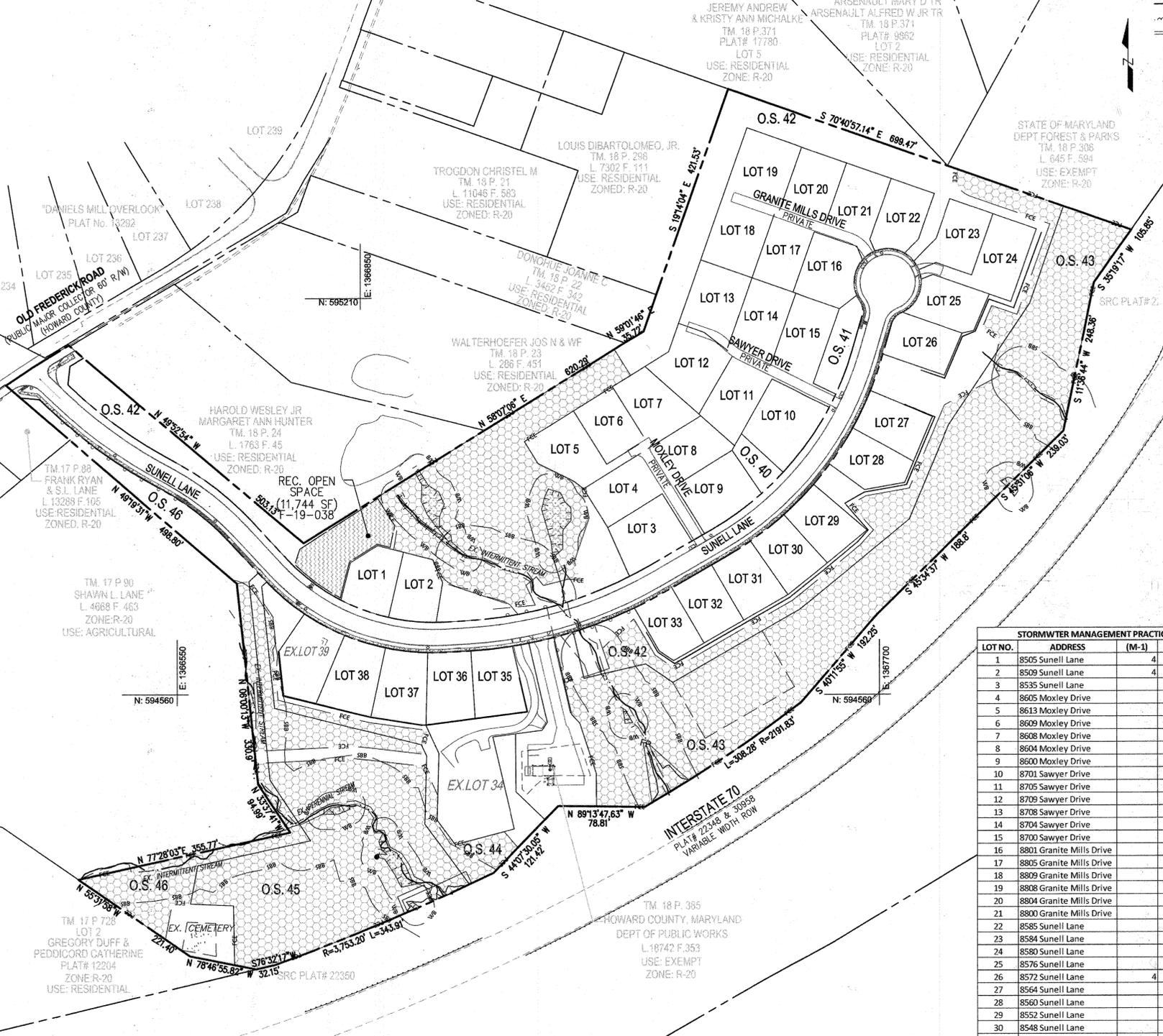


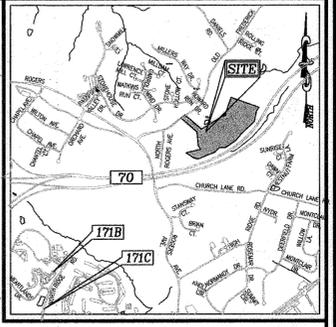
GENERAL NOTES:

- 1. 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.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
4. THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 2013 COMPREHENSIVE ZONING PLAN. THIS SITE IS DEVELOPING UNDER R-ED REGULATIONS PER 106.0.0.3.
5. THE EXISTING ON-SITE TOPOGRAPHY IS BASED ON A TOPOGRAPHIC SURVEY BY MCKENZIE-SNYDER DATED APRIL, 2011. OFF SITE AREAS HAVE BEEN SUPPLEMENTED WITH HO CO GIS TOPOGRAPHICAL INFORMATION.
6. EXISTING CONTOURS ON-SITE ASSUME PROPOSED GRADES FROM F-19-038 HAVE BEEN ESTABLISHED.
7. BOUNDARY INFORMATION IS FROM BOUNDARY SURVEYS BY GUTSCHICK, LITTLE, AND WEBER, P.A., DATED MAY 2013. 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.
8. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 171B AND 171C WERE USED FOR THIS PROJECT.
9. 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. STORMWATER MANAGEMENT WAS REVIEWED AND APPROVED UNDER F-19-038. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF ON-LOT MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. ON-LOT MICRO-SCALE PRACTICES INCLUDE DRYWELLS (M-5), SHEET FLOW TO CONSERVATION AREA (N-3), RAIN BARRELS (M-1), BIO SWALES (M-8), BIORETENTION (F-6) AND MICRO-BIORETENTION (M-6). ON-LOT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THE DECLARATION OF COVENANTS AND MAINTENANCE RIGHT OF ENTRY AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES IS RECORDED AT BOOK 19061 PAGE 358.
10. REFER TO THE STORMWATER MANAGEMENT INFORMATION CHART FOR FACILITIES CONSTRUCTED UNDER F-19-038 AND THE STORMWATER MANAGEMENT PRACTICE CHART FOR FACILITIES TO BE CONSTRUCTED UNDER THIS PLAN.
11. THE PROPOSED HOUSES SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
12. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND PUBLIC WATER AND SEWER. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
13. ANY DAMAGE TO THE COUNTY'S RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
14. SHC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE/EDGE OF EASEMENT.
15. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING AT 8:00 AM:
BOE (CONSTRUCTION SERVICES) 410-637-8713
BOE (EMERGENCY) 410-685-0123
BUREAU OF UTILITIES 410-313-4900
COLONIAL PIPELINE CO 410-785-1390
MISS UTILITY 1-800-257-7777
STATE HIGHWAY ADMINISTRATION 410-531-5533
VERIZON 1-800-743-0033
16. THERE IS HISTORIC STRUCTURE ON LOT 34 THAT DATES BACK TO 1900. THE STRUCTURE HAS DETERIORATED BEYOND SALVAGING AND WILL BE DEMOLISHED. THE COUNTY'S ARCHITECTURAL HISTORIAN HAS REVIEWED THE STRUCTURE FOR DEMO.
17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25 LOADS)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
18. DRIVEWAY ENTRANCES ALONG 7' COMBINATION CURB & GUTTER LINED ROADWAYS/JIC DRIVES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.01.
19. DRIVEWAY ENTRANCES ALONG MODIFIED COMBINATION CURB & GUTTER LINED ROADWAYS SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.03.
20. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
21. TRASH & RECYCLING COLLECTION WILL BE AT THE COUNTY ROADWAYS WITHIN FIVE FEET (5') OF THE COUNTY ROADWAY. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
-WATER SERVICE CONNECTIONS (WHC) FOR THIS PROJECT ARE FROM PUBLIC CONTRACT NO. 14-4879-D.
-SEWER SERVICE CONNECTIONS (SHC) FOR THIS PROJECT ARE FROM PUBLIC CONTRACT NO. 14-4879-D.
22. WATER AND SEWER SERVICE TO LOTS 1-38 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
23. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
24. ALL WATER HOUSE CONNECTIONS SHALL BE OUTSIDE METER SETTING UNLESS OTHERWISE NOTED ON THE PLANS OR IN SPECIFICATIONS.
25. THERE IS A CEMETERY ON SITE LOCATED ON OPEN SPACE LOT 46. THE CEMETERY ON SITE IS LOCATED IN THE CEMETERY INVENTORY AS #17-8 / GOSNELL FAMILY CEMETERY IN ACCORDANCE WITH THE CEMETERY MAP INVENTORY. THE CEMETERY SHALL BE DEMOLISHED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
26. SUNELL LANE IS CLASSIFIED AS A PUBLIC ACCESS STREET.
27. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY KLEBASCO ENVIRONMENTAL, LLC DATED, OCTOBER 02, 2012, AND APPROVED WITH SP-15-002 ON JULY 30, 2015.
28. FOREST CONSERVATION EASEMENTS HAD BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL. TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT HAD BEEN FILLED, RECORDED AND AMENDED UNDER F-19-038. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
29. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED MAY 5, 2014, AND APPROVED ON AUGUST 21, 2014.
30. A NOISE STUDY HAS BEEN COMPLETED BY PHOENIX ENGINEERING DATED JANUARY 2015 AND WAS APPROVED WITH SP-15-002 ON JULY 2015.
31. THE EXISTING NOISE LINE ESTABLISHED BY HOWARD COUNTY IS TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEHIND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
32. THE GEO-TECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GTA, DATED JUNE 4, 2014, AND WAS APPROVED AS PART OF F-19-038 PLAN.
33. THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JULY 18, 2013.
34. THE ENVIRONMENTAL CONCEPT PLAN (ECP-14-059) WAS APPROVED ON NOVEMBER 2013.
35. PERIMETER LANDSCAPING FOR THIS PROJECT WAS APPROVED WITH F-19-038. A LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. THE FINANCIAL SURETY FOR PERIMETER LANDSCAPING WAS POSTED AS PART OF THE F-19-038 DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$14,700.00 FOR THE 47 SHADE TREES AND 4 EVERGREEN TREES. THE FINANCIAL SURETY FOR THE SINGLE FAMILY DETACHED INTERNAL LANDSCAPING SHALL BE POSTED WITH THE DEVELOPERS GRADING PERMIT.
36. A PRELIMINARY EQUIVALENT PLAN (SP-15-002) WAS APPROVED BY PLANNING BOARD ON JUNE 23, 2015 AND WAS SIGNED BY THE PLANNING DIRECTOR ON JULY 30, 2015.
37. SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE SOIL SURVEY HOWARD COUNTY, MARYLAND.
38. THERE IS NO FLOODPLAIN ON-SITE.
39. STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE SHOWN HEREON.
40. IN ACCORDANCE WITH DESIGN MANUAL-VOLUME 3, CHAPTER 2 - SECTION 2.9.B. PARKING IS REQUIRED AT TWO (2) SPACES PER UNIT OFF STREET PARKING TO INCLUDE GARAGE SPACE, DRIVEWAY AND PARKING PADS. GARAGES COUNT AS A FULL SPACE. THE GARAGE SPACE MAY NOT BE UTILIZED TO LIVING SPACE AND SHALL ONLY BE UTILIZED FOR VEHICULAR PARKING SPACE. REFER TO PARKING TABULATION.
41. THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY DEVELOPER BY PAYING THE FEE IN FULL. ALL LOTS IN THIS SUBDIVISION EXCEPT FOR LOT 34 ARE SUBJECT TO THE MIHU FEE IN LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. AN MIHU AGREEMENT IS RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE.
42. THIS PROJECT IS SUBJECT TO WP-15-011 APPROVED ON JULY 30, 2014. THE DIRECTOR APPROVED AN ALTERNATIVE COMPLIANCE OF SECTION 18.1205(g)(7), PROHIBITING REMOVAL OF SPECIMEN TREES SUBJECT TO THE FOLLOWING CONDITIONS:
1.) THE DEVELOPMENT PROPOSES THE PLACEMENT OF APPROXIMATELY 13 AC. IF EXISTING FOREST AND AFForestation INTO FOREST CONSERVATION EASEMENT AREAS. IN ADDITION TO PERIMETER LANDSCAPING, STORMWATER MANAGEMENT SCREENING AND STREET TREES WILL BE PROVIDED. ALL PROPOSED PLANTINGS AND CREATION OF FOREST CONSERVATION EASEMENT AREAS WILL SERVE TO PROVIDE AN ALTERNATE PROPOSAL FOR THE REMOVAL OF 19 SPECIMEN TREES.
2.) REMOVAL IS APPROVED FOR 19 OF 29 SPECIMEN TREES AS IDENTIFIED ON THE WATER PETITION EXHIBIT.
3.) COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE AGENCY COMMENTS FOR SP-15-002 SUBDIVISION PLAN.
43. OPEN SPACE LOTS 42, 44, & 46 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOTS 43 AND 45 SHALL BE OWNED BY HOWARD COUNTY, MARYLAND AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.
44. FOR STORMWATER MANAGEMENT SOIL BORING LOGS SEE FINAL PLAN F-19-038, SHEET 14.

SITE DEVELOPMENT PLAN
PATAPSCO CROSSING
LOTS 1- 33 AND 35-38
HOWARD COUNTY, MARYLAND



BENCHMARKS: HOWARD COUNTY BENCHMARK 171B N 592.1920157 E 1,354,004.914 ELEV.: 376.282
HOWARD COUNTY BENCHMARK 171C N 591,056.916 E 1,363,154.631 ELEV.: 415.413
LEGEND: PROPERTY LINE, RIGHT-OF-WAY LINE, ADJACENT PROPERTY LINE, CENTERLINE OF EXISTING STREAM, EXISTING TREETLINE, EXISTING CURB AND GUTTER, EXISTING FOREST CONSERVATION AREA EASEMENT, RECREATIONAL OPEN SPACE



SHEET INDEX table with columns: COVER SHEET, DESCRIPTION, SHEET NO. Includes entries for COVER SHEET, LAYOUT PLAN, HOUSE TYPES, etc.

