36FC WERE USED FOR THIS PROJECT.

GENERAL NOTES

. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE(S) HAVE BEEN SUBMITTED AND APPROVED.

2. THE SUBJECT PROPERTY IS ZONED R-12 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. . 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 NO. 36EB AND

4. TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT SEPTEMBER 2021

. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2021. ON LOT EXISTING TOPOGRAPHY, BR-1 AND MBR-2 IS BASED ON FINAL GRADES PER F-23-049.

6. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY OF THE REQUIREMENTS FOR A NOISE STUDY AS DEFINED IN SECTION 5.2.F.2 OF DESIGN MANUAL VOLUME III.

. THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP DATED JUNE 13, 2022 AND APPROVED UNDER THE SKETCH PLAN (S-22-006). SEE "TRAFFIC NOTES" THIS SHEET

3. THE FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS DATED JANUARY 2022 AND APPROVED OCTOBER 2022 UNDER S-22-006.

9. THE GEOTECHNICAL REPORT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC. ON NOVEMBER 2022. 10. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE WATER/SEWER UTILITIES HAVE BEEN APPROVED UNDER CONTRACT NUMBER 24-5222-D. THE DRAINAGE AREA IS

VILLAGE OF LONG

REACH

PARCEL

SECTION - AREA

ZONED NI

PB21-020

HIGH MEADOW MONTGOMERY_

SDP-85-230 ABANDONED

FORMALLY OLD

ROAD SINCE

VILLAGE OF

ZONEE

PB21-

PROPHECY

13\$

6404 Meadow Lane

6408 Meadow Lane

6412eadow Lane

6413 Meadow Lane

6409 Meadow Lane

PLACE

SECTION 1

1. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME

12. TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO CEMETERY LOCATIONS ON—SITE.

13. THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE.

14. THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, OR STEEP SLOPES 25% AND GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE. THERE IS A FLOODPLAIN LOCATED ON 15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).

b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.) c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS. i) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 $\,$ LOADING). e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY. f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.

g) MAINTENANCE — SUFFICIENT TO INSURE ALL WEATHER USE.

16. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

17. THE PRIVATE USE-IN-COMMON MAINTENANCE ACCESS AGREEMENT FOR LOTS 6 & 7 AND LOTS 8 & 9 WAS RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THE SUBDIVISION PLAT. LOTS 6 & 7 RECORDED UNDER LIBER 22204, FOLIO 95 AND LOTS 8 & 9 RECORDED UNDER LIBER 22204, FOLIO 98.

18. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ID# D23831274.

19. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME I, CHAPTER 5" VIA ONE (M—6) MICRO BIO—RETENTION PRACTICE (MBR—3), ONE (M—7) RAIN GARDEN (RG-4) AND TWENTY (M-5) DRY WELLS WHICH SHALL BE CONSTRUCTED UNDER THIS SITE DEVELOPMENT PLAN. THE DRY WELLS AMD RAIN GARDEN SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY RESIDE. STORMWATER MANAGEMENT BONDED AND CONSTRUCTED UNDER F-23-049 INCLUDE BR-1 AND MBR-2 BOTH LOCATED ON OPEN SPACE LOT 13. BR-1 IS TO BE PRIVATELY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. MBR-2 IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE

20. LANDSCAPING WAS PREVIOUSLY PROVIDED UNDER F-23-049.

21. THE FOREST CONSERVATION OBLIGATION WAS PREVIOUSLY ADDRESSED UNDER F-23-049 VIA ONSITE

22. THE REQUIRED COMMUNITY MEETING FOR THIS PROJECT, PER SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS PRESENTED AT A VIRTUAL MEETING ON JANUARY 12, 2022. 23. THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU). PER SECTION 13.402C.e., THIS REQUIREMENT SHALL MET BY A FEE-IN-LIEU PAYMENT IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE FIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

24. A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.

25. IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT 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.

26. 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.

27. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

28. PREVIOUS HOWARD COUNTY FILE REFERENCES: ECP-22-052, , WP-22-056, WP-22-093, S-22-006, P-23-003, F-23-049. 29. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

30. EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2021, SIGNED CONSTRUCTION DRAWINGS, AND HOWARD COUNTY GIS. 31. AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a) WAS APPROVED DATED OCTOBER 17, 2022 FOR THE REMOVAL OF SPECIMEN TREES ST1 THRU ST4, ST6 AND ST7, REFERENCE WP-22-093. CONDITIONS OF APPROVAL TO WP-22-093 PER THE DIRECTOR OF PLANNING AND ZONING, THE DIRECTOR OF

THE DEPARTMENT OF RECREATION AND PARKS AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY: 1. REMOVAL OF THE SIX SPECIMEN TREES IS TO BE MITIGATED AT 2:1 BY THE PLANTING OF 12 NATIVE TREES WITH A DBH OF 3". THE LOCATION OF THE MITIGATION TREES SHALL BE CLEARLY SHOWN AND LABELED ON SUBSEQUENT SUBDIVISION AND SITE PLANS. 2. APPROVAL IS FOR REMOVAL OF SPECIMEN TREES 1-4 AND 6 AND 7 AS SHOWN ON THE EXHIBIT

PROVIDED WITH THE ALTERNATIVE COMPLIANCE APPLICATION. 3. INCLUDE A GENERAL NOTE WITH THE ALTERNATIVE PLAN FILE NUMBER, SUMMARY OF REQUEST, DECISION, DATE OF DECISION AND CONDITIONS OF APPROVAL ON ALL PLANS SUBMITTED TO THE COUNTY FOR REVIEW 4. S-22-006 AND SUBSEQUENT PLAN SUBMITTALS SHALL MINIMIZE LOD ENCROACHMENT INTO THE CRZ OF SPECIMEN TREE 5 TO LESS THAN 30% AND ST-5 SHALL BE PROTECTED WITHIN THE FOREST CONSERVATION EASEMENT AS SHOWN ON THE REVISED ALTERNATIVE COMPLIANCE APPLICATION EXHIBIT DATED SEPTEMBER

5. APPROVAL OF WP-22-093 IS FOR REMOVAL OF CITED SPECIMEN TREES ONLY. THE APPLICANT MUST COMPLY WITH COMMENTS AT PLAN REVIEW THAT MAY REQUIRE LAYOUT CHANGES IN ORDER TO MEET THE 6. SUBSEQUENT PLAN SUBMISSIONS SHOULD EXPLORE METHODS OF REMOVING THE BAMBOO THAT MAY PRESERVE ST-2. HOWEVER, COMPLETE REMOVAL OF THE BAMBOO IS THE PRIORITY IN ORDER TO PROTECT THE PROPOSED FOREST CONSERVATION AREAS FROM ENCROACHMENT.

32. PER SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AN ESSENTIAL DISTURBANCE REQUEST HAS BEEN APPROVED ON MARCH 17, 2023 FOR THE SWM OUTFALLS AND REMOVAL OF THE BAMBOO WITHIN THE STREAM BUFFER. APPROVAL IS SUBJECT TO THE FOLLOWING: 1. THE INSTALLATION OF THE SWM OUTFALL AND INVASIVE BAMBOO CLEARING SHALL ONLY DISTURB THOSE ENVIRONMENTAL AREAS AS STATED IN THE REQUEST AND AS DELINEATED ON THE OLD MONTGOMERY MEADOWS DEVELOPMENT, P-23-003. ANY DISTURBANCES TO REGULATED ENVIRONMENTAL FEATURES BEYOND THIS REQUEST ARE NOT PERMITTED UNLESS THE APPLICANT SUBMITS A FORMAL REQUEST TO THE DEPARTMENT OF PLANNING & ZONING IN ACCORDANCE WITH SECTION 16.116(C).

2. THE DISTURBED AREAS SHALL BE STABILIZED AND SEEDED OR PLANTED WITH NATIVE VEGETATION IN ACCORDANCE WITH THE DESIGN PLANS 3. THE APPLICANT WILL BE REQUIRED TO OBTAIN ALL NECESSARY APPROVALS AND AUTHORIZATIONS BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AND THE U.S. ARMY CORPS OF ENGINEERS (USACE) FOR ACTIVITIES IN REGULATED AREAS PRIOR TO BEGINNING CONSTRUCTION.

33. SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE. REFERENCE SHC CHART ON SHEET 3. 34. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03 AND R-6.02(ALONG OLD MONTGOMERY ROAD).

APPROVED: DEPARTMENT OF PLANNING AND ZONING 1/9/2024 CHIEF, DIVISION OF LAND DEVELOPMENT (HdD Edmondson 1/16/2024 CHIEF, DEVELOPMENT ENGINEERING DIVISION ynda Eisenbera 1/16/2024

A RESIDENTIAL SITE DEVELOPMENT PLAN OLD MONTGOMERY MEADOWS

VILLAGE OF LONG REACH

`\$EQHON 1 AREA 2

EX. OLD MONTGOMERY ROAD

LOT 6

EX. FOREST CONSERVATION(RETENT EASEMENT 0.34 AC.± PLAT # 28481-2646

LOCAL ROAD

NEIGHBORHOOD YIELD STREET

50' R/W

Zdnéb NI, PB21-020 LOT 19

LOT 3

LOT

LOT 5

OPEN SPACE

LOT 13

OPEN SPACE

LOT 12

LOT 1

LOT 10

LOT 8

SECTION 1 AREA 2

FDP 89&A-1

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

	SHEET INDEX
NO.	DESCRIPTION
1	COVER SHEET
2	SITE LAYOUT PLAN
3	GRADING & SEDIMENT CONTROL PLAN
4	GRADING & SEDIMENT CONTROL NOTES ABD DETAILS
5	STORMWATER MANAGEMENT DRAINAGE AREA MAP
6	STORMWATER MANAGEMENT PROFILES AND NOTES

MINIMUM LOT SIZE CHART

SEWELLS GLEN

PLAT #14148

ZONED R-12

LOT

I OT GROSS AREA(sf) PIPESTEM AREA(sf) MINIMUM LOT SIZE(sf)

BENCH MARKS-(NAD'83) DISC SET ON TOP OF CONCRETE COLUMN SOUTH SIDE OF RTE 175, WEST OF DOBBIN ROAD.

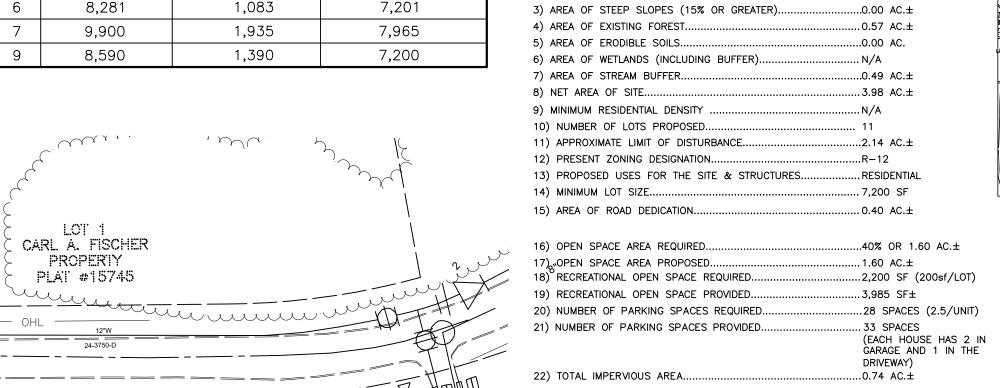
N 559312.559 E 1363698.217

DISC SET ON TOP OF CONCRETE COLUMN OAKLAND MILLS RD. ±400'S OF KILIMANJARO N 560210.015 E 1359365.326

..3.99 AC.±

...D.01 AC.±

SITE DATA TABULATION (F-23-049)



1) TOTAL PROJECT AREA..

