

SHEET INDEX table with columns SHEET NO. and DESCRIPTION. Includes Title Sheet, Demolition Plan, Site Development Plan, Sediment & Erosion Controls Notes & Details, SWM Profiles, and Landscape Plan.

STORMWATER MANAGEMENT PRACTICES table with columns AREA ID, LOCATION, ADDRESS, DRAINAGE AREA SF, % IMPERVIOUS, ESDV REQUIRED CU.FT., ESDV PROVIDED CU.FT., BIO-RETENTION N-7 (7/28), DRY WELL M-5 (Y/N), and STONE RECHARGE CHAMBER (Y/N).

STORMWATER MANAGEMENT SUMMARY table with columns AREA ID, ESDV REQUIRED CU.FT., ESDV PROVIDED CU.FT., and REMARKS. Includes site and total values.

GROSS AREA = 0.52 AC. (TOTAL)
LIMIT OF DISTURBED AREA = 13,051 S.F. OR 0.30 AC.
PRESENT ZONING DESIGNATION = R-20
PROPOSED USE: ONE SINGLE FAMILY DETACHED DWELLING
PREVIOUS HOWARD COUNTY FILES: P.B. 5, P.19; D-1150, and ECP-22-003
TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.
TOTAL AREA OF STEP SLOPES: MODERATED STEEP SLOPES: 15%-24.9% = 0.00 AC. STEEP SLOPES: 25% OR GREATER = 0.00 AC.
TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.28 AC.
TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.27 AC.
TOTAL AREA OF EXISTING FOREST = 0.00 AC. EXEMPT < 40,000 SQ.FT.
TOTAL AREA OF FOREST TO BE RETAINED = N/A
TOTAL AREA OF LOTS / BUILDABLE PARCELS = 0.52 AC.
TOTAL GREEN OPEN AREA = 0.38 AC.
TOTAL IMPERVIOUS AREA = 0.14 AC.
TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.
TOTAL AREA OF ROAD DEDICATION = 0.00 AC.
TOTAL PARKING SPACES REQUIRED = 2
TOTAL PARKING SPACES PROVIDED = 4

SITE ANALYSIS DATA CHART table with columns A through R listing various site characteristics and areas.

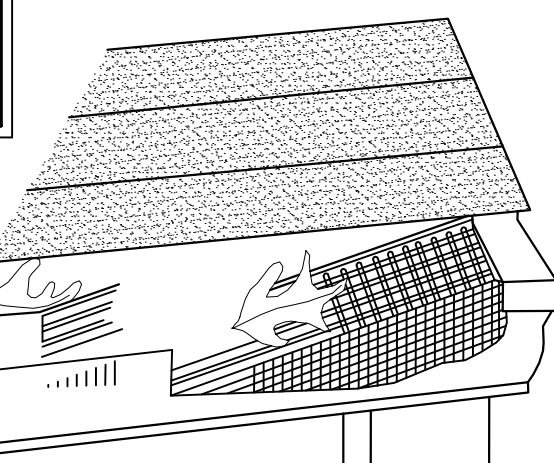
SOILS LEGEND table with columns SOIL, NAME, CLASS, and K FACTOR. Lists BaA, QhB, and QhC soil types.

Table B.4. Materials Specifications for Micro-Bioretenion, Rain Gardens & Landscape Infiltration. Lists materials like plantings, organic content, mulch, geotextile, geotextile, underdrain piping, poured in place concrete, and sand with their specifications.

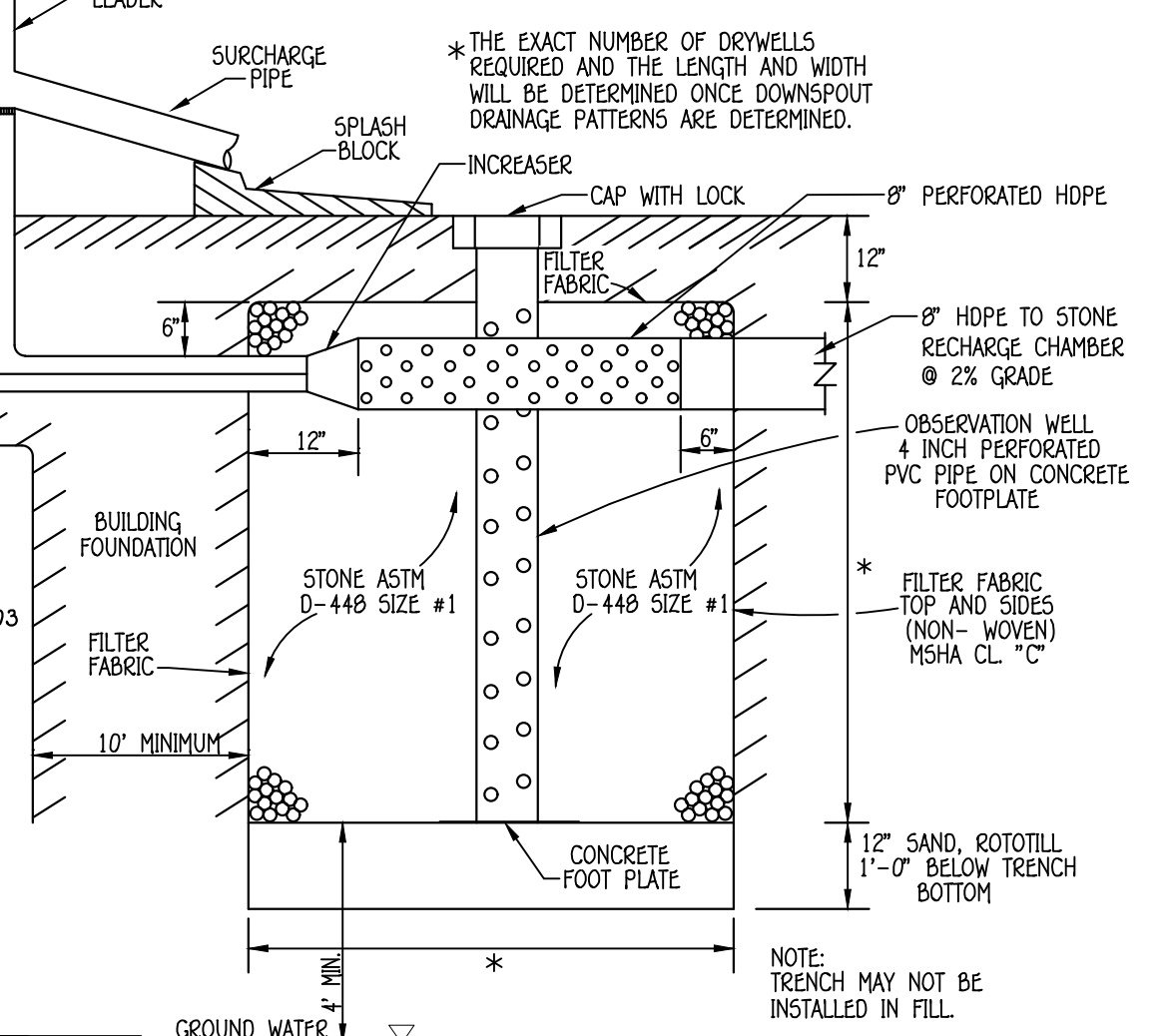
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Alexander Bratovic
3/6/2023
HOWARD SOIL CONSERVATION DISTRICT



SITE DEVELOPMENT PLAN
HOWARD HEIGHTS
LOT 26A
TAX MAP No. 17 GRID No. 22 PARCEL NO. 211
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



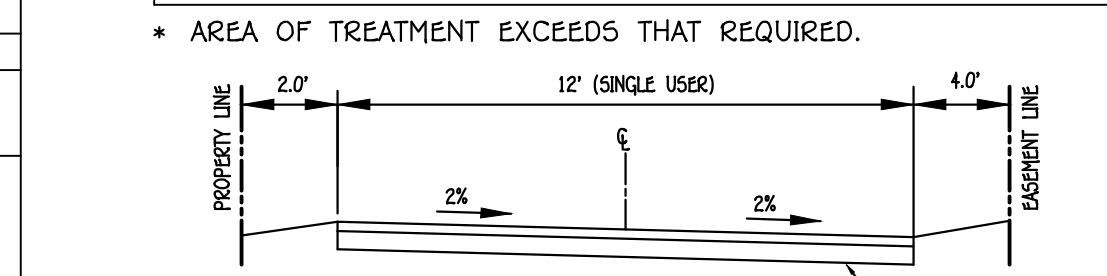
GUTTER DRAIN FILTER DETAIL
NOT TO SCALE



DRY WELL DETAIL (M-5)
NOT TO SCALE

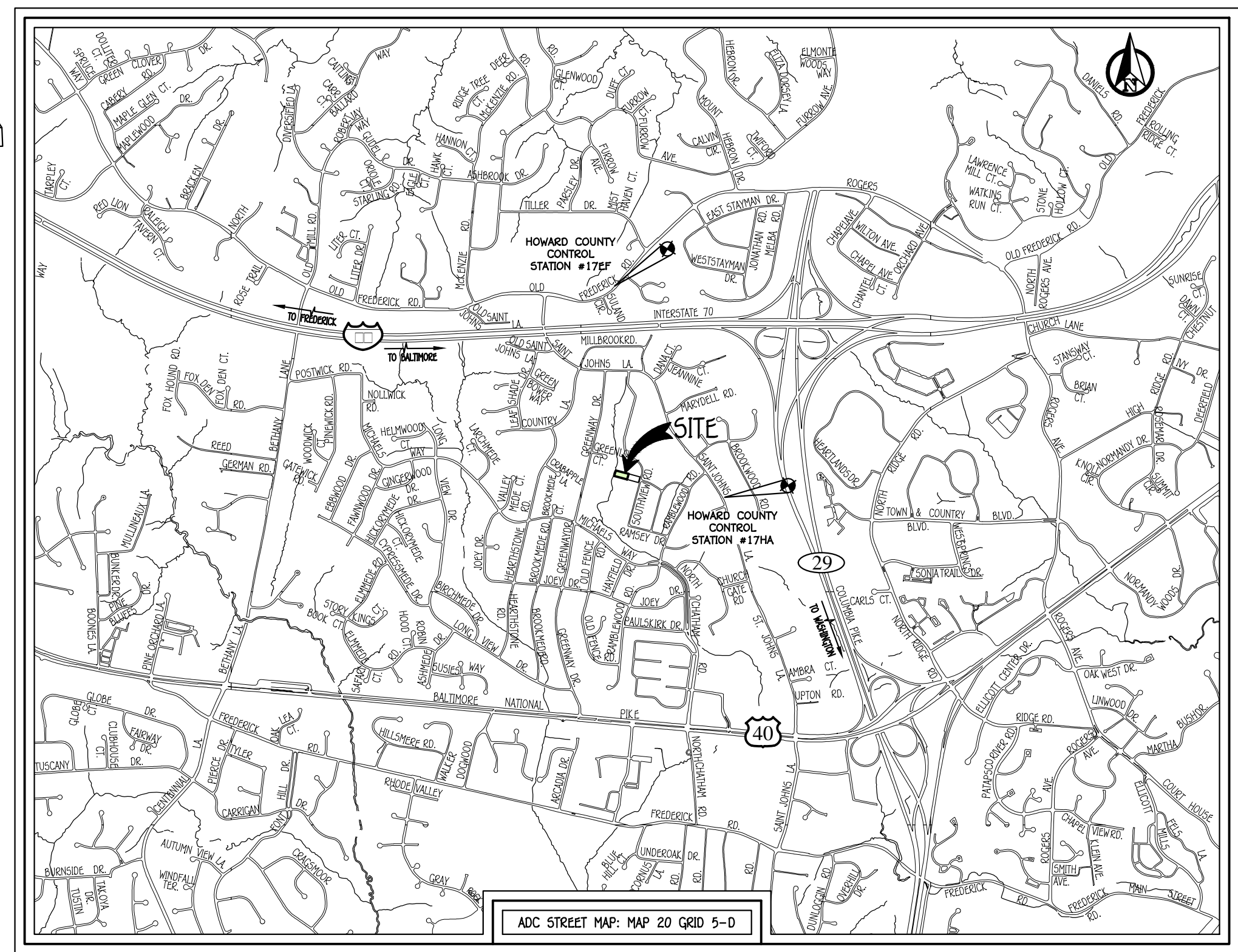
BENCH MARK INFORMATION table listing Howard County Control Station 17EF (Elev. 473.651) and 17HA (Elev. 437.548).

