SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT & EROSION CONTROL NOTES & DETAILS & SWM SPECS.
4	ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN

ROADWAY INFORMATION CHART

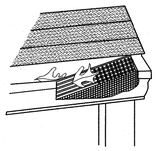
ROAD NAME	CLASSIFICATION	DESIGN SPEED	EASEMENT WIDTH
MAPLE LEAF WAY	USE-IN-COMMON	15 MPH	36' - 40'

SOILS LEGEND

SOIL	NAME	CLASS	K FACTOR
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	.43

STORMWATER MANAGEMENT NOTES

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
3. DRIVEWAY AREA IS BEING TREATED BY NON-ROOFTOP DISCONNECT AND THE HOUSE IS TREATED BY THREE DRYWELLS (M-5) AND ROOFTOP DISCONNECT (N-1).
4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



GUTTER DRAIN FILTER DETAIL
NOT TO SCALE

SITE ANALYSIS DATA CHART

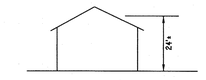
A. TOTAL AREA OF THIS SUBMISSION = 1.411 AC.±.
B. LIMIT OF DISTURBED AREA = 45,310 SQ.FT. OR 1.04 Ac.±
C. PRESENT ZONING DESIGNATION = RC-DEO
(PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: RESIDENTIAL
E. PREVIOUS HOWARD COUNTY FILES: F-76-053, (PLAT #3413); F-98-65, (PLAT #13163), ECP-14-018, F-14-073 & F-14-0735.
F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC
G. TOTAL AREA OF MODERATE STEEP SLOPES (15% TO 24.9%) = 0.00 AC.
TOTAL AREA OF STEEP SLOPES (25% OR GREATER) = 0 AC.
H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.
I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.
J. TOTAL AREA OF EXISTING FOREST = 0.00 AC
K. TOTAL GREEN OPEN AREA = 1.251 AC±
L. TOTAL IMPERVIOUS AREA = 0.16 AC±
M. TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.
N. TOTAL AREA OF ROAD DEDICATION = 0.00 AC.

GENERAL NOTES

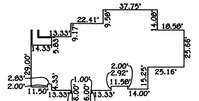
1. SUBJECT PROPERTY IS ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN DATED 10/06/13.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY (MISS UTILITY) AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2013 BY FISHER, COLLINS & CARTER, INC.BOUNDARY SHOWN HEREON IS BASED ON RECORD PLAT NO. 23512 THRU 23515, RECORDED ON OCTOBER 9, 2015. PROPERTY CORNERS LOCATED & VERIFIED, AND EXISTING TOPOGRAPHY OBTAINED BY FIELD SURVEY BY FISHER, COLLINS, & CARTER, INC. IN MAY, 2011.
5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON NAD 83 COORDINATE SYSTEM. HOWARD COUNTY CONTROL STATION NOS. 16HC & 16HE.
6. PREVIOUS DPZ FILE NUMBERS: F-76-053, (PLAT #3413); F-98-65, (PLAT #13163), ECP-14-018 & F-14-073.
7. STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, (EFFECTIVE OCTOBER 2000, REVISED MAY 2009). STORMWATER MANAGEMENT FOR LOT 3 IS BEING PROVIDED BY (3) DRYWELLS (M-5), NON-ROOFTOP DISCONNECTION (N-2) AND ROOFTOP DISCONNECT (N-1). DECLARATION OF COVENANTS WILL BE REQUIRED FOR THE PROPOSED STORMWATER MANAGEMENT ON LOT 3.
8. THIS PROPERTY IS LOCATED INSIDE THE METROPOLITAN DISTRICT. LOT 3 IS TO BE SERVED PUBLIC WATER AND PRIVATE SEWER (SEPTIC), PUBLIC WATER CONTRACT NO. IS 44-4838-D. PRIVATE SEWAGE AREA WILL BE UTILIZED FOR SEWER SERVICE.
9. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
10. NO STEEP SLOPES EXIST ON-SITE.
11. NO ENVIRONMENTAL FEATURES EXISTING ON-SITE, INCLUDING WETLANDS, WETLAND BUFFERS, FOREST, 100 YEAR FLOODPLAIN OR STREAMS PER ENVIRONMENTAL FINDINGS AS DETERMINED BY ECO-SCIENCE PROFESSIONALS, INC. DATED OCTOBER 11, 2013.
12. THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
13. THIS PROJECT (FOR LOTS 1-6) COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST AND AFFORESTATION PLANTING OF 2.23 ACRES (97,139 SQ. FT.) OF FOREST THERE IS ALSO 0.90 ACRES OF ONSITE RETENTION. SURETY IN THE AMOUNT OF $43,778 (87,556 SQ.FT. x $0.50) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT WITH F-14-073. AFFORESTATION SURETY BASED ON 2.01 ACRES, WHICH ACCOUNTS FOR LANDSCAPE CREDIT OF 22 SHADE TREES HAS BEEN POSTED PER F-14-073.
14. THE PERIMETER LANDSCAPING OBLIGATION FOR LOTS 1-6 WAS PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN ON FILE WITH THE FINAL PLAT. IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, A LANDSCAPE SURETY IN THE AMOUNT OF $14,100.00 BASED ON 36 SHADE TREES @$300/SHADE TREE AND 22 EVERGREEN TREES @ $150/EVERGREEN IS BONDED WITH THE PUBLIC WORKS DEVELOPER'S AGREEMENT AND F-14-073.
15. THERE ARE NO EXISTING BUILDINGS ON THIS PROPERTY.
16. B.R.L. DENOTES BUILDING RESTRICTION LINE.
17. ALL AREAS ARE MORE OR LESS (±).
18. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
19. A NOISE STUDY DATED SEPTEMBER, 2013 WAS PREPARED BY MARS GROUP AND APPROVED ON MAY 19, 2014. THE UNMITIGATED 65dBA NOISE CONTOUR LINE DRAWN ON THE PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992.
20. NO CEMETERY OR HISTORIC STRUCTURES EXIST WITHIN THE LIMITS OF THIS PLAN SUBMISSION THE STRUCTURES WERE DETERMINED BY HISTORICAL COMMISSION DETERMINED THE BUILDINGS DID NOT OFFER SIGNIFICANT HISTORIC VALUE.
21. A COMMUNITY MEETING WAS CONDUCTED ON FEBRUARY 26, 2013 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENT, PER SECTION 16.128(D) OF THE SUBDIVISION REGULATIONS. AT TIME OF SUBDIVISION.
22. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:

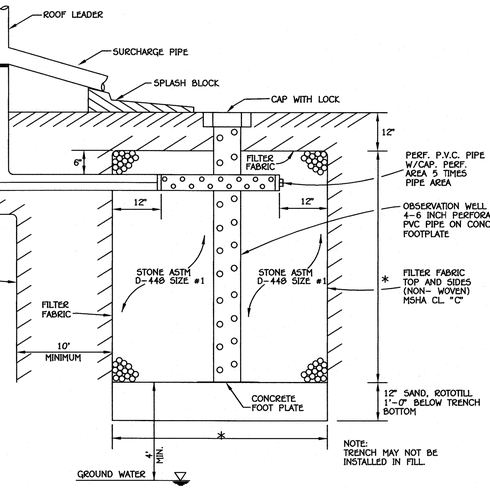
STATE HIGHWAY ADMINISTRATION	410.531.5533
BGE(CONTRACTOR SERVICES)	410.850.4620
BGE(UNDERGROUND DAMAGE CONTROL)	410.787.9068
MISS UTILITY	1.800.257.7777
COLONIAL PIPELINE COMPANY	410.795.1390
HOWARD COUNTY DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES	410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT	410.313.1771
AT&T	1.800.252.1133
VERIZON	1.800.743.0033/410.224.9210

23. 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.
24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
25. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
26. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS, AND MISS UTILITY MARKINGS. APPROXIMATE LOCATION OF THE 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 THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
27. ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
28. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET 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 THE FRONT OR REAR YARD SETBACK.
29. DRIVEWAY FOR LOT 3 SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOL IV DESIGN MANUAL.
30. SOILS SHOWN HEREON ARE BASED ON THE NRCS WEBSOIL SURVEY AND HOWARD COUNTY SOILS MAP #17.
31. DRIVEWAYS 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:
WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
32. THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDER AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT".
33. 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.
34. THIS PROJECT WILL NOT REQUIRE MITIGATION FROM FREDERICK ROAD AS IT IS A SCENIC ROAD BECAUSE OF THE DISTANCE BETWEEN THE ROAD AND HOUSE.
35. NON-BUILDABLE PRESERVATION PARCEL 'A' WILL BE OWNED BY MAPLE VIEW HOMEOWNERS ASSOCIATION, INC. WITH EASEMENT HELD BY HOWARD COUNTY. THE DECLARATION OF COVENANTS RECORDED ALONG WITH THE SUBDIVISION PLAT OUTLINES THE USE AND PROTECTIVE COVENANTS FOR NON-BUILDABLE PRESERVATION PARCEL 'A'. THE PURPOSE OF NON-BUILDABLE PRESERVATION PARCEL 'A' IS TO PROVIDE PROTECTION OF ENVIRONMENTAL FEATURES.
36. THIS MAJOR SUBDIVISION PLAN IS LOCATED IN THE DESIGNATED TIER III GROWTH AREA OF HOWARD COUNTY, PER THE PLANHOWARD 2030 TIER MAP AND WOULD BE SUBJECT TO THE STATE'S SB-236; HOWEVER, IT IS CONSIDERED TO BE GRANDFATHERED TO SB-236 BECAUSE THE PROPERTY OWNER HAD APPLIED FOR A SOIL PERCOLATION TEST APPLICATION AND HAD SUBMITTED A PERCOLATION TEST PLAN TO THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO JULY 1, 2012.
37. ON JANUARY 21, 2014, THE HEALTH DEPARTMENT APPROVED THESE RC ZONED CLUSTER LOTS TO EXCEED 50,000 SQ. FT. MAXIMUM LOT SIZE REQUIREMENT OF SECTION 104.0.E.1.C OF THE ZONING REGULATIONS IN ORDER TO ACCOMMODATE WELLS AND ON-SITE SEWAGE DISPOSAL SYSTEMS, AS WELL AS STORMWATER MANAGEMENT COMPONENTS.
38. THE M.I.H.U. (MODERATE INCOME HOUSING UNIT) REQUIREMENT FOR THIS SITE WILL BE ADDRESSED BY THE PAYMENT FEE-IN-LIEU AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE APPLICANT.