SITE ANALYSIS DATA table with columns: ITEM, DESCRIPTION, VALUE. Includes total project area (24.71 AC), total net area (2.44 AC), zoning (R-20), etc.

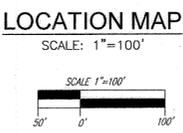
MIHU AGREEMENT
PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU REQUIREMENT. A SINGLE FAMILY UNIT X 106 X 4 UNITS, AN MIHU FEE IN LIEU IS BEING PAID FOR 4 LOTS.

MODERATE INCOME HOUSING UNIT (MIHU) CHART table with columns: NUMBER OF DWELLING UNITS, MIHU PROVIDED, MIHU REQUIREMENT.

OWNER: PATAPSCO CROSSING, LLC
24012 FREDERICK ROAD
CLARKSBURG, MD 20871
301-428-0800
BUILDER: MILLER AND SMITH
ATTN: STEVE B. AYLER
1960 GALLOWAY ROAD, SUITE 200
VIENNA, VA 22182
703-821-2500
DEVELOPER: PLEASANTS DEVELOPMENT, LLC
24012 FREDERICK ROAD
CLARKSBURG, MD 20871
301-428-0800

STORMWATER MANAGEMENT PRACTICE CHART table with columns: LOT NO., ADDRESS, (M-1), (M-5), (M-8). Lists lots 1 through 38 and their corresponding stormwater practices.

PARKING TABULATION table with columns: NUMBER OF SINGLE FAMILY DETACHED LOTS, REQUIRED PARKING, REQUIRED OVERFLOW PARKING, TOTAL REQUIRED SPACES, PARKING PROVIDED, TOTAL PROVIDED SPACES.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division: Chad Edmondson
Chief, Division of Land Development: Amy Gronan
Director: [Signature]

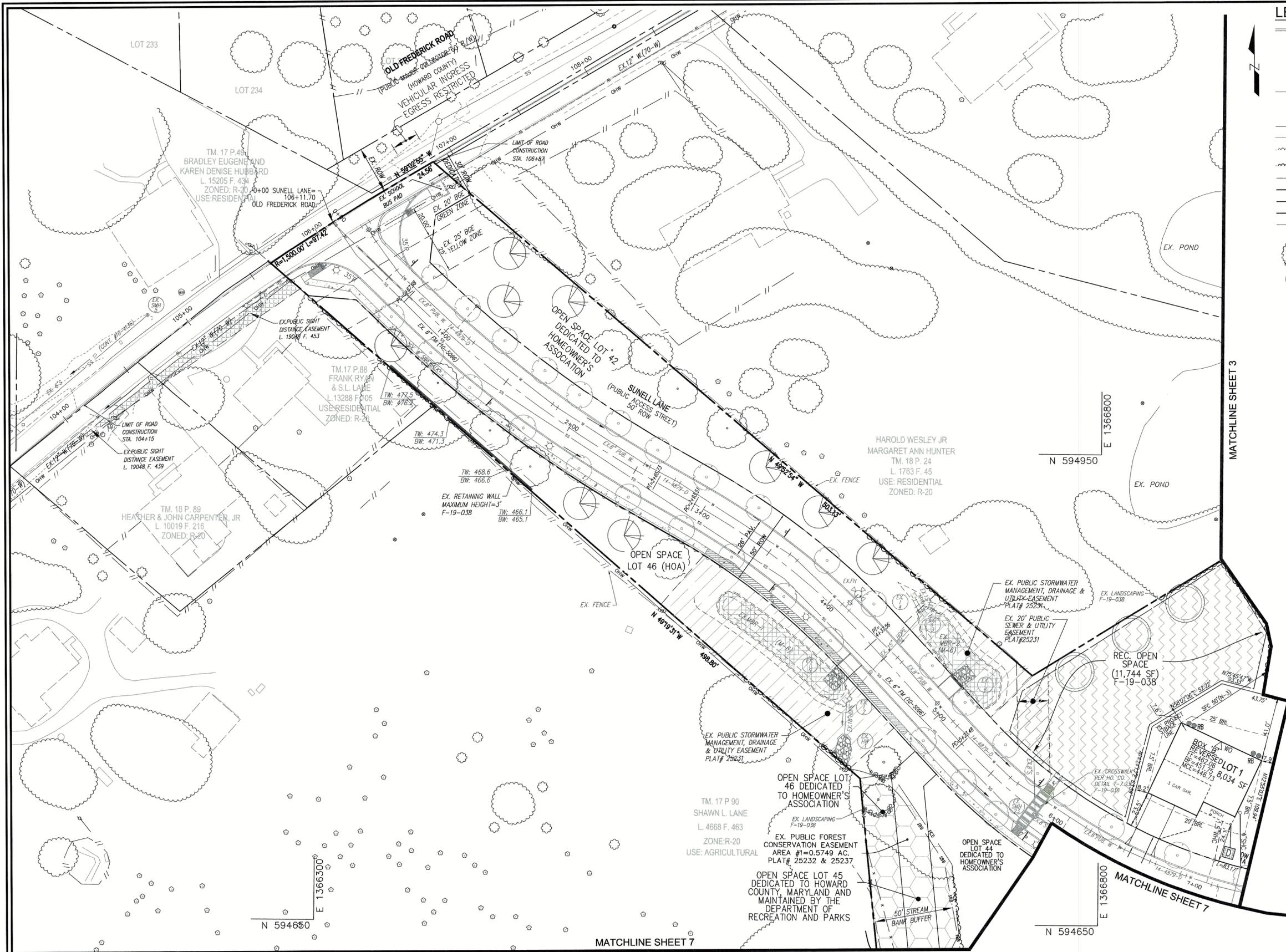
DocuSigned by: [Signature]
11/12/2021

Deceleration of Covenants and Maintenance and Right of Entry Agreement for Private Stormwater Management Facilities is recorded at Book 19061 Page 358.

PERMIT INFORMATION CHART table with columns: SUBDIVISION NAME, SECTION/AREA, LOTS/PARCEL #, PLAT # OR L/F, BLOCK NO., ZONE, TAX MAP, ELECT. DIST., CENSUS TR.

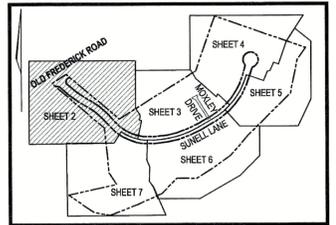


DESIGN BY: RHV
DRAWN BY: KG
CHECKED BY: RHV
DATE: OCTOBER 2021
SCALE: AS SHOWN
W.O. NO.: 47411
1 SHEET OF 15



**LEGEND:**

	EXISTING CURB AND GUTTER		EX. STORMWATER MANAGEMENT FACILITY (F-6, M-6, M-8) F-19-038
	EXISTING UTILITY POLE		RAIN BARRELS (200 GAL. PER F-19-038)
	EXISTING LIGHT POLE		SHEET FLOW TO CONSERVATION AREA
	EXISTING SIGN		EXISTING CONCRETE SIDEWALK (F-19-038)
	EXISTING SANITARY MANHOLE		EXISTING REINFORCED CONCRETE SIDEWALK (F-19-038)
	EXISTING SANITARY LINE		EXISTING PUBLIC SEWER AND UTILITY EASEMENT PLAT# 25231
	EXISTING CLEANOUT		EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT# 25231
	EXISTING FIRE HYDRANT		EXISTING STREET TREES F-19-038
	EXISTING WATER LINE		EXISTING FOREST CONSERVATION AREA EASEMENT PLAT #25232-25237
	EXISTING STORM DRAIN		RECREATIONAL OPEN SPACE F-19-038
	EXISTING TREE LINE (FIELD LOCATED)		EX. PUBLIC SIGHT DISTANCE EASEMENT F-19-038
	TREE LINE		
	EXISTING FENCE		
	PROPERTY LINE		
	RIGHT-OF-WAY LINE		
	STREAM		
	STREAM BANK BUFFER		
	EXISTING LANDSCAPING F-19-038		



**KEY MAP**  
NOT TO SCALE

**OWNER**  
PATAPSCO CROSSING, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

**BUILDER**  
MILLER AND SMITH  
ATTN: STEVE B. AYLOR  
1960 GALLOW'S ROAD, SUITE 200  
VIENNA, VA 22182  
703-821-2500

**DEVELOPER**  
PLEASANTS DEVELOPMENT, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**LAYOUT PLAN**  
**PATAPSCO CROSSING**  
LOTS 1-33 AND 35-38

TAX MAP 16 GRID 13  
2ND ELECTION DISTRICT

PARCELS 25 - ZONED: R-20  
HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

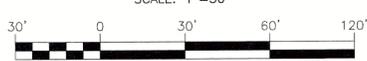
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2022.

DESIGN BY: RHV  
DRAWN BY: KG  
CHECKED BY: RHV  
DATE: OCTOBER 2021  
SCALE: AS SHOWN  
W.O. NO.: 47411

ROBERT H. VOGEL, PE No. 16193

2 SHEET OF 15

**SITE LAYOUT PLAN**



**NOTE:**  
1. REFER TO SHEET 8 FOR DRYWELL (DW) SIZE, NOTES & DETAILS

**NOTES:**  
1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" INSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.  
2. CHECK THE ELEVATION OF THE SEWER HOUSE CONNECTION BEFORE STARTING THE HOUSE CONSTRUCTION.

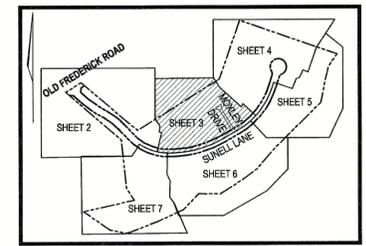
**NOTES:**  
1. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESISTE.  
2. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmondson 11/17/2021  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE 11/15/2021

CHIEF, DIVISION OF LAND DEVELOPMENT  
Amy Gowan 11/17/2021  
DIRECTOR



KEY MAP NOT TO SCALE

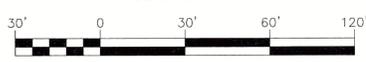
LEGEND: Table listing symbols for existing infrastructure like curbs, utility poles, signs, manholes, sanitary lines, cleanouts, fire hydrants, water lines, storm drains, tree lines, fences, property lines, right-of-way lines, streams, and stream bank buffers. It also includes symbols for stormwater management facilities, dry wells, rain barrels, sheet flow, concrete sidewalks, public and private drainage easements, wetlands, public drainage easements, street trees, forest conservation areas, private use easements, public water/sewer easements, and landscaping.

E 1366850 N 594950

E 1366850 N 594650

E 1367350 N 594650

SITE LAYOUT PLAN SCALE: 1"=30'



NOTE:

- 1. REFER TO SHEET 8 FOR DRYWELL (DW) SIZE, NOTES & DETAILS

NOTES:

- 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.
2. CHECK THE ELEVATION OF THE SEWER HOUSE CONNECTION BEFORE STARTING THE HOUSE CONSTRUCTION.

NOTES:

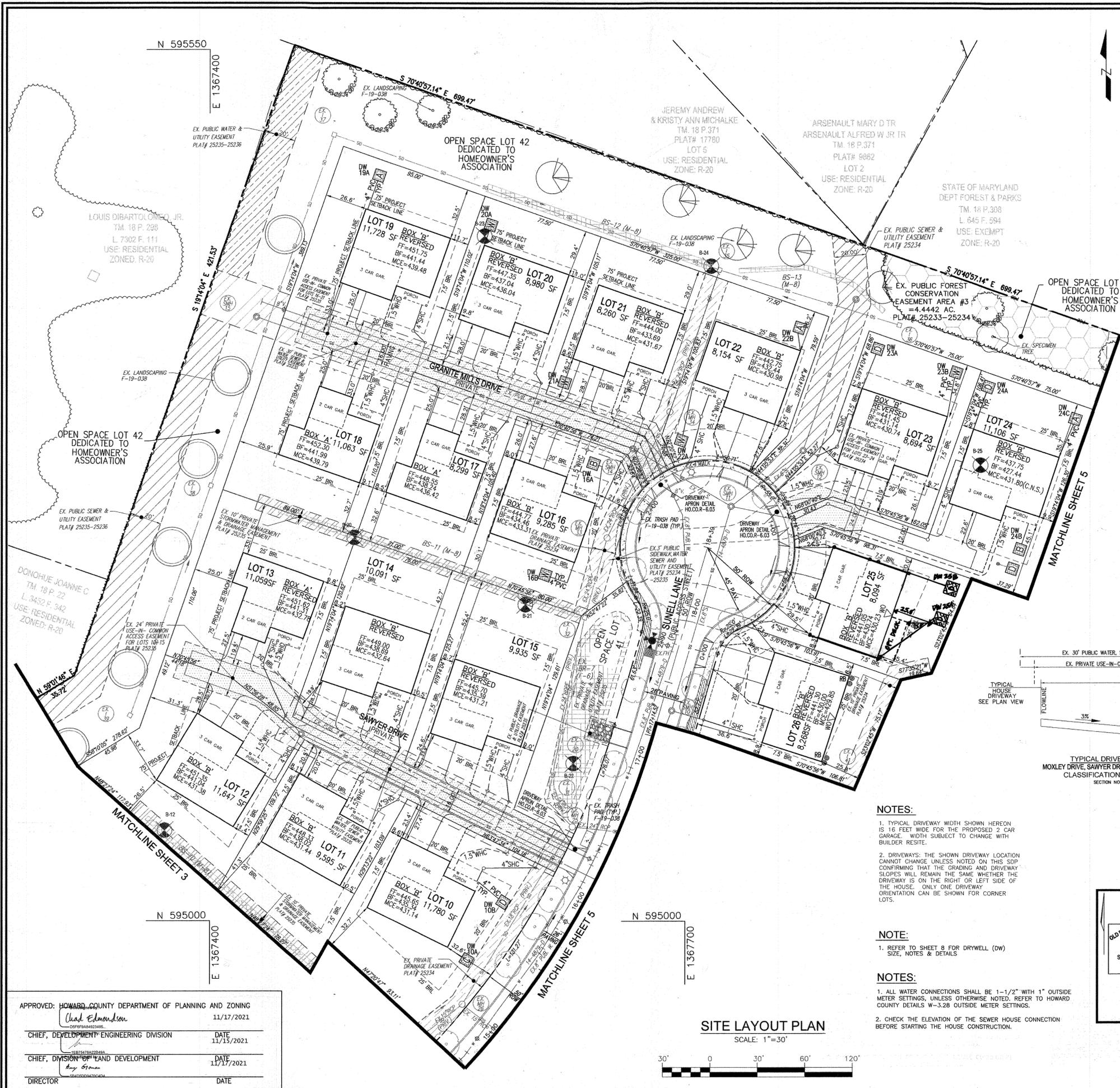
- 1. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
2. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Table with columns for name, title, and date. Signatures of Chad Edmondson, Amy Simon, and Robert H. Vogel.

