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GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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: 410-954-8281
 - HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2366
 - AT&T CABLE LOCATION DIVISION: 1-800-393-3553
 - B.C.&E. CO. CONTRACTOR SERVICES: 410-850-4620
 - B.C.&E. CO. UNDERGROUND DAMAGE CONTROL: 410-787-4620
 - STATE HIGHWAY ADMINISTRATION: 410-531-5533
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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 START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES:
 - CONTRACT NO. 10-1214 CONTRACT 208-W AND 11-002
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY JOHN C. MELLEMA, SR., INC., DATED FEB. 2017.
- THE PROJECT BOUNDARY IS BASED ON BOUNDARY PROVIDED BY JOHN C. MELLEMA, SR., INC., DATED FEB. 2017.
- THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY CONTROL STATION 31E4 AND BENCHMARKS 31E2 & 31E4 WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE ZONING REGULATIONS EFFECTIVE ON OCT. 06, 2013, AND IS SUBJECT TO SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCT. 07, 2007 PER COUNCIL BILL 07-2007 & 48-2007. CONSTRUCTION OF THIS PROJECT MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - WATER AND SEWER SERVICE SHALL BE FROM AN EXTENSION OF CONTRACT NO. #208-W.
 - SEWER FOR THIS PROJECT SHALL BE FROM THE PROPOSED EXTENSION OF CONTRACT NO. #10-1214.
 - WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. BUILDING PERMIT WILL BE ISSUING PRIOR TO THE PRESENCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE PETITION, OR BUILDING AND GRADING PERMITS. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- EXISTING UTILITIES LOCATED FROM AS-BUILT DRAWINGS. 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.
- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
- NO GRADING, REMOVAL OF VEGETATION OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WETLANDS AND THEIR BUFFERS WILL NOT BE IMPACTED BY THE CONSTRUCTION OF THE SITE.
- THERE ARE NO "COOPERATIVE" AREAS LOCATED WITHIN THE DEVELOPMENT AREA AS PER FEMA DIRM MAPS APPROVED BY FEMA AND EFFECTIVE FOR COUNTY DEVELOPMENT RESTRICTIONS AS OF 6/6, 2013.
- THERE ARE 0 S.F. (0.00 AC.) >= 25% STEEP SLOPES, AND 0 S.F. (0.00 AC.) 15%-24.99% STEEP SLOPES OVER 20,000 SF CONTIGUOUS LOCATED WITHIN THE DEVELOPMENT AREA. NON-CONTIGUOUS AREA TOTAL 2,954 S.F. (0.07 AC.)
- THE PROJECT SITE WAS EVALUATED FOR ENVIRONMENTAL FEATURES AND A LETTER HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, JULY 19, 2017. MR. CANOLES NOTED AREAS OF FOREST AND LAWN BUT NO SPECIMEN TREES OR ANY OTHER REGULATED ENVIRONMENTAL FEATURES WERE FOUND WITHIN THE LIMITS OF THE DEVELOPMENT AREA.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY IS LESS THAN 40,000 SF.
- A LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$3,000.00 FOR THE REQUIRED 10 SHADE TREES. WILL BE PAID WITH THE BUILDER'S GRADING PERMIT.
- THERE ARE 0 S.F. (0.00 AC.) AREA OF WETLANDS PRESENT WITHIN THE DEVELOPMENT AREA PER ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, JULY 19, 2017.
- OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
- GEOTECHNICAL INVESTIGATIONS SHALL BE COMPLETED AS PART OF THE SITE DEVELOPMENT PLAN SUBMISSION.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ILCHESTER ROAD IS CLASSIFIED AS A MINOR COLLECTOR. CRESTWOOD DRIVE AND TALBOTS LANDING ARE BOTH CLASSIFIED AS LOCAL ROADS. SITE ACCESS SHALL BE VIA A PRIVATE DRIVEWAY.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PROJECT IS EXEMPT FROM AN ADEQUATE ROADS FACILITIES TEST STUDY, AS IT IS AN EXISTING, PREVIOUSLY SUBDIVIDED PARCEL.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON SITE.
- THERE ARE NO EXISTING DWELLINGS OR STRUCTURES ON SITE.
- THE PROPOSED BUILDINGS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON-STRUCTURAL AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE A MICROBIORETENTION FACILITY (M-6) AND FOUR DRYWELLS (M-5). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- PARCEL 829 HAS BEEN DETERMINED TO BE A BUILDABLE LOT PER LETTER FROM DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION, DATED MARCH 15, 2017. IT WAS DETERMINED THAT THE PROPERTY WAS CREATED ON MARCH 27, 1954 WITH A RECORDING IN LIBER 254 / F. 420. BASED ON THIS CONCLUSION THE PROPERTY IS CONSIDERED TO BE A VALID LOT FOR WHICH THE DIVISION WILL GRANT AUTHORIZATION ON A BUILDING PERMIT FOR A SINGLE FAMILY DETACHED DWELLING, BUT ONLY IF THE DWELLING FULLY COMPLIES WITH THE CURRENT R-20 MINIMUM LOT SIZE.
- SEDMIMENT AND EROSION CONTROL MEASURES WILL BE PROVIDED FOR THIS SITE.
- THERE ARE HIGHLY ERODIBLE SOILS ON THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY TEMPORARY CONSTRUCTION EASEMENTS THAT MAY BE REQUIRED.
- AN EXISTING DRIVEWAY(S) IS CURRENTLY IN USE AND SHALL REMAIN IN ITS CURRENT STATE. ITS EXISTING WIDTH IS 12', WHICH IS ENTIRELY WITHIN THE EXISTING RIGHT OF WAY, AND SHALL ACCOMMODATE ACCESS FOR BOTH PARCEL 372 AND 829 UP TO THE RIGHT OF WAY LINE. ONCE OUTSIDE THE RIGHT OF WAY, THE DRIVEWAYS DIVERGE. PARCEL 372 CONTINUES TO BE SERVED BY ITS EXISTING DRIVEWAY WHILE PARCEL 829 SHALL BE SERVED BY A PRIVATE DRIVEWAY WITHIN A PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT. THE EXISTING 12' INGRESS/EGRESS AND UTILITY EASEMENT SHALL REMAIN. DRIVEWAY ACCESS 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 CHIP COATING. (1-1 1/2" MIN.)
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE, AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DRIVEWAY ACCESS POINT ONTO ILCHESTER ROAD AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5732 FOR DETAILS AND COST ESTIMATES.
- CERTIFIED TEST PITS HAVE BEEN PROVIDED TO VERIFY THAT GROUNDWATER AND ROCK ARE NOT PRESENT AT MICRO-BIORETENTION LOCATIONS. OPEN TEST PITS WERE OBSERVED BY ROBERT H. VOGEL ENGINEERING ON FEBRUARY 9, 2018. AND INFORMATION REGARDING THE FINDINGS IS LOCATED IN THE SWM REPORT.
- A PRE-SUBMISSION COMMUNITY MEETING IS NOT REQUIRED FOR CONSTRUCTION OF A HOME ON AN EXISTING LOT.
- CONSTRUCTION IS NOT EXPECTED TO IMPACT TRAFFIC ON ILCHESTER ROAD. NO TRAFFIC CONTROL REQUIREMENTS ARE ANTICIPATED.
- DECLARATION OF COVENANTS SHALL BE RECORDED WITH THE DEVELOPER AGREEMENT AND SIMULTANEOUSLY WITH THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- TRASH COLLECTION SHALL BE PRIVATE. RESIDENTS WILL PLACE TRASH ON EDGE OF DRIVEWAY WITHIN 5' OF THE EXISTING ROADWAY EDGE.
- SIC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED, MAY PROJECT NO MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.