MAXIMUM BUILDING HEIGHT DETAIL
NOT TO SCALE

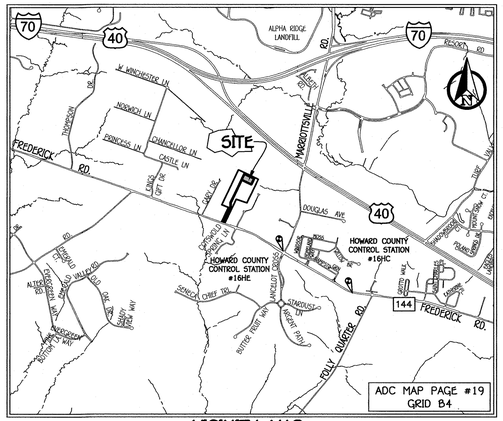




DRY WELL DETAIL
NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
	EX. FENCE LINE (WOVEN WIRE & METAL POSTS)
	EX. FENCE LINE (SPLIT RAIL OR SLAT FENCE)
	EX. LIMIT OF TREES AND FOREST
	PROPOSED TREELINE
	EXISTING TREES
	ROOFTOP DISCONNECTION (N-1) & SHEET FLOW TO NATURAL CONSERVATION AREA (N-3)
	NON-ROOFTOP DISCONNECTION (N-2)
	EXISTING ROAD & PROPOSED DRIVEWAY PAVING
	EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION)
	EXISTING FOREST CONSERVATION EASEMENT (RETENTION)
	EXISTING & PROPOSED SEPTIC EASEMENT
	SOIL LINES AND TYPES
	PUBLIC WATER AND UTILITY EASEMENT
	PRIVATE USE-IN-COMMON DRIVEWAY ACCESS STORMWATER MANAGEMENT & DRAINAGE EASEMENT
LOD	LIMITS OF DISTURBANCE
	EXISTING DRIVEWAY TO BE REMOVED
	STABILIZED CONSTRUCTION ENTRANCE
TPF	TREE PROTECTIVE FENCING
SB	STREAM BUFFER
	PROPOSED FOREST CONSERVATION EASEMENT SIGNAGE
SF	SILT FENCE
SSF	SUPER SILT FENCE
A-2	EARTH DIKE
	EROSION CONTROL MATTING
	SPECIMEN TREE
	PROPOSED PERMANENT TREE PROTECTIVE FENCING
	DENOTES PASSED PERC HOLES
	EXISTING LANDSCAPE TREES PER F-14-073



VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARK INFORMATION

B.M.#1 - HOWARD COUNTY CONTROL STATION #16HC - HORIZONTAL - NAD '83)
N 589,780.9454
E 1,341,530.0901
ELEVATION = 448.633 - VERTICAL - (NAVD '88)

B.M.#2 - HOWARD COUNTY CONTROL STATION #16HE - HORIZONTAL - (NAD '83)
N 590,948.7095
E 1,339,596.5575
ELEVATION = 537.962 - VERTICAL - (NAVD '88)

DRY WELL CHART

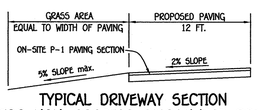
LOT NO.	ESD REQUIRED (CUBIC FEET)	ESD PROVIDED (CUBIC FEET)	NO. OF DRYWELLS	* L	W	D
LOT 3	68 CU.FT.	120 CU.FT.	DW1	7.5'x	8' x	5'
LOT 3	80 CU.FT.	120 CU.FT.	DW2	7.5'x	8' x	5'
LOT 3	78 CU.FT.	120 CU.FT.	DW3	7.5'x	8' x	5'

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING TABULATION FOR MAPLEVIEW (SDP-21-021)

Total Number of Lots/Units Proposed	6
Number of MIHU Provided Onsite (exempt from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	0.6
MIHU Fee-in-Lieu (indicate lot/unit numbers)	LOT 3

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

A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.



TYPICAL DRIVEWAY SECTION FOR NON-ROOFTOP DISCONNECT CREDIT
NOT TO SCALE

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

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

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

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

STORMWATER MANAGEMENT SUMMARY

AREA ID.	ESDv REQUIRED CU.FT.	ESDv PROVIDED CU.FT.	REMARKS
SITE	865	872	ROOFTOP DISCONNECT (N-3) NON-ROOFTOP RUNOFF (N-2) DRYWELLS (M-5)
TOTAL	865	872	

STORMWATER MANAGEMENT PRACTICES

LOT NO.	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF (N-1) Y/N, NUMBER	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) Y/N	DRY WELLS (M-5) Y/N, NUMBER	MICRO-BIORETENTION (M-6) Y/N, NUMBER
3	2922 MAPLE LEAF WAY	Y (3)	Y	Y (3)	NO

GROSS AREA = 1.41 AC.
LOD = 1.04 AC.
RCN = 55
TARGET Pe = 1"
PROVIDED Pe = 1"

0' 2000' 4000' 6000'
Scale: 1" = 2000'

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
3	2922 MAPLE LEAF WAY

This Development Plan is approved for Soil Erosion and Sediment Control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD — Date 06/23/21

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER — For: H.O. — DATE 7/22/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development K.B. — Date 7/22/21

Chief, Development Engineering Division — Date 7.8.21

Director - Department of Planning and Zoning — Date 8-2-21

PROJECT	SECTION	LOT NO.
MAPLE VIEW	N/A	LOT 3

PLAT	GRID NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23512 - 23515	15	RC-DEO	16	3	6030.04

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

NO.	REVISION	DATE

PROFESSIONAL CERTIFICATE

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

Signature of Professional Land Surveyor — Date 6/4/21
Frank J. Manalansan II
LICENSE NO. 21476
EXPIRATION DATE: 7/14/2021

BUILDER/DEVELOPER'S CERTIFICATE

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

Signature of Developer — Date 5-27-21

OWNERS/DEVELOPER
EHAB ALALFEY
6846 SEWELLS ORCHARD DRIVE
COLUMBIA MD 21045
240-801-6040

PROPERTY ADDRESS
2922 MAPLE LEAF WAY
ELLICOTT CITY MD 21043

TITLE SHEET

MAPLE VIEW
LOT 3
ZONED RC-DEO

TAX MAP No. 16 GRID No. 15 P/O PARCEL No. 88
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY 2021
SHEET 1 OF 4

SDP-21-021

I:\2012\12020\dwg\SDP\12020 LOT 3 SDP.dwg, Sheet 1, 6/14/2021 11:48:37 AM

LEGEND	
SYMBOL	DESCRIPTION
492	EXISTING 2' CONTOURS
490	EXISTING 10' CONTOURS
492	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
x	EX. FENCE LINE (WOVEN WIRE & METAL POSTS)
	EX. FENCE LINE (SPLIT RAIL OR SLAT FENCE)
	EX. LIMIT OF TREES AND FOREST
	PROPOSED TREELINE
	EXISTING TREES
	ROOFTOP DISCONNECTION (N-1) & SHEET FLOW TO NATURAL CONSERVATION AREA (N-3)
	NON-ROOFTOP DISCONNECTION (N-2)
	EXISTING ROAD & PROPOSED DRIVEWAY PAVING
	EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION)
	EXISTING FOREST CONSERVATION EASEMENT (RETENTION)
	EXISTING & PROPOSED SEPTIC EASEMENT
MaC OcB	SOIL LINES AND TYPES
	PUBLIC WATER AND UTILITY EASEMENT
	PRIVATE USE-IN-COMMON DRIVEWAY ACCESS STORMWATER MANAGEMENT & DRAINAGE EASEMENT
LOD	LIMITS OF DISTURBANCE
	EXISTING DRIVEWAY TO BE REMOVED
	STABILIZES CONSTRUCTION ENTRANCE
TPF	TREE PROTECTIVE FENCING
SB	STREAM BUFFER
	PROPOSED FOREST CONSERVATION EASEMENT SIGNAGE
SF	SILT FENCE
SSF	SUPER SILT FENCE
A-2	EARTH DIKE
TSSMC	EROSION CONTROL MATTING
4	SPECIMEN TREE
	PROPOSED PERMANENT TREE PROTECTIVE FENCING
	DENOTES PASSED PERC HOLES
	EXISTING LANDSCAPE TREES PER F-14-073