DRY WELL CHART table with columns DRYWELL NO., AREA OF ROOF PER DOWN SPOUT, VOLUME REQUIRED, VOLUME PROVIDED, AREA OF TREATMENT, and L x W x D.

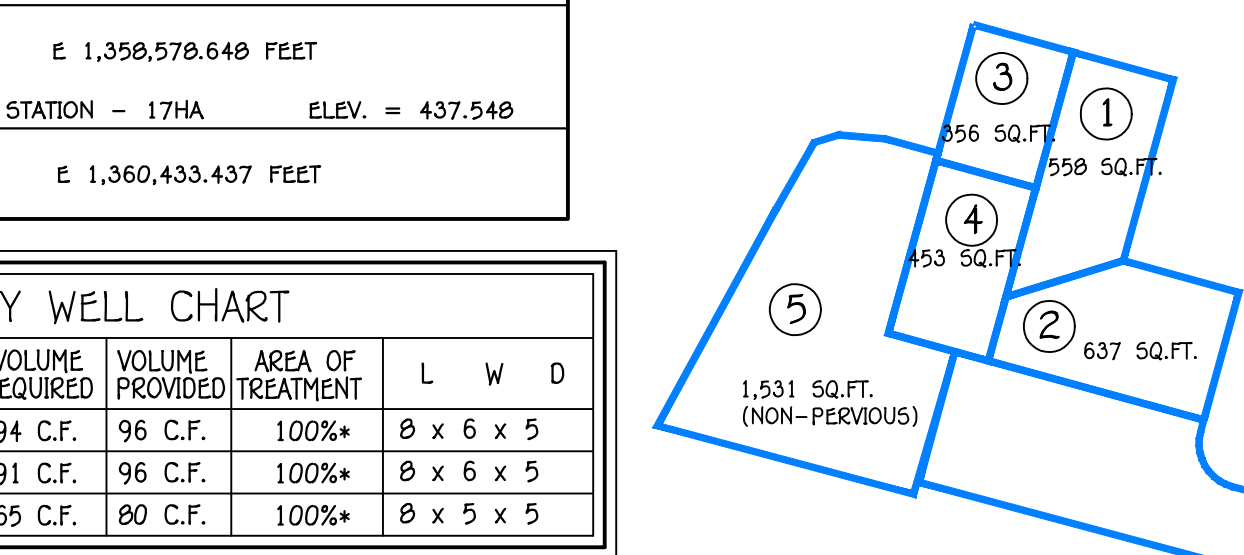


TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
NOT TO SCALE
SLOPE THE DRIVEWAY SO THAT WATER DOES NOT FLOW DIRECTLY ONTO THE ADJACENT SOUTHERN PARCEL.

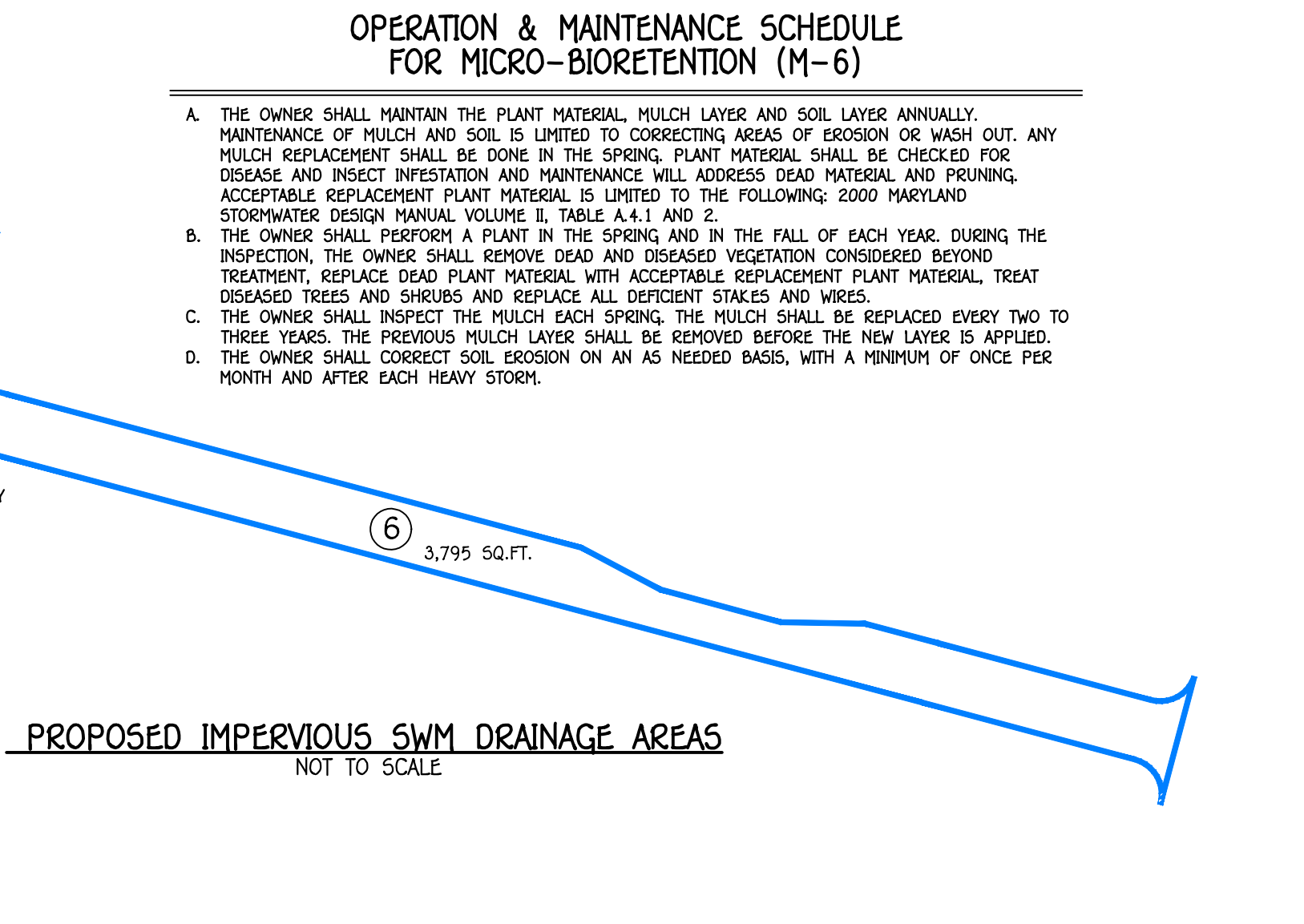
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/29/24.
Paul G. Cavanaugh 1/6/2023
BUILDER/DEVELOPER'S CERTIFICATE
I/WE 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 THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING 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.
Swinder Singh 1/6/2023



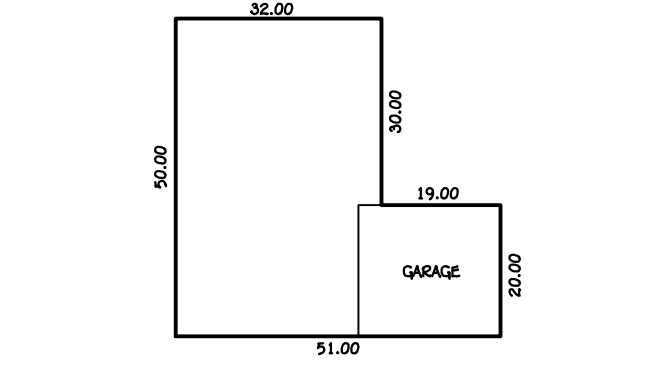
VICINITY MAP
SCALE: 1" = 2,000'



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



PROPOSED IMPERVIOUS SWM DRAINAGE AREAS
NOT TO SCALE



HOUSE ELEVATIONS
NOT TO SCALE

ADDRESS CHART table with columns LOT NUMBER and STREET ADDRESS. Shows Lot 26-A at 2940 Southview Road.

STORMWATER MANAGEMENT NOTES
1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE 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. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
4. FINAL GRADING IS SHOWN ON THIS ENVIRONMENTAL CONCEPT PLAN.

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 THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY (MSS UTILITY) AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
3. BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED JUNE, 2018. TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. IN MAY 2018 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NO. 17HA AND 17ID WERE USED FOR THIS PROJECT.
5. PREVIOUS DPT FILE NUMBERS: PLAT BOOK 5, PAGE 19; D-1150.
6. STORM WATER MANAGEMENT WILL BE PRIVATELY OWNED AND MAINTAINED AND IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES 1 & 4, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED, INCLUDING DRY WELLS, A MICRO-BIORETENTION FACILITY, AND AN UNDERGROUND STORMWATER CHAMBER.
7. THIS PROPERTY IS LOCATED INSIDE THE METROPOLITAN DISTRICT. LOTS TO BE SERVED PUBLIC WATER AND SEWER. CONTRACT #11-W & #32-5.
8. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
9. THE SUBJECT PROPERTY IS ZONED R-20 PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN.
10. NO STEEP SLOPES (STREETS, WETLANDS, STREAMS) AND/OR THEIR BUFFERS. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JUNE 14, 2018.
11. THE PERIMETER LANDSCAPE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURVEY IN THE AMOUNT OF \$1,800 BASED ON 6 SHADE TREES @ \$300/SHADE TREE, SHALL BE BONDED AS PART OF THE DPW DEVELOPERS AGREEMENT.
12. THIS PROJECT IS EXEMPT FROM RECORD CONSERVATION REQUIREMENTS BECAUSE THE AREA OF THE PARCEL IS LESS THAN 40,000 SQUARE FEET PER SECTION 16.1202(b)(1)(iv) OF THE COUNTY CODE.
13. A SOIL BORING REPORT IS PROVIDED FOR THIS PROJECT SINCE DRYWELLS, A MICRO-BIORETENTION FACILITY, AND UNDERGROUND STORMWATER CHAMBERS ARE BEING UTILIZED.
14. A SMALL SHED EXISTS ON THE PROPERTY AND WILL BE REMOVED. SEE DEMOLITION PLAN.
15. SOILS SHOWN HEREON ARE BASED ON THE NCSC WEBSOIL SURVEY AND HOWARD COUNTY SOIL MAP #13.
16. NO HISTORICAL FEATURES OR CEMETERIES ARE ON SITE.
17. ON JULY 10, 2023, THE DIVISION OF PUBLIC SERVICE AND ZONING DEPARTMENT, DETERMINED THAT THE PROPERTY (LOT 26-A) IS A VALID BUILD-ABLE LOT.
18. A NECESSARY DISTURBANCE REQUEST (TO ALLOW FOR INSTALLATION OF OUTFALL OF HOPE PIPE FOR UNDERGROUND STORMWATER CHAMBER) HAS BEEN SUBMITTED FOR SECTION 16.1161(c) AND IS APPROVED ON 9/26/2023 BASED ON THE FOLLOWING CONDITIONS:
1. THE OUTFALL CONSTRUCTION SHALL ONLY DISTURB THE 560 SF OF THE WETLAND, WETLAND BUFFER AND STREAM BUFFER IN THE AREA DELINEATED ON THE SITE DEVELOPMENT PLAN (SDP-22-032). ANY DISTURBANCES TO REGULATED ENVIRONMENTAL FEATURES BEYOND THIS REPORT ARE NOT PERMITTED UNLESS THE APPLICANT SUBMITS A FORMAL REQUEST TO THE DEPARTMENT OF PLANNING & ZONING IN ACCORDANCE WITH SECTION 16.1161(c).
2. THE DISTURBED AREAS SHALL BE STABILIZED AND SEEDED IN ACCORDANCE WITH THE SDP-22-032 AND SEDIMENT CONTROL PLAN.
3. AN EROSION MANUAL WAIVER FOR THE DISTURBED AREAS WITHIN THE PROPERTY WAS APPROVED ON 9/19/22 DUE TO THE EXISTING HOUSE AND STARWELL PROHIBITING THE USE OF A WIDER DRIVEWAY AT THAT SPECIFIC LOCATION. BOLLARDS WILL BE INSTALLED TO PROTECT THE HOUSE AND BASEMENT STARWELL FROM DRIVEWAY TRAFFIC.
19. AN EROSION MANUAL WAIVER FOR THE DISTURBED AREAS WITHIN THE PROPERTY WAS APPROVED ON SEPTEMBER 13, 2022.
19c. SDP-22-032 IS CURRENTLY COMPLETE ON SEPTEMBER 13, 2022.
19. THE PROPERTY IS WITHIN THE PLUMTREE BRANCH WATERSHED, REQUIRING STORM OF RECORD TO BE ADDRESSED. THE ELLICOTT STORM OF RECORD 6.6" OVER A 3.5 HOUR PERIOD. IS BEING USED FOR THIS SITE. 10-YEAR AND 100-YEAR MANAGEMENT WILL ALSO BE PROVIDED.
20. EXISTING UTILITIES ARE BASED ON MISS UTILITY MARKINGS, FIELD LOCATIONS AND AVAILABLE COUNTY INFORMATION.
21. SHIP ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE. THE PROPERTY WILL REQUIRE THE USE OF AN EJECTOR PUMP FOR BASEMENT AND AN ASSOCIATED BUREAU OF ENGINEERING WARE, APPROVED ON JUNE 14, 2022. GYVANT FLOW WILL BE SUFFICIENT FOR REST OF HOUSE.
22. DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR THE NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: (REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06 FOR DRIVEWAY ENTRANCE.)
WIDTH: 12'
SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN) GEOMETRY- MAX. 12% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
STRUCTURE (CURBS/BOLLARDS) - CAPABLE OF SUPPORTING THE GROSS TONS (AGS) 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.