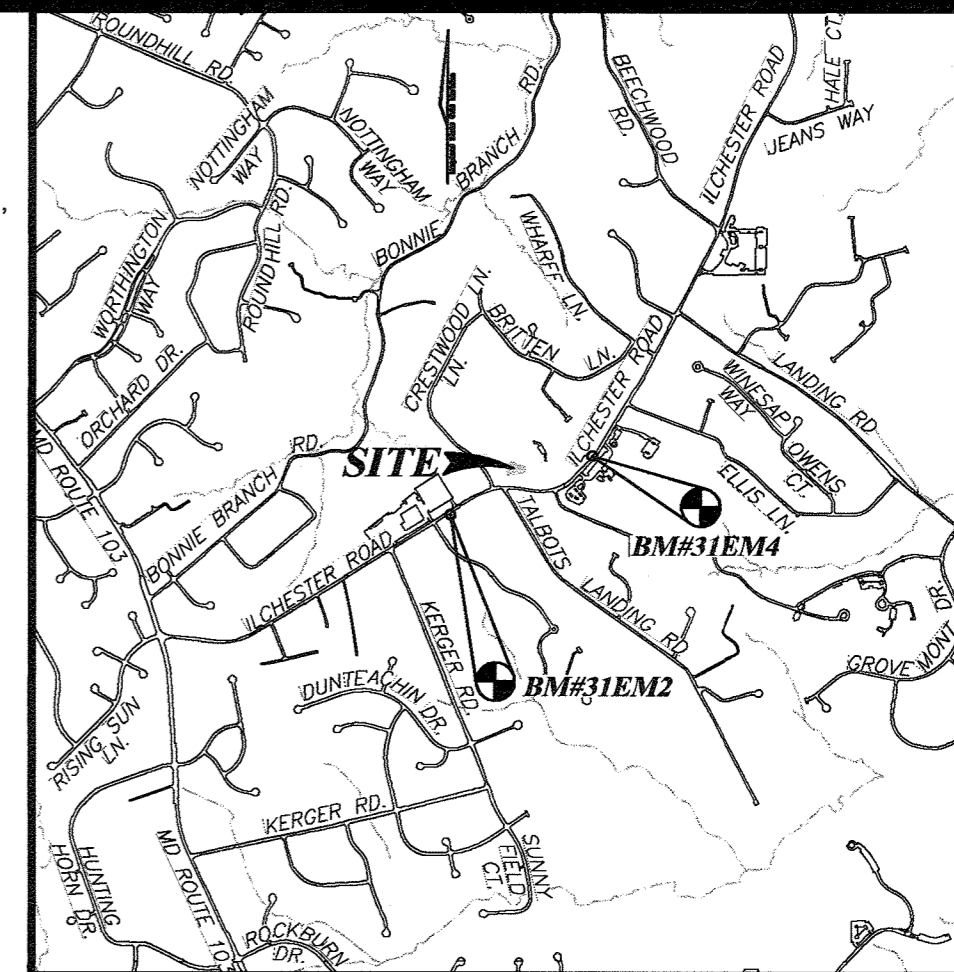
SITE DEVELOPMENT PLAN

OKOYE PROPERTY

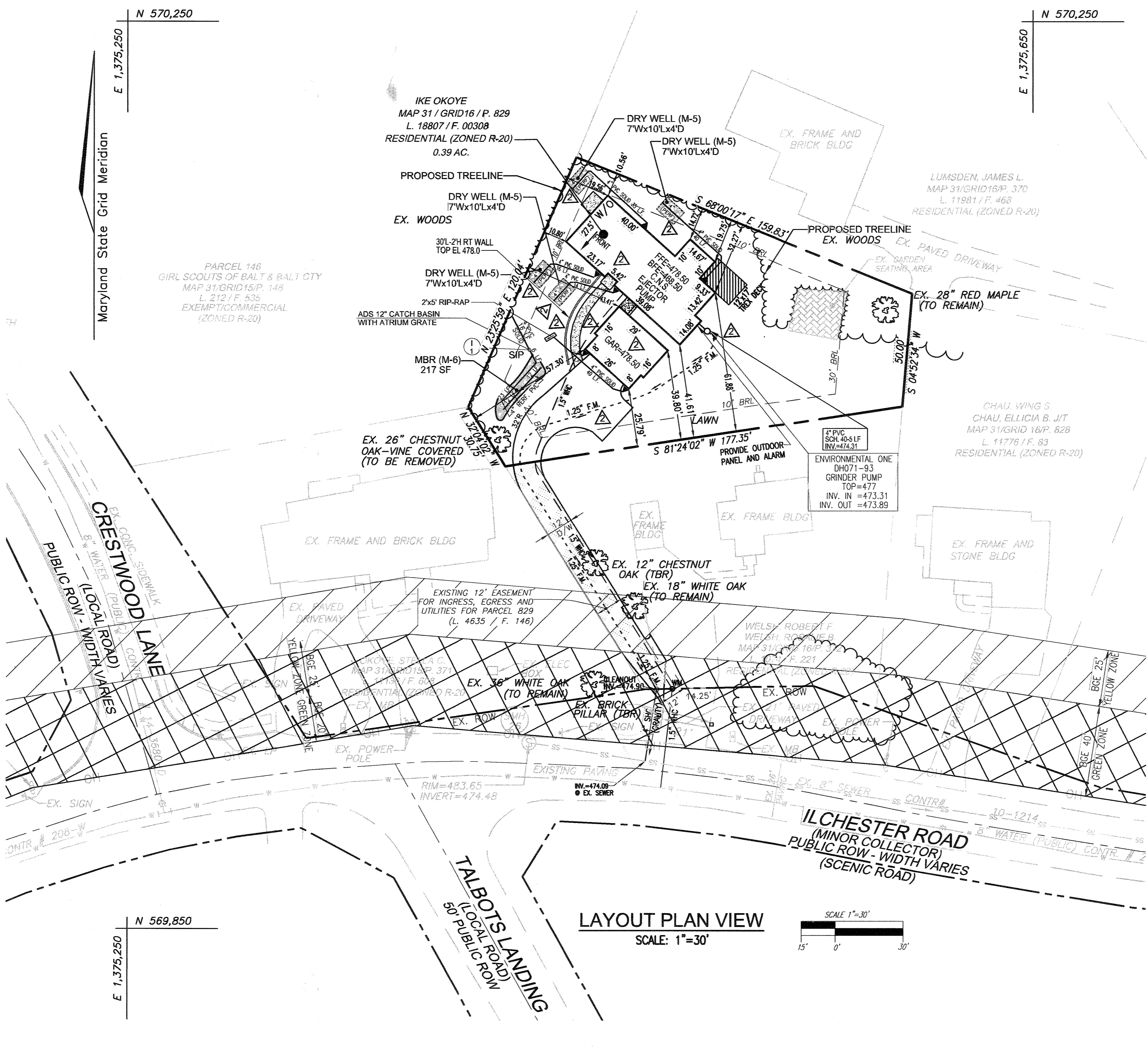
L. 18807 / F. 00308

BENCHMARKS

HOWARD COUNTY BENCHMARK 31E2	N 569,841.12	E 1,374,816.23	ELEV.: 465.05'
HOWARD COUNTY BENCHMARK 31E4	N 570,249.71	E 1,376,291.40	ELEV.: 481.289'



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATES: MAP 28, GRID D-6



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING TREELINE
	PROPOSED TREELINE
	12' EASEMENT FOR INGRESS/EGRESS AND UTILITIES
	BGE YELLOW ZONE TREES 20'-40' TALL
	BGE GREEN ZONE TREES < 20' TALL

SITE DATA

5078 ILCHESTER ROAD
ELLCOTT CITY, MD 21043
TAX MAP 31, BLOCK 16, PARCEL 829
1ST ELECTION DISTRICT
PRESENT ZONING: R-20 RESIDENTIAL
TOTAL AREA OF PROPERTY: 0.39 AC.
DPZ REFERENCES: ECP-18-002
DEED/PLAT REFERENCES: L 18807 / F. 00308
AREA MANAGED BY ESDU: 19,427 S.F./0.45 AC.
(THIS PLAN-"DEVELOPMENT AREA" INCLUDES AREA OF PROPERTY PLUS OFFSITE DISTURBANCE)
USE OF PROPOSED STRUCTURES (THIS PLAN): SINGLE FAMILY RESIDENTIAL 15.38%
*TOTAL BUILDING COVERAGE WITHIN THE DEVELOPMENT AREA: 2,650 SF (0.06 AC. OR 13.22%)
*PAVED AREA WITHIN THE DEVELOPMENT AREA: 2,650 SF (0.06 AC. OR 13.22%)
LIMIT OF DISTURBED AREA (THIS PLAN): 15,973 SF / 0.32 AC. 15.38%
*WETLANDS AREA: 0.00 AC.
*WETLAND BUFFERS ON SITE: 0.00 AC.
*STREAMS AND THEIR BUFFERS ON SITE: 0.00 AC.
*AREA OF 100 YEAR FLOODPLAIN: 0.00 AC.
*AREA OF EXISTING FOREST ON SITE: 0.24 AC.
*AREA OF MODERATE SLOPES (15%-24.99%): 0.07 AC.
*AREA OF STEEP SLOPES (25%+): 0.00 AC.
*AREA OF ERODIBLE SOILS: 0.07 AC.
*IMPERVIOUS AREA: 5,550 S.F. (0.127 AC. OR 39.68%)
*GREEN/OPEN AREA: 12,861 S.F. (0.295 AC. OR 75.64%)
NOTE *WITHIN LIMITS OF DEVELOPMENT AREA ONLY
1.) DEVELOPMENT AREA INCLUDES OFFSITE AREAS WHICH REQUIRE AN EASEMENT
2.) GREEN/OPEN AREA INCLUDES OPEN SPACE AREAS THAT WILL NOT BE DISTURBED.

STORMWATER MANAGEMENT INFORMATION CHART

LOT/ PARCEL #	STREET ADDRESS	FACILITY NAME & NUMBER	PRACTICE TYPE (QUANTITY)	PUBLIC	PRIVATE	MAINTENANCE RESPONSIBILITY
829	5078 ILCHESTER RD	MBR #1	M-6 MICRO-BIORETENTION		X	Owner
829	5078 ILCHESTER RD	DW-A	M-5 DRYWELL		X	Owner
829	5078 ILCHESTER RD	DW-B	M-5 DRYWELL		X	Owner
829	5078 ILCHESTER RD	DW-C	M-5 DRYWELL		X	Owner
829	5078 ILCHESTER RD	DW-D	M-5 DRYWELL		X	Owner

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmister 10-18-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Steadman 10-24-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John G... 10-25-19
DIRECTOR DATE

ADDRESS CHART

BUILDING NO.	STREET ADDRESS
1	5078 ILCHESTER ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
N/A	N/A	829

DEED REF.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR. #
L 18807/F 00308	16	R-20	31	1ST	601104

WATER CODE: N/A SEWER CODE: N/A

"PROFESSIONAL CERTIFICATION"

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

MOSTAFA IZADI, PE
LICENSE NO. 17248, EXPIRATION DATE: 02/11/2021

OWNER/DEVELOPER:
IKE OKOYE
5078 ILCHESTER RD
ELLCOTT CITY, MD 21043
(301) 704-3776
EMAIL: IKE_OKOYE@HOTMAIL.COM

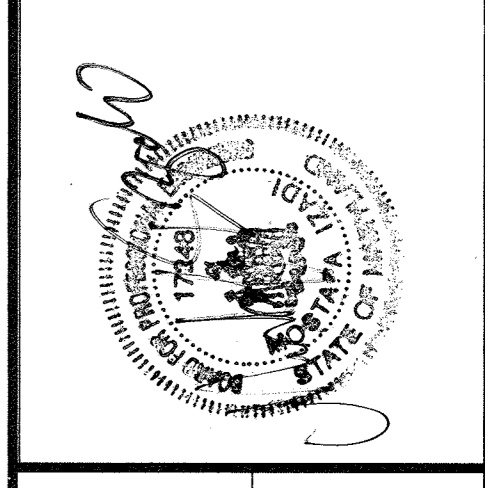
Advanced Engineering Consultants, PC.
Engineers & Planners
P.O. BOX 129 RIDERWOOD, MD 21139
TEL: 410-382-9180 FAX: 410-296-0050
mizad@aec-engineers.biz

REVISIONS

REVISIONS	DESCRIPTION	BY	DATE
1	REVISED BLDG FOOTPRINT, DRIVEWAY TURNAROUND, DRY WELLS PIPING	MI	10/31/2018
2	REVISED BLDG FOOTPRINT, DRIVEWAY TURNAROUND, & PIPING LOCATIONS	MI	08/30/2019

TITLE: COVER SHEET AND LAYOUT PLAN

OKOYE PROPERTY
L. 18807 / F. 00308
1ST ELECTION DISTRICT
TAX MAP 31, BLOCK 16, PARCEL 829
ZONED: R-20
HOWARD COUNTY, MARYLAND



DRAWN BY: TH
CHECKED BY: MI
SCALE: AS SHOWN

DATE: 09/30/2019

SHEET 1 OF 4

SDP-18-045

REPLACED SHEET 1 OF 4

PURPOSE NOTE 2:
REVISED BLDG FOOTPRINT & DETACHED 2 CAR GARAGE, DRIVEWAY TURNAROUND, W & S LOCATIONS, & DRY WELLS LOCATIONS & PIPING

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

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

1. PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOT AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOURS MUST BE GIVEN AT THE FOLLOWING STAGES:

- UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- PROCEEDING WITH ANY OTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
- PROCEEDING WITH ANY OTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROL, DITCHES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES EXCEPT THOSE HORIZONTAL TO A VERTICAL (V:1) AND SEVEN (7) CALICING DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.