0' 50' 100' 150'
Scale: 1" = 50'

PLAN VIEW
SCALE: 1"=50'

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
3	2922 MAPLE LEAF WAY

This Development Plan is approved for Soil Erosion and Sediment Control by the HOWARD SOIL CONSERVATION DISTRICT.
Howard SCD — Date 06/23/21

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER — DATE 7/26/21

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

NO.	REVISION	DATE
1	AS-BUILT FIRST FLOOR CONDITION	9/29/22

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

PROFESSIONAL CERTIFICATE

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

Signature of Professional Land Surveyor — Date 6/4/21
Frank J. Manalansan II
LICENSE NO. 21476
EXPIRATION DATE: 7/14/2021

BUILDER/DEVELOPER'S CERTIFICATE

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

Signature of Developer — Date 5-27-21

OWNERS/DEVELOPER
EHAB ALALFEY
6846 SEWELLS ORCHARD DRIVE
COLUMBIA MD 21045
240-801-6040

PROPERTY ADDRESS
2922 MAPLE LEAF WAY
ELLICOTT CITY MD 21043

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development K.B. — Date 7/29/21
Chief, Development Engineering Division — Date 7-8-21
Director - Department of Planning and Zoning — Date 8-2-21

PROJECT				SECTION	LOT NO.
MAPLE VIEW				N/A	LOT 3

PLAT	GRID NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23512 - 23515	15	RC-DEO	16	3	6030.04

SITE DEVELOPMENT PLAN

MAPLE VIEW
LOT 3
ZONED RC-DEO

TAX MAP No. 16 GRID No. 15 P/O PARCEL No. 88
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY 2021
SHEET 2 OF 4

SDP-21-021

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SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

A. Soil Preparation

1. Temporary Stabilization

a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.

b. Apply fertilizer and lime as prescribed on the plans.

c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.

2. Permanent Stabilization

a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
- i. Soil pH between 6.0 and 7.0.
- ii. Soluble salts less than 500 parts per million (ppm).
- iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
- iv. Soil contains 1.5 percent minimum organic matter by weight.
- v. Soil contains sufficient pore space to permit adequate root penetration.

b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.

c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.

d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.

e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B. Topsoiling

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.

3. Topsoiling is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

4. Areas having slopes steeper than 2:1 require special consideration and design.

5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:

a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 inches in diameter.

b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.

c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

6. Topsoil Application

a. Erosion and sediment control practices must be maintained when applying topsoil.

b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.

c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 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 requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
   - b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
   - c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cook as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
   - d. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for 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 B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
   - ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with weighted roller to provide good seed to soil contact.
   - b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
   - i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.
   - ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
   - c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
   - i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P O (phosphorus), 200 pounds per acre; K O (potassium), 200 pounds per acre.
   - ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
   - iii. Mix seed and fertilizer on site and seed immediately and without interruption.
   - iv. When hydroseeding do not incorporate seed into the soil.

B. Mulching
1. Mulch Materials (in order of preference)
   - a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
   - b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into uniform fibrous physical state.
   - i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
   - ii. WCFM, including dye, must contain no germination or growth inhibiting factors.
   - iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
   - iv. WCFM material must not contain elements or compounds at concentration levels that will by phyto-toxic.
   - v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.
2. Application
   - a. Apply mulch to all seeded areas immediately after seeding.
   - b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
   - c. Wood cellulose fiber used as mulch must be applied to a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
3. Anchoring
   - a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
   - i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
   - ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
   - iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
   - iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4-15 feet wide and 300 to 3,000 feet long.

TEMPORARY SEEDING NOTES (B-4-4)

Definition

To stabilize disturbed soils with vegetation for up to 6 months.

Purpose

To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies

Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

Criteria

1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.

2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.

3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season.

Temporary Seeding Summary

Hardiness Zone (from Figure B.3): 6b Seed Mixture (from Table B.1):				Fertilizer Rate (10-20-20)	Lime Rate
Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
BARLEY	96	3/1 - 5/15, 8/15 - 10/15	1"	436 lb/ac (10 lb/ 1000 sf)	2 tons/ac (90 lb/ 1000 sf)
OATS	72		1"		
RYE	112		1"		

PERMANENT SEEDING NOTES (B-4-5)

A. Seed Mixtures

1. General Use

a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.

b. Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.

c. For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency. d. For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary .

2. Turfgrass Mixtures

a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.

b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.

i. Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

ii. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

iii. Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes; Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.

iv. Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3 pounds per 1000 square feet.

Notes:

Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland"

Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line

c. Ideal Times of Seeding for Turf Grass Mixtures Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a) Central MD: March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)

d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1 1/2 inches in diameter The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.

e. If soil moisture is deficient, supply new seedings with adequate water for plant growth (1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

Permanent Seeding Summary

Hardiness Zone (from Figure B.3): 6b Seed Mixture (from Table B.3): 8					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P_2O_5	K_2O	
8	TALL FESCUE	100	Mar. 1-May 15 Aug. 15-Oct. 15	1/4-1/2 in.	45 lbs. per acre (1.0 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	90 lb/ac (2 lb/ 1000 sf)	2 tons/ac (90 lb/ 1000 sf)

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 to ¾ inch, plus or minus ¼ inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn 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 of 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 ⅓ 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.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREAS

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.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hour notice to CID must be given at the following stages:
   - a. Prior to the start of earth disturbance,
   - b. Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading,
   - c. Prior to the start of another phase of construction or opening of another grading unit,
   - d. Prior to the removal or modification of sediment control practices.

   Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to avoid conflicts with this plan.
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.
4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 ft. must be benched with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-6).
5. All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID.
6. Site Analysis:
   - Total Area of Site: 1.41 Acres
   - Area Disturbed: 1.04 Acres
   - Area to be roofed or paved: 0.16 Acres
   - Area to be vegetatively stabilized: 1.251 Acres
   - Total Cut: 250 Cu. Yds.
   - Total Fill: 227 Cu. Yds.
   - Offsite waste/borrow area location: N/A
   - Silt Fence: 260 Cu. Yds.
   - Super Silt Fence: 312 Cu. Yds.
   - Quantities provided are for reviewing agency only.
   - Contractor is responsible for performing construction take-offs
7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
8. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly; and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include:
   - Inspection date
   - Inspection type (routine, pre-storm event, during rain event)
   - Name and title of inspector
   - Weather information (current conditions as well as time and amount of last recorded precipitation)
   - Brief description of project's status (e.g., percent complete) and/or current activities
   - Evidence of sediment discharges
   - Identification of plan deficiencies
   - Identification of sediment controls that require maintenance
   - Identification of missing or improperly installed sediment controls
   - Compliance status regarding the sequence of construction and stabilization requirements
   - Photographs
   - Monitoring/sampling
   - Maintenance and/or corrective action performed
   - Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE).
9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back-filled and stabilized by the end of each workday, whichever is shorter.
10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may allowed by the CID per the list of HSCD-approved field changes.
11. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CID. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.
12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved washout structure.
13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.
14. All Silt Fence and Super Silt Fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower ends curled uphill by 2' in elevation.
15. Stream channels must not be disturbed during the following restricted time periods (inclusive):
   - Use I and IP March 1 - June 15
   - Use III and IIIP October 1 - April 30
   - Use IV March 1 - May 31
16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTOR. (2 WEEKS)
2. NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/ INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, AND SUPER-SILT FENCE. (1 DAY)
4. REMOVE NECESSARY TREES AND ROUGH GRADE LOT. (5 DAYS)
5. INSTALL TEMPORARY SEEDING. (1 DAY)
6. CONSTRUCT BUILDING, PORCH, AND ROUGH GRADE DRIVEWAY. INSTALL WATER CONNECTION AND SEPTIC SYSTEM AND CONNECTION TO SERVICE THE PROPOSED HOUSE. (4 MONTHS)
7. INSTALL DRYWELLS, ROOF LEADERS, FINE GRADE SITE AND PAVE DRIVEWAY.
8. ALL FINAL GRADES AND STABILIZATION SHOULD BE COMPLETED BEFORE ANY REMOVAL OF CONTROLS. WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED. (3 DAYS)

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

B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDENS, LANDSCAPE INFILTRATION & INFILTRATION BERMS (Cont.)

6. UNDERDRAINS

UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:

PIPE - SHOULD BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTMF 758, TYPE PS 28, OR AASHTO-M-278) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED, 4" RIGID PIPE (E.G., PVC OR HDPE).

PERFORATIONS - IF PERFORATED PIPE IS USED, PERFORATIONS SHOULD BE 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 1,000 SQUARE FEET) TO PROVIDE A CLEAN-OUT PORT AND MONITOR PERFORMANCE OF THE FILTER.

A 4" LAYER OF PEA GRAVEL (1/4" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".

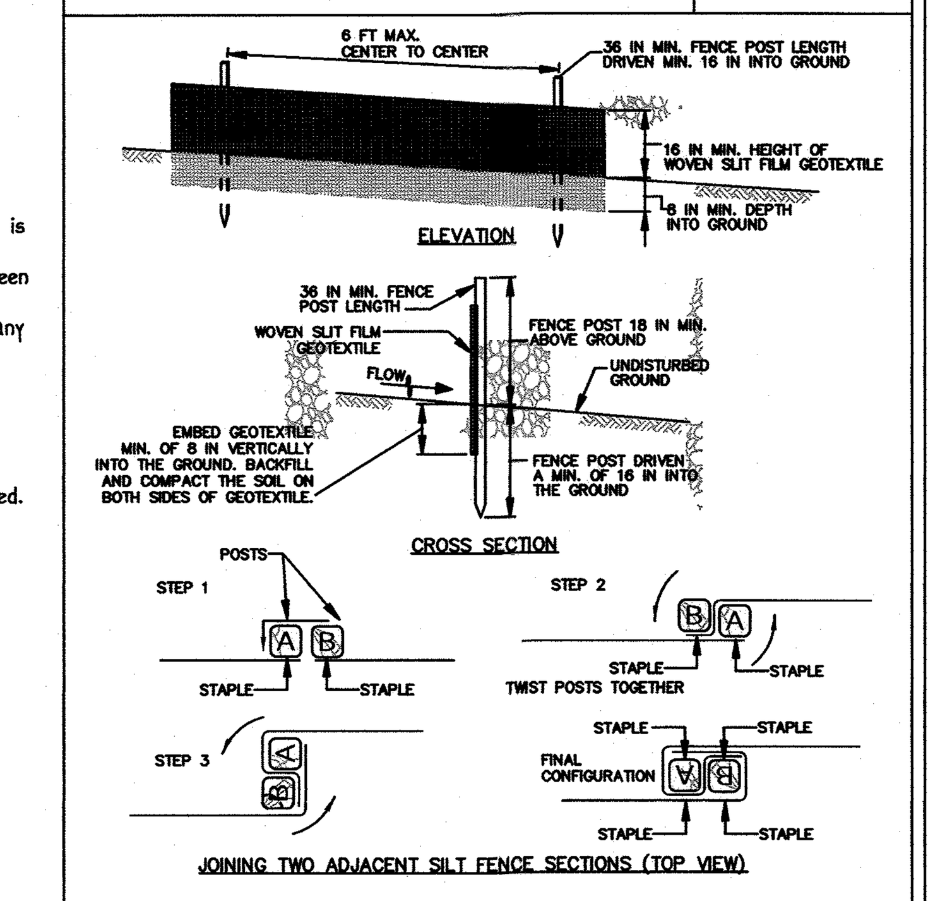
THE MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA).