DESIGN NARRATIVE

Introduction:
This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of Woods in Good Condition will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

General Site Conditions:
2940 Southview Road is zoned R-20 and is located on Tax Map 17, however the parcel is inaccurately shown as one parcel with lot 21 (Parcel 211), of the Howard County, Maryland Tax Map Database System. The property is directly behind Lot 21 of a subdivision entitled "Howard Heights, Section 2" as recorded in Plat Book 5, Page 19, dated December, 1955. The site is currently a vacant lot that is maintained generally as a lawn for the benefit of the adjacent lot, the lawn area includes numerous landscape and shade trees. This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation, because the Parcel is less than 40,000 square feet in accordance with Section 16.1202(b)(1)(iv) of the Howard County Code. The proposed house will be served by public water and public sewer. The runoff from the lot is mostly from east to west, with said runoff going towards a stream in the rear of the property, privately owned and maintained Micro-Bioretenion and Drywells will be utilized to treat the rooftop and inlets running to an Underground Stormwater Chamber which will address the proposed driveway. Per the 2004 Web Soil Survey, soils on-site consist of "BaA" Baltimore Loam, type D soil and "QhB" Genesee-Urban Land Complex, type B Soil.

- I. Natural Resources: Environmentally sensitive features such as a stream and its buffer, wetlands and their buffers, do exist on-site. Stream, wetlands, wetland buffer will have silt fence provided to protect them during construction.
II. Maintenance of Natural Flow Patterns: Natural flow patterns will be maintained. Existing and proposed runoff flows mostly toward the west portion of the site.
III. Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices: A single driveway will be utilized to provide access to the proposed house. The pavement will consist of A-2 Permeable Pavement.
IV. Integration of Erosion and Sediment Controls into Stormwater Strategy: Diversion Fence and Super Silt Fence will be utilized to provide erosion and sediment control.
V. Implementation of ESD Planning Techniques and Practices to the Maximum Extent Practicable (MEP): The full required ESD volume is being provided along with storm of record management.
VI. Request for a Design Manual Waiver: No waivers related to stormwater management are required. There are no additional SWM requirements due to the environmental waivers. The Design Manual waiver request for driveway width was approved on 3/9/2022. A design manual waiver for pumping sanitary for basement was approved on June 14, 2022.

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.
F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE FOR CORRECTIVE ACTION SHALL BE AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

OPERATION AND MAINTENANCE SCHEDULE FOR OWNED AND MAINTAINED UNDERGROUND SWM FACILITY (UNDERGROUND STORMWATER CHAMBER) ROUTINE MAINTENANCE RESPONSIBILITIES:
1. THE UNDERGROUND S.W.M. FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
2. MAINTENANCE OF THE 48-INCH PIPES SHALL BE PERFORMED BY FLUSHING THE SYSTEM THROUGH THE CLEAN-OUTS PROVIDED AND BY VACUATING AT MANHOLE ACCESS. THE DISCHARGE / ORIFICE OF THE UNDERGROUND S.W.M. FACILITY SHALL BE TEMPORARILY BLOCKED DURING SAID MAINTENANCE OPERATION.
3. DISPOSAL OF MATERIAL SHALL BE IN ACCORDANCE WITH SIMILAR B.M.P. THAT RANGE FROM DISPOSAL IN A SANITARY LANDFILL TO INCINERATION IN A LICENSED FACILITY. PETROLEUM WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.
4. FLOW SPLITTER AT INLET 1-1 SHALL BE CHECKED AND COMPLETELY CLEANED OUT TWICE PER YEAR.

NON-ROUTINE MAINTENANCE
1. STRUCTURAL COMPONENTS OF THE UNDERGROUND FACILITY SUCH AS THE MANHOLES, PIPES AND/OR ORIFICE SHALL BE REPAIRED UPON DETECTION OF ANY DAMAGE. THE COMPONENTS SHOULD BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS. INSPECTION REPORTS SHALL BE KEPT UNTIL THE NEXT SUBSEQUENT INSPECTION.
2. PROBLEMS IDENTIFIED DURING INSPECTION WILL BE PROMPTLY CORRECTED. MAJOR PROBLEMS SHALL ALSO BE BROUGHT TO THE ATTENTION OF THE HOWARD COUNTY DEPT. OF PUBLIC WORKS TO INSURE THAT PUBLIC SAFETY IS MAINTAINED. BLOCKED DURING SAID MAINTENANCE OPERATION.

DESIGNER'S 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.
Paul G. Cavanaugh 1/6/2023
Paul G. Cavanaugh
DESIGNER'S SIGNATURE DATE
Paul G. Cavanaugh MD Registration No.: 27020
P.E., R.L.S., OR R.L.A. (CIRCLE ONE)
PRINTED NAME PROFESSIONAL CERTIFICATION
OWNER / DEVELOPER
MR. SURINDER SINGH
C/O BABBU HOMES LLC
10610 WARBURTON CT.
ELLICOTT CITY, MARYLAND 21042
410-350-6333

APPROVED: HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING
3/6/2023
TITLE SHEET
Chief, Division of Land Management Date 3/7/2023
Chief, Development Engineering Division Date 3/7/2023
Director - Department of Planning and Zoning Date
PROJECT: 2940 SOUTHVIEW ROAD PHASE: PARCEL NO. 211
DEED BLOCK NO. ZONE TAX/ZONE ELEC. DIST. CENSUS TR.
20035/168 22 R-20 17 SECOND X

HOWARD HEIGHTS - LOT 26A
2940 SOUTHVIEW ROAD
ZONED: R-20
TAX MAP NO.: 17 GRID NO.: 22 PARCEL NO.: 211
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER, 2022
SHEET 1 OF 6
SDP-22-032

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
B&A	B&A Silt Loam, 0 to 3 percent slope	D	.32
G&B	Glenelg-Urban Land Complex, 0 to 8 percent slope	B	.20
Soil Map Number: 13 (Ellicott City, 5W)			

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS		PROPOSED CONTOUR
	EXISTING 10' CONTOURS		SPOT ELEVATION
	SOILS LINES AND TYPE		LIMITS OF DISTURBANCE
	EXISTING TREELINE		DRAINAGE DIVIDE TO SWM DEVICES
	PROPOSED TREELINE		DRAINAGE DIVIDE TO STORM DRAIN INLETS
	INDIVIDUAL TREES & SHRUBS		DRAINAGE DIVIDE TO DIVERSION FENCE
	EXISTING FENCE LINE		SILT FENCE
	PROPOSED PAVING		SUPER SILT FENCE
T.B.R.	TO BE REMOVED		PERMANENT SOIL STABILIZATION MATTING
	FLOOD PLAIN (PER FEMA ZONE: X, SHADED)		STABILIZED CONSTRUCTION ENTRANCE
	DIVERSION FENCE		STREAM BANK BUFFER
	EXISTING WETLANDS		16' PRIVATE ACCESS & UTILITY EASEMENT
	INTERMITTENT STREAM		OVERFLOW PATH
	AREA OF FLOODPLAIN		PERENNIAL STREAM



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

*Alexander Bratovic* 3/6/2023

HOWARD SOIL CONSERVATION DISTRICT DATE

NO.	REVISION	DATE



**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.

*Paul G. Cavanaugh* 1/6/2023  
Date

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*Surinder Singh* 1/6/2023  
SIGNATURE OF DEVELOPER DATE

**DESIGNER'S CERTIFICATION**

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*Paul G. Cavanaugh* 1/6/2023  
DESIGNER'S SIGNATURE DATE

Paul G. Cavanaugh 27020  
PRINTED NAME PROFESSIONAL CERTIFICATION MD Registration No. P.E., R.L.S., OR R.L.A. (CIRCLE ONE)

**OWNER / DEVELOPER**

MR. SURINDER SINGH  
C/O BABBU HOMES LLC  
10610 WARBURTON CT.  
ELLICOTT CITY, MARYLAND 21042  
410-350-6333

APPROVED: HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING

*Paul G. Cavanaugh* 3/6/2023  
Chief, Division of Land Development Date

*CHAD Edmondson* 3/7/2023  
Chief, Development Engineering Division Date

*Angy Gosan* 3/7/2023  
Director - Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.
2940 SOUTHVIEW ROAD	N/A	211

DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
20035/168	22	R-20	17	SECOND	X

PREVIOUS HOWARD COUNTY FILES:  
ECP-22-003, WP-07-087

**DEMOLITION PLAN**

**HOWARD HEIGHTS - LOT 26A**

2940 SOUTHVIEW ROAD  
ZONED: R-20

TAX MAP NO.: 17 GRID NO.: 22 PARCEL NO.: 211  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2022