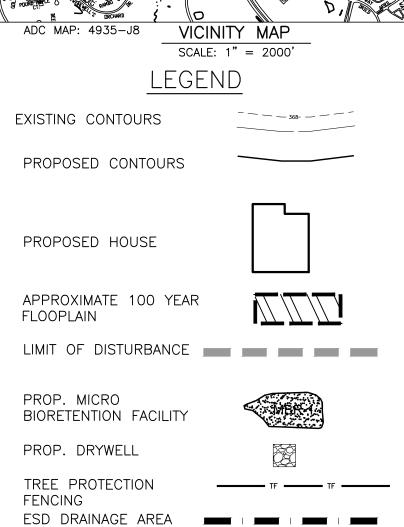
2) AREA OF 100-YR, FLOODPLAIN..

ADDRESS CHART							
LOT NO.	ADDRESS						
LOT 1	9005 OLD MONTGOMERY ROAD						
LOT 2	9001 OLD MONTGOMERY ROAD						
LOT 3	6400 MEADOWS LANE						
LOT 4	6404 MEADOWS LANE						
LOT 5	6408 MEADOWS LANE						
LOT 6	6412 MEADOWS LANE						
LOT 7	6416 MEADOWS LANE						
LOT 8	6413 MEADOWS LANE						
LOT 9	6417 MEADOWS LANE						
LOT 10	6409 MEADOWS LANE						
LOT 11	6405 MEADOWS LANE						

PROJECT BACKGROUND INFORMATION PRESENT ZONING: R-12

LOCATION: TAX MAP 36 - GRID 17 - PARCEL 271 APPLICABLE DPZ FILE REFERENCES: ECP-22-052, WP-22-093, S-22-006, WP-22-56, P-23-003, F-23-049 DEED REFERENCES: L. 21110 / F. 102

PROPOSED USE OF SITE: RESIDENTIAL PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER



PRIVATE USE-IN-COMMON ACCESS EASEMENT PUBLIC SEWER & UTILITY EASEMENT PUBLIC SWM, DRAINAGE & UTILITY EASEMENT FCE (RETENTION) FCE (AFFORESTATION) EX. UNDERGROUND ELECTRIC EX. UNDERGROUND GAS — g—— g—— g— EX. UNDERGROUND FIBER

----- FO------ FO------

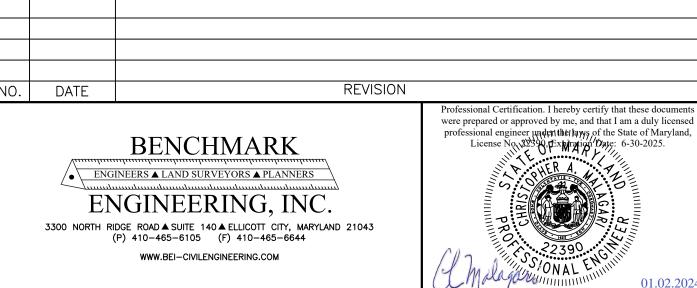
THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED JUNE 13, 2022 AND APPROVED OCTOBER 19, 2022. SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS: A. DATE OF REPORT: JUNE 2022 B. DATE OF COUNTS: JUNE 2022

OPTIC/CABLE

SOIL DIVIDES

SPECIMEN TREE

REPORT SUBMITTED AS PART OF PLAN NUMBER: S-22-006 COUNTS WERE TAKEN WHEN HOWARD COUNTY SCHOOLS WERE IN SESSION LIST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION: MD 175 @ TAMAR DRIVE (A/D 2025) AND TAMAR DRIVE @ OLD MOTGOMERY ROAD (A/A 2025) F. PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE: NO MITIGATION/IN LIEU FEE IS REQUIRED.



OWNER/DEVELOPER: DEVELOPMENT PARTNERS, LLC 9693 GERWIG LANE, SUITE L COLUMBIA, MD 21046 443-676-2417

CORNERSTONE HOMES

9693 GERWIG LANE, SUITE L

COLUMBIA, MD 21046

443-676-2417

ESIGN: JCO | DRAFT: JCO

SCALE:

OLD MONTGOMERY MEADOWS LOTS 1-11 AND OPEN SPACE LOTS 12 & 13

TAX MAP: 36 GRID: 17 PARCEL: 271 ZONED: R-12 ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND RESIDENTIAL