7. MISCELLANEOUS

THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



CONSTRUCTION SPECIFICATIONS

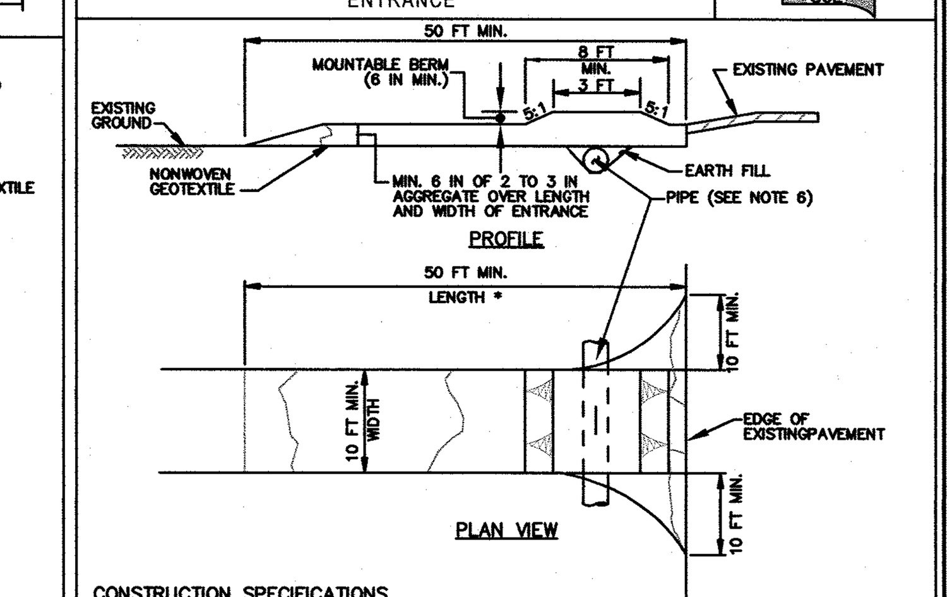
1. USE WOOD POSTS 1¾ X 1¾ ± 1/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
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.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

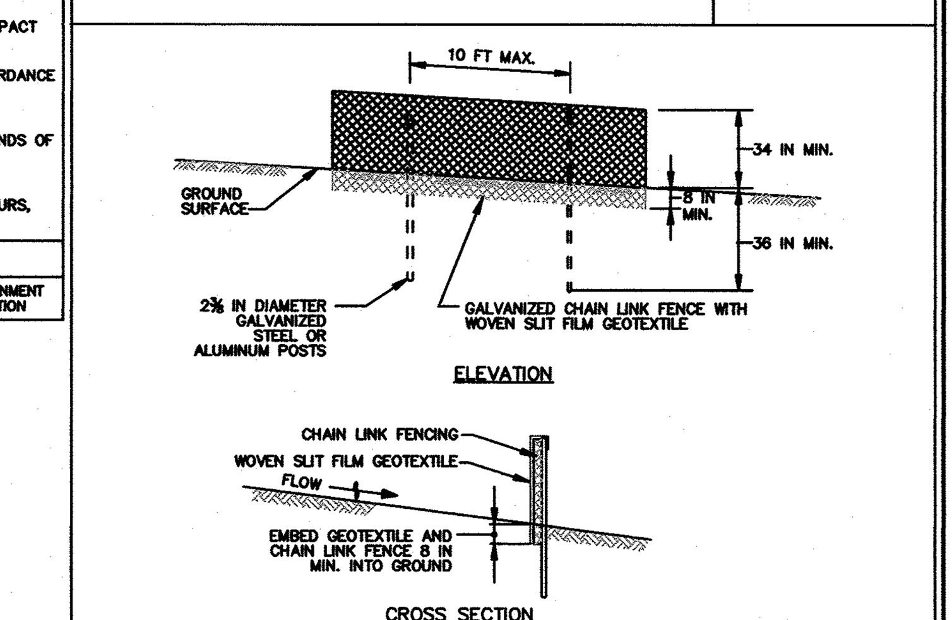
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF



CONSTRUCTION SPECIFICATIONS

1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

This Development Plan is approved for Soil Erosion and Sediment Control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD — Date: 06/23/21

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

NO.	REVISION	DATE

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

PROFESSIONAL CERTIFICATE

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

Signature of Professional Land Surveyor — Date: 6/4/21
Frank J. Manalansan II
LICENSE NO. 21476
EXPIRATION DATE: 7/14/2021

BUILDER/DEVELOPER'S CERTIFICATE

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

Signature of Developer — Date: 5-27-21

OWNERS/DEVELOPER
EHAB ALALFEY
6846 SEWELLS ORCHARD DRIVE
COLUMBIA MD 21045
240-801-6040

PROPERTY ADDRESS
2922 MAPLE LEAF WAY
ELLICOTT CITY MD 21043

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development K.B. — Date: 7/29/21
Chief, Development Engineering Division — Date: 9.8.21
Director - Department of Planning and Zoning — Date: 9-2-21

PROJECT	SECTION	LOT NO.
MAPLE VIEW	N/A	LOT 3

PLAT	GRID NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23512 - 23515	15	RC-DEO	16	3	6030.04

SEDIMENT & EROSION CONTROL NOTES & DETAILS AND STORMWATER MANAGEMENT SPECIFICATIONS

MAPLE VIEW

LOT 3
ZONED RC-DEO

TAX MAP No. 16 GRID No. 15 P/O PARCEL No. 88
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY 2021
SHEET 3 OF 4

SDP-21-021

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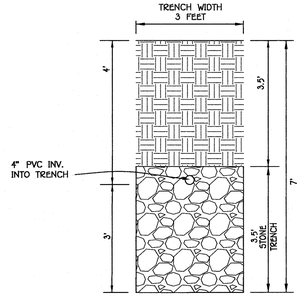