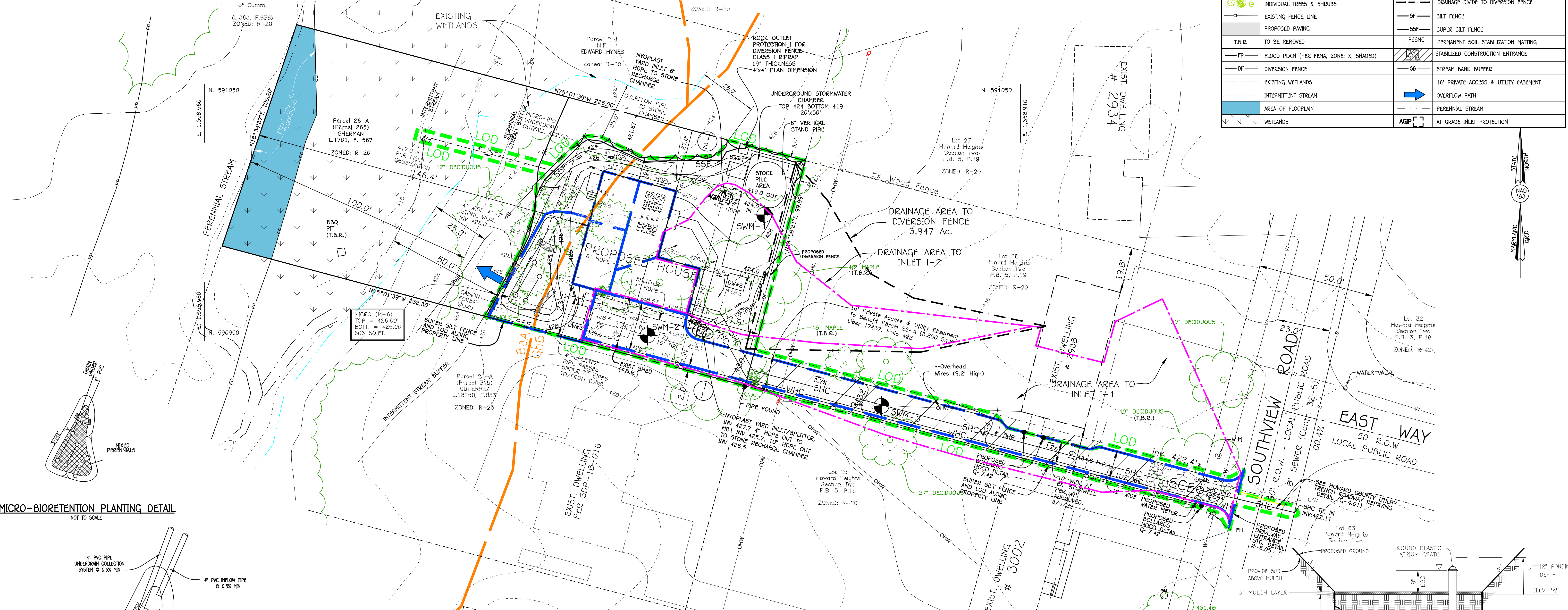
SHEET 2 OF 6

SDP-22-032

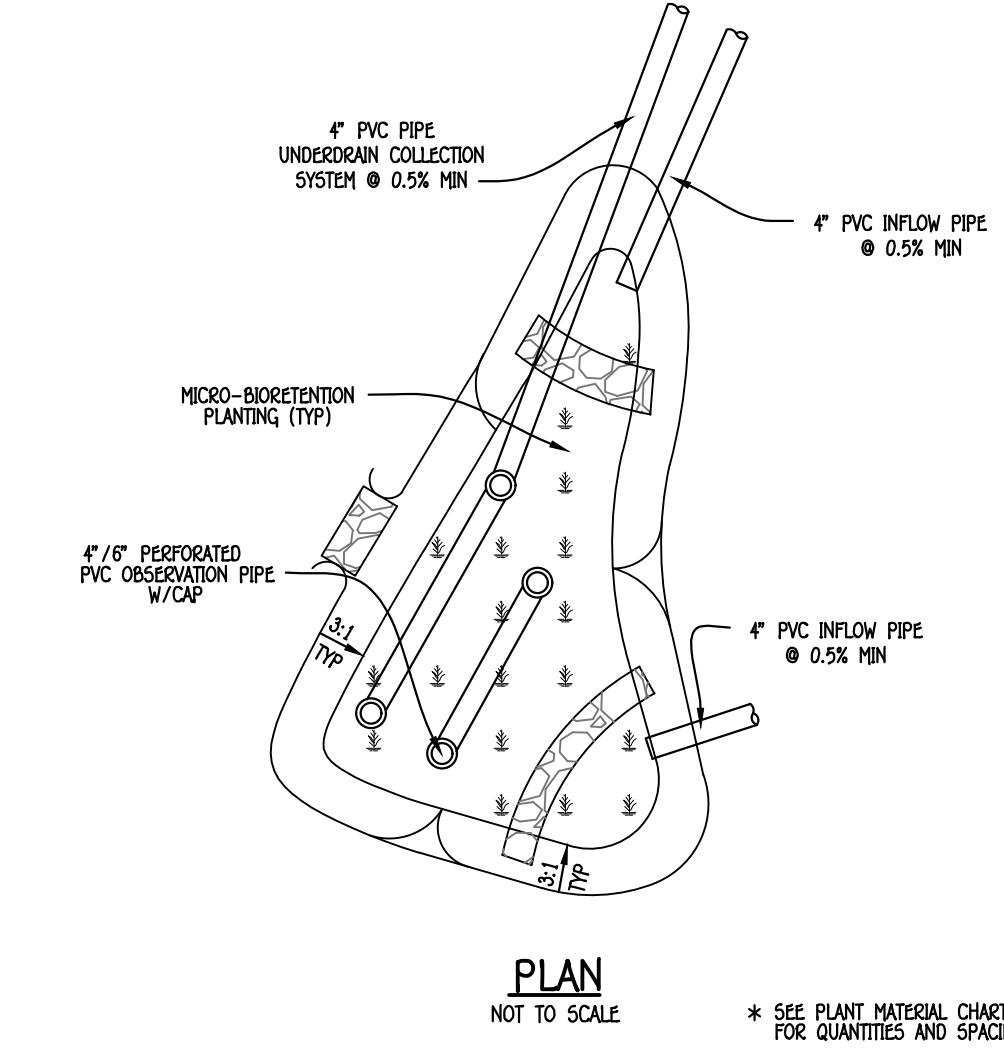
SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
B&A	B&A Silt Loam, 0 to 3 percent slope	D	.32
G&B	Glenn-Urban Land Complex, 0 to 8 percent slope	B	.20

Soil Map Number: 13 (Ellicott City, SW)

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS		PROPOSED CONTOUR
	EXISTING 10' CONTOURS		SPOT ELEVATION
	SOILS LINES AND TYPE		LIMITS OF DISTURBANCE
	EXISTING TREELINE		DRAINAGE DIVIDE TO SWM DEVICES
	PROPOSED TREELINE		DRAINAGE DIVIDE TO STORM DRAIN INLETS
	INDIVIDUAL TREES & SHRUBS		DRAINAGE DIVIDE TO DIVERSION FENCE
	EXISTING FENCE LINE		SILT FENCE
	PROPOSED PAVING		SUPER SILT FENCE
T.B.R.	TO BE REMOVED		PERMANENT SOIL STABILIZATION MATTING
	FLOOD PLAIN (PER FEMA ZONE: X, SHADED)		STABILIZED CONSTRUCTION ENTRANCE
	DIVERSION FENCE		STREAM BANK BUFFER
	EXISTING WETLANDS		16' PRIVATE ACCESS & UTILITY EASEMENT
	INTERMITTENT STREAM		OVERFLOW PATH
	AREA OF FLOODPLAIN		PERENNIAL STREAM
	WETLANDS		AT GRADE INLET PROTECTION

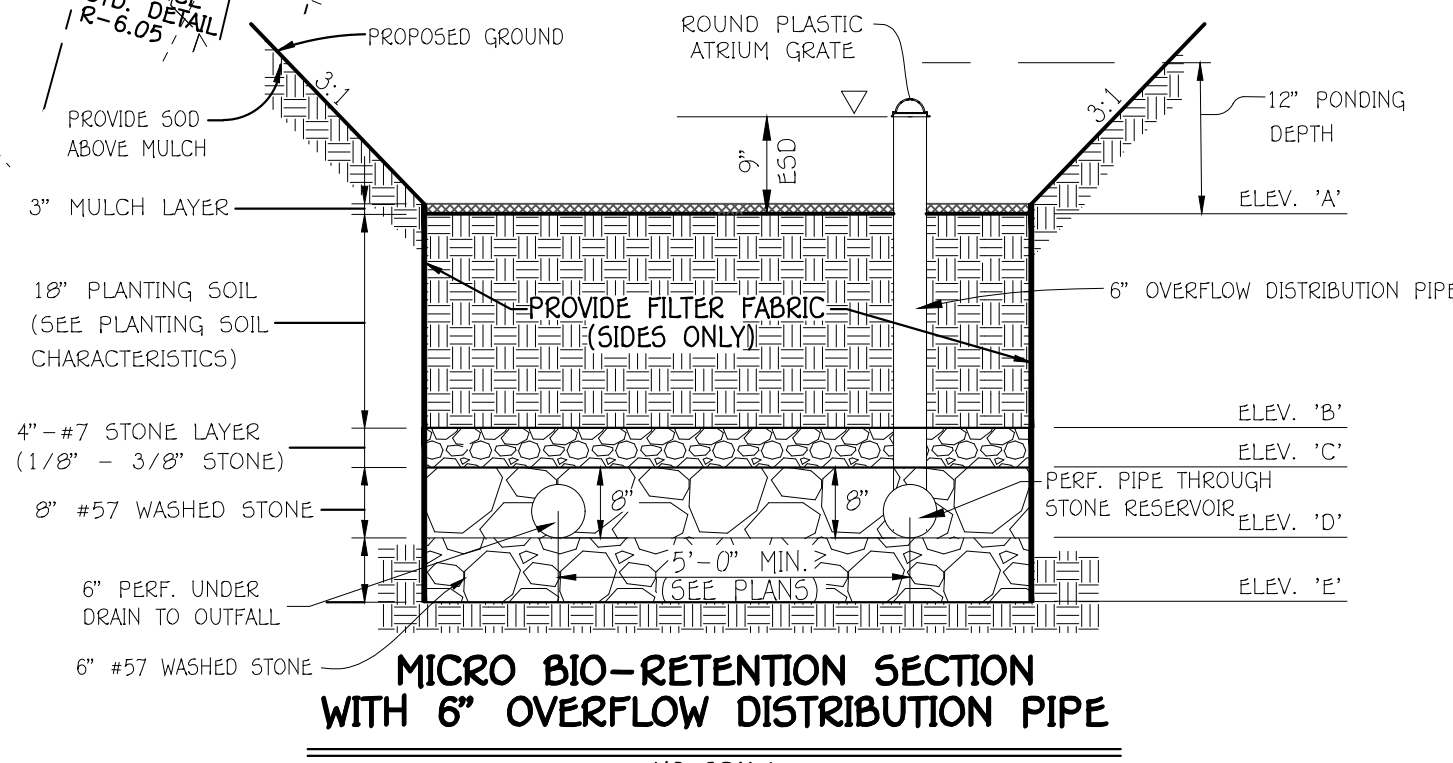


MICRO-BIORETENTION PLANTING DETAIL  
NOT TO SCALE



MICRO-BIORETENTION PLANT MATERIAL		
MICRO-BIO QUANTITY	NAME	MAXIMUM SPACING (FT.)
32	MIXED PERENNIALS	1.5 TO 3.0 FT.
1	SILKY DOCKWOOD	PLANT AWAY FROM INFLOW LOCATION

EX. ELEV.	PROP. ELEV.	PROPOSED BOTTOM	BORING BOT. (NO ROCK OR WATER)	SOIL:
428.0	427.8	419.0	413.0	SILTY SAND SOME GRAVEL
429.20	428.30	419.0	419.20	SILTY SAND SOME GRAVEL
432.29	434.10	N/A	422.10	SILTY SAND SOME GRAVEL



MICRO-BIORETENTION / BIORETENTION					
BIORETENTION FILTER	A	B	C	D	E
PARCEL 26-A	425.0	423.5	423.17	422.5	422.0

PIPE INVERT AT OUTFALL IS 422.0

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Alexander Bratchie* 3/6/2023  
HOWARD SOIL CONSERVATION DISTRICT DATE



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.  
*Paul G. Cavanaugh* 1/6/2023  
DATE

**BUILDER/DEVELOPER'S CERTIFICATE**  
I/WE 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 THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING 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.  
*Swinder Singh* 1/6/2023  
SIGNATURE OF DEVELOPER DATE

**DESIGNER'S 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.  
*Paul G. Cavanaugh* 1/6/2023  
DESIGNER'S SIGNATURE DATE

**OWNER / DEVELOPER**  
MR. SURINDER SINGH  
C/O BABBU HOMES LLC  
10610 WARBURTON CT.  
ELLCOTT CITY, MARYLAND 21042  
410-350-6333

APPROVED: HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING 3/6/2023			
Chief, Division of Land Management	Date	3/7/2023	
Chief, Development Engineering Division	Date	3/7/2023	
Director - Department of Planning and Zoning	Date		
PROJECT	PHASE	PARCEL NO.	
2940 SOUTHWIEW ROAD	N/A	211	
DEED	BLOCK NO.	ZONE	TAX/ZONE
20035/168	22	R-20	17
PREVIOUS HOWARD COUNTY FILES:	ELEC. DIST.	SECOND	CENSUS TR.
EC-22-003, WP-07-087	SECOND		X

**SITE DEVELOPMENT PLAN**  
**HOWARD HEIGHTS - LOT 26A**  
2940 SOUTHWIEW ROAD  
ZONED: R-20  
TAX MAP NO.: 17 GRID NO.: 22 PARCEL NO.: 211  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2022  
SHEET 3 OF 6  
SDP-22-032

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

A. Soil Preparation

- 1. Temporary Stabilization
a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...

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).

B. Topsoiling

- 1. Topsoil to be placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to establish a suitable soil medium for vegetative growth.
2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications.

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.
2. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition...