4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, (P. 20-20), PERMANENT SEEDING (P. 20-20), TEMPORARY SEEDING (P. 20-20) AND MULCHING (P. 20-20). TEMPORARY STABILIZATION WITH WHICH ALONE CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN. SPECIFIC SEEDING DATES (SEE B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH 3% OF CUT AND/OR FILL. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.

5. SEEDING

- SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, (P. 20-20), PERMANENT SEEDING (P. 20-20), TEMPORARY SEEDING (P. 20-20) AND MULCHING (P. 20-20). SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
- SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, (P. 20-20), PERMANENT SEEDING (P. 20-20), TEMPORARY SEEDING (P. 20-20) AND MULCHING (P. 20-20). SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.

6. SITE ANALYSIS

TOTAL AREA OF SITE	0.36 ACRES
AREA DISTURBED	0.12 ACRES
AREA TO BE VEGETATED OR PAVED	0.24 ACRES
AREA TO BE VEGETATED	0.24 ACRES
TOTAL FILL	250 CU. YDS.
TOTAL FILL	250 CU. YDS.

NOTE: DEVELOPMENT AREA FOR SWM INCLUDES OFFSITE LOCATION AREA (0.45 AC.)

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY OR SEEDING OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR IMMEDIATELY AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:

- INSPECTION DATE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)
- INSPECTION PROGRAM (EROSION AND SEDIMENT CONTROL)
- NAME AND TITLE OF INSPECTOR
- WEATHER INFORMATION (PRECIPITATION, WIND, TEMPERATURE, RELATIVE HUMIDITY, LAST RECORDED PRECIPITATION)
- BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETED AND/OR CURRENT ACTIVITIES)
- EVIDENCE OF SEDIMENT DISCHARGES
- IDENTIFICATION OF PLAN DEVIATIONS
- IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
- IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
- COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
- PHOTOGRAPHS
- MONITORING OF SEEDING
- MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
- OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER COLLECTION WITH CONSTRUCTION ACTIVITIES (PAGES, NOTES)

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

10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID) PRIOR TO PROCEEDING WITH CONSTRUCTION. MAJOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HOWARD-APPROVED FIELD CHANGES.

11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.A. PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON THE GRADING UNIT IMMEDIATELY ADJACENT TO THE GRADING UNIT AT A LINE. 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 CID. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CID, NO MORE THAN 30 ACRES COLLECTIVELY MAY BE DISTURBED AT A GIVEN TIME.

12. WORK UNDER ANY EXPOSURE, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED METHOD PRIOR TO ANY GRADING.

13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION UNTIL FINAL GRADE.

14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON THE CONTOUR, AND BE IMBEDDED AT 25" MINIMUM INTERVALS, WITH LOWER ENDS CAPPED UP BY 2" IN ELEVATION.

15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDES):

- USE AND IMP. APRIL 1 - JUNE 15
- USE AND IMP. APRIL 1 - APRIL 30
- USE AND IMP. MARCH 1 - MAY 31

16. A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

17. ESTIMATE ONLY CONTRACTOR SHALL VERIFY QUANTITIES OF HIS OWN SATISFACTION. TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, WITH AN APPROVED PLAN.

18. THE PRESENCE OF ADEQUATE RAINFALL WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOISTURE TO THE DEPTH OF 4 INCHES OR MORE SHALL BE REQUIRED TO MAINTAIN MOISTURE TO THE DEPTH OF 4 INCHES OR MORE. AFTER THE FIRST WEEK, SOO WATERING IS REQUIRED AS NECESSARY TO MAINTAIN MOISTURE TO THE DEPTH OF 4 INCHES OR MORE. DO NOT MOW UNTIL THE SOO 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 UNLESS OTHERWISE SPECIFIED.

19. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRICULTURIST OR SCIENTIST AND APPROVED BY THE APPROPRIATE AUTHORITY, MAY BE USED IN PLACE OF NATURAL TOPSOIL.

20. TOPSOIL APPLICATION AND SEEDING MUST BE MAINTAINED WHEN APPLYING TOPSOIL.

21. UNIFORMITY OF SEEDING

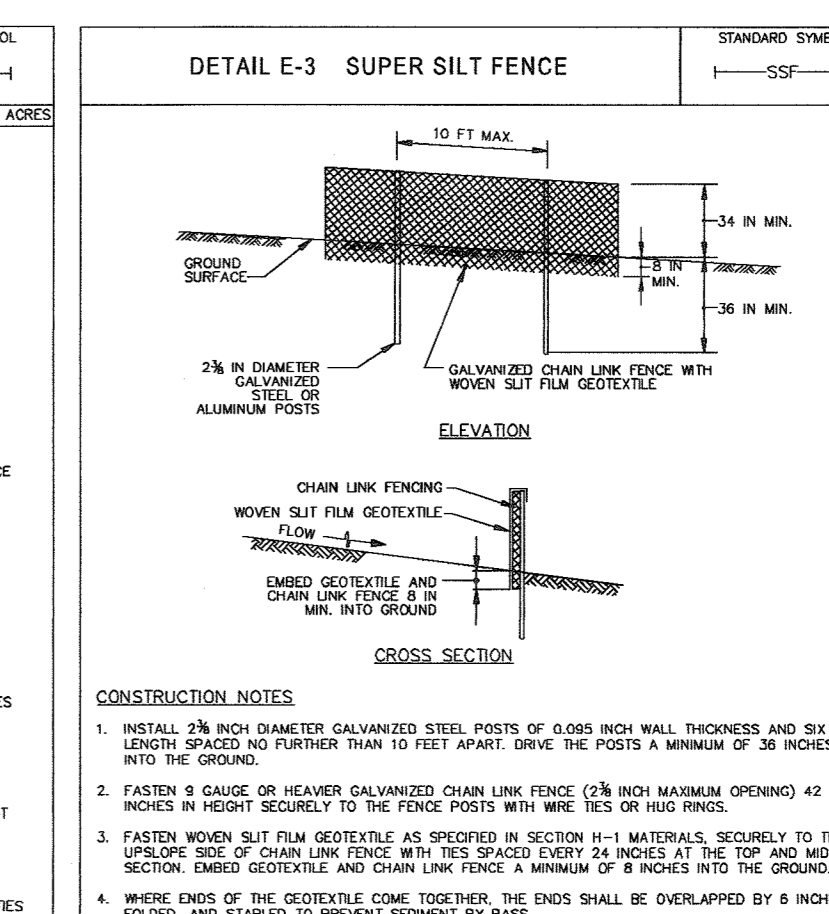
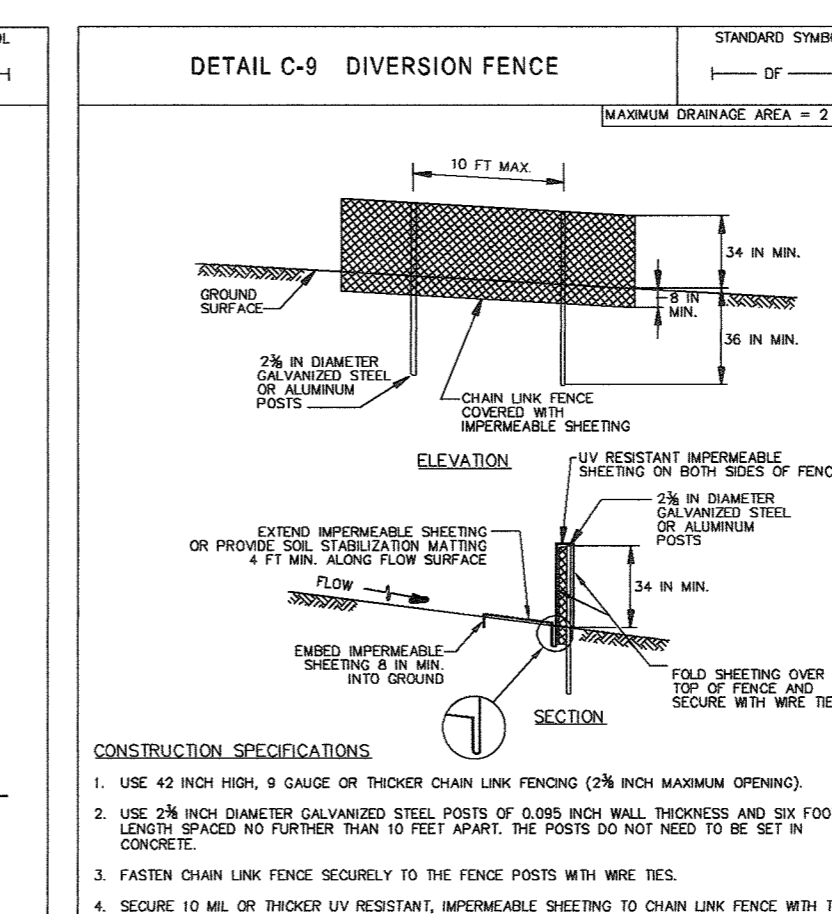
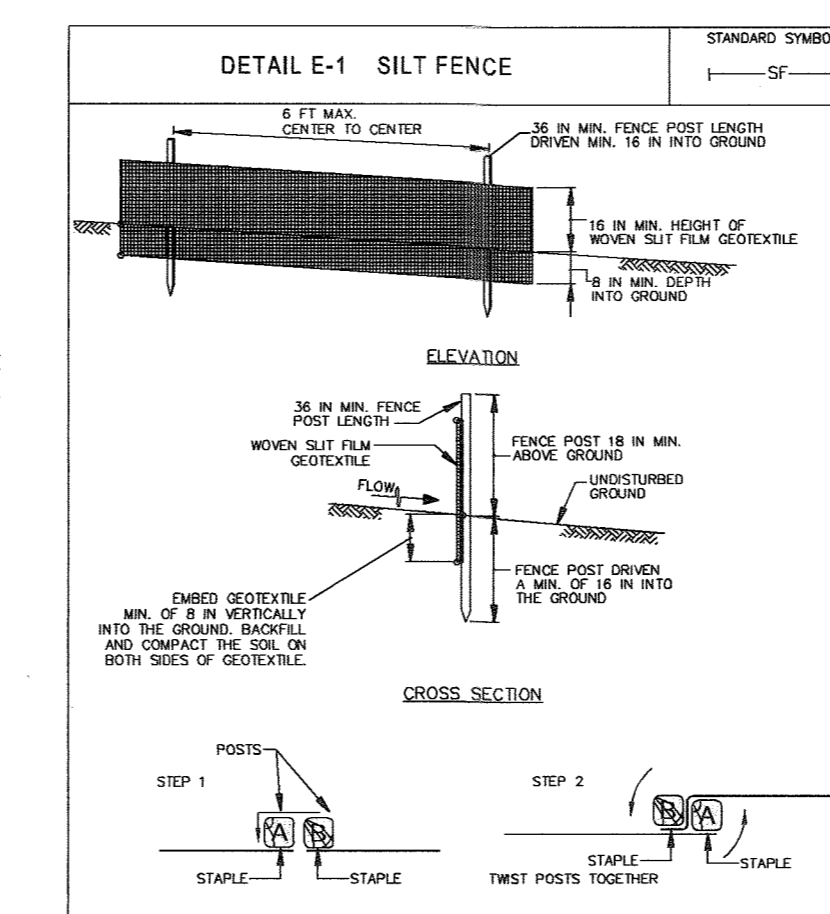
- UNIFORMITY OF SEEDING SHALL BE MAINTAINED WHEN APPLYING TOPSOIL.
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22. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR SPREADING. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR SPREADING. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE FLOWING AND SUITABLE FOR SPREADING.