INITIAL TRENCH DETAIL

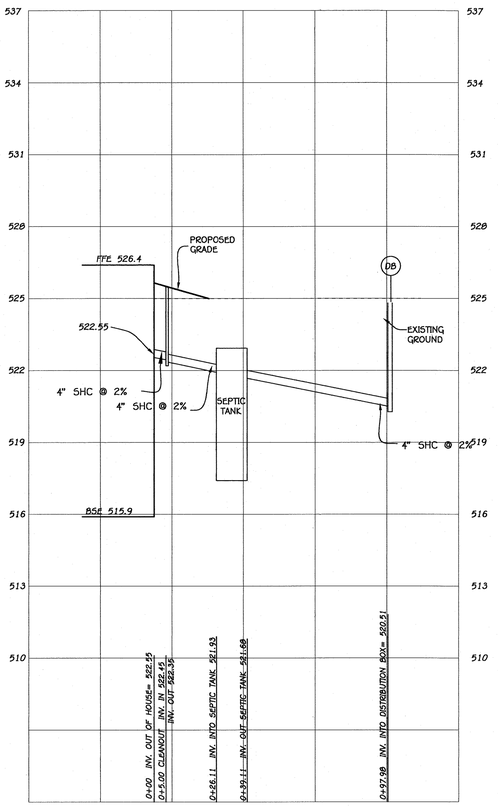
SCALE : 1"=2'

FFE 526.4
BSE 515.9
INV. OUT OF HOUSE = 522.55
PROP. GROUND AT CLEANOUT #1 = 525.1
INV. INTO CLEANOUT = 522.45
INV. OUT OF CLEANOUT = 522.35
EX. GROUND AT SEPTIC TANK = 525.0
PROP. GRADE ABOVE SEPTIC TANK = 525.0
TOP OF SEPTIC TANK = 522.93
INV. INTO SEPTIC TANK = 521.93
INV. OUT OF SEPTIC TANK = 521.68
EX. GROUND AT DISTRIBUTION BOX = 524.50
INV. INTO DISTRIBUTION BOX = 520.51
INV. OUT OF DISTRIBUTION BOX = 520.50

TRENCH DATA:

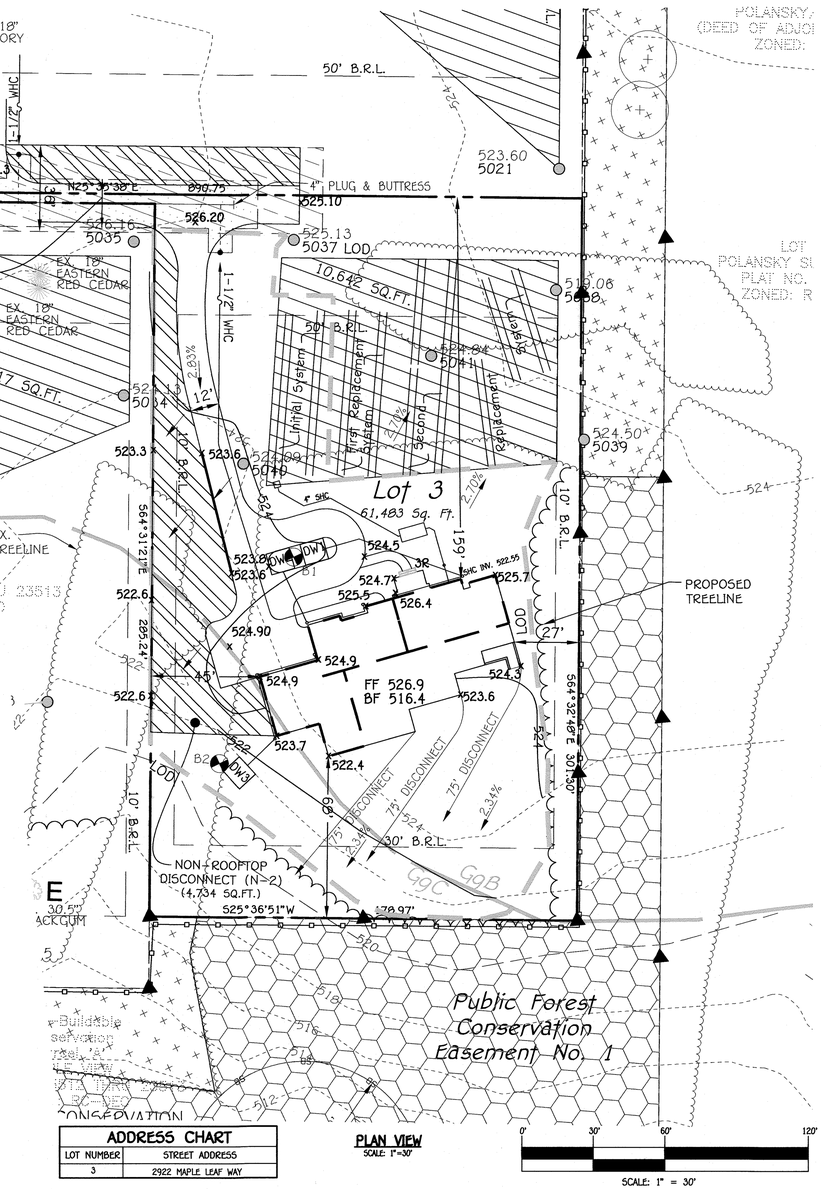
TRENCH 1:
EX. GROUND ABOVE = 524.5
INV. IN = 520.5
BOTTOM TRENCH = 517.5

TRENCH 2:
EX. GROUND ABOVE = 524.5
INV. IN = 520.5
BOTTOM TRENCH = 517.5



SEPTIC PROFILE

SCALE: 1"=30'