PERMANENT SEEDING NOTES (B-4-5)

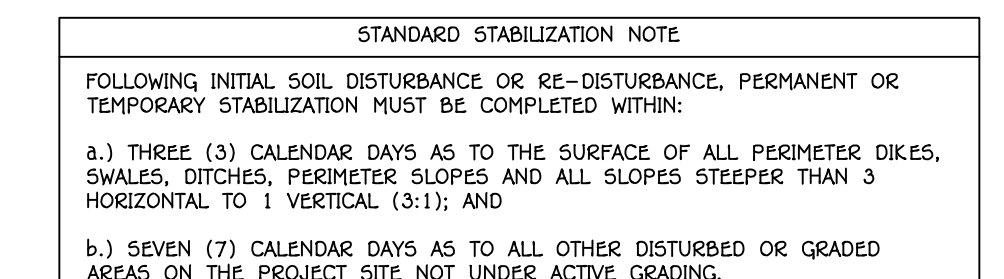
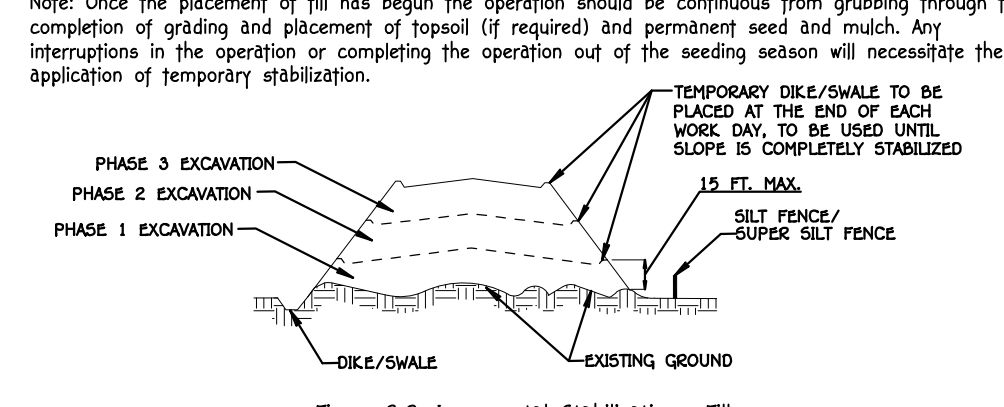
A. Seed Mixtures

- 1. General Use
a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2.

2. Turfgrass Mixtures

- a. Areas where turfgrasses 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.

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-B)



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

- 1. General Use
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.
b. Mulch materials (in order of preference):
i. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color.

Table with 7 columns: No., Species, Application Rate (lb/ac), Seeding Dates, Seeding Depths, # lbs. per acre, P2O5, K2O, and Lime Rate. Rows include TALL FESCUE, MILLET, FOXTAIL, SOD, and BROWN CRASS (LEGUMES).

PERMANENT SEEDING SUMMARY

Table with 7 columns: Hardness Zone, Species, Application Rate (lb/ac), Seeding Dates, Seeding Depths, # lbs. per acre, P2O5, K2O, and Lime Rate. Rows include TALL FESCUE, MILLET, FOXTAIL, SOD, and BROWN CRASS (LEGUMES).

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

- 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.
2. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition...

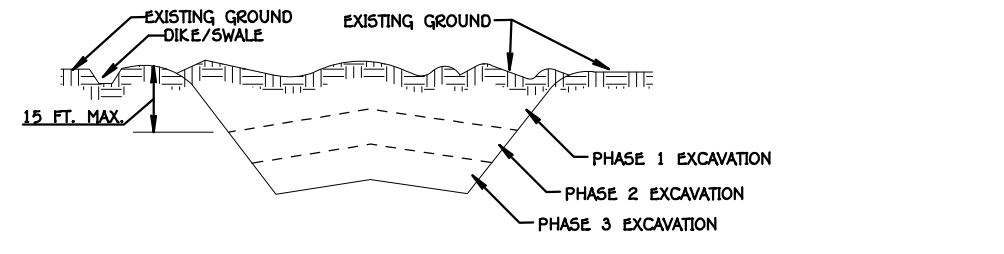
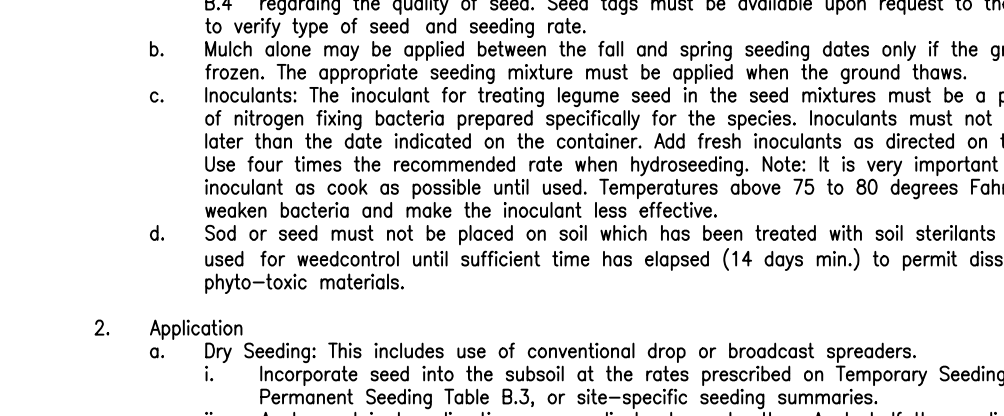


Table with 7 columns: No., Species, Application Rate (lb/ac), Seeding Dates, Seeding Depths, # lbs. per acre, P2O5, K2O, and Lime Rate. Rows include BARLEY, OATS, RYE, and FOXTAIL MILLET.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES



- 1. PLACEMENT OF SEDIMENT CONTROL STRUCTURES SHALL BE IN ACCORDANCE WITH THE APPROVED FINAL PLAN.
2. FASTER IN GRADE OR FURTHER GALVANIZED CHAIN LINK FENCE (60 IN MAXIMUM OPENING) SHALL BE USED TO PROTECT THE ENTRANCE ROAD TO THE CONSTRUCTION SITE.

DESIGNER'S 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.

BUILDER/DEVELOPER'S CERTIFICATE

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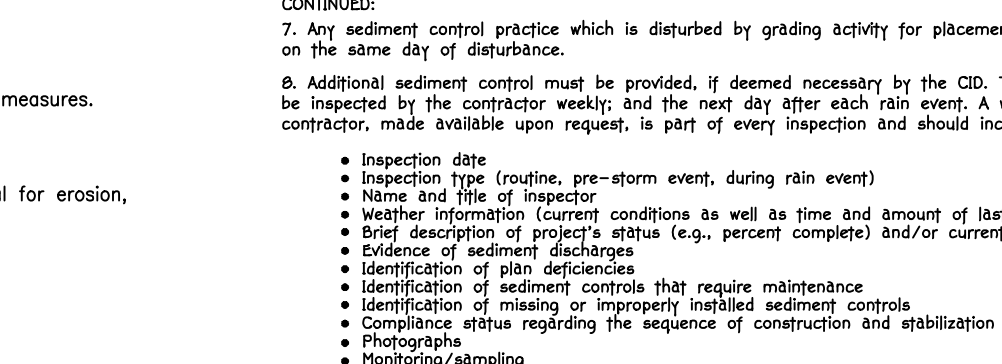
STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-B)

- 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.

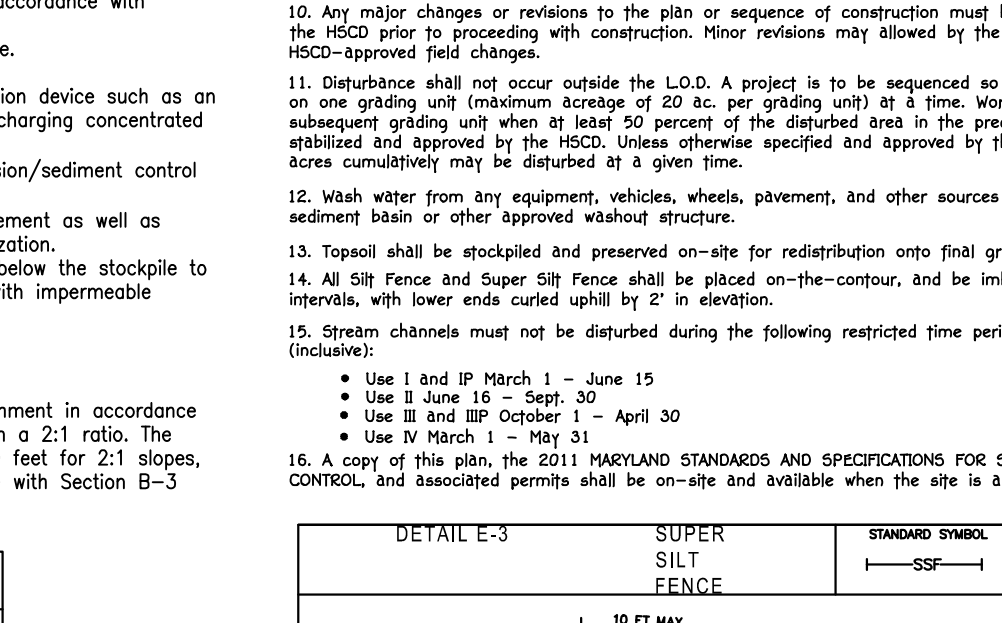
STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-3)

- 1. 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.
2. Mulch materials (in order of preference):
i. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color.

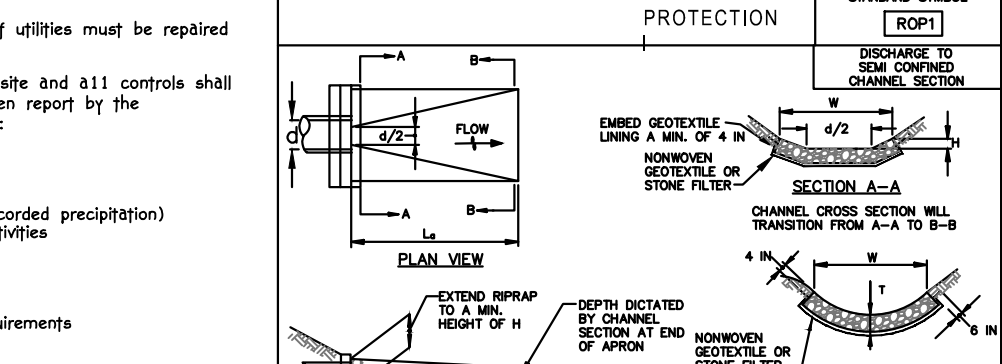
STANDARDS AND SPECIFICATIONS FOR DIVERSION FENCE (B-4-C)



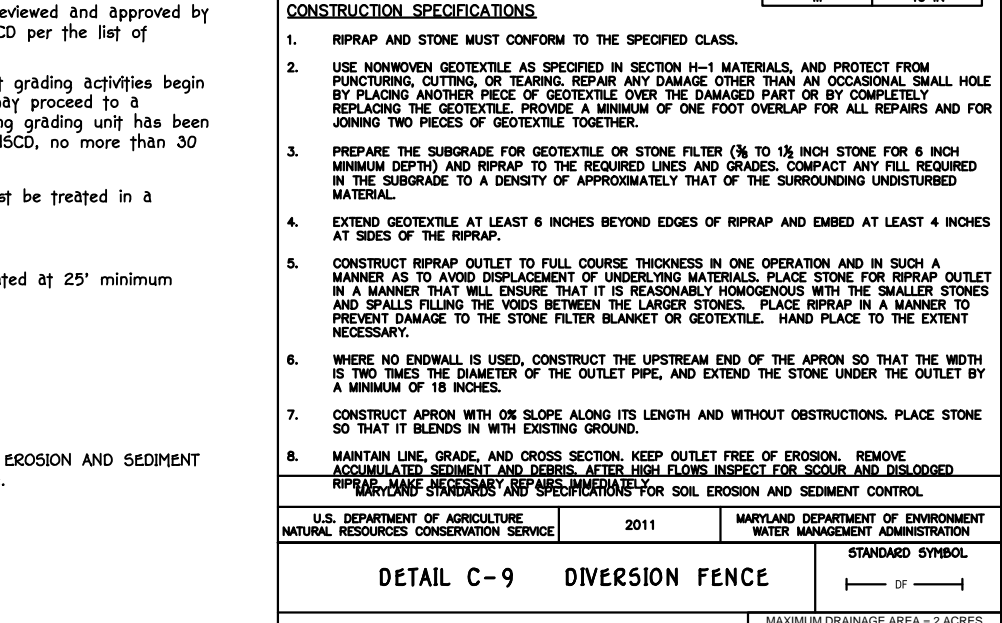
STANDARDS AND SPECIFICATIONS FOR AT-GRADE INLET PROTECTION (B-4-E)