23. LINE MATERIALS MUST BE GROUND LIME (HYDRATED OR BURNT LIME) MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIME MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH AND 98 TO 100 PERCENT WILL PASS THROUGH A #200 MESH SIEVE.

24. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE SOIL TO A DEPTH OF 2 TO 3 INCHES.

25. WHERE THE SUBSOIL IS EITHER HEAVILY ACIDIC OR COMPOSED OF HEAVY CLAYS, SOO MUST BE APPLIED AT THE RATE OF 1/2 TONS PER ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.



1. USE OF HIGH RAIN GAGE OR RAINER CHAIN LINK FENCING (2 1/2 INCH MAXIMUM OPENING)

- USE 2x4 INCH DIAMETER GALVANIZED STEEL POSTS OF 6005 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
- FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.
- EXTEND 10' MIN. OR MORE OF RESISTANT IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 6' INCHES AT TOP AND SECTION, AND BELOW GROUND SURFACE.
- EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND BARED END A MINIMUM OF 8 INCHES INTO GROUND SURFACE. STABILIZATION MATTING MAY BE USED IN AREAS OF IMPROVED SEEDING ALONG FLOW SURFACE.
- WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 1 INCH AND FOLD WITH SEAM FACING DOWNWARD.
- KEEP FLOW SURFACE ALONG ADJUNCTION POINT AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPROPERLY SHEETING IF TORN. IF UNREPAIRABLE, REMOVE AND REPLACE.

2. PERIMETER FENCE

- INSTALL 2x4 INCH DIAMETER GALVANIZED STEEL POSTS OF 6005 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
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3. FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.

4. EXTEND 10' MIN. OR MORE OF RESISTANT IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 6' INCHES AT TOP AND SECTION, AND BELOW GROUND SURFACE.

5. EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND BARED END A MINIMUM OF 8 INCHES INTO GROUND SURFACE. STABILIZATION MATTING MAY BE USED IN AREAS OF IMPROVED SEEDING ALONG FLOW SURFACE.

6. WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 1 INCH AND FOLD WITH SEAM FACING DOWNWARD.

7. KEEP FLOW SURFACE ALONG ADJUNCTION POINT AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPROPERLY SHEETING IF TORN. IF UNREPAIRABLE, REMOVE AND REPLACE.

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)

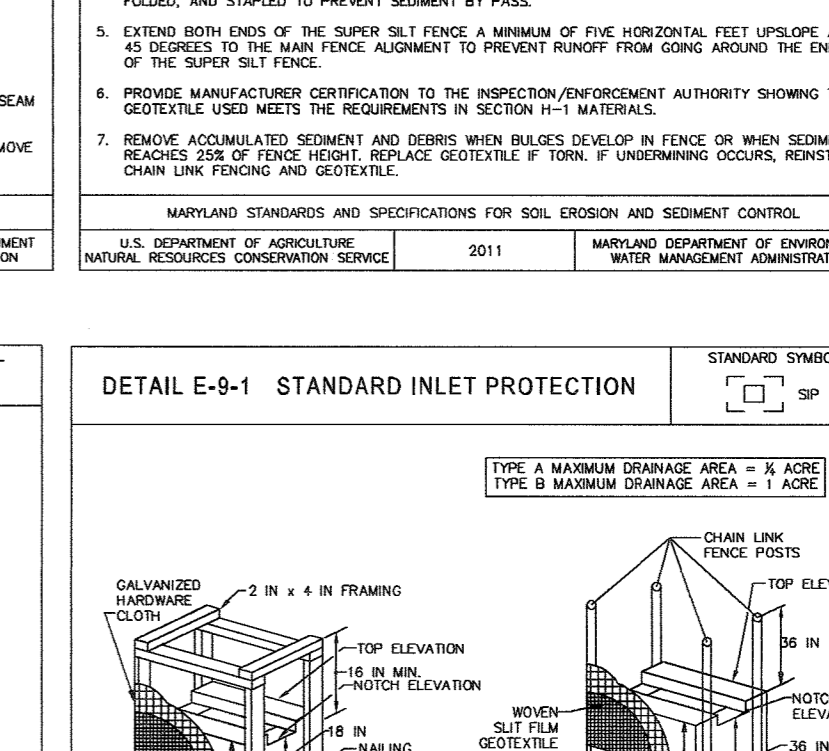
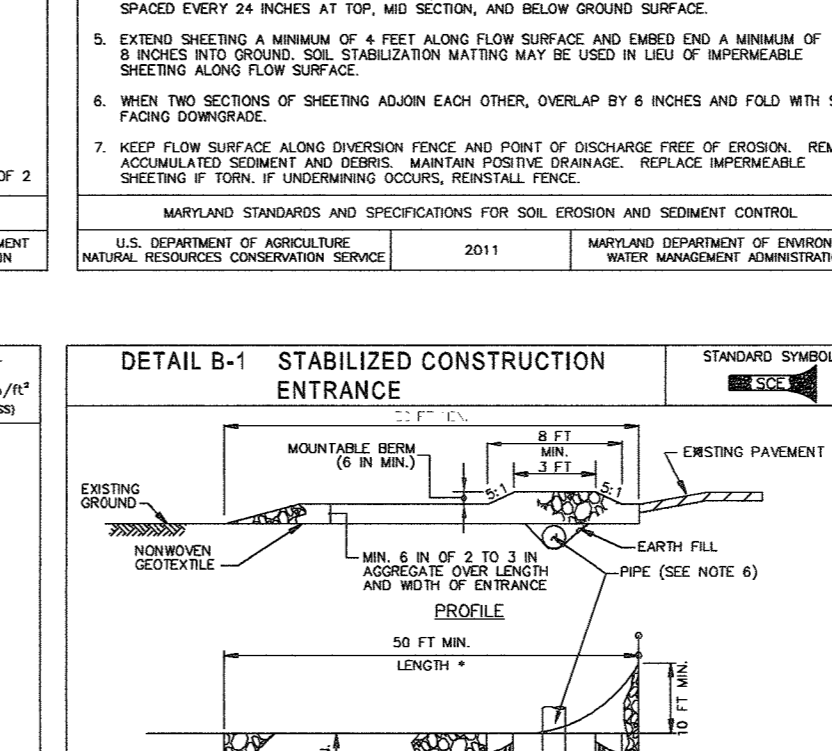
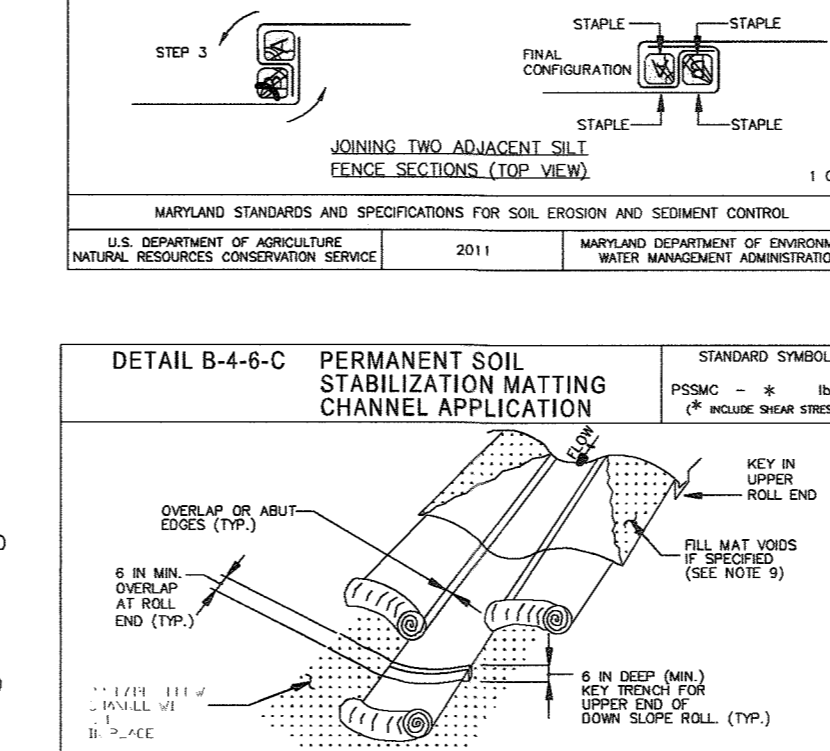
- STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MORE THAN 10% MOISTURE. STRAW SHOULD BE EXCESSIVELY DRY. NOTE: USE ONLY STRAW STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.
- WOOD CHIPS MUST BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT 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 SEEDLING.
- WOOD MULCH MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATIONS THAT WILL BE PHYTO-TOXIC.
- MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION. WHEN ANY TIME DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
- MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION. WHEN ANY HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

2. APPLICATION

- APPLY MULCH TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING.
- APPLY MULCH TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING.

3. PERMANENT STABILIZATION

- PERMANENT STABILIZATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS, OR HARROWS MOUNTED ON CONSTRUCTION EQUIPMENT AFTER THE SOIL IS LOOSENED. IT MUST NOT BE ROLLED OR DRAGGED SOUTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
- APPLY FERTILIZER AND LIME AS PRESCRIBED ON 30 HOURS BEFORE SEEDING.
- INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER MEANS.
- PERMANENT STABILIZATION IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:
 - A SOIL PH BETWEEN 6.0 AND 7.0.
 - SOLUBLE SALTS LESS THAN 500 PPM (PARTS PER MILLION) (PPM).
 - SOIL CONTAINS LESS THAN 40 PERCENT FINE (SILT AND CLAY) GRAINED MATERIAL. GREATER THAN 30 PERCENT SILT (CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE, AN EXCEPTION: IF LOESS/LAYS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
 - PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - VOLATILES SUPPORT FINE SOIL TO PERMIT ADEQUATE ROOT PENETRATION.
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 - PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
 - VOLATILES SUPPORT FINE SOIL TO PERMIT ADEQUATE ROOT PENETRATION.