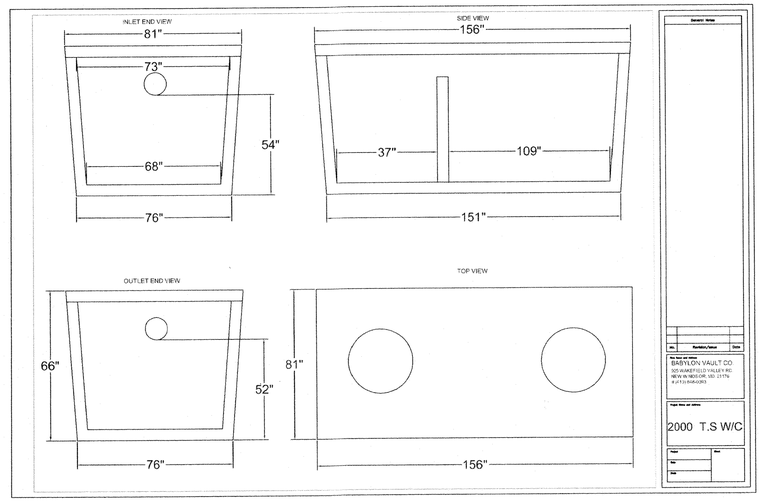


PLAN VIEW

SCALE: 1"=30'

SCALE: 1" = 30'

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
3	2922 MAPLE LEAF WAY



INITIAL SYSTEM

SEWAGE DISPOSAL SYSTEM DATA, DESIGN FOR 6 BEDROOMS
LOADING RATE = 6 BEDROOMS X 150 GPD/BEDROOM = 900 GPD
APPLICATION RATE = 1.2
EFFECTIVE SIDEWALL BEGINS AT 4.5 FEET
TRENCH DEPTH = 7 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 2.5 FEET
SF OF DRAINFIELD = 900 GPD / 1.2 = 750 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH = (W+2)/(W+1+2D)=(3+2)/(3+1+(2.5x3))=0.55
TRENCH LENGTH = 250 SF x 0.55 = 137.50 FEET
(USE 2 TRENCHES AT 68.75 L.F.)
TRENCH SPACING = 2D+W = ((2.5+3) + 3) = 10.5' USE 10.5'

1ST REPLACEMENT SYSTEM

SEWAGE DISPOSAL SYSTEM DATA, DESIGN FOR 6 BEDROOMS
LOADING RATE = 6 BEDROOMS X 150 GPD/BEDROOM = 900 GPD
APPLICATION RATE = 1.2
EFFECTIVE SIDEWALL BEGINS AT 4.5 FEET
TRENCH DEPTH = 7 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 2.5 FEET
SF OF DRAINFIELD = 900 GPD / 1.2 = 750 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH = (W+2)/(W+1+2D)=(3+2)/(3+1+(2.5x3))=0.55
TRENCH LENGTH = 250 SF x 0.55 = 137.50 FEET
(USE 2 TRENCHES AT 68.75 L.F.)
TRENCH SPACING = 2D+W = ((2.5+3) + 3) = 10.5' USE 10.5'

2ND REPLACEMENT SYSTEM

SEWAGE DISPOSAL SYSTEM DATA, DESIGN FOR 6 BEDROOMS
LOADING RATE = 6 BEDROOMS X 150 GPD/BEDROOM = 900 GPD
APPLICATION RATE = 0.6
EFFECTIVE SIDEWALL BEGINS AT 5.5 FEET
TRENCH DEPTH = 7.5 FEET
TRENCH WIDTH (W) = 3 FEET
EFFECTIVE DEPTH (D) = 2 FEET
SF OF DRAINFIELD = 900 GPD / 0.6 = 1500 SF
COEFFICIENT OF REDUCTION OF TRENCH LENGTH = (W+2)/(W+1+2D)=(3+2)/(3+1+(2x2))=0.625
TRENCH LENGTH = 500 SF x 0.625 = 312.50 FEET
(USE 7 TRENCHES AT 44.68 L.F.)
TRENCH SPACING = 2D+W = ((2+2) + 3) = 7' USE 10'

1. ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
2. THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
3. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
4. ▨ THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
5. PUBLIC WATER SERVICE WILL BE UTILIZED FOR LOT 6.
6. WHEN THE BUILDING PERMIT FOR THIS LOT IS SUBMITTED, A COPY OF THE FLOOR PLANS FOR HEALTH DEPARTMENT REVIEW SHALL BE INCLUDED IN THE APPLICATION PACKET PER HOWARD COUNTY DILP GUIDANCE. THE HEALTH DEPARTMENT SHALL EVALUATE THE FLOOR PLANS FOR COMPLIANCE WITH HOWARD COUNTY CODE DEFINITION OF BEDROOM [3.801(B)]. REVISIONS OF FLOOR PLANS SHALL BE REQUIRED BY THE HEALTH DEPARTMENT SHOULD THE PROPOSED NUMBER OF ROOMS MATCHING THE DEFINITION OF BEDROOM EXCEED THE DESIGN CAPACITY OF THE SEPTIC SYSTEM APPROVED IN THIS DOCUMENT (~~SDP-19-042~~). SHOULD THE DEVELOPER REQUIRE A GREATER NUMBER OF BEDROOMS, A REDLINE REVISION SHALL BE REQUIRED.~~FOR SDP-19-042.~~

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER H.O. — DATE 7/30/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development K.B. — Date 7/30/21
Chief, Development Engineering Division — Date 8.9.21
Director of Department of Planning and Zoning — Date 8-2-21

PROJECT	SECTION	LOT NO.
MAPLE VIEW	N/A	LOT 3

PLAT	GRID NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23512 - 23515	15	RC-DEO	16	3	6030.04

ONSITE SEWAGE DISPOSAL SYSTEM DESIGN PLAN

MAPLE VIEW
LOT 3
ZONED RC-DEO

TAX MAP No. 16 GRID No. 15 P/O PARCEL No. 88
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY 2021
SHEET 4 OF 4

SDP-21-021

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

NO.	REVISION	DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 07/14/2021.

FRANK MANALANSAN II. — DATE 6/4/21

OWNERS/DEVELOPER
EHAB ALALFEY
6846 SEWELLS ORCHARD DRIVE
COLUMBIA MD 21045
240-801-6040

PROPERTY ADDRESS
2922 MAPLE LEAF WAY
ELLICOTT CITY MD 21043

I:\2021\21020\dwg\SDP\21020 LOT 3 SDP.dwg, Sheet 4, 5/27/2021 3:21:20 PM