STANDARDS AND SPECIFICATIONS FOR ROCK OUTLET PROTECTION (B-4-F)



STANDARDS AND SPECIFICATIONS FOR DIVERSION FENCE (B-4-C)



BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS

- 1. No excess fill, construction material, or debris shall be stockpiled or stored in nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year floodplain.
2. Place materials in a location and manner which does not adversely impact surface or subsurface water flow into or out of nontidal wetland buffers, waterways, or the 100-year floodplain.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. CENTRAL SQUARE OFFICE PARK, 10005-6003, 7083 SGP 04.dwg

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. Alexander Bratovic, 3/6/2023

STATE OF MARYLAND PROFESSIONAL ENGINEER. Paul G. Cavanaugh, 1/6/2023

DESIGNER'S CERTIFICATION. Paul G. Cavanaugh, 1/6/2023. BUILDER/DEVELOPER'S CERTIFICATE. Swinder Singh, 1/6/2023

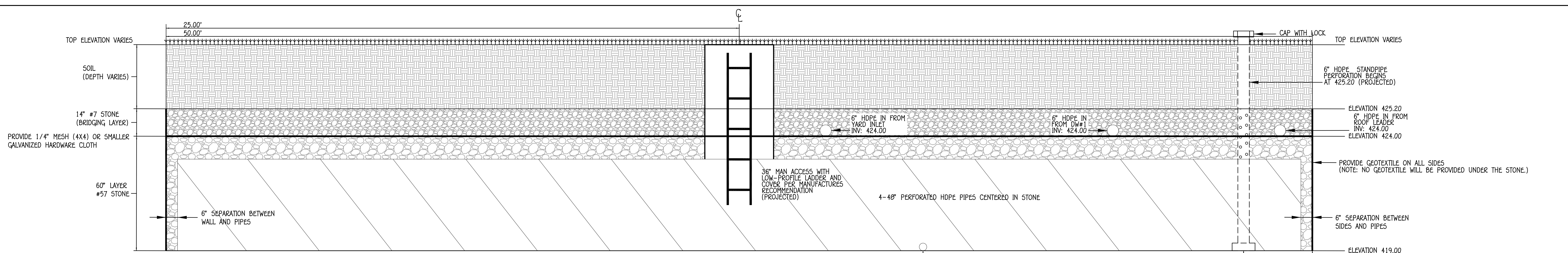
DESIGNER'S CERTIFICATION. Paul G. Cavanaugh, 1/6/2023. BUILDER/DEVELOPER'S CERTIFICATE. Swinder Singh, 1/6/2023

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Division of Land Management, 3/7/2023

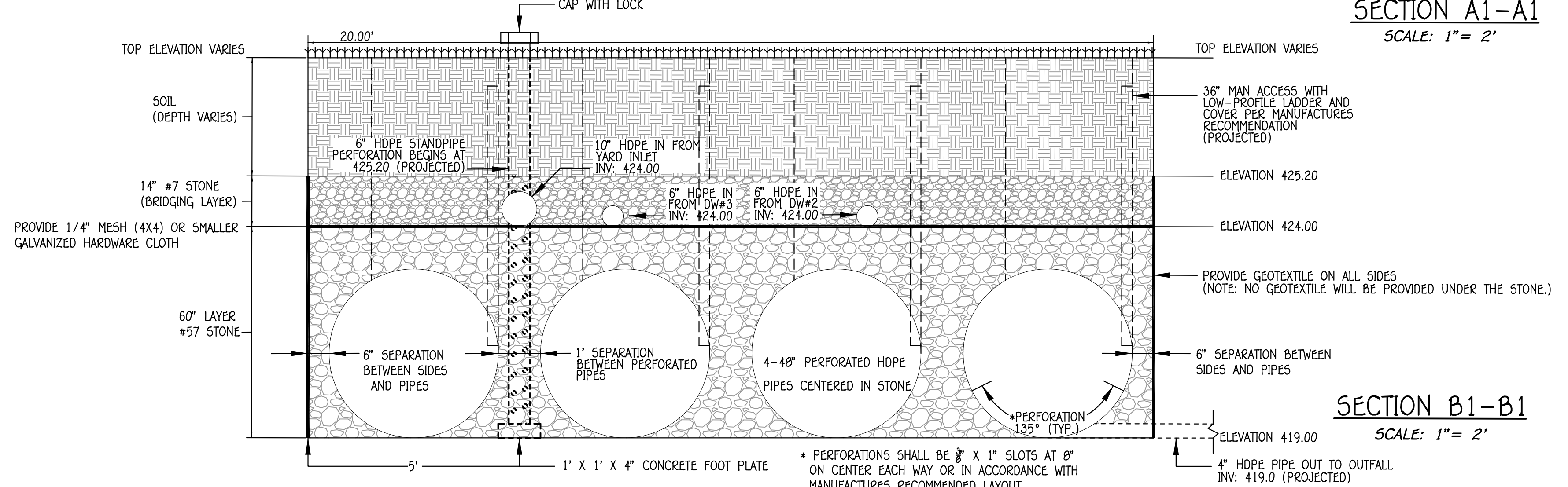
SEDIMENT AND EROSION CONTROL NOTES & DETAILS. HOWARD HEIGHTS - LOT 26A. 2940 SOUTHWIEW ROAD, ZONED: R-20. TAX MAP NO.: 17 GRID NO.: 22 PARCEL NO.: 211

Table with 5 columns: DEED, BLOCK NO., ZONE, TAX/ZONE, ELEC. DIST., CENSUS TR. Rows include 20035/169, R-20, 17, SECOND, X.

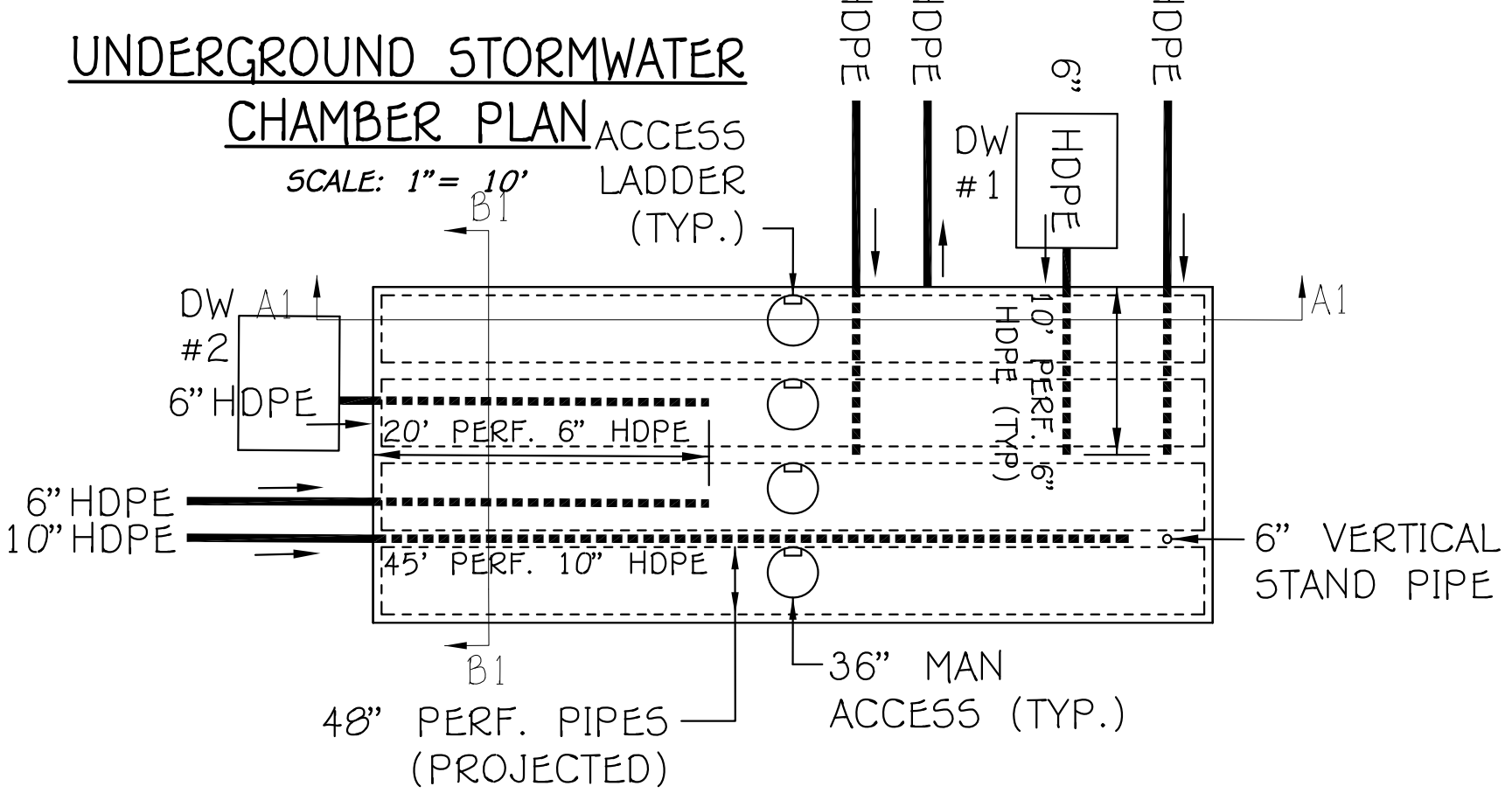
Table with 2 columns: NO., REVISION, DATE. Rows include 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.



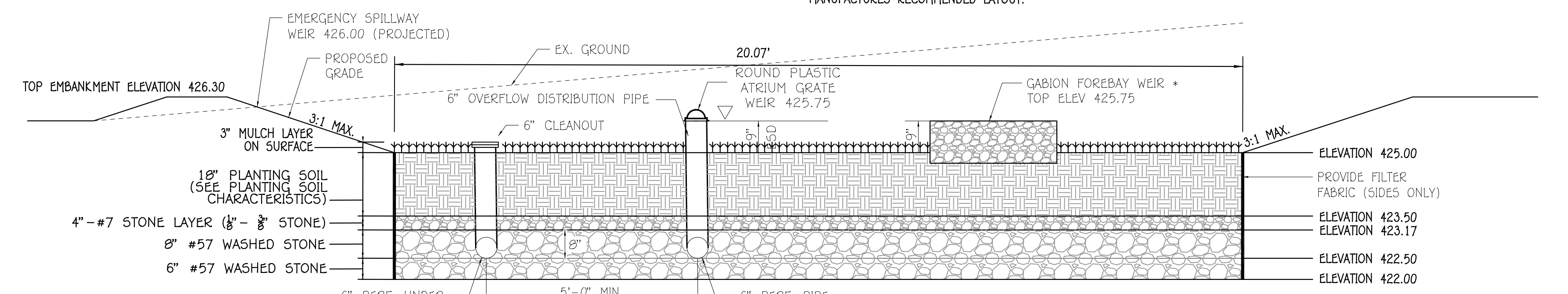
**SECTION A1-A1**  
SCALE: 1" = 2'