OWNER: PATAPSCO CROSSING, LLC. 24012 FREDERICK ROAD, CLARKSBURG, MD 20871.
BUILDER: MILLER AND SMITH, ATTN: STEVE B. AYLOR, 1960 GALLOWAY ROAD, SUITE 200, VIENNA, VA 22182, 703-821-2500.
DEVELOPER: PLEASANTS DEVELOPMENT, LLC, 24012 FREDERICK ROAD, CLARKSBURG, MD 20871, 301-428-0800.

Table with columns for NO., REVISION, and DATE.

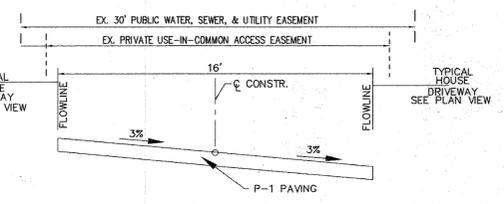
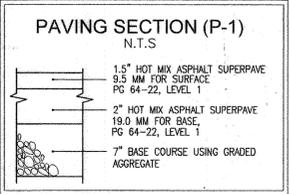
SITE DEVELOPMENT PLAN LAYOUT PLAN PATAPSCO CROSSING LOTS 1-33 AND 35-38. Includes tax map info, Vogel Engineering logo, Timmons Group logo, design details, and professional certificate.



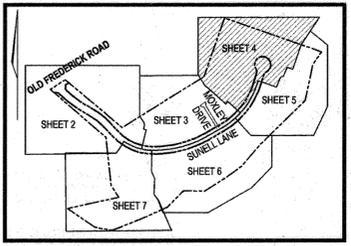
**LEGEND:**

	EXISTING CURB AND GUTTER		EXISTING CONCRETE SIDEWALK
	EXISTING UTILITY POLE		EXISTING REINFORCED CONCRETE SIDEWALK (F-19-038)
	EXISTING LIGHT POLE		EXISTING PUBLIC WATER AND UTILITY EASEMENT PLAT#25234
	EXISTING SIGN		EXISTING PRIVATE USE IN COMMON ACCESS EASEMENT PLAT #25234-25235
	EXISTING SANITARY MANHOLE		EXISTING 30 PUBLIC WATER, SEWER AND UTILITY EASEMENT PLAT #25236
	EXISTING SANITARY LINE		EXISTING PUBLIC SEWER AND UTILITY EASEMENT PLAT#25234-25235
	EXISTING CLEANOUT		EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #25232
	EXISTING FIRE HYDRANT		EXISTING 3' PUBLIC SIDEWALK WATER, SEWER & UTILITY EASEMENT PLAT #25232
	EXISTING WATER LINE		EXISTING PRIVATE DRAINAGE EASEMENT PLAT #25234
	EXISTING STORM DRAIN		EXISTING PRIVATE SWIM & DRAINAGE EASEMENT PLAT #25234-25235
	EXISTING TREELINE (FIELD LOCATED)		EXISTING STREET TREES (F-19-038)
	TREELINE		EXISTING FOREST CONSERVATION AREA EASEMENT PLAT #25232-25237
	EXISTING FENCE		EXISTING LANDSCAPING (F-19-038)
	PROPERTY LINE		
	RIGHT-OF-WAY LINE		
	STREAM		
	STREAM BANK BUFFER		
	DRY WELL (M-5)		
	RAIN BARRELS (200 GAL. PER (F-19-038))		

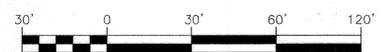
SECTION	HOW AND DRYWELL CLASSIFICATION	EXISTING DRIVEWAY WIDTH (FEET)	2 TO 4 FT	4 TO 6 FT	6 TO 8 FT	8 TO 10 FT	10 TO 12 FT	12 TO 14 FT	14 TO 16 FT
P-1	1.5" HOT MIX ASPHALT SUPERPAVE 9.5 MM FOR SURFACE PG 64-22, LEVEL 1 1.5" HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR BASE PG 64-22, LEVEL 1 7" BASE COURSE USING GRADED AGGREGATE	16.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
P-2	1.5" HOT MIX ASPHALT SUPERPAVE 9.5 MM FOR SURFACE PG 64-22, LEVEL 1 1.5" HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR BASE PG 64-22, LEVEL 1 7" BASE COURSE USING GRADED AGGREGATE	16.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
P-3	1.5" HOT MIX ASPHALT SUPERPAVE 9.5 MM FOR SURFACE PG 64-22, LEVEL 1 1.5" HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR BASE PG 64-22, LEVEL 1 7" BASE COURSE USING GRADED AGGREGATE	16.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
P-4	1.5" HOT MIX ASPHALT SUPERPAVE 9.5 MM FOR SURFACE PG 64-22, LEVEL 1 1.5" HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR BASE PG 64-22, LEVEL 1 7" BASE COURSE USING GRADED AGGREGATE	16.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0



- NOTES:**
1. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESISTE.
  2. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.
- NOTE:**
1. REFER TO SHEET 8 FOR DRYWELL (DW) SIZE, NOTES & DETAILS
- NOTES:**
1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.
  2. CHECK THE ELEVATION OF THE SEWER HOUSE CONNECTION BEFORE STARTING THE HOUSE CONSTRUCTION.



**SITE LAYOUT PLAN**  
SCALE: 1"=30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division: *Chad Edmondson* 11/17/2021  
 Chief, Division of Land Development: *Any Oroman* 11/17/2021  
 Director: \_\_\_\_\_ DATE: \_\_\_\_\_

**OWNER**  
PATAPSCO CROSSING, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

**BUILDER**  
MILLER AND SMITH  
ATTN: STEVE B. AYLOE  
1960 GALLIWS ROAD, SUITE 200  
VIENNA, VA 22182  
703-821-2500

**DEVELOPER**  
PLEASANT'S DEVELOPMENT, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

NO.	REVISION	DATE
2	REVISE LOT 25 ESD PRACTICES, GRADING AND UPDATE HOUSE BOX 6-9-23	

**SITE DEVELOPMENT PLAN**  
**LAYOUT PLAN**  
**PATAPSCO CROSSING**  
LOTS 1-33 AND 35-38

TAX MAP 18 GRID 13  
2ND ELECTION DISTRICT

PARCELS 25 - ZONED: R-20  
HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18143 EXPIRATION DATE: 09-27-2022

DESIGN BY:            RHV  
 DRAWN BY:            KG  
 CHECKED BY:            RHV  
 DATE:            OCTOBER 2021  
 SCALE:            AS SHOWN  
 W.O. NO.:            47411

4 SHEET OF 15

NOTES:

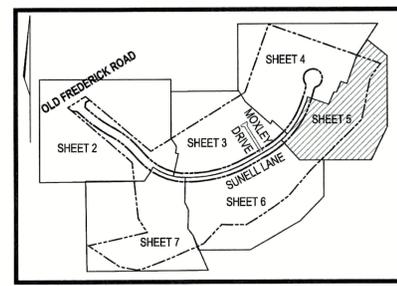
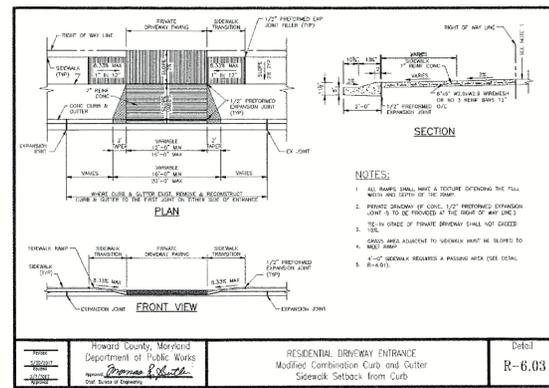
- 1. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
- 2. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

NOTES:

- 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.
- 2. CHECK THE ELEVATION OF THE SEWER HOUSE CONNECTION BEFORE STARTING THE HOUSE CONSTRUCTION.

NOTE:

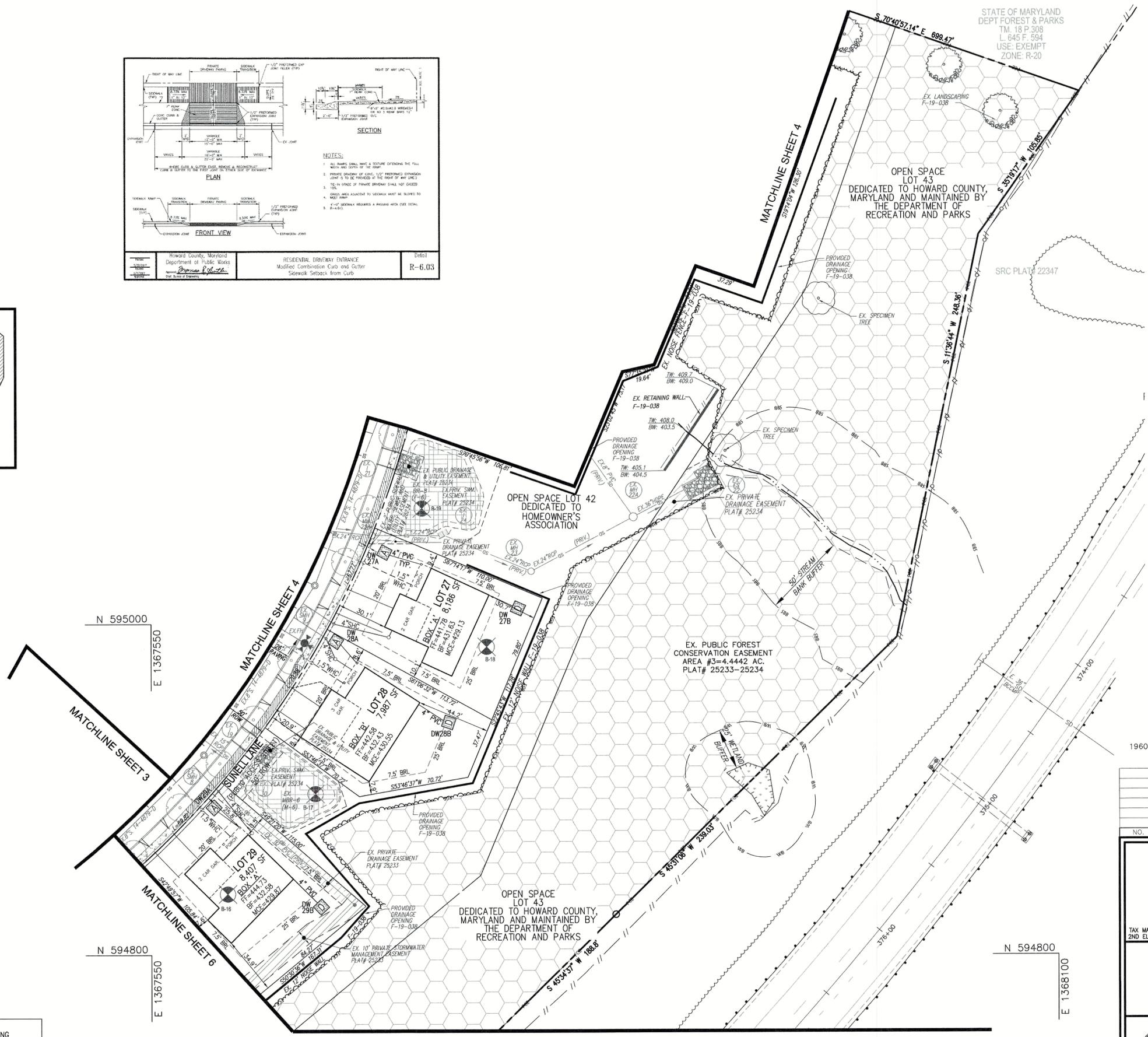
- 1. REFER TO SHEET 8 FOR DRYWELL (DW) SIZE, NOTES & DETAILS



KEY MAP  
NOT TO SCALE

LEGEND:

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TRENCH (FIELD LOCATED)
- TREELINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREAM
- STREAM BANK BUFFER
- EX. STORMWATER MANAGEMENT FACILITY (F-6, M-6, M-8) F-19-038
- DRY WELL (M-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING REINFORCED CONCRETE SIDEWALK (F-19-038)
- EXISTING 2' PUBLIC SIDEWALK WATER, SEWER & UTILITY EASEMENT PLAT #25234
- EXISTING PRIVATE DRAINAGE EASEMENT PLAT #25233-25234
- EXISTING PRIVATE SWM & DRAINAGE EASEMENT PLAT #25233
- EXISTING WETLAND
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #25232
- EXISTING STREET TREES F-19-038
- EXISTING FOREST CONSERVATION AREA EASEMENT PLAT #25232-25237
- EXISTING LANDSCAPING F-19-038



STATE OF MARYLAND  
DEPT FOREST & PARKS  
TM 18 P.308  
L. 845 F. 594  
USE: EXEMPT  
ZONE: R-20

**OWNER**  
PATAPSCO CROSSING, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

**BUILDER**  
MILLER AND SMITH  
ATTN: STEVE B. AYLER  
1960 GALLOW'S ROAD, SUITE 200  
VIENNA, VA 22182  
703-821-2500

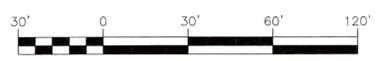
**DEVELOPER**  
PLEASANTS DEVELOPMENT, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edmondson* 11/17/2021  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Ray Groman* 11/17/2021  
CHIEF, DIVISION OF LAND DEVELOPMENT

11/17/2021  
DIRECTOR



SITE LAYOUT PLAN  
SCALE: 1"=30'

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN  
LAYOUT PLAN  
**PATAPSCO CROSSING**  
LOTS 1-33 AND 35-38

TAX MAP 18 GRID 13  
2ND ELECTION DISTRICT

PARCELS 25 - ZONED: R-20  
HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
+  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHY  
DRAWN BY: KG  
CHECKED BY: RHY  
DATE: OCTOBER 2021  
SCALE: AS SHOWN  
W.O. NO.: 47411

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 16193 EXPIRATION DATE: 08-27-2022

5 SHEET OF 15

DocuSign by: *Ron* 11/12/2021

LEGEND:

	EXISTING CURB AND GUTTER		EXISTING CONCRETE SIDEWALK
	EXISTING UTILITY POLE		EXISTING PUBLIC SEWER AND UTILITY EASEMENT PLAT #25232
	EXISTING LIGHT POLE		EXISTING PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT PLAT #25232
	EXISTING SIGN		EXISTING WETLAND
	EXISTING SANITARY MANHOLE		EXISTING PRIVATE NOISE FENCE EASEMENT PLAT #25232
	EXISTING SANITARY LINE		EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #25232
	EXISTING CLEANOUT		EXISTING 2' PUBLIC SIDEWALK WATER, SEWER & UTILITY EASEMENT PLAT #25232-25233
	EXISTING FIRE HYDRANT		EXISTING STREET TREES F-19-038
	EXISTING WATER LINE		
	EXISTING STORM DRAIN		
	EXISTING TREE LINE (FIELD LOCATED)		
	TREE LINE		
	EXISTING FENCE		
	PROPERTY LINE		
	RIGHT-OF-WAY LINE		
	STREAM		
	STREAM BANK BUFFER		
	EX. STORMWATER MANAGEMENT FACILITY (F-6, M-6, M-8) F-19-038		
	DRY WELL (M-5)		

MATCHLINE SHEET 2

MATCHLINE SHEET 3

MATCHLINE SHEET 5

SRC PLAT NO 30958

INTERSTATE 70  
PLAT# 22348 & 30958  
VARIABLE WIDTH ROW

**OWNER**  
PATAPSCO CROSSING, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

**BUILDER**  
MILLER AND SMITH  
ATTN: STEVE B. AYLER  
1960 GALLOWAY ROAD, SUITE 200  
VIENNA, VA 22182  
703-821-2500

**DEVELOPER**  
PLEASANTS DEVELOPMENT, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN  
LAYOUT PLAN  
**PATAPSCO CROSSING**  
LOTS 1-33 AND 35-38

TAX MAP 18 GRID 13  
2ND ELECTION DISTRICT

PARCELS 25 - ZONED: R-20  
HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com



DESIGN BY: RHV  
DRAWN BY: KG  
CHECKED BY: RHV  
DATE: OCTOBER 2021  
SCALE: AS SHOWN  
W.O. NO.: 47411

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 08-27-2022.

6 SHEET OF 15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
11/17/2021  
Chief, Development Engineering Division  
11/15/2021  
Chief, Division of Land Development  
11/17/2021  
Director



**SITE LAYOUT PLAN**  
SCALE: 1"=30'

**NOTES:**  
1. REFER TO SHEET B FOR DRYWELL (DW) SIZE, NOTES & DETAILS

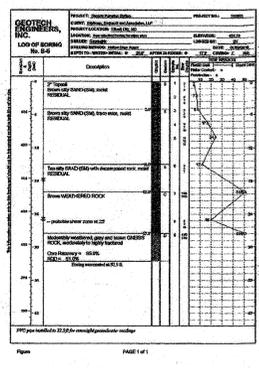
**NOTES:**  
1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

**NOTE:**  
1. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.  
2. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

DocuSigned by:  
**Ron**  
06190527254E1  
11/12/2021



LOG OF BORING NO. B-1	LOG OF BORING NO. B-5	LOG OF BORING NO. B-9
LOG OF BORING NO. B-6	LOG OF BORING NO. B-10	LOG OF BORING NO. B-14
LOG OF BORING NO. B-2	LOG OF BORING NO. B-11	LOG OF BORING NO. B-15
LOG OF BORING NO. B-7	LOG OF BORING NO. B-12	LOG OF BORING NO. B-16
LOG OF BORING NO. B-3	LOG OF BORING NO. B-13	LOG OF BORING NO. B-17
LOG OF BORING NO. B-8	LOG OF BORING NO. B-14	LOG OF BORING NO. B-18
LOG OF BORING NO. B-4	LOG OF BORING NO. B-15	LOG OF BORING NO. B-19
LOG OF BORING NO. B-10	LOG OF BORING NO. B-16	LOG OF BORING NO. B-20
LOG OF BORING NO. B-11	LOG OF BORING NO. B-17	LOG OF BORING NO. B-21
LOG OF BORING NO. B-12	LOG OF BORING NO. B-18	LOG OF BORING NO. B-22
LOG OF BORING NO. B-13	LOG OF BORING NO. B-19	LOG OF BORING NO. B-23
LOG OF BORING NO. B-14	LOG OF BORING NO. B-20	LOG OF BORING NO. B-24
LOG OF BORING NO. B-15	LOG OF BORING NO. B-21	LOG OF BORING NO. B-25
LOG OF BORING NO. B-16	LOG OF BORING NO. B-22	LOG OF BORING NO. B-26
LOG OF BORING NO. B-17	LOG OF BORING NO. B-23	LOG OF BORING NO. B-27
LOG OF BORING NO. B-18	LOG OF BORING NO. B-24	LOG OF BORING NO. B-28
LOG OF BORING NO. B-19	LOG OF BORING NO. B-25	LOG OF BORING NO. B-29
LOG OF BORING NO. B-20	LOG OF BORING NO. B-26	LOG OF BORING NO. B-30
LOG OF BORING NO. B-21	LOG OF BORING NO. B-27	LOG OF BORING NO. B-31
LOG OF BORING NO. B-22	LOG OF BORING NO. B-28	LOG OF BORING NO. B-32
LOG OF BORING NO. B-23	LOG OF BORING NO. B-29	LOG OF BORING NO. B-33
LOG OF BORING NO. B-24	LOG OF BORING NO. B-30	LOG OF BORING NO. B-34
LOG OF BORING NO. B-25	LOG OF BORING NO. B-31	LOG OF BORING NO. B-35
LOG OF BORING NO. B-26	LOG OF BORING NO. B-32	LOG OF BORING NO. B-36
LOG OF BORING NO. B-27	LOG OF BORING NO. B-33	LOG OF BORING NO. B-37
LOG OF BORING NO. B-28	LOG OF BORING NO. B-34	LOG OF BORING NO. B-38
LOG OF BORING NO. B-29	LOG OF BORING NO. B-35	LOG OF BORING NO. B-39
LOG OF BORING NO. B-30	LOG OF BORING NO. B-36	LOG OF BORING NO. B-40
LOG OF BORING NO. B-31	LOG OF BORING NO. B-37	LOG OF BORING NO. B-41
LOG OF BORING NO. B-32	LOG OF BORING NO. B-38	LOG OF BORING NO. B-42
LOG OF BORING NO. B-33	LOG OF BORING NO. B-39	LOG OF BORING NO. B-43
LOG OF BORING NO. B-34	LOG OF BORING NO. B-40	LOG OF BORING NO. B-44
LOG OF BORING NO. B-35	LOG OF BORING NO. B-41	LOG OF BORING NO. B-45
LOG OF BORING NO. B-36	LOG OF BORING NO. B-42	LOG OF BORING NO. B-46
LOG OF BORING NO. B-37	LOG OF BORING NO. B-43	LOG OF BORING NO. B-47
LOG OF BORING NO. B-38	LOG OF BORING NO. B-44	LOG OF BORING NO. B-48
LOG OF BORING NO. B-39	LOG OF BORING NO. B-45	LOG OF BORING NO. B-49
LOG OF BORING NO. B-40	LOG OF BORING NO. B-46	LOG OF BORING NO. B-50
LOG OF BORING NO. B-41	LOG OF BORING NO. B-47	LOG OF BORING NO. B-51
LOG OF BORING NO. B-42	LOG OF BORING NO. B-48	LOG OF BORING NO. B-52
LOG OF BORING NO. B-43	LOG OF BORING NO. B-49	LOG OF BORING NO. B-53
LOG OF BORING NO. B-44	LOG OF BORING NO. B-50	LOG OF BORING NO. B-54
LOG OF BORING NO. B-45	LOG OF BORING NO. B-51	LOG OF BORING NO. B-55
LOG OF BORING NO. B-46	LOG OF BORING NO. B-52	LOG OF BORING NO. B-56
LOG OF BORING NO. B-47	LOG OF BORING NO. B-53	LOG OF BORING NO. B-57
LOG OF BORING NO. B-48	LOG OF BORING NO. B-54	LOG OF BORING NO. B-58
LOG OF BORING NO. B-49	LOG OF BORING NO. B-55	LOG OF BORING NO. B-59
LOG OF BORING NO. B-50	LOG OF BORING NO. B-56	LOG OF BORING NO. B-60
LOG OF BORING NO. B-51	LOG OF BORING NO. B-57	LOG OF BORING NO. B-61
LOG OF BORING NO. B-52	LOG OF BORING NO. B-58	LOG OF BORING NO. B-62
LOG OF BORING NO. B-53	LOG OF BORING NO. B-59	LOG OF BORING NO. B-63
LOG OF BORING NO. B-54	LOG OF BORING NO. B-60	LOG OF BORING NO. B-64
LOG OF BORING NO. B-55	LOG OF BORING NO. B-61	LOG OF BORING NO. B-65
LOG OF BORING NO. B-56	LOG OF BORING NO. B-62	LOG OF BORING NO. B-66
LOG OF BORING NO. B-57	LOG OF BORING NO. B-63	LOG OF BORING NO. B-67
LOG OF BORING NO. B-58	LOG OF BORING NO. B-64	LOG OF BORING NO. B-68
LOG OF BORING NO. B-59	LOG OF BORING NO. B-65	LOG OF BORING NO. B-69
LOG OF BORING NO. B-60	LOG OF BORING NO. B-66	LOG OF BORING NO. B-70
LOG OF BORING NO. B-61	LOG OF BORING NO. B-67	LOG OF BORING NO. B-71
LOG OF BORING NO. B-62	LOG OF BORING NO. B-68	LOG OF BORING NO. B-72
LOG OF BORING NO. B-63	LOG OF BORING NO. B-69	LOG OF BORING NO. B-73
LOG OF BORING NO. B-64	LOG OF BORING NO. B-70	LOG OF BORING NO. B-74
LOG OF BORING NO. B-65	LOG OF BORING NO. B-71	LOG OF BORING NO. B-75
LOG OF BORING NO. B-66	LOG OF BORING NO. B-72	LOG OF BORING NO. B-76
LOG OF BORING NO. B-67	LOG OF BORING NO. B-73	LOG OF BORING NO. B-77
LOG OF BORING NO. B-68	LOG OF BORING NO. B-74	LOG OF BORING NO. B-78
LOG OF BORING NO. B-69	LOG OF BORING NO. B-75	LOG OF BORING NO. B-79
LOG OF BORING NO. B-70	LOG OF BORING NO. B-76	LOG OF BORING NO. B-80
LOG OF BORING NO. B-71	LOG OF BORING NO. B-77	LOG OF BORING NO. B-81
LOG OF BORING NO. B-72	LOG OF BORING NO. B-78	LOG OF BORING NO. B-82
LOG OF BORING NO. B-73	LOG OF BORING NO. B-79	LOG OF BORING NO. B-83
LOG OF BORING NO. B-74	LOG OF BORING NO. B-80	LOG OF BORING NO. B-84
LOG OF BORING NO. B-75	LOG OF BORING NO. B-81	LOG OF BORING NO. B-85
LOG OF BORING NO. B-76	LOG OF BORING NO. B-82	LOG OF BORING NO. B-86
LOG OF BORING NO. B-77	LOG OF BORING NO. B-83	LOG OF BORING NO. B-87
LOG OF BORING NO. B-78	LOG OF BORING NO. B-84	LOG OF BORING NO. B-88
LOG OF BORING NO. B-79	LOG OF BORING NO. B-85	LOG OF BORING NO. B-89
LOG OF BORING NO. B-80	LOG OF BORING NO. B-86	LOG OF BORING NO. B-90
LOG OF BORING NO. B-81	LOG OF BORING NO. B-87	LOG OF BORING NO. B-91
LOG OF BORING NO. B-82	LOG OF BORING NO. B-88	LOG OF BORING NO. B-92
LOG OF BORING NO. B-83	LOG OF BORING NO. B-89	LOG OF BORING NO. B-93
LOG OF BORING NO. B-84	LOG OF BORING NO. B-90	LOG OF BORING NO. B-94
LOG OF BORING NO. B-85	LOG OF BORING NO. B-91	LOG OF BORING NO. B-95
LOG OF BORING NO. B-86	LOG OF BORING NO. B-92	LOG OF BORING NO. B-96
LOG OF BORING NO. B-87	LOG OF BORING NO. B-93	LOG OF BORING NO. B-97
LOG OF BORING NO. B-88	LOG OF BORING NO. B-94	LOG OF BORING NO. B-98
LOG OF BORING NO. B-89	LOG OF BORING NO. B-95	LOG OF BORING NO. B-99
LOG OF BORING NO. B-90	LOG OF BORING NO. B-96	LOG OF BORING NO. B-100



**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED SHEETFLOW TO CONSERVA AREA (N-3)**

- CONSERVATION AREAS SHALL REMAIN UNDISTURBED AND UNMANAGED OTHER THAN ROUTINE DEBRIS REMOVAL AND REPAIRING AREAS OF CONCENTRATED FLOW. INVASIVE AND NOXIOUS PLANT REMOVAL AND BI-ANNUAL MOWING FOR MEADOW AREAS MAY BE NEEDED. SIGNS DELINEATING THE LIMITS OF THE CONSERVATION AREA SHOULD BE MAINTAINED AND SUPPLEMENTAL PLANTINGS PERFORMED AS NEEDED.