1. GENERAL SPECIFICATIONS

- A CLASS OF TURFGRASS SOO MUST BE MARYLAND STATE CERTIFIED. SOO LABELS MUST BE MADE AVAILABLE TO THE CID FOR EXAMINATION AND INSPECTION.
- SOO MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH PLUS OR MINUS 1/16 INCH. SOO MUST BE STORED AND HANDLED IN SUCH A MANNER AS TO PREVENT ROOT GROWTH AND THATCH BROKEN PADS AND TOM OR UNEVEN ENDS WILL NOT BE USED.
- STANDARD SIZE SECTIONS OF SOO MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND REMAINER SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASS ON THE UPPER END. SOO MUST BE STORED AND HANDLED IN SUCH A MANNER AS TO PREVENT ROOT GROWTH AND THATCH BROKEN PADS AND TOM OR UNEVEN ENDS WILL NOT BE USED.
- SOO MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT EXCEEDS 100% (WET WEIGHT) EXCEPT BY AIR.
- SOO MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOO NOT HARVESTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRICULTURIST OR SOO SCIENTIST PRIOR TO ITS INSTALLATION.

2. SOO INSTALLATION

- DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOO.
- SOO MUST BE LAYED IN SUCH A MANNER AS TO PREVENT ROOT GROWTH AND THATCH BROKEN PADS AND TOM OR UNEVEN ENDS WILL NOT BE USED.
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3. SOO MAINTENANCE

- DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOO.
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1. STOCKPILE AREA

- THE STOCKPILE AREA MUST BE PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.
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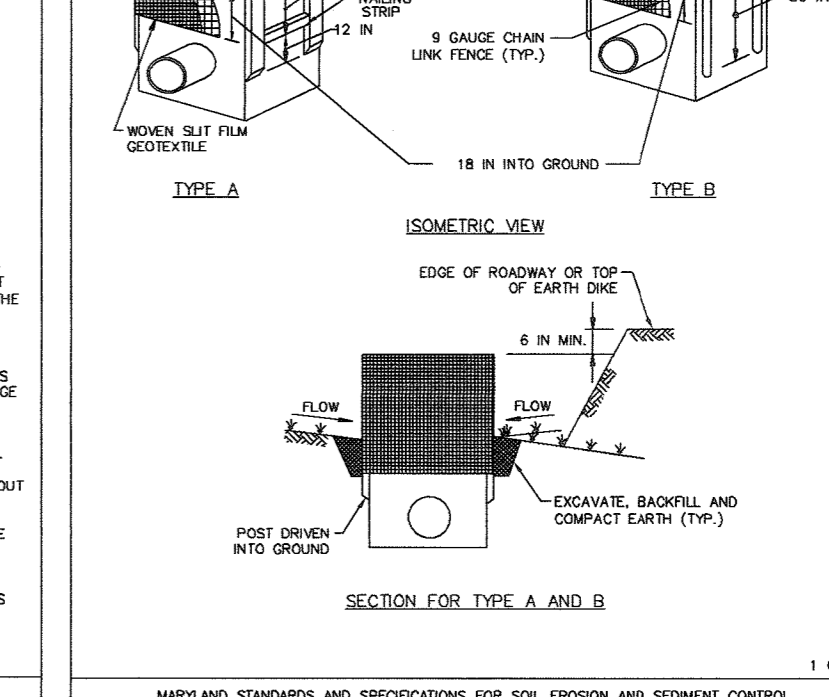
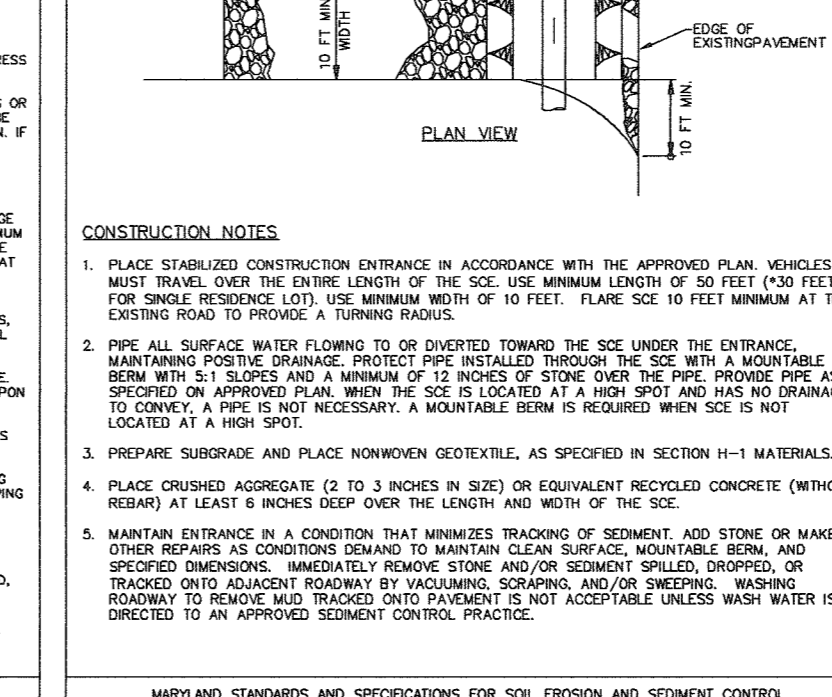
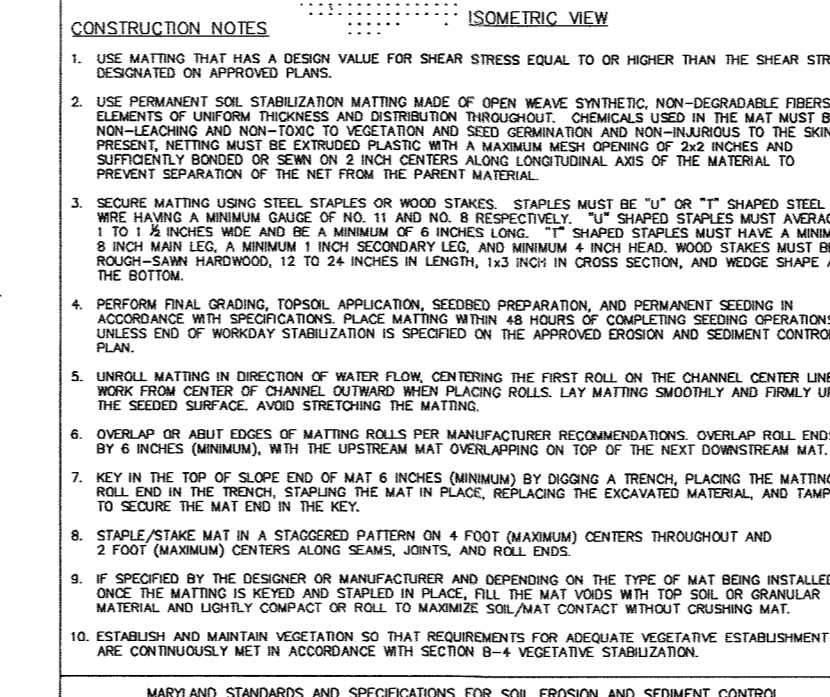
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TEMPORARY SEEDING SUMMARY

NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (LB/AC)			LIME RATE (TONS/AC)
					N	P ₂ O ₅	K ₂ O	
1	COOL SEASON PERENNIAL GRASSES OR SOO	40 LB/AC	MAR 1 TO MAY 15	1/2 IN.	436 LB/AC (10 LB PER 1000 SF)	-	-	2 TONS/AC (90 LB PER 1000 SF)
2	WARM SEASON FOYAL MILLET OR FOYAL	30 LB/AC	MAY 16 TO JUL 31	1/2 IN.	-	-	-	-

PERMANENT SEEDING SUMMARY

NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (LB/AC)			LIME RATE (TONS/AC)
					N	P ₂ O ₅	K ₂ O	
1	COOL SEASON PERENNIAL GRASSES OR SOO	40 LB/AC	MAR 1 TO MAY 15	1/2 IN.	436 LB/AC (10 LB PER 1000 SF)	-	-	2 TONS/AC (90 LB PER 1000 SF)
2	WARM SEASON FOYAL MILLET OR FOYAL	30 LB/AC	MAY 16 TO JUL 31	1/2 IN.	-	-	-	-

PERMANENT SEEDING SUMMARY

NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (LB/AC)			LIME RATE (TONS/AC)
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1	COOL SEASON PERENNIAL GRASSES OR SOO	40 LB/AC	MAR 1 TO MAY 15	1/2 IN.	436 LB/AC (10 LB PER 1000 SF)	-	-	2 TONS/AC (90 LB PER 1000 SF)
2	WARM SEASON FOYAL MILLET OR FOYAL	30 LB/AC	MAY 16 TO JUL 31	1/2 IN.	-	-	-	-

APPROVED BY PLANNING BOARD OF HOWARD COUNTY

DATE: 10-18-19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 10-24-19

DATE: 10-25-19

OWNER/DEVELOPER CERTIFICATION:

I, THE UNDERSIGNED, CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN AND ASSOCIATED PERMITS AND THAT I AM RESPONSIBLE FOR THE MAINTENANCE OF THESE CONTROLS AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY THAT I AM THE OWNER OF THE PROJECT AND THAT I AM THE OWNER OF THE PROJECT AND THAT I AM THE OWNER OF THE PROJECT.

DATE: 10/23/2019

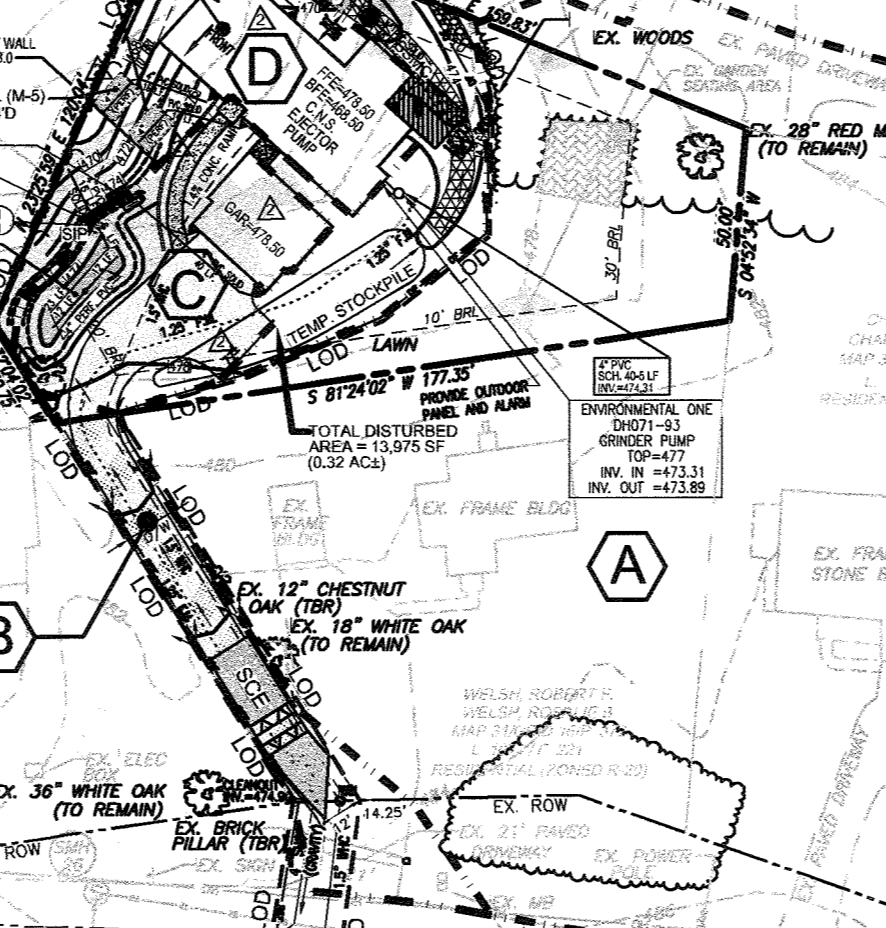
DATE: 10/21/19

DESIGN CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT ALL REPRESENTED MAINTENANCE CONTROLS AND STANDARDS ARE BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 10/23/2019