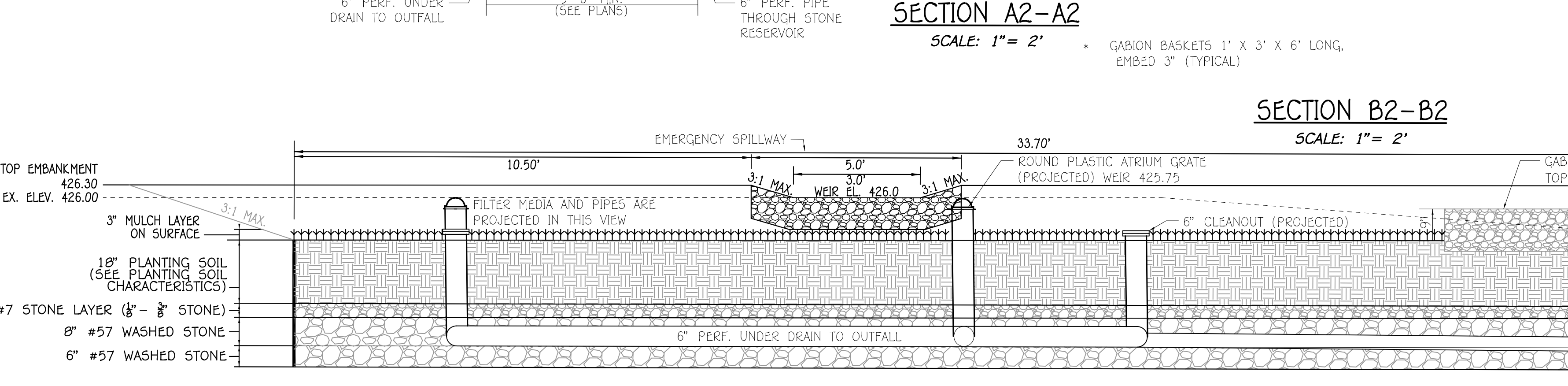
**SECTION B1-B1**  
SCALE: 1" = 2'



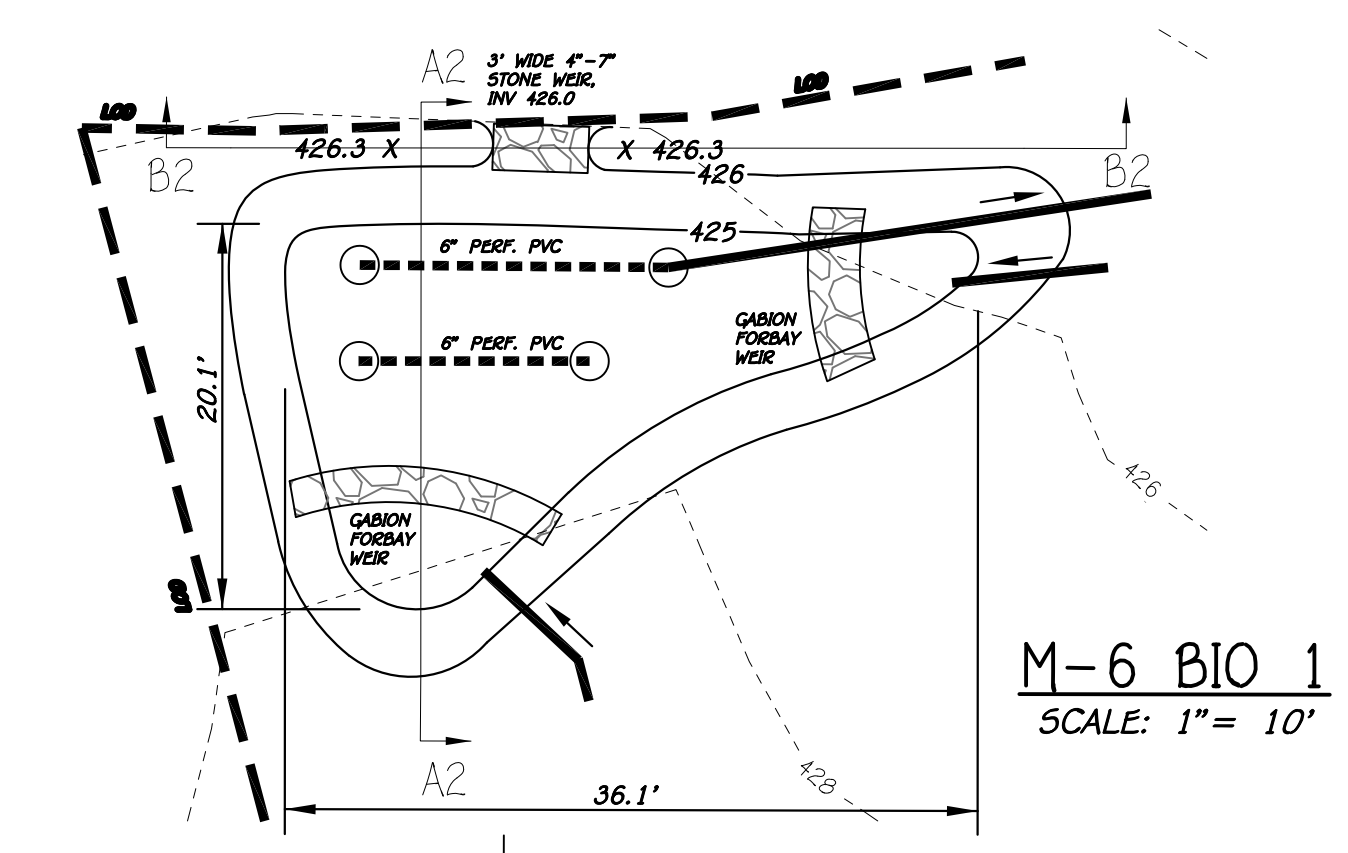
**UNDERGROUND STORMWATER CHAMBER PLAN**  
SCALE: 1" = 10'



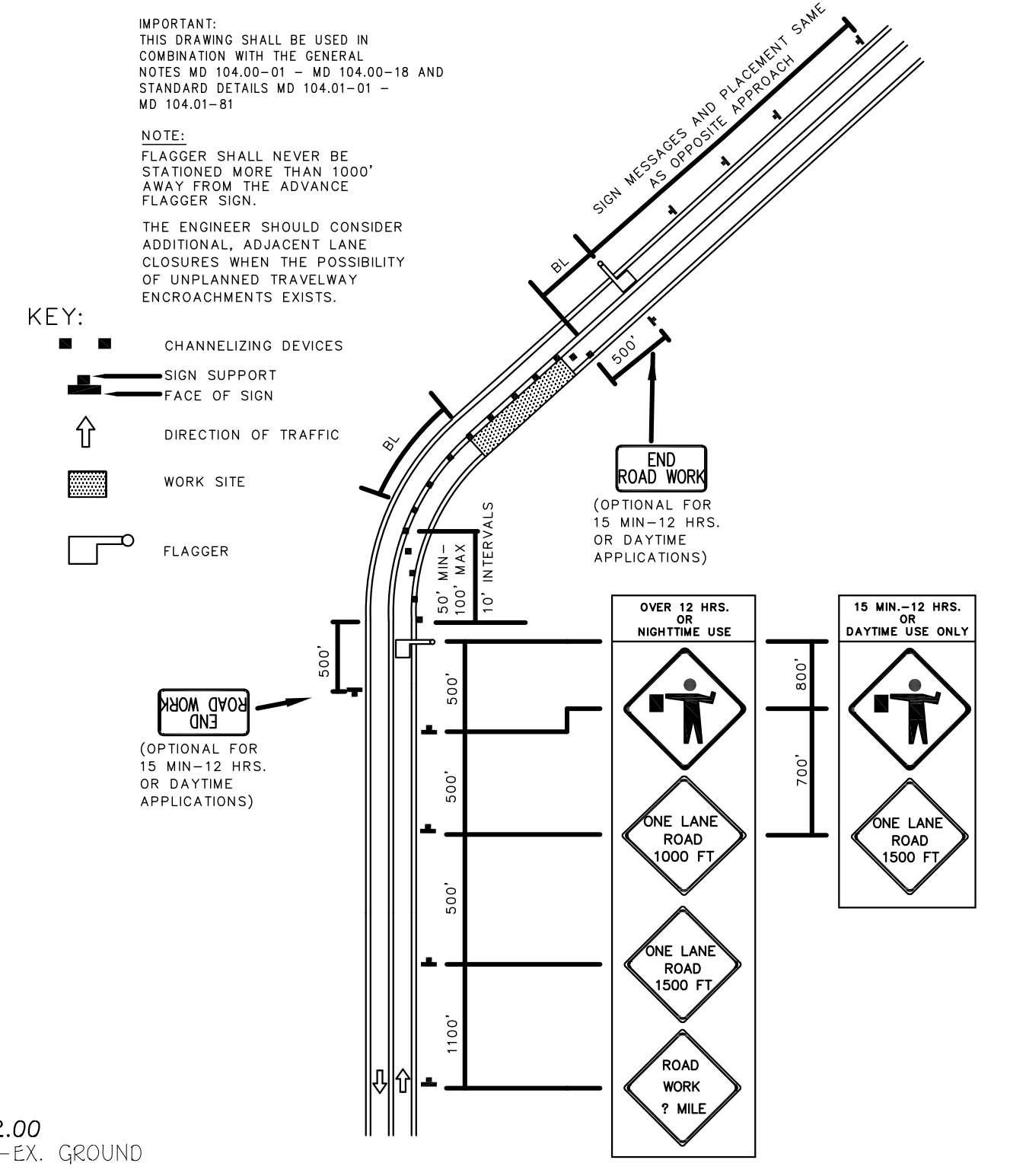
**SECTION A2-A2**  
SCALE: 1" = 2'



**SECTION B2-B2**  
SCALE: 1" = 2'



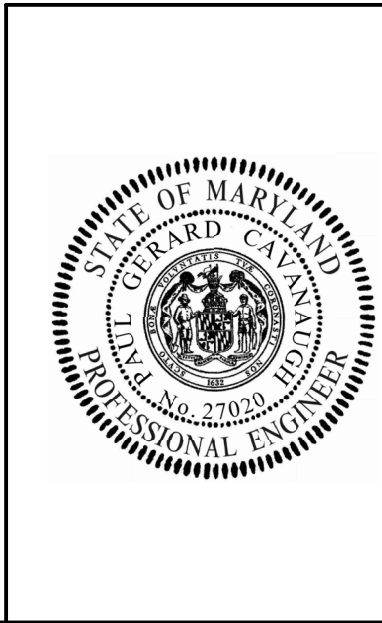
**M-6 BIO 1**  
SCALE: 1" = 10'



THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT by Alexander Bratchie 3/6/2023  
HOWARD SOIL CONSERVATION DISTRICT DATE

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2995

NO.	REVISION	DATE



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.  
Paul G. Cavanaugh 2/21/2023  
DATE

**BUILDER/DEVELOPER'S CERTIFICATE**  
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Swinder Singh 2/20/2023  
SIGNATURE OF DEVELOPER DATE

**DESIGNER'S 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.  
Paul G. Cavanaugh 2/21/2023  
DESIGNER'S SIGNATURE DATE  
Paul G. Cavanaugh MD Registration No.: 27020  
PRINTED NAME PROFESSIONAL CERTIFICATION (P.E., R.L.S., OR R.L.A. (CIRCLE ONE))

**OWNER / DEVELOPER**  
MR. SWINDER SINGH  
C/O BABBU HOMES LLC  
10610 WARBURTON CT.  
ELICOTT CITY, MARYLAND 21042  
410-350-6333

APPROVED: HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING  
3/6/2023  
Chief, Division of Land Development Date  
Chad Edmondson 3/7/2023  
Chief, Development Engineering Division Date  
Amy Gosan 3/7/2023  
Director - Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.
2940 SOUTHWIEW ROAD	N/A	211