SITE DEVELOPMENT PLAN **COVER SHEET** DECEMBER 2023 BEI PROJECT NO. 3080 AS SHOWN SHEET 1 of 6

				-		1	EX. IN 343.25	v	ARPODE ROP	ER P	X. 50 YEAR FLOOD LAIN EASEMENT B 21, R 28	ZONED NI			84	1-				7
		Stor	\ rmwater Manage	ement Informa	ition	1			·Ľ				+-	_	- D-			min		IJ
Lot/Parcel Num	nber Facility Name & Numb		Practice Type			HOA Maintains	Misc.		1				\			~ _	** ** **			
1	DW-1		DRYWEL		YES	NO			1	٧	-		\			~ ~ ~				_
1	DW-2		DRYWEL	L (M-5)	YES	NO			\				\			1+2-	_			
2	DW-3		DRYWEL	L (M-5)	YES	NO			\		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		/			! >				
2	DW-4		DRYWEL	L (M-5)	YES	NO		7	i i	\sim \sim	\ \		,			! ~	_	_		_
3	DW-5		DRYWEL	L (M-5)	YES	NO				`\	/ ~					- كىلىپى			_	
3	DW-6		DRYWEL	L (M-5)	YES	NO			\mathcal{I}	\	/ (,						
4	DW-7		DRYWEL	L (M-5)	YES	NO			\	^ \	\	/5		\						! [
4	DW-8		DRYWEL	L (M-5)	YES	NO			/ <		\ \			\		\				1
5	DW-9		DRYWEL	L (M-5)	YES	NO			\					\			_		١	
5	DW-10		DRYWEL	L (M-5)	YES	NO			1		· /	١	o <u></u> }	\		\		, \	1 -1	П
6	DW-11		DRYWEL	L (M-5)	YES	NO							113	1		/ /		/	_ ' \	1!
6	DW-12		DRYWEL	L (M-5)	YES	NO										•	1	\	\	; 1
7	DW-13		DRYWEL	L (M-5)	YES	NO													ν .	1 1
7	DW-14		DRYWEL	L (M-5)	YES	NO				50	o	25	50	100			200			
8	DW-15		DRYWEL	L (M-5)	YES	NO														
8	DW-16		DRYWEL	L (M-5)	YES	NO														
8	RG-4		RAIN GARD	DEN (M-7)	YES	NO				•			(1) 55							
9	MBR-3		MICRO-BIORETI	ENTION (M-6)	YES	NO							(IN FEI							
10	DW-17		DRYWEL	L (M-5)	YES	NO							1 inch =	50 ft.						
10	DW-18		DRYWEL		YES	NO														
11	DW-19		DRYWEL	L (M-5)	YES	NO														
11	DW-20		DRYWEL	L (M-5)	YES	NO														
						STORMWAT	TER MANAGI	EMENT P	RACTICE	S										
LOT NUMBER	ADDRESS	GREEN ROOFS	PERMEABLE PA VEMENTS	REINFORCED TURF	DISCONNECTION OF ROOFTOP RUNOFF	DISCONNECTION OF NON- ROOFTOP RUNOFF	SHEETFLOW TO CONSERVATION AREAS	HARVESTING	WEILANDS	INFILIRATION		DRI WELLS	MICRO- BIORETENTION	RAIN GARDENS	SWALES	ENHA NCED FILTERS				
	ļ	A-1	A-2	A-3	N-1	N-2	N-3	M-1	M-2	M-3	M-4	M-5	M-6	M-7	M-8	M-9				
		(Y/N)	(Y/N)	(Y/N)	(NUMBER)	(Y/N)	(Y/N)	(NUMBER)	(NUMBER)	(NUMBER)	(NUMBER)	(NUMBER)	(NUMBER)	(NUMBER)	(NUMBER)	(NUMBER)				
	9005 Old Montgomery Road	N	N	N		N	N					2								
2	9001 Old Montgomery Road	N	N	N		N	N		-			2					1			$\overline{}$

MODERATE INCOME HOUSING UNITS

(MIHU) ALLOCATION EXEMPTION

TRACKING

TOTAL NUMBER OF LOTS PROPOSED

NUMBER OF MIHU REQUIRED