DATE: 10/21/19



SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT. (1 DAY)
- DEVELOPER / CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE CONFORMANCE AUTHORITY PRIOR TO BEGINNING CONSTRUCTION. (1 DAY)
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK. (1 DAY)
- STABILIZE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH AS DIRECTED BY SEDIMENT CONTROL INSPECTOR. (1 WEEK)
- UPON COMPLETION OF ABOVE, AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRAD DRAINAGE CHANNELS. (3 DAYS)
- THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROLS SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS. (1 DAY)
- WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, BRING BUILDING PAD AND DRIVEWAY TO SUBGRADE AND GRADE SWALES. (2 WEEKS)
- COMPLETE THE INSTALLATION OF THE WATER HOUSE CONNECTION, SEWER HOUSE CONNECTION, 1.25" FORCE MAIN AND GRINDER PUMP TO SERVICE THE PROJECT SITE. (3 WEEKS)
- ONLY THAT PORTION OF SEWER AND STORM DRAIN WORK THAT CAN BE COMPLETED, BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY MUST BE EXCAVATED. (DAILY)
- INSTALL STONE SUBGRADE AND BASE COURSE PAVING FOR DRIVEWAY (2 DAYS)
- NOTE: PERIMETER DEVICES, SUPER SILT FENCE, EARTH DIKE, TREE PROTECTION FENCE, ETC SHALL BE INSPECTED AND REPAIRED AS REQUIRED ON A DAILY BASIS.
- BEGIN CONSTRUCTION OF BUILDING. (3 MONTHS)
- AS BUILDING NEARS COMPLETION, INSTALL STORMWATER MANAGEMENT FACILITIES, INCLUDING MICRO-PREVENTION, DRY WELLS AND ASSOCIATED ROOF DRAINAGE AND UNDERDRAINS. FACILITIES SHALL BE PROTECTED FROM RECEIVING SEDIMENT LADEN WATER UNTIL SITE IS FULLY STABILIZED BY INSTALLATION OF INLET PROTECTION AND SILT FENCE WHERE SHOWN. (2 WEEKS)
- INSTALL SIDEWALK AND SURFACE PAVING. (3 DAYS)
- WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE ANY REMAINING FINE GRADING IN ACCORDANCE WITH STORMWATER MANAGEMENT SPECIFICATIONS AND PERMITS. (2 WEEKS)
- INSTALL LANDSCAPING. (1 DAY)
- AFTER PERMISSION HAS BEEN GIVEN BY SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING PERIMETER E/S CONTROLS AND STABILIZE THESE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. (2 DAYS)
- NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

DRAINAGE AREA DATA FOR SEDIMENT CONTROLS

AREA NO.	ESC PRACTICE	AREA (AC.)	MAX. DA (AC.)	SLOPE	SLOPE LENGTH	FENCE LENGTH
A	DIVERSION FENCE	1.25 AC.	2.00 AC.	2.5%	-	170 L.F.
B	SUPER SILT FENCE	0.06 AC.	-	8%	20 L.F.	170 L.F.
C	STD. INLET PROT.	0.085 AC.	0.25 AC.	-	-	-
D	SUPER SILT FENCE	0.09 AC.	-	15%	87 L.F.	142 L.F.
E	SUPER SILT FENCE	0.075 AC.	-	15%	173 L.F.	83 L.F.

PURPOSE NOTE 2:

REVISED DA AREAS C, D & E TO EACH PRACTICE

OWNER/DEVELOPER CERTIFICATION:

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DATE: 10/23/2019

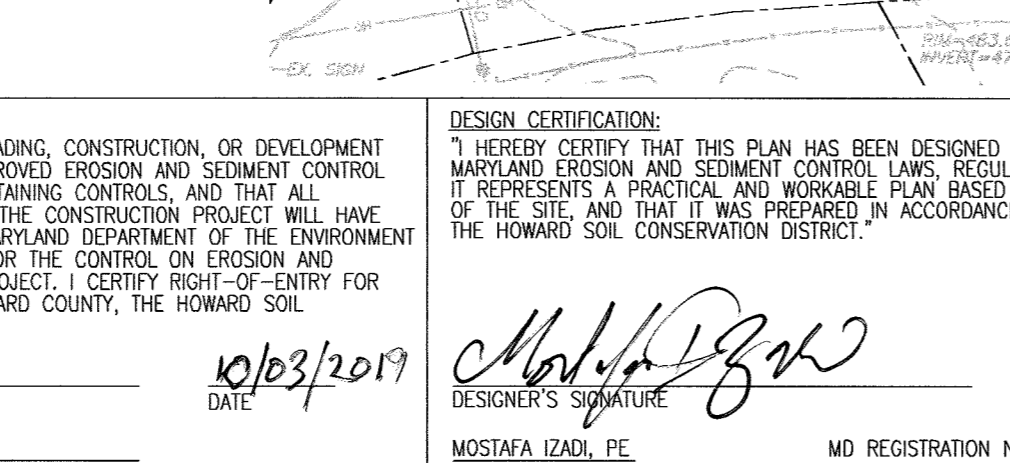
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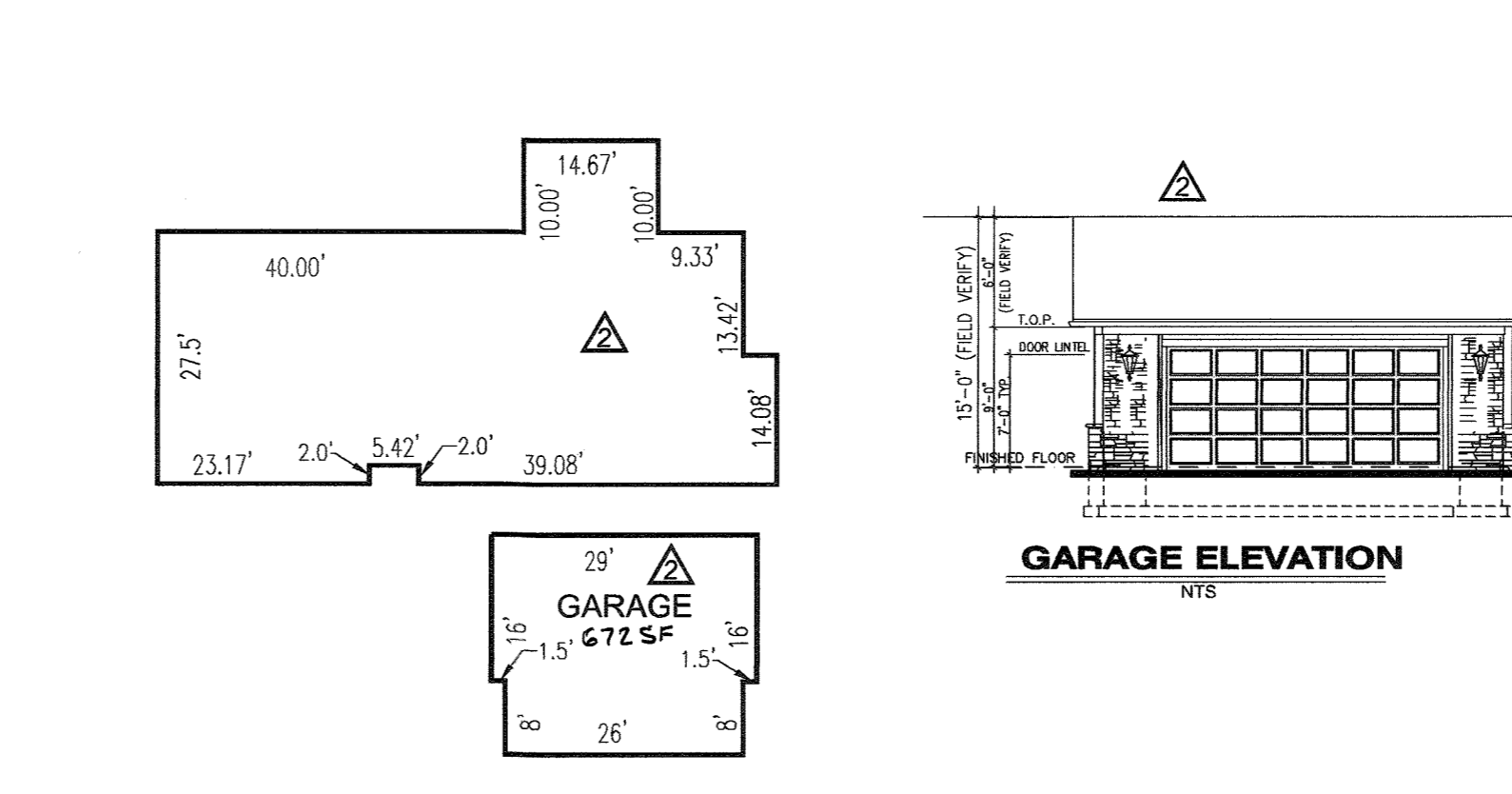
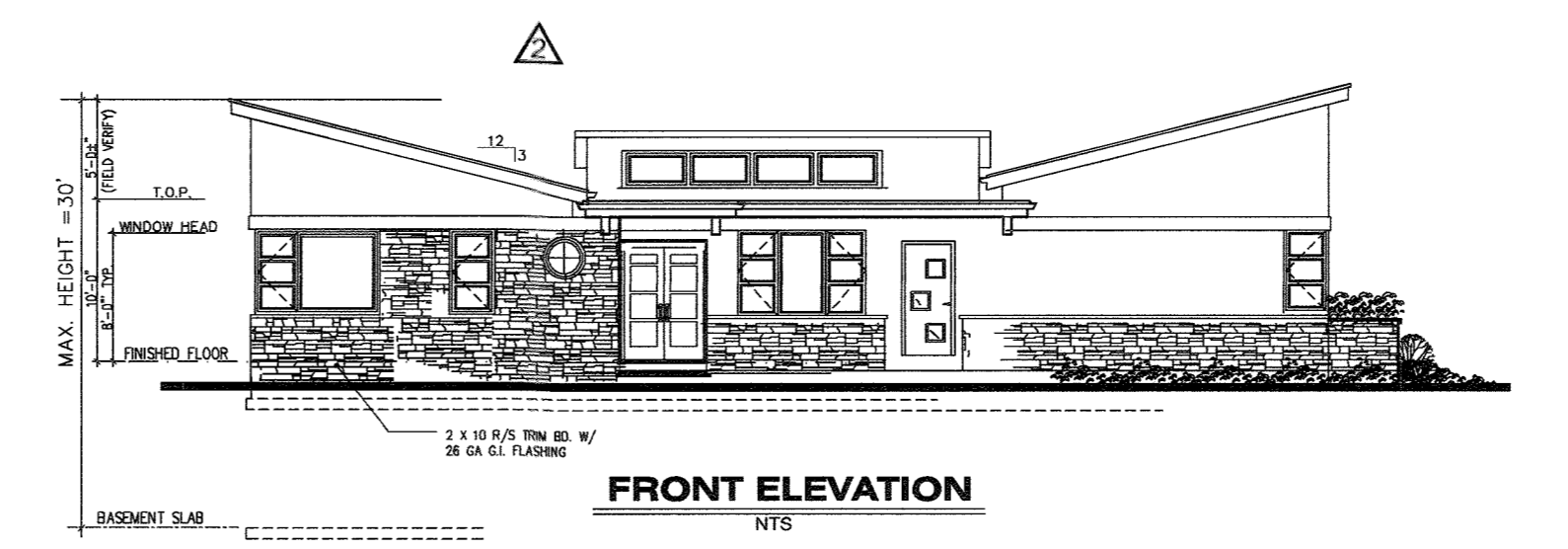
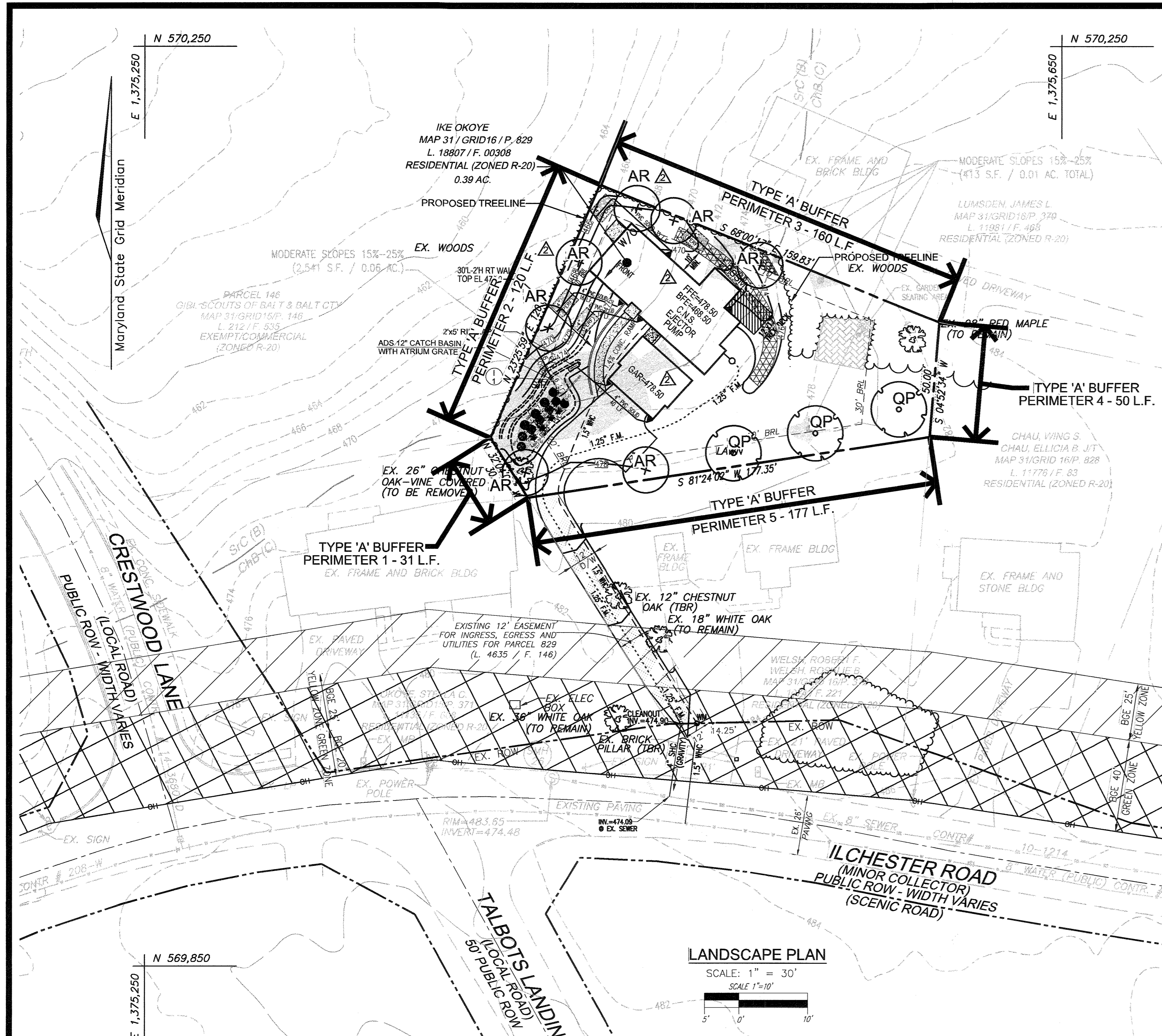
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DRAINAGE AREA DATA FOR SEDIMENT CONTROLS