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

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

**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED RAINWATER HARVESTING (M-1)**

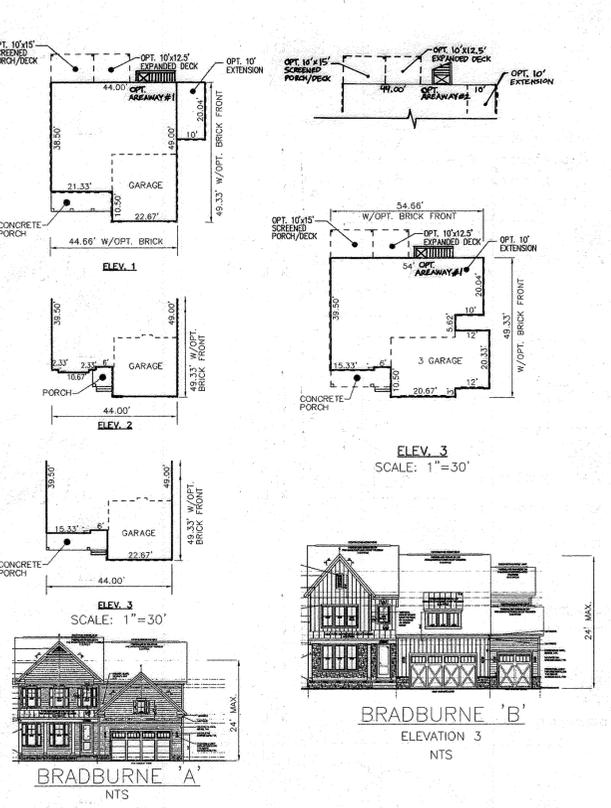
- THE OWNER SHALL EMPTY BARRELS ON A MONTHLY BASIS AND CLEAN BARREL WITH A HOSE.
- THE OWNER SHALL VERIFY INTEGRITY OF LEAF SCREENS, GUTTERS, DOWNSPOUTS, SPIGOTS, AND MOSQUITO SCREENS, AND CLEAN AND REMOVE ANY DEBRIS.
- THE OWNER SHALL REPLACE DAMAGED COMPONENTS AS NEEDED.
- THE OWNER SHALL ALLOW THE BARREL TO DRAIN BY BOTTOM SPIGOT DURING THE WINTER SEASON.

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

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

**NOTES:**

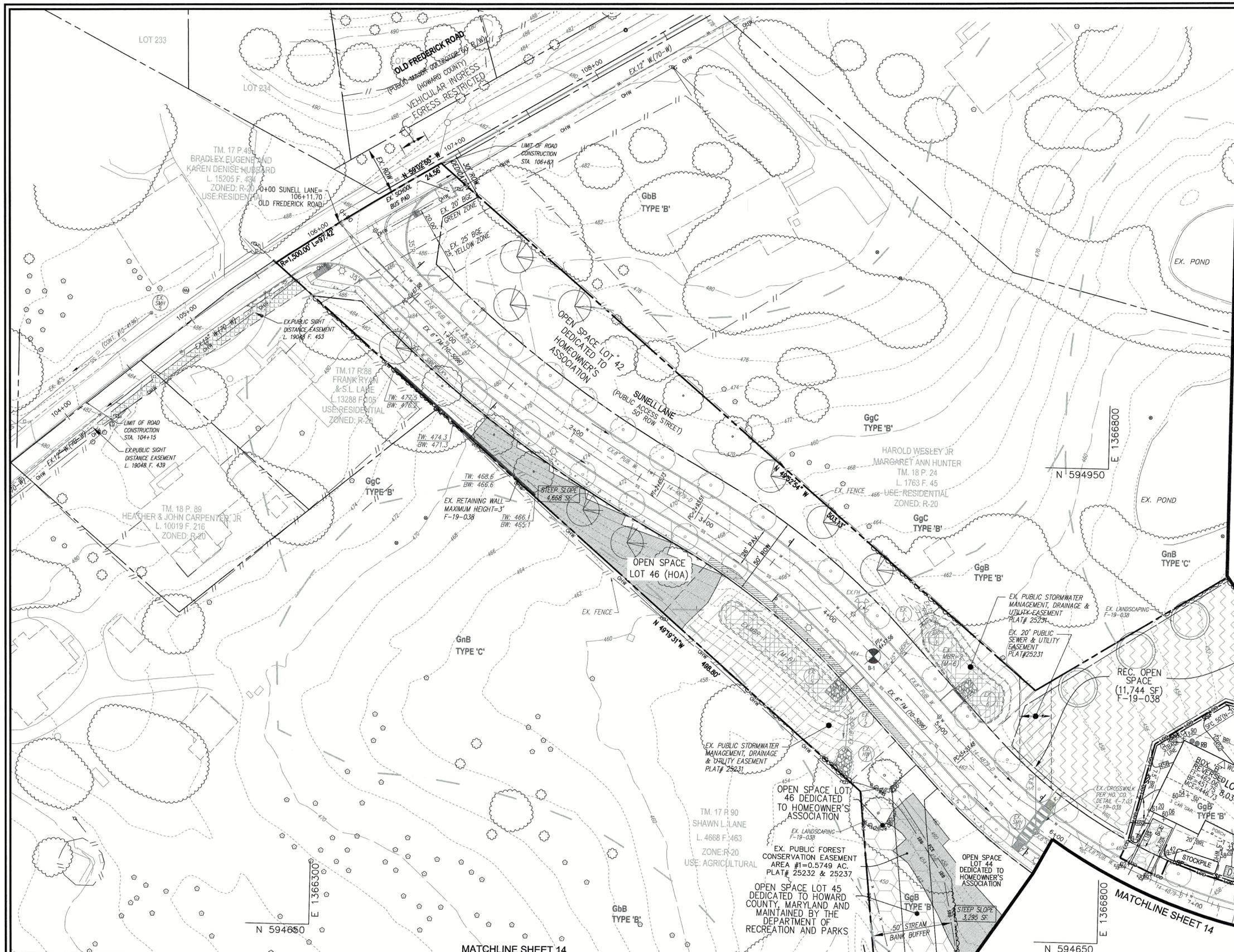
- THE STAVING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- A MINIMUM OF 10 FEET SHALL BE PROVIDED BETWEEN THE CHOSEN HOME MODEL AND AN ON-LOT DRYWELL.
- MODEL ELEVATION SHALL NOT EXCEED 34' MAX HEIGHT AS ALLOWED BY R-ED ZONE.
- IN ACCORDANCE WITH SECTION 105.0.G.3.A AND 107.0 OF THE HOWARD COUNTY ZONING REGULATIONS, LAND IN THE R-20 DISTRICT MAY BE DEVELOPED PURSUANT TO THE R-ED DISTRICT REGULATIONS IN THEIR ENTIRETY, IF THE PROPERTY TO BE DEVELOPED IS: (1) SUBDIVIDED FOR SINGLE-FAMILY DETACHED UNITS ONLY; AND (2) A LOT OR GROUP OF CONTIGUOUS LOTS WITH A COMBINED TOTAL LOT AREA OF MORE THAN 100,000 SF.
- MAX ENCROACHMENT INTO SETBACK FOR CORNICES, EAVES AND CANOPIED BUILDING FEATURES WHICH DO NOT CONTAIN ANY FLOOR AREA OR EXTENSION OF INTERIOR LIVING SPACE IS: 3 FEET INTO ANY SETBACK.
- MAX ENCROACHMENT INTO SETBACK FOR BAY WINDOWS, WINDOW WELLS, ORELS, VESTIBULES, BALCONIES AND CHIMNEYS IS: 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET AS MEASURED HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.
- MAX ENCROACHMENT INTO SETBACK FOR EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL EXCLUDING THOSE ATTACHED TO A PORCH OR DECK (SEE E) IS: 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY OR DIFFERENT ZONING DISTRICT; 18 FEET INTO A REAR SETBACK; 4 FEET INTO A SIDE SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
- MAX ENCROACHMENT INTO SETBACK FOR OPEN OR ENCLOSED PORCHES AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERE TO: 10 FEET INTO A FRONT OR REAR SETBACK, A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS.



**ON-LOT DRYWELL - SIZING CHART**

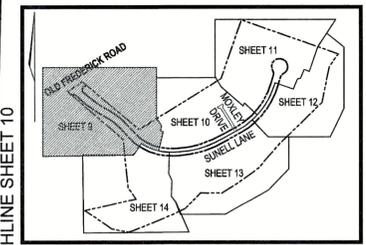
LOT #	DW	LOCATION	DW NUMBER	SURFACE		STONE DEPTH	SAND DEPTH	
				FT	X			FT
1	1A	F	1	8.00	X	8.00	5	1
2	2A	F	1	8.00	X	8.00	5	1
3	-	-	0	0.00	X	0.00	0	0
4	4A	F	1	7.00	X	8.00	5	1
5	5A	R	1	9.00	X	9.00	3	1
6	6A	R	1	8.00	X	8.00	5	1
7	-	-	0	0.00	X	0.00	0	0
8	8A	F	1	7.00	X	8.00	5	1
9	9A	F	1	9.00	X	9.00	3	1
10	10A	R	1	9.00	X	9.00	3	1
11	10B	F	1	8.00	X	8.00	5	1
12	-	-	0	0.00	X	0.00	0	0
13	-	-	0	0.00	X	0.00	0	0
14	-	-	0	0.00	X	0.00	0	0
15	-	-	0	0.00	X	0.00	0	0
16	16A	F	1	7.00	X	7.00	5	1
17	16B	R	1	8.00	X	8.00	4	1
18	-	-	0	0.00	X	0.00	0	0
19	19A	R	1	5.00	X	5.00	5	1
20	20A	R	1	8.00	X	8.00	2	1
21	21A	F	1	6.50	X	6.50	3	1
22	22A	F	1	11.00	X	11.00	2	1
23	23A	R	1	5.00	X	5.00	5	1
24	24A	R	1	8.00	X	8.00	5	1
25	25A-25B	R	2	8.00	X	8.00	5	1
26	-	-	0	0.00	X	0.00	0	0
27	27A	F	1	5.00	X	5.00	5	1
28	28A							





**LEGEND:**

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANDUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREELINE (FIELD LOCATED)
- TREELINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREAM
- STREAM BANK BUFFER
- EX. STORMWATER MANAGEMENT FACILITY (F-8, M-6, M-8) F-19-038
- DRY WELL (M-5)
- RAIN BARRELS (200 GAL. PER F-19-038)
- SFC
- EXISTING REINFORCED CONCRETE SIDEWALK (F-19-038)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT PLAT# 25231
- EXISTING PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT PLAT# 25231
- EXISTING STREET TREES F-19-038
- EXISTING FOREST CONSERVATION AREA EASEMENT PLAT #25232-25237
- RECREATIONAL OPEN SPACE F-19-038
- EX. PUBLIC SIGHT DISTANCE EASEMENT
- EXISTING LANDSCAPING F-19-038
- EXISTING CONTOUR
- PROP. CONTOUR
- SPOT ELEVATION
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STEEP SLOPES (>0.25%)



### KEY MAP

NOT TO SCALE

**NOTES**

- REFER TO SHEET 15 FOR STANDARD DETAILS AND STABILIZATION NOTES.
- REFER TO SHEET 14 ON F-19-038 PLAN FOR TEST PIT DATA.

**NOTE:**

- STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICH EVER IS MORE RESTRICTIVE.
- LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.
- SUPER SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

**OWNER**  
PATAPSCO CROSSING, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

**BUILDER**  
MILLER AND SMITH  
ATTN: STEVE B. AYLER  
1960 GALLOWAY ROAD, SUITE 200  
VIENNA, VA 22182  
703-821-2500

**DEVELOPER**  
PLEASANTS DEVELOPMENT, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN  
GRADING, SEDIMENT AND  
EROSION CONTROL PLAN  
PATAPSCO CROSSING  
LOTS 1-33 AND 35-38**

TAX MAP 18 GRID 13  
2ND ELECTION DISTRICT

PARCELS 25 - ZONED: R-20  
HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**

**TIMMONS GROUP**

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHY  
DRAWN BY: KG  
CHECKED BY: RHY  
DATE: OCTOBER 2021  
SCALE: AS SHOWN  
W.O. NO.: 47411

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY LICENSE NUMBER IS 16193 AND MY EXPIRATION DATE IS 09-27-2022.

9 SHEET OF 15

### GRADING PLAN

SCALE: 1"=30'



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

Decalogned by:  
**Alexander Krutshchik**  
11/16/2021  
HOWARD S.C.D.

**MAPPED SOIL TYPES**

SYMBOL / NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT ILLUOIS	K FACTOR	PERCENT FINE SAND	PERCENT SILT	PERCENT CLAY
GgB GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO
GgC GLENLEIGH LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO
GgD GLENVILLE LOAM, 3 TO 15 PERCENT SLOPES	B	NO	NO	0.20	YES	NO	NO
GgE GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES	YES
GgF GLENVILLE-SALE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY*	PARTIALLY*	0.37	NO	PARTIAL	PARTIAL
MgC MAJOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO
MgD MAJOR LOAM, 15 TO 24 PERCENT SLOPES	B	NO	NO	0.24	YES	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY, MD

\*BALE COMPONENT OF GgB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**Chad Edmondson**  
11/17/2021

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 11/15/2021

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 11/17/2021

DIRECTOR

**OWNER/DEVELOPER CERTIFICATION:**

I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT 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 ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

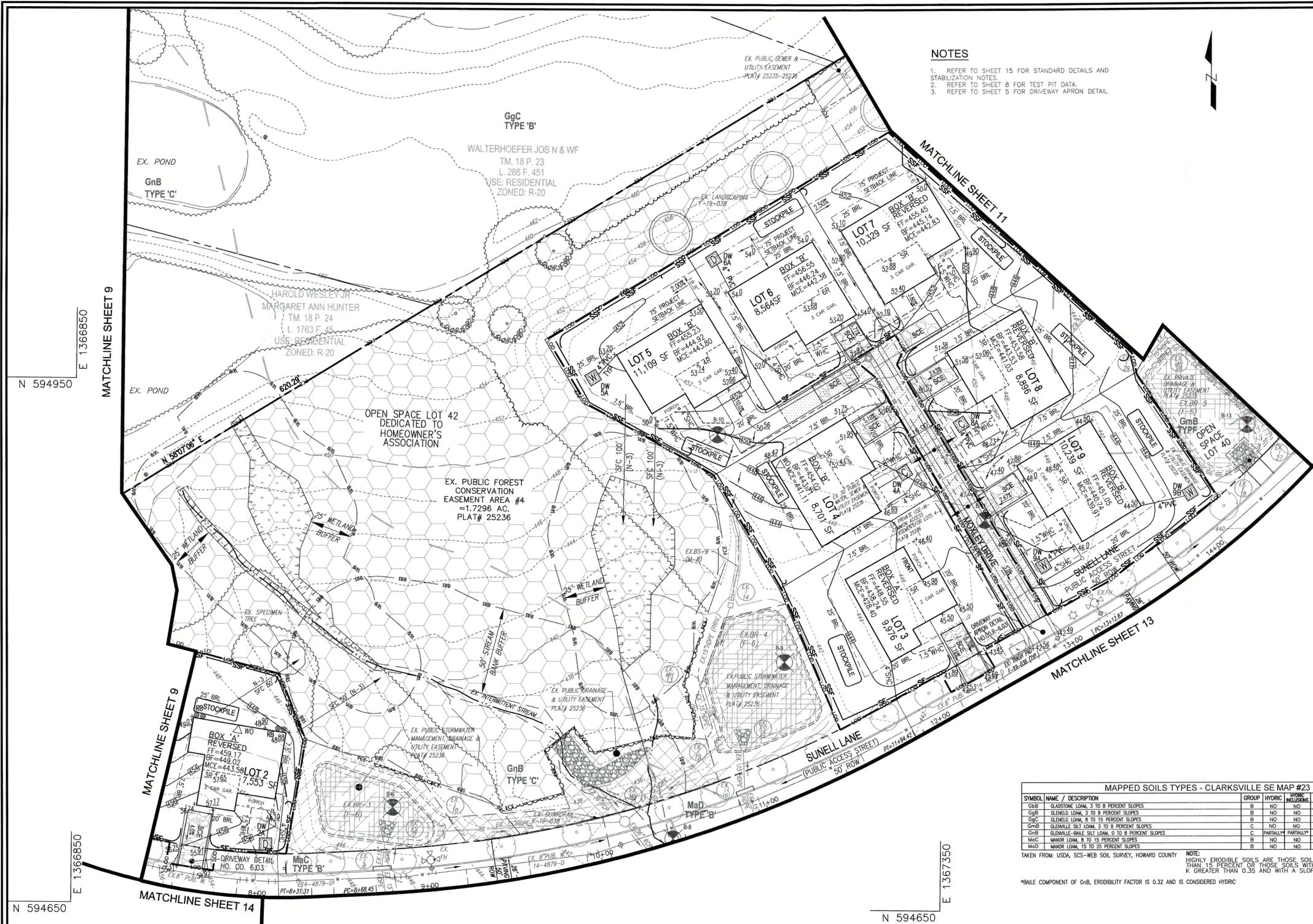
**OWNER/DEVELOPER SIGNATURE:**  
**Steven B. Ayler, President**  
10/14/21  
DATE

**DESIGN CERTIFICATION:**

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

**DESIGNER'S SIGNATURE:**  
**Robert H. Vogel**  
10/13/21  
DATE

NO REGISTRATION NO. 16193  
P.E. R.L.S., OR R.L.A. (circle one)



NOTES  
1. REFER TO SHEET 15 FOR STANDARD DETAILS AND STABILIZATION NOTES.  
2. REFER TO SHEET 8 FOR TEST PIT DATA.  
3. REFER TO SHEET 5 FOR DRIVEWAY APRON DETAIL.

LEGEND: EXISTING CURB AND GUTTER, EXISTING UTILITY POLE, EXISTING LIGHT POLE, EXISTING SIGN, EXISTING SANITARY MANHOLE, EXISTING SANITARY LINE, EXISTING CLEANOUT, EXISTING FIRE HYDRANT, EXISTING WATER LINE, EXISTING STORM DRAIN, EXISTING TREELINE (FIELD LOCATED), TREELINE, EXISTING FENCE, PROPERTY LINE, RIGHT-OF-WAY LINE, STREAM, STREAM BANK BUFFER, EX. STORMWATER MANAGEMENT FACILITY, DRY WELL, RAIN BARRELS, EXISTING CONTOUR, PROP. CONTOUR, SPOT ELEVATION, SUPER SILT FENCE, LIMIT OF DISTURBANCE, STABILIZED CONSTRUCTION ENTRANCE, STEEP SLOPES (>0.25%)

NOTE:  
1. STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.  
2. LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.  
3. SUPER SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART  
5. DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

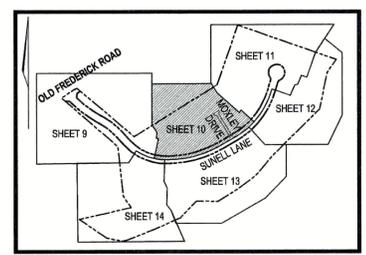
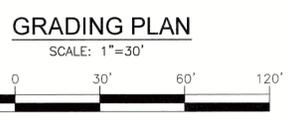
MAPPED SOILS TYPES - CLARKSVILLE SE MAP #23

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PROB. INCLUDING	K FACTOR	PRIME FARMLAND	CUTSLOPE
CgB	CLAYSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GcB	GLENNIC LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GcC	GLENNIC LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
GmB	GLENNIC SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES
GmC	GLENNIC-SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY*	0.37	NO	PARTIAL
MgC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO
MgD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	NO	0.24	YES	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

\*BALE COMPONENT OF GcB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC



OWNER  
PATAPSCO CROSSING, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

BUILDER  
MILLER AND SMITH  
ATTN: STEVE B. AYLOR  
1960 GALLOWAY ROAD, SUITE 200  
VIENNA, VA 22182  
703-821-2500

DEVELOPER  
PLEASANTS DEVELOPMENT, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

SITE DEVELOPMENT PLAN  
GRADING, SEDIMENT AND  
EROSION CONTROL PLAN  
PATAPSCO CROSSING  
LOTS 1-33 AND 35-38

TAX MAP 18 GRID 13  
2ND ELECTION DISTRICT

PARCELS 25 - ZONED: R-20  
HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHV  
DRAWN BY: KG  
CHECKED BY: RHV  
DATE: OCTOBER 2021  
SCALE: AS SHOWN  
W.O. NO.: 47411

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 15193 EXPIRATION DATE: 08-27-2022

10 SHEET OF 15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division  
Chief, Division of Land Development  
Director

OWNER/DEVELOPER CERTIFICATION:  
I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT 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 ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Owner/Developer Signature: *Steven B. Aylor*  
Printed Name & Title: Steven B. Aylor, President  
Date: 10/14/21

DESIGN CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Designer Signature: *Alexander Bratchie*  
Printed Name: Alexander Bratchie  
Date: 10/13/21  
Professional Seal: HOWARD S.C.D. 16193

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

DocuSigned by:  
*Alexander Bratchie*  
HOWARD S.C.D.  
11/16/2021

DocuSigned by:  
*Ron*  
11/12/2021

**LEGEND:**

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREE LINE (FIELD LOCATED)
- TREE LINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREAM
- STREAM BANK BUFFER
- EX. STORMWATER MANAGEMENT FACILITY (F-5, M-5, W-5)  
F-19-036
- DRY WELL (M-5)
- RAIN BARRELS (200 GAL. PER F-19-036)
- EXISTING CONCRETE SIDEWALK
- EXISTING REINFORCED CONCRETE SIDEWALK (F-19-036)
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT PLAT# 25234
- EXISTING PRIVATE USE IN COMMON ACCESS EASEMENT PLAT# 25234-25235
- EXISTING 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT PLAT# 25236
- EXISTING PUBLIC WATER AND UTILITY EASEMENT PLAT# 25235-25236
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT# 25232
- EXISTING 3' PUBLIC SIDEWALK, WATER, SEWER & UTILITY EASEMENT PLAT# 25232
- EXISTING PRIVATE DRAINAGE EASEMENT PLAT# 25234
- EXISTING PRIVATE SWM & DRAINAGE EASEMENT PLAT# 25234-25235
- EXISTING STREET TREES F-19-038
- EXISTING FOREST CONSERVATION AREA EASEMENT PLAT# 25232-25237
- EXISTING LANDSCAPING F-19-038
- EXISTING CONTOUR
- PROP. CONTOUR
- SPOT ELEVATION
- SUPER SILT FENCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STEEP SLOPES (>0.25%)

**NOTES**

1. REFER TO SHEET 15 FOR STANDARD DETAILS AND STABILIZATION NOTES.
2. REFER TO SHEET 8 FOR TEST PIT DATA.
3. REFER TO SHEET 5 FOR DRIVEWAY APRON DETAIL.

MAPPED SOILS TYPES									
SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT	K FACTOR	PERCENT	PERCENT	PERCENT	PERCENT
GbB	GLAUCOSE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	NO	YES	NO	NO
GbB	GLAUCOSE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	NO	YES	NO	NO
GcC	GLENNIE LOAM, 8 TO 15 PERCENT SLOPES	C	NO	NO	0.20	NO	YES	NO	NO
GcB	GLENNIE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES	YES	YES
GcB	GLENNIE-SILT SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY*	0.37	NO	PARTIAL	NO	PARTIAL
MdC	MAJOR LOAM, 8 TO 15 PERCENT SLOPES	D	NO	NO	0.24	YES	NO	NO	NO
MdD	MAJOR LOAM, 15 TO 25 PERCENT SLOPES	D	NO	NO	0.24	YES	NO	NO	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY  
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

\*BALE COMPONENT OF GbB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

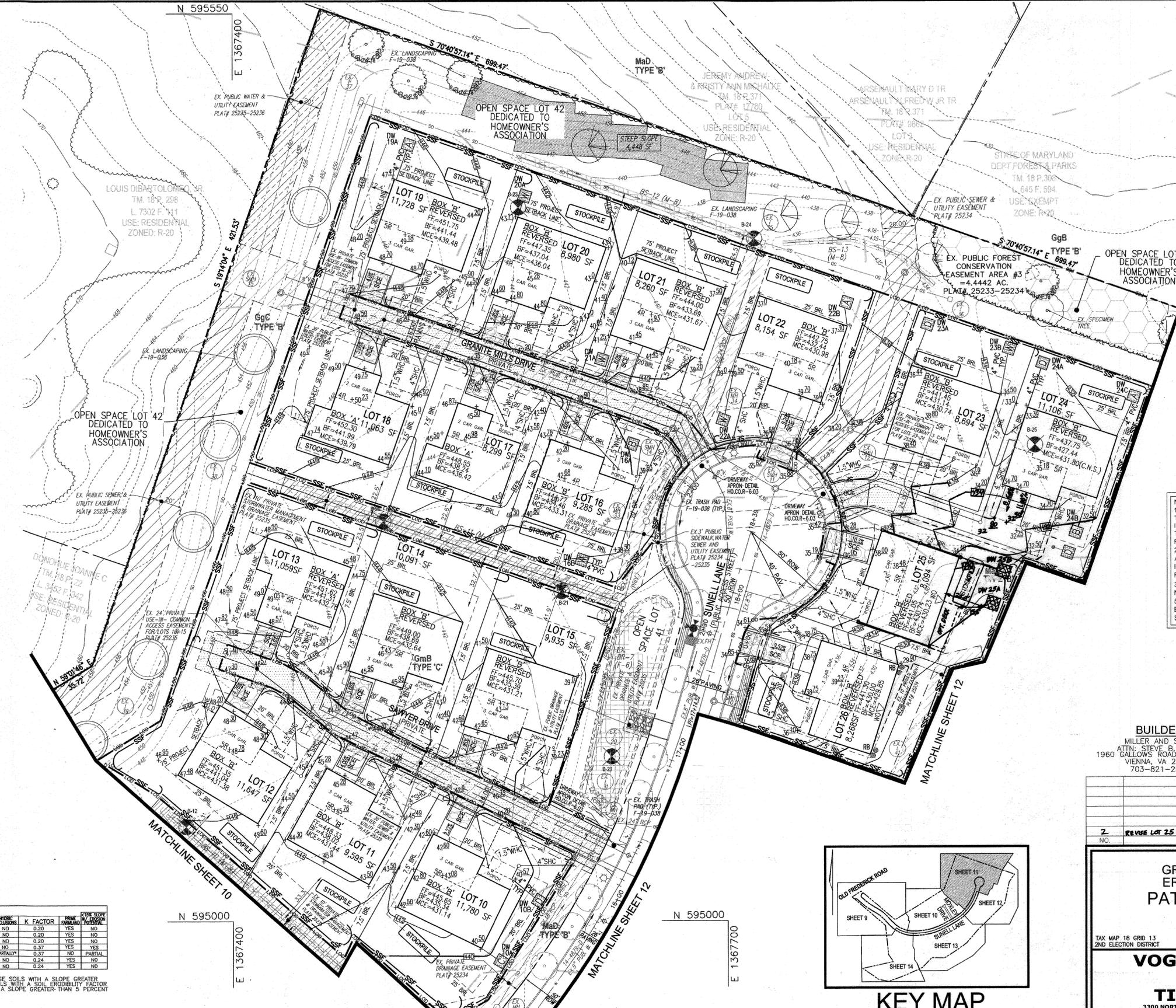
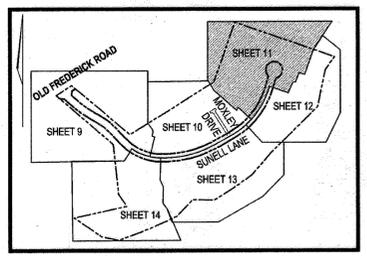
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 \_\_\_\_\_  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 \_\_\_\_\_  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 \_\_\_\_\_  
 DIRECTOR

OWNER/DEVELOPER CERTIFICATION:  
 I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT 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 RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.  
 \_\_\_\_\_  
 OWNER/DEVELOPER SIGNATURE  
 Steven A. Ayler, President  
 PRINTED NAME & TITLE

DESIGN CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
 \_\_\_\_\_  
 DESIGNER'S SIGNATURE  
 Robert H. Vogel  
 PRINTED NAME  
 MD REGISTRATION NO. 16193  
 (R.L.S. OR R.L.A. (circle one))

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 \_\_\_\_\_  
 Alexander Bratskie  
 HOWARD S.C.D.  
 DATE: 11/16/2021

**GRADING PLAN**  
 SCALE: 1"=30'



- NOTE:
1. STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.
  2. LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.
  3. SUPER SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART
  5. DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

**OWNER**  
 PATAPSCO CROSSING, LLC.  
 24012 FREDERICK ROAD  
 CLARKSBURG, MD 20871  
 301-428-0800

**BUILDER**  
 MILLER AND SMITH  
 ATTN: STEVE B. AYLER  
 1960 GALLOWAY ROAD, SUITE 200  
 VIENNA, VA 22182  
 703-821-2500

**DEVELOPER**  
 PLEASANTS DEVELOPMENT, LLC.  
 24012 FREDERICK ROAD  
 CLARKSBURG, MD 20871  
 301-428-0800

NO.	REVISION	DATE
2	REVISE LOT 25 ESD PRACTICES, GRADING AND UPDATE HOUSE BOX G-9-23	

**SITE DEVELOPMENT PLAN  
 GRADING, SEDIMENT AND  
 EROSION CONTROL PLAN  
 PATAPSCO CROSSING  
 LOTS 1-33 AND 35-38**

TAX MAP 18 GRID 13  
 2ND ELECTION DISTRICT  
 PARCELS 25 - ZONED: R-20  
 HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 08-27-2022

DESIGN BY: RHV  
 DRAWN BY: KG  
 CHECKED BY: RHV  
 DATE: OCTOBER 2021  
 SCALE: AS SHOWN  
 W.O. NO.: 47411

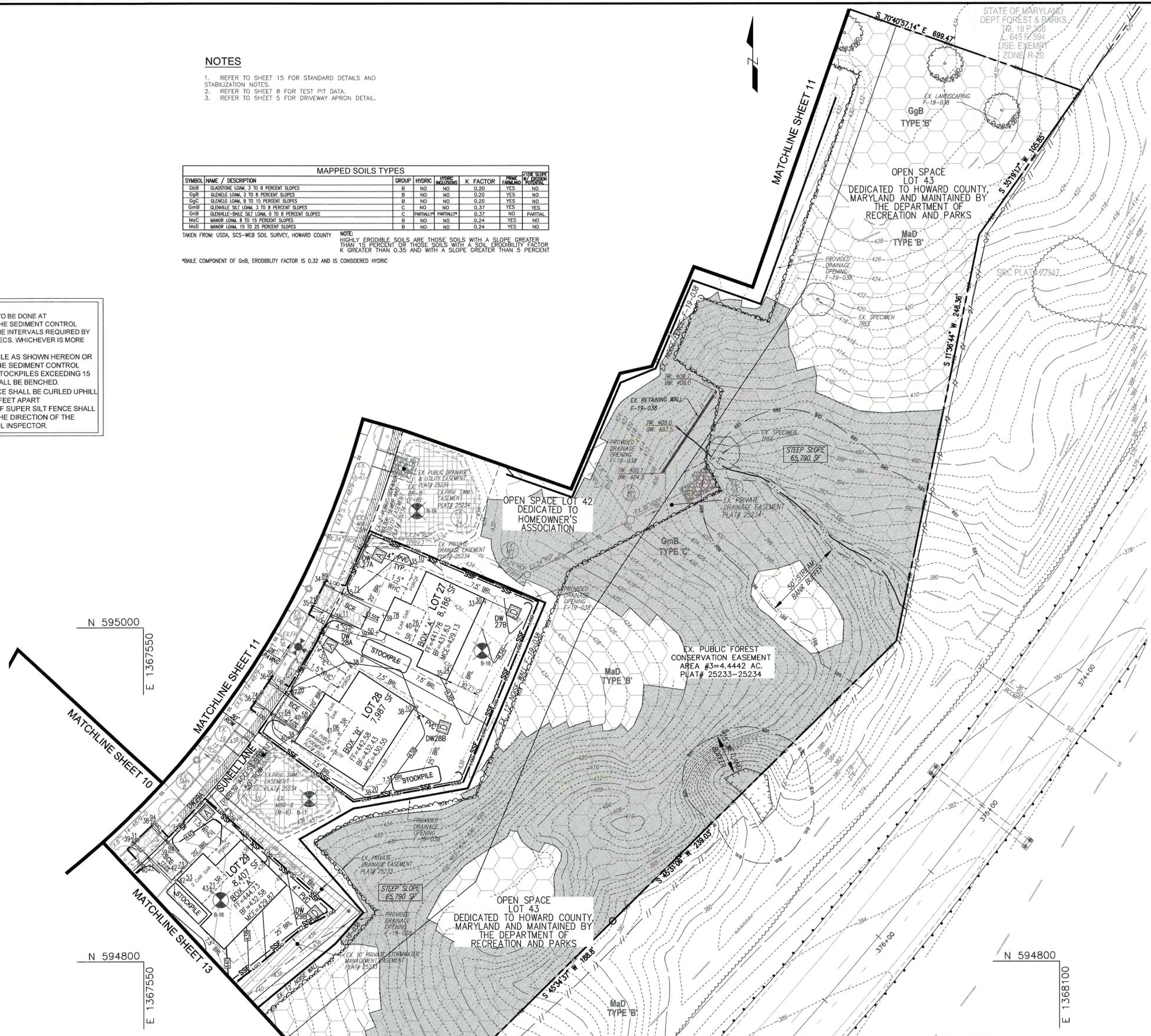
11 SHEET OF 15

**NOTES**  
1. REFER TO SHEET 15 FOR STANDARD DETAILS AND STABILIZATION NOTES.  
2. REFER TO SHEET 8 FOR TEST PIT DATA.  
3. REFER TO SHEET 5 FOR DRIVEWAY APRON DETAIL.

MAPPED SOILS TYPES						
SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	PERCENT MOISTURE	K FACTOR	ERODIBILITY FACTOR
GgB	GLAISTONE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.20	YES
GmB	GLENMILE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES
GmB	GLENMILE-SILT SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	NO	0.37	NO PARTIAL
MaC	MAJOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES
MaD	MAJOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	NO	0.24	YES

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY  
NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT  
\*BALE COMPONENT OF GmB, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC

**NOTE:**  
1. STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.  
2. LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.  
3. SUPER SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART  
5. DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.



**LEGEND:**

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREELINE (FIELD LOCATED)
- TREELINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREAM
- STREAM BANK BUFFER
- EX. STORMWATER MANAGEMENT FACILITY (F-6, M-5, M-8) F-19-038
- DRY WELL (M-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING REINFORCED CONCRETE SIDEWALK (F-19-038)
- EXISTING 2' PUBLIC SIDEWALK WATER, SEWER & UTILITY EASEMENT PLAT #25234
- EXISTING PRIVATE DRAINAGE EASEMENT PLAT #25233-25234
- EXISTING PRIVATE SWM & DRAINAGE EASEMENT PLAT #25233
- EXISTING WETLAND
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT #25232
- EXISTING STREET TREES (FIELD LOCATED) F-19-038
- EXISTING FOREST CONSERVATION AREA EASEMENT PLAT #25232-25237
- EXISTING LANDSCAPING F-19-038
- EXISTING CONTOUR
- PROP. CONTOUR
- SPOT ELEVATION
- SUPER SILT FENCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STEEP SLOPES (>0.25%)

**OWNER**  
PATAPSCO CROSSING, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

**BUILDER**  
MILLER AND SMITH  
ATTN: STEVE B. AYLOR  
1960 GALLOWAY ROAD, SUITE 200  
VIENNA, VA 22182  
703-821-2500

**DEVELOPER**  
PLEASANTS DEVELOPMENT, LLC.  
24012 FREDERICK ROAD  
CLARKSBURG, MD 20871  
301-428-0800

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN  
GRADING, SEDIMENT AND  
EROSION CONTROL PLAN  
PATAPSCO CROSSING  
LOTS 1-33 AND 35-38**

TAX MAP 18 GRID 13 PARCELS 25 - ZONED: R-20  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com



DESIGN BY: RHV  
DRAWN BY: KG  
CHECKED BY: RHV  
DATE: OCTOBER 2021  
SCALE: AS SHOWN  
W.O. NO.: 47411

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MY LICENSE NO. 16193 EXPIRES ON 09-27-2022

12 SHEET OF 15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division: Chad Edmondson, 11/17/2021  
Chief, Division of Land Development: Amy Goman, 11/17/2021  
Director: [Signature], [Date]

OWNER/DEVELOPER CERTIFICATION: I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT 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 ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

OWNER/DEVELOPER SIGNATURE: Steven B. Aylor, President, 10/14/21

DESIGN CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

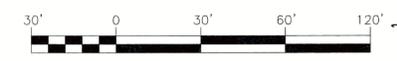
DESIGNER'S SIGNATURE: Robert H. Vogel, 10/13/21

ROBERT H. VOGEL, PE, R.L.S., OR R.L.A. (circle one)

**GRADING PLAN**  
SCALE: 1"=30'

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

DocuSigned by: Alexander Bratchie, 11/16/2021

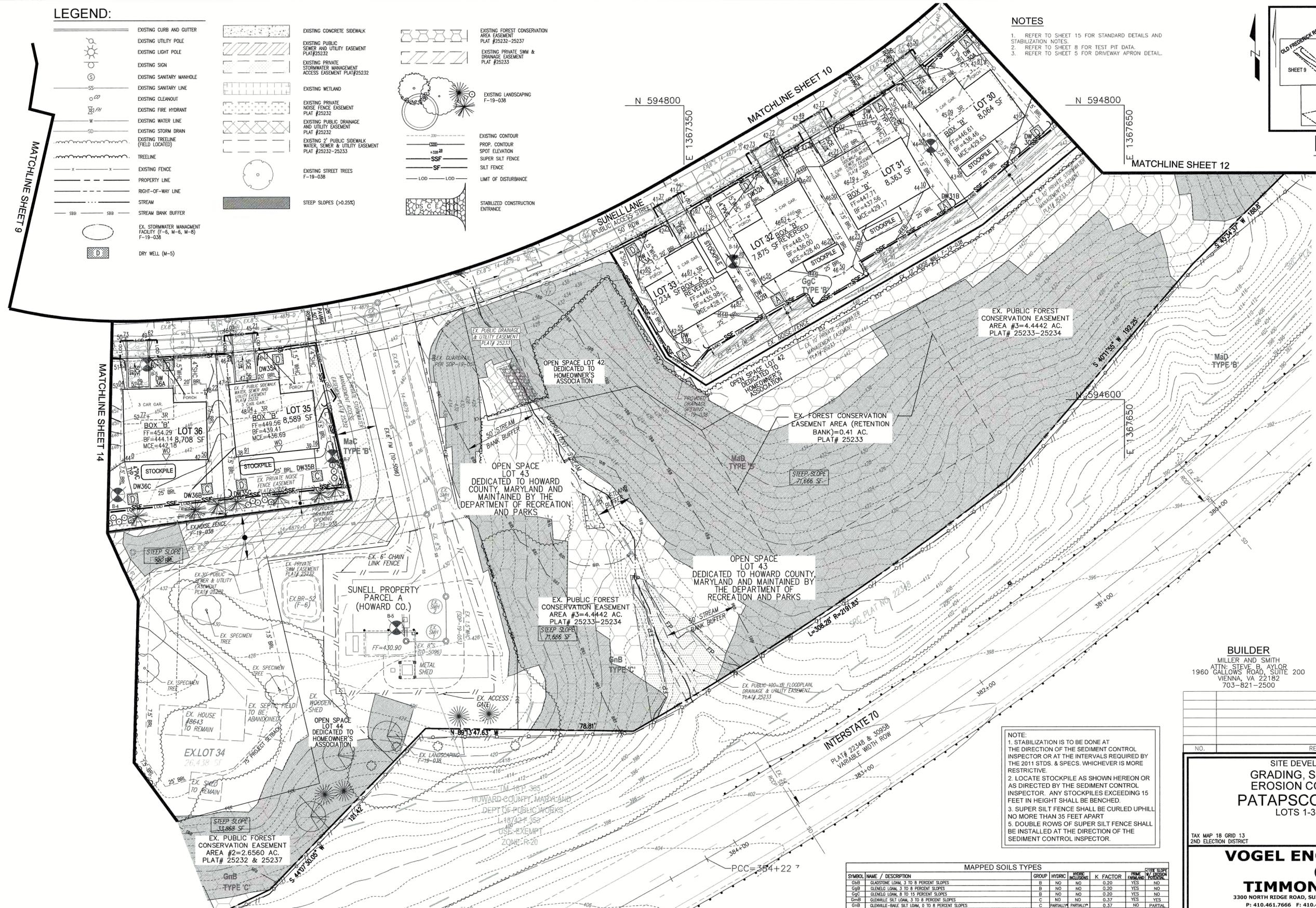
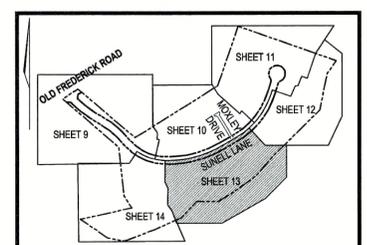


LEGEND:

Legend table listing symbols for existing infrastructure like curbs, sidewalks, fences, and easements.

NOTES

- 1. REFER TO SHEET 15 FOR STANDARD DETAILS AND STABILIZATION NOTES.
2. REFER TO SHEET 8 FOR TEST PIT DATA.
3. REFER TO SHEET 5 FOR DRIVEWAY APRON DETAIL.

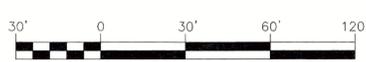


OWNER: PATAPSCO CROSSING, LLC. 24012 FREDERICK ROAD, CLARKSBURG, MD 20871.
BUILDER: MILLER AND SMITH. 1960 GALLOWAY ROAD, SUITE 200, VIENNA, VA 22182.
DEVELOPER: PLEASANTS DEVELOPMENT, LLC. 24012 FREDERICK ROAD, CLARKSBURG, MD 20871.

NOTE: 1. STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDs. & SPECS. WHICH EVER IS MORE RESTRICTIVE.
2. LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.
3. SUPER SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART.
5. DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

Table with columns: SYMBOL NAME / DESCRIPTION, GROUP, HYDRIC, H2O%, K, FACTOR, PERCENT FLOOD, FLOOD PROTECTION. Lists soil types like GdB, GcC, GmB, GmC, MmC, MmD.

GRADING PLAN SCALE: 1" = 30'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chad Edmondson, Chief, Development Engineering Division, 11/17/2021.

OWNER/DEVELOPER CERTIFICATION: I, STEVEN B. AYLOR, PRESIDENT, CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS.

DESIGN CERTIFICATION: I, ROBERT H. VOGEL, PROFESSIONAL ENGINEER, CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. Alexander Erathie, 11/16/2021.

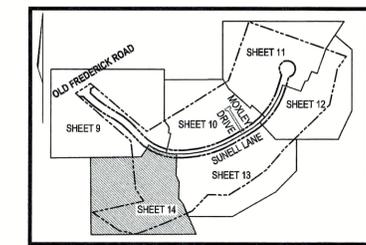
SITE DEVELOPMENT PLAN, GRADING, SEDIMENT AND EROSION CONTROL PLAN, PATAPSCO CROSSING, LOTS 1-33 AND 35-38. TAX MAP 18 GRID 13, 2ND ELECTION DISTRICT. PARCELS 25 - ZONED: R-20, HOWARD COUNTY, MARYLAND.

VOGEL ENGINEERING + TIMMONS GROUP. 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043. P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHV, DRAWN BY: KG, CHECKED BY: RHV, DATE: OCTOBER 2021, SCALE: AS SHOWN, W.O. NO.: 47411. 13 SHEET OF 15. PROFESSIONAL CERTIFICATE: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: 06-27-2022.

NOTES

- REFER TO SHEET 15 FOR STANDARD DETAILS AND STABILIZATION NOTES.
- REFER TO SHEET 8 FOR TEST PIT DATA.
- REFER TO SHEET 5 FOR DRIVEWAY APRON DETAIL.
- THE PROPOSED GRADING ON LOT 39 SHALL BE STABILIZED SAME DAY.



KEY MAP NOT TO SCALE

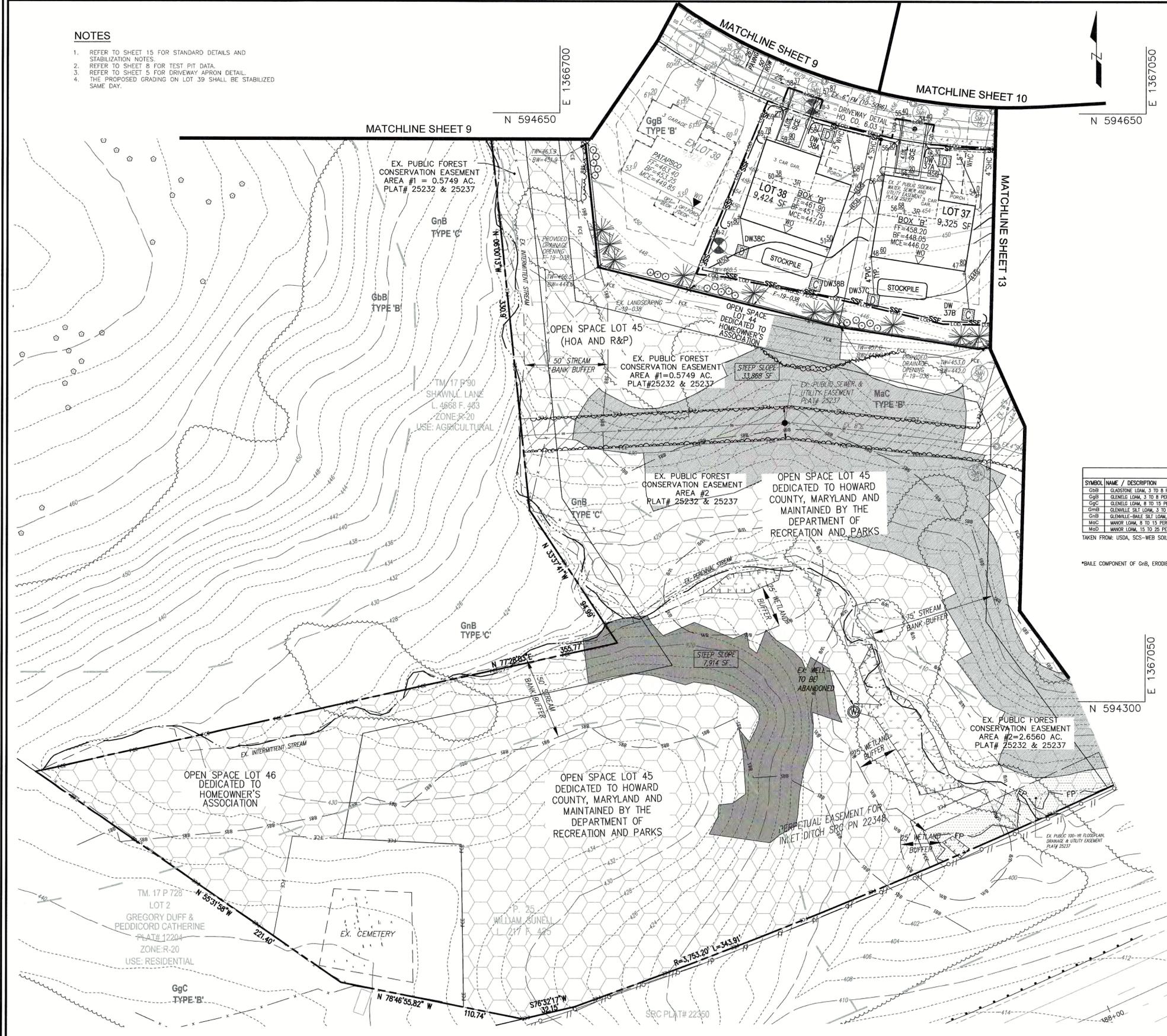
NOTE:  
 1. STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.  
 2. LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.  
 3. SUPER SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART  
 4. DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

LEGEND:

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING TREELINE (FIELD LOCATED)
- TREELINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREAM
- STREAM BANK BUFFER
- EX. STORMWATER MANAGEMENT FACILITY (F-5, M-5, M-6) F-19-038
- DRY WELL (M-5)
- EXISTING CONCRETE SIDEWALK
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT PLAT#25231, 25232 & 25237
- EXISTING WETLAND
- EXISTING 2' PUBLIC SIDEWALK WATER, SEWER & UTILITY EASEMENT PLAT #25232
- EXISTING TREES F-19-038
- EXISTING FOREST CONSERVATION AREA EASEMENT PLAT #25232-25237
- EXISTING LANDSCAPING F-19-038
- EXISTING CONTOUR
- PROP. CONTOUR
- SPOT ELEVATION
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STEEP SLOPES (>0.25%)

MAPPED SOILS TYPES		GROUP	HYDRIC	HYDRIC INCLUSIONS	K FACTOR	PRIME FARMLAND POTENTIAL	OTHER SOILS POTENTIAL
G8B	GLAUDE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
G8B	GLENELO LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
G9C	GLENELO LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
G9B	GLENELO SILT LOAM, 3 TO 8 PERCENT SLOPES	C	NO	NO	0.37	YES	YES
G9B	GLENELO-SILT LOAM, 0 TO 8 PERCENT SLOPES	C	PARTIALLY	PARTIALLY*	0.37	NO	PARTIAL
M8C	MAJOR LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.24	YES	NO
M8D	MAJOR LOAM, 15 TO 25 PERCENT SLOPES	B	NO	NO	0.24	YES	NO

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY  
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT  
 \*BALE COMPONENT OF G9B, ERODIBILITY FACTOR IS 0.32 AND IS CONSIDERED HYDRIC



GRADING PLAN

SCALE: 1"=30'

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

DocuSigned by:  
 Alexander Krutshche  
 11/16/2021  
 HOWARD S.C.D.

30' 0 30' 60' 120'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:  
 [Signature]  
 CHIEF, DEPARTMENT OF ENGINEERING DIVISION  
 DATE: 11/17/2021

DocuSigned by:  
 [Signature]  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 11/15/2021

DocuSigned by:  
 [Signature]  
 DIRECTOR  
 DATE: 11/17/2021

OWNER/DEVELOPER CERTIFICATION:  
 I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT 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 RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

DocuSigned by:  
 [Signature]  
 OWNER/DEVELOPER SIGNATURE  
 STEVEN B. AYLER, President  
 DATE: 10/24/21  
 PRINTED NAME & TITLE

DESIGN CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DocuSigned by:  
 [Signature]  
 DESIGNER'S SIGNATURE  
 ROBERT H. VOGEL  
 DATE: 10/24/21  
 PRINTED NAME

MD REGISTRATION NO. 16193  
 R.L.S. OR R.L.A. (circle one)

OWNER  
 PATAPSCO CROSSING, LLC.  
 24012 FREDERICK ROAD  
 CLARKSBURG, MD 20871  
 301-428-0800

BUILDER  
 MILLER AND SMITH  
 ATTN: STEVE B. AYLER  
 1960 GALLOWAY ROAD, SUITE 200  
 VIENNA, VA 22182  
 703-821-2500

DEVELOPER  
 PLEASANTS DEVELOPMENT, LLC.  
 24012 FREDERICK ROAD  
 CLARKSBURG, MD 20871  
 301-428-0800

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN  
 GRADING, SEDIMENT AND  
 EROSION CONTROL PLAN  
 PATAPSCO CROSSING  
 LOTS 1-33 AND 35-38

TAX MAP 18 GRID 13  
 2ND ELECTION DISTRICT

PARCELS 25 - ZONED: R-20  
 HOWARD COUNTY, MARYLAND

**VOGEL ENGINEERING**  
 +  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

DESIGN BY: RHY  
 DRAWN BY: KG  
 CHECKED BY: RHY  
 DATE: OCTOBER 2021  
 SCALE: AS SHOWN  
 W.O. NO.: 47411

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 08-27-2022

14 SHEET OF 15

