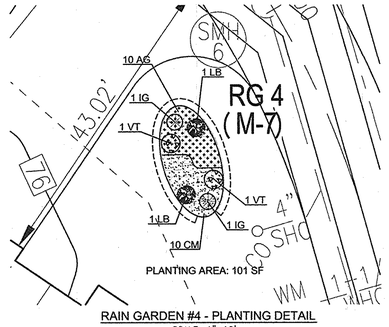
118 SF X 75% X .0229 STEMS PER SQUARE FOOT = 2 PLANTS REQUIRED
2 PROVIDED



RAIN GARDEN #3 - PLANTING DETAIL
SCALE: 1"=10'

RAIN GARDEN #3 PLANTING SCHEDULE				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
VT	2	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	5 GALLON	CONT
IG	2	ILEX GLABRA "COMPACTA" COMPACT INKBERRY	3 GALLON	CONT
LB	2	LINDEN BENZOIN SPICEBUSH	3 GALLON	CONT
	12	CONVALLANRIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
	12	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 QT.	12" O.C.

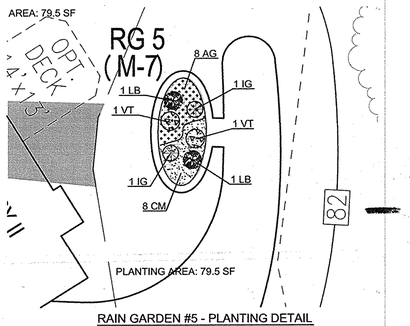
140 SF X 75% X .0229 STEMS PER SQUARE FOOT = 3 PLANTS REQUIRED
3 PROVIDED



RAIN GARDEN #4 - PLANTING DETAIL
SCALE: 1"=10'

RAIN GARDEN #4 PLANTING SCHEDULE				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
VT	2	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	5 GALLON	CONT
IG	2	ILEX GLABRA "COMPACTA" COMPACT INKBERRY	3 GALLON	CONT
LB	2	LINDEN BENZOIN SPICEBUSH	3 GALLON	CONT
	10	CONVALLANRIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
	10	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 QT.	12" O.C.

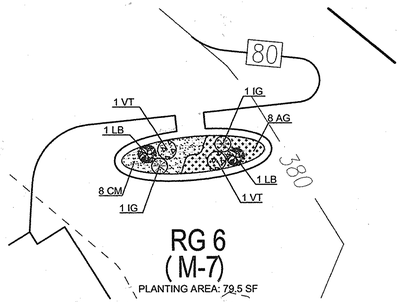
100 SF X 75% X .0229 STEMS PER SQUARE FOOT = 2 PLANTS REQUIRED
2 PROVIDED



RAIN GARDEN #5 - PLANTING DETAIL
SCALE: 1"=10'

RAIN GARDEN #5 PLANTING SCHEDULE				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
VT	2	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	5 GALLON	CONT
IG	2	ILEX GLABRA "COMPACTA" COMPACT INKBERRY	3 GALLON	CONT
LB	2	LINDEN BENZOIN SPICEBUSH	3 GALLON	CONT
	8	CONVALLANRIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
	8	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 QT.	12" O.C.

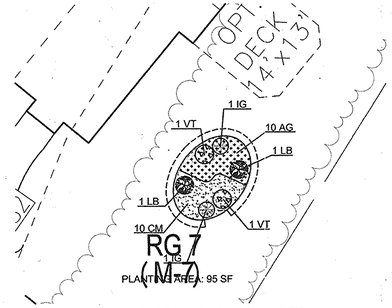
79 SF X 75% X .0229 STEMS PER SQUARE FOOT = 2 PLANTS REQUIRED
2 PROVIDED



RAIN GARDEN #6 - PLANTING DETAIL
SCALE: 1"=10'

RAIN GARDEN #6 PLANTING SCHEDULE				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
VT	2	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	5 GALLON	CONT
IG	2	ILEX GLABRA "COMPACTA" COMPACT INKBERRY	3 GALLON	CONT
LB	2	LINDEN BENZOIN SPICEBUSH	3 GALLON	CONT
	8	CONVALLANRIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
	8	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 QT.	12" O.C.