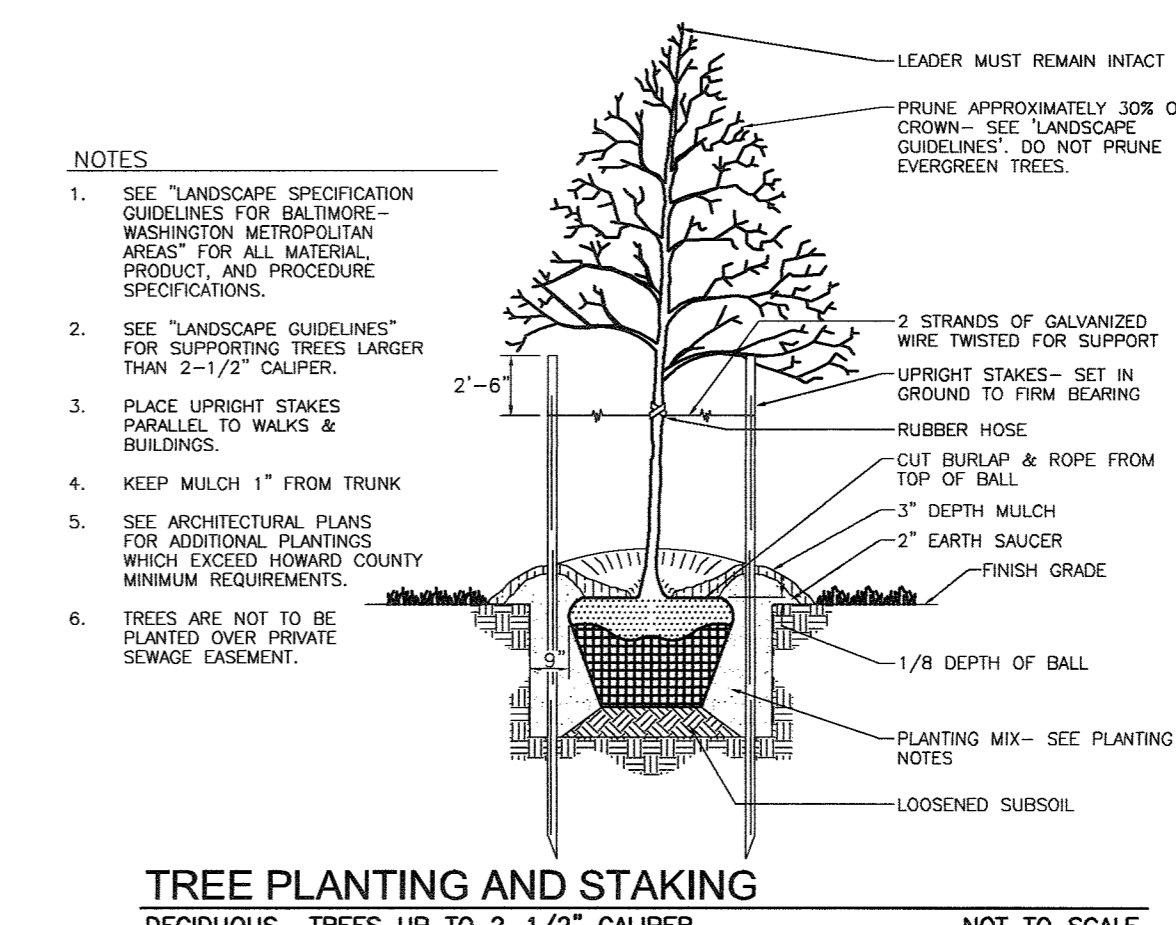
AREA NO.	ESC PRACTICE	AREA (AC.)	MAX. DA (AC.)	SLOPE	SLOPE LENGTH	FENCE LENGTH
A	DIVERSION FENCE	1.25 AC.	2.00 AC.	2.5%	-	170 L.F.
B	SUPER SILT FENCE	0.06 AC.	-	8%	20 L.F.	170 L.F.
C	STD. INLET PROT.	0.085 AC.	0.25 AC.	-	-	-
D	SUPER SILT FENCE	0.09 AC.	-	15%	87 L.F.	142 L.F.
E	SUPER SILT FENCE	0.075 AC.	-	15%	173 L.F.	83 L.F.