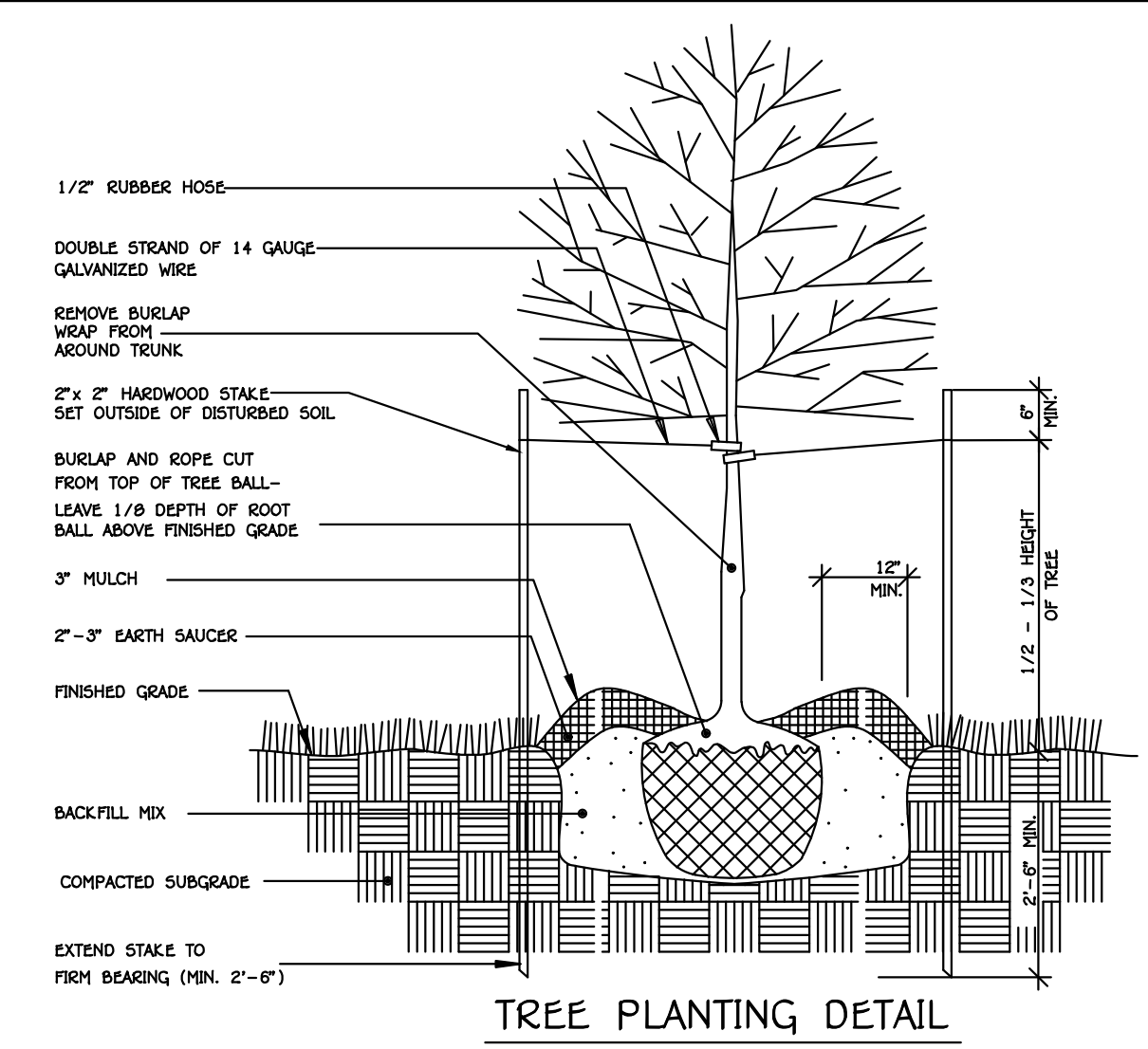
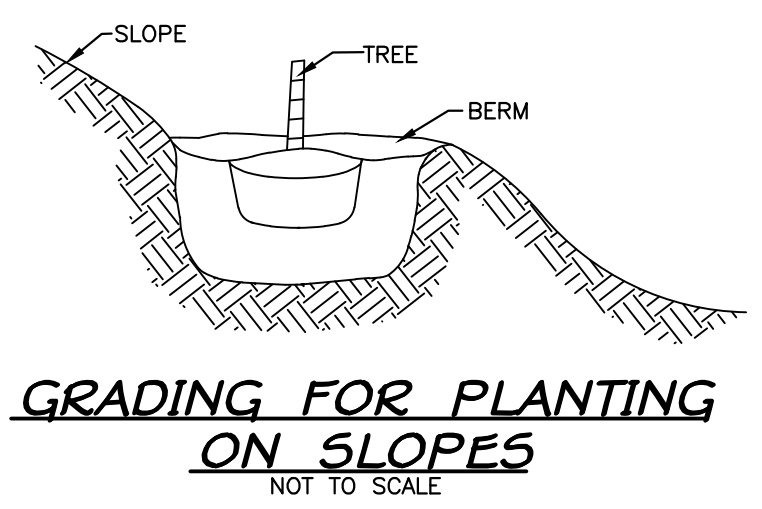
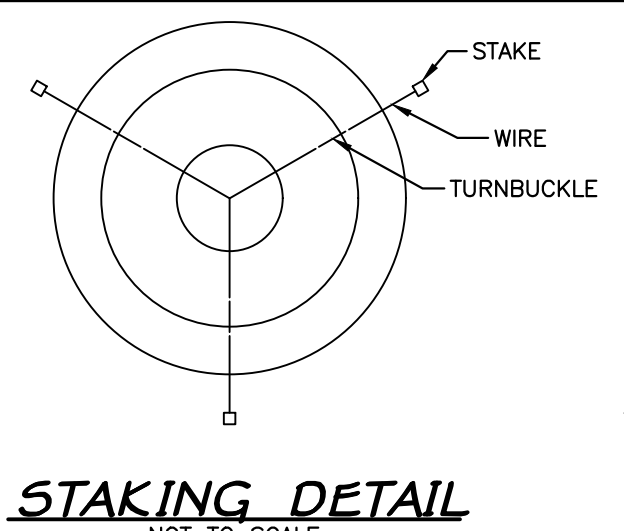
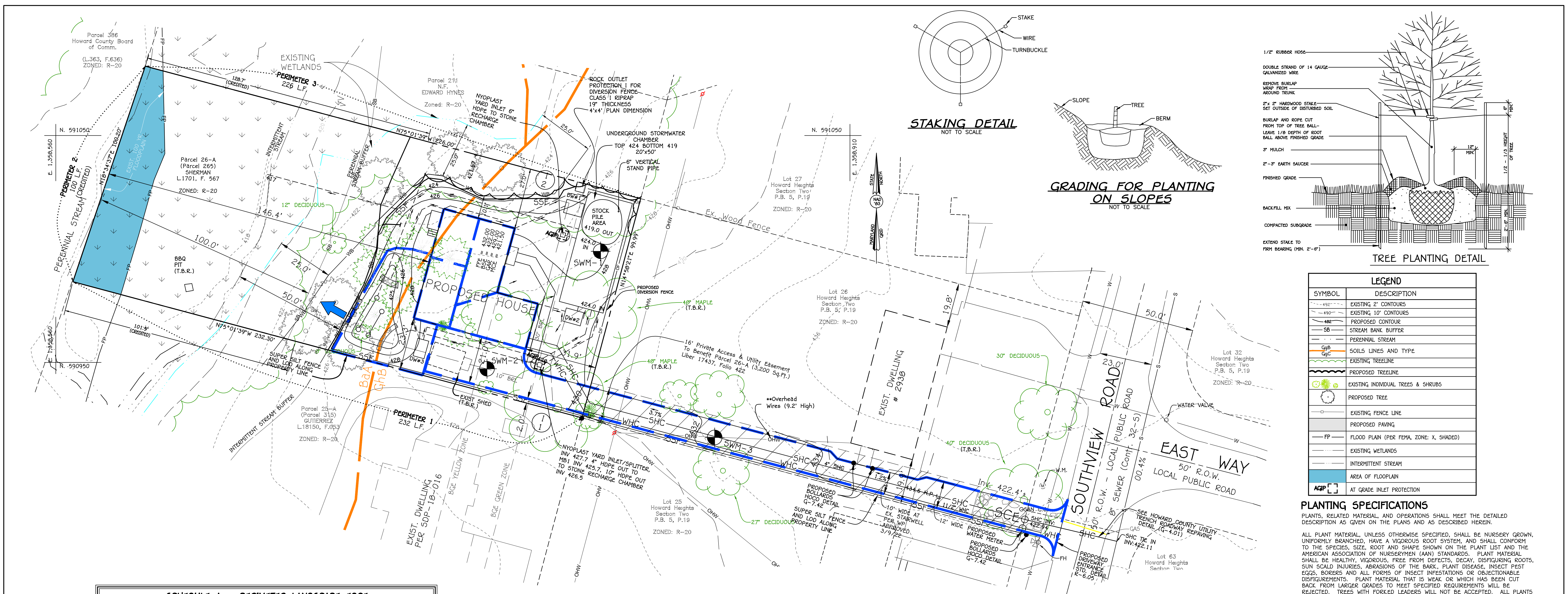
DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
20035/168	22	R-20	17	SECOND	X

PREVIOUS HOWARD COUNTY FILES:  
ECP-22-003, WP-07-087

**SWM PROFILES**

**HOWARD HEIGHTS - LOT 26A**  
2940 SOUTHWIEW ROAD  
ZONED: R-20  
TAX MAP NO.: 17 GRID NO.: 22 PARCEL NO.: 211  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2022

SHEET 5 OF 6  
SDP-22-032



LEGEND	
SYMBOL	DESCRIPTION
--- 4' ---	EXISTING 2' CONTOURS
--- 10' ---	EXISTING 10' CONTOURS
---	PROPOSED CONTOUR
SB	STREAM BANK BUFFER
---	PERENNIAL STREAM
---	INTERMITTENT STREAM
---	SOILS LINES AND TYPE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EXISTING INDIVIDUAL TREES & SHRUBS
---	PROPOSED TREE
---	EXISTING FENCE LINE
---	PROPOSED PAVING
---	FLOOD PLAN (PER FEMA, ZONE: X, SHADED)
---	EXISTING WETLANDS
---	PERENNIAL STREAM
---	INTERMITTENT STREAM
---	AREA OF FLOODPLAIN
AGIP	AT GRADE INLET PROTECTION

**PLANTING SPECIFICATIONS**

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLAN LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

BID SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS.

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE).

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEED.

PERIMETER	P-1	P-2	P-3	TOTAL
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	A	A	A	
LINEAR FEET OF PERIMETER	232 L.F.	100 L.F.	223 L.F.	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	(130'/60' = 2.2 OR 3)	0	(94'/60' = 1.56 OR 3)	
EVERGREEN TREES	0	0	0	
CREDIT FOR EXISTING VEGETATION	YES, 102 L.F.	YES, 100 L.F.	YES, 129 L.F.	
SHADE TREES	1	0	0	
EVERGREEN TREES	0	0	0	
NUMBER OF PLANTS PROVIDED				
SHADE TREES	3	0	3	6
EVERGREEN TREES	0	0	0	

SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE
	6	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" - 3" CAL.

**LANDSCAPE NOTES**

- THE PERIMETER LANDSCAPE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$1,800 BASED ON 6 SHADE TREES @ \$300/SHADE TREE. SHALL BE BONDED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FOR ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE DPZ TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

**LANDSCAPE DEVELOPER'S CERTIFICATE**

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Swinder Singh 1/6/2023  
Name Date

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.

Paul G. Cavanaugh 1/6/2023  
Name Date

**BUILDER/DEVELOPER'S CERTIFICATE**

I/WE 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 THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING 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 A PRELIMINARY ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Swinder Singh 1/6/2023  
SIGNATURE OF DEVELOPER DATE

**DESIGNER'S 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.

Paul G. Cavanaugh 1/6/2023  
DESIGNER'S SIGNATURE DATE

**OWNER / DEVELOPER**

MR. SURINDER SINGH  
C/O BABBU HOMES LLC  
10610 WARBURTON CT.  
ELLICOTT CITY, MARYLAND 21042  
410-350-6333

APPROVED: HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING

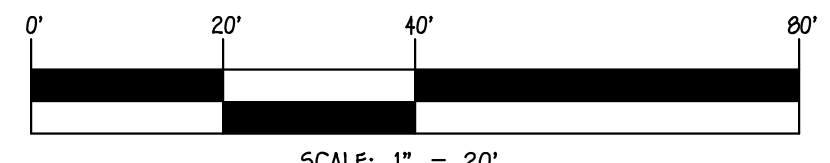
3/6/2023  
Date  
Chief, Division of Land Management  
3/7/2023  
Date  
Chief, Development Engineering Division  
3/7/2023  
Date  
Director - Department of Planning and Zoning  
Date

PROJECT	PHASE	PARCEL NO.			
2940 SOUTHWIEW ROAD	N/A	211			
DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
20035/168	22	R-20	17	SECOND	X

PREVIOUS HOWARD COUNTY FILES:  
ECP-22-003, WP-07-087

**LANDSCAPE PLAN**

**HOWARD HEIGHTS - LOT 26A**  
2940 SOUTHWIEW ROAD  
ZONED: R-20  
TAX MAP NO.: 17 GRID NO.: 22 PARCEL NO.: 211  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: SEPTEMBER, 2022



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

Alexander Bratohie 3/6/2023  
DATE

NO.	REVISION	DATE



NO.	REVISION	DATE