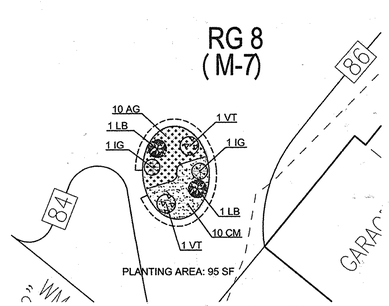
79 SF X 75% X .0229 STEMS PER SQUARE FOOT = 2 PLANTS REQUIRED
2 PROVIDED



RAIN GARDEN #7 - PLANTING DETAIL
SCALE: 1"=10'

RAIN GARDEN #7 PLANTING SCHEDULE				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
VT	2	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	5 GALLON	CONT
IG	2	ILEX GLABRA "COMPACTA" COMPACT INKBERRY	3 GALLON	CONT
LB	2	LINDEN BENZOIN SPICEBUSH	3 GALLON	CONT
	10	CONVALLANRIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
	10	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 QT.	12" O.C.

95 SF X 75% X .0229 STEMS PER SQUARE FOOT = 2 PLANTS REQUIRED
2 PROVIDED



RAIN GARDEN #8 - PLANTING DETAIL
SCALE: 1"=10'

RAIN GARDEN #8 PLANTING SCHEDULE				
	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
VT	2	VIBURNUM TRILOBUM AMERICAN HIGHBUSH CRANBERRY	5 GALLON	CONT
IG	2	ILEX GLABRA "COMPACTA" COMPACT INKBERRY	3 GALLON	CONT
LB	2	LINDEN BENZOIN SPICEBUSH	3 GALLON	CONT
	10	CONVALLANRIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
	10	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 QT.	12" O.C.

95 SF X 75% X .0229 STEMS PER SQUARE FOOT = 2 PLANTS REQUIRED
2 PROVIDED

"RAIN GARDEN" PLANTING SCHEDULE NOTES:

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
5. RAIN GARDEN AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (.0229 STEMS PER SQUARE FOOT). ABOVE PLANTING RATIOS ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESDv SUMMARY.
6. FILTER AREA SHALL BE 50% COVERED BY PLANTINGS AT FULL GROWTH

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 10.30.14
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 10-31-14
DIRECTOR	DATE 10/31/14

SCALE 1"=10'
5' 0' 10'

NOTE:
SEE SHEET 6 FOR RAIN GARDEN SECTION DETAIL.

OWNER
MARY THERESE PFAU
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY QUALITY HOMES, INC.
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

NO.	REVISION	DATE
1	REVISE PLAN PER LAYOUT ON F-15-105	11-12-15

SITE DEVELOPMENT PLAN
RAIN GARDEN PLANTING DETAILS
STELLA GLEN
LOTS 9-11 & 14-17 (FORMERLY LOTS 1-7) AND P/O LOTS 8,12,& 18 (F-15-105)
RESIDENTIAL - SINGLE FAMILY DETACHED

TAX MAP: 36 GRID: 19 ZONED: R-20
6TH ELECTION DISTRICT
DPZ REF'S: ECP-13-024, CONT.#24-3108, PARCELS: 57, 58 & 417; L.8293 / F.433
WP-13-138, SP-13-009 & F-14-049, F-15-105 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

STATE OF MARYLAND — ROBERT HARRIS VOGEL — No. 16193 — PROFESSIONAL ENGINEER — 10/30/14
ROBERT H. VOGEL, PE No.16193

DESIGN BY: RHV
DRAWN BY: JMR/GAH
CHECKED BY: RHV
DATE: SEPTEMBER 2014
SCALE: AS SHOWN
W.O. NO.: 12-23

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2014

SHEET 8 OF 8

SDP-14-070

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