RANCHER WITH DETACHED TWO CARS GARAGE BUILDING FOOTPRINT
SCALE: 1/4"=1'-0"

LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	PROPOSED EDGE OF PAVING
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING MAILBOX
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING CLEANOUT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING FENCE
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	EX. 25' BGE YELLOW ZONE (>25' HEIGHT)
[Symbol]	EX. 40' BGE GREEN ZONE (>25' HEIGHT)
[Symbol]	SOILS BOUNDARY
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREELINE
[Symbol]	PROPOSED CONCRETE/SIDEWALK
[Symbol]	PROPOSED REINFORCED CONCRETE SERVICE PAD
[Symbol]	PROPOSED TREES
[Symbol]	4" PRIVATE PRESSURE SEWER
[Symbol]	PROPOSED 6" PRIVATE WATER
[Symbol]	PROPOSED STORM DRAIN/INLET UNDERDRAIN/ CLEANOUT
[Symbol]	MBR-1
[Symbol]	BIO-SWALE (M-8)
[Symbol]	BIO-SWALE (M-8)
[Symbol]	STREET LIGHT



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE PAID AS PART OF THE BUILDER'S GRADING PERMIT FOR THIS SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$3,000 FOR THE REQUIRED TO SHADE TREES.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
 - THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
 - NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER, OR STORMDRAIN.

LANDSCAPE NOTES

- 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.
- 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.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIES 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.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THE FINAL PLAN.

LANDSCAPE SCHEDULE NOTE:

- 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.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- 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.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

APPROVED BY PLANNING BOARD OF HOWARD COUNTY
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10-16-19

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 10-24-19

 DIRECTOR
 DATE: 10-25-19

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.

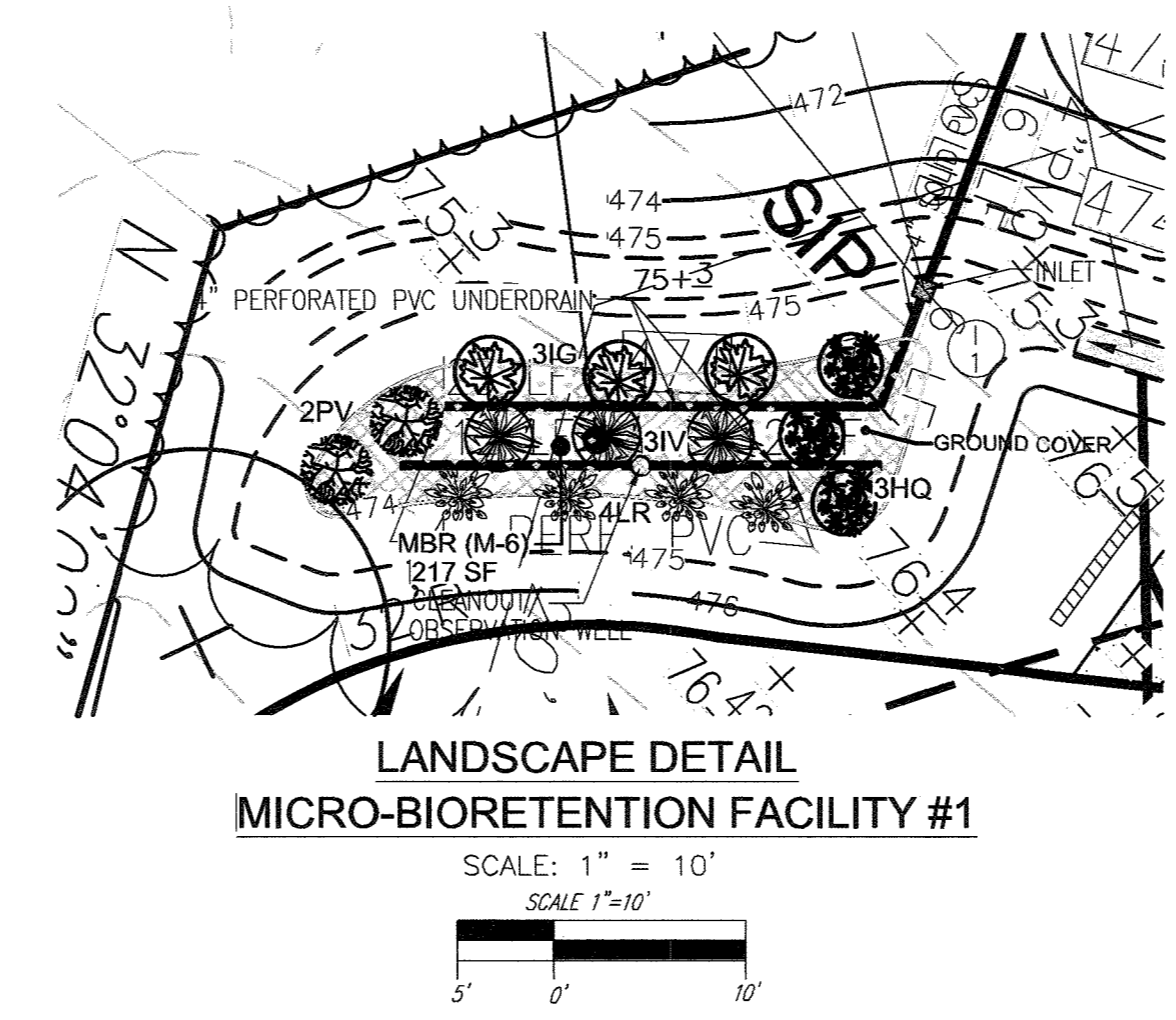
SIGNATURE OF DEVELOPER
 DATE: 10/31/2019

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	1	2	3	4	5	TOTAL
PERIMETER/FRONTAGE DESIGNATION	A	A	A	A	A	
LINEAR FEET OF ROWWAY	31 LF	120 LF	160 LF	50 LF	177 LF	538 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED						
SHADE TREES	1:60	1:60	1:60	1:60	1:60	3
EVERGREEN TREES						10
NUMBER OF PLANTS PROVIDED						
SHADE TREES	1	2	3	1	3	10
EVERGREEN TREES						
EX SHADE TREES						
OTHER TREES (2:1 SUBSTITUTION)						
SHRUBS (10:1 SUBSTITUTION)						
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW (IF NEEDED)						

LANDSCAPE SCHEDULE

SYMBOL	KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
OP	3	QUERCUS PHellos	WILLOW OAK	2.5"-3" CAL.	B & B
AR	7	ACER RUBRUM "RED SUNSET"	RED SUNSET RED MAPLE	2.5"-3" CAL.	B & B



LANDSCAPE DETAIL
MICRO-BIORETENTION FACILITY #1
SCALE: 1/4"=1'-0"

MICRO-BIORETENTION PLANTING REQUIREMENTS

MBR #	AREA	STEMS REQUIRED (0.0229)	STEMS PROVIDED	PLANTINGS PROVIDED				PERENNIALS/GROUND COVER				
				IG	IV	HQ	LR	PV	BA	BA	AG	TOTAL
1	217	5	15	3	3	3	4	2	7	9	9	18
TOTALS:	217	5	15	3	3	3	4	2	7	9	9	18

BIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER SQUARE FOOT. PLANT IN GROUPS OF NO LESS THAN 9 PLANTS PER CLUMP.

PERENNIALS/GROUND COVER ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 0.07 STEMS PER SQUARE FOOT. PLANT IN GROUPS OF NO LESS THAN 9 PLANTS PER CLUMP.

"MICRO-BIORETENTION" PLANTING SCHEDULE NOTES:

- 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.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- 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. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
- SEE THIS SHEET FOR TYPICAL PLANTING SPECIFICATIONS AND DETAILS.
- MICROBIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (0.0229 STEMS PER SQUARE FOOT). ABOVE PLANTING RATIOS ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESDV SUMMARY.

BIORETENTION PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
IG	3	ILEX VERTICILLATA "WINTERBERRY"	1 GALLON	18" O.C.
IV	3	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	1 GALLON	18" O.C.
HQ	3	ASTER NOVAE-ANGLIAE NEW ENGLAND ASTER	1 GALLON	30" O.C.
LR	4	LOBELIA CARDINALIS CARDINAL FLOWER	4" HT	SPECIM QUALITY STRAIGHT LEADER
PV	2	KALMA LATIFOLIA MOUNTAIN LAUREL	4" HT	SPECIM QUALITY STRAIGHT LEADER

PERENNIALS/GROUND COVER PLANTING SCHEDULE

LEGEND	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	9	RUIDBECKIA HIRTA BLACK EYED SUSAN	4" POT	12"-15" O.C. FOR SIDES AND BOTTOM OF MBR. MIX ALL VARIETIES IN A NATURALIZED RANDOM PATTERN THROUGHOUT. PLANT IN GROUPS OF NO LESS THAN 9 PLANTS PER CLUMP.
	9	PHLOX STOLONIFERA CREEPING PHLOX	1 QT.	

"PROFESSIONAL CERTIFICATION"

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

MOSTAFA IZADI, PE
 LICENSE NO. 17248, EXPIRATION DATE: 02/11/2021

OWNER/DEVELOPER:
 IKE OKOYE
 5078 ILCHESTER RD
 ELLICOTT CITY, MD 21043
 (301) 704-3776
 EMAIL: IKE.OKOYE@HOTMAIL.COM

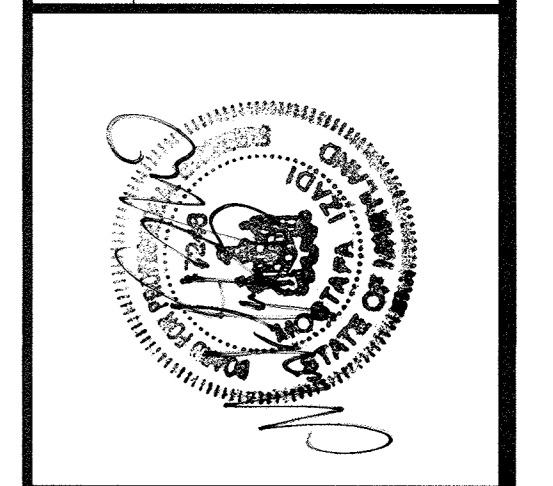
Advanced Engineering Consultants, PC
 Engineers & Planners
 P.O. BOX 129 RIDERWOOD, MD 21139
 TEL: 410-382-9180
 mizodi@aec-engineers.biz

REVISIONS

DESCRIPTION	BY	DATE
REVISED BUILDING FOOTPRINT (SMALLER) & BUILDING HEIGHT	MI	10/31/2018
REVISED BUILDING FOOTPRINT, FRONT ELEVATION & BUILDING HEIGHT	MI	08/30/2019

TITLE: SITE AND MICRO-BIORETENTION LANDSCAPING NOTES, SCHEDULES AND DETAILS

OKOYE PROPERTY
 L-18807/F-00308
 1ST ELECTION DISTRICT
 TAX MAP 31, BLOCK 16, PARCEL 829
 ZONED: R-20
 HOWARD COUNTY, MARYLAND



DRAWN BY: TH
CHECKED BY: MI
SCALE: AS SHOWN

REPLACED SHEET 4 OF 4

PURPOSE NOTE 2:
 REVISED BUILDING FOOTPRINT, FRONT ELEVATION & BUILDING HEIGHT

DATE: 09/30/2019
SHEET 4 OF 4
 SDP-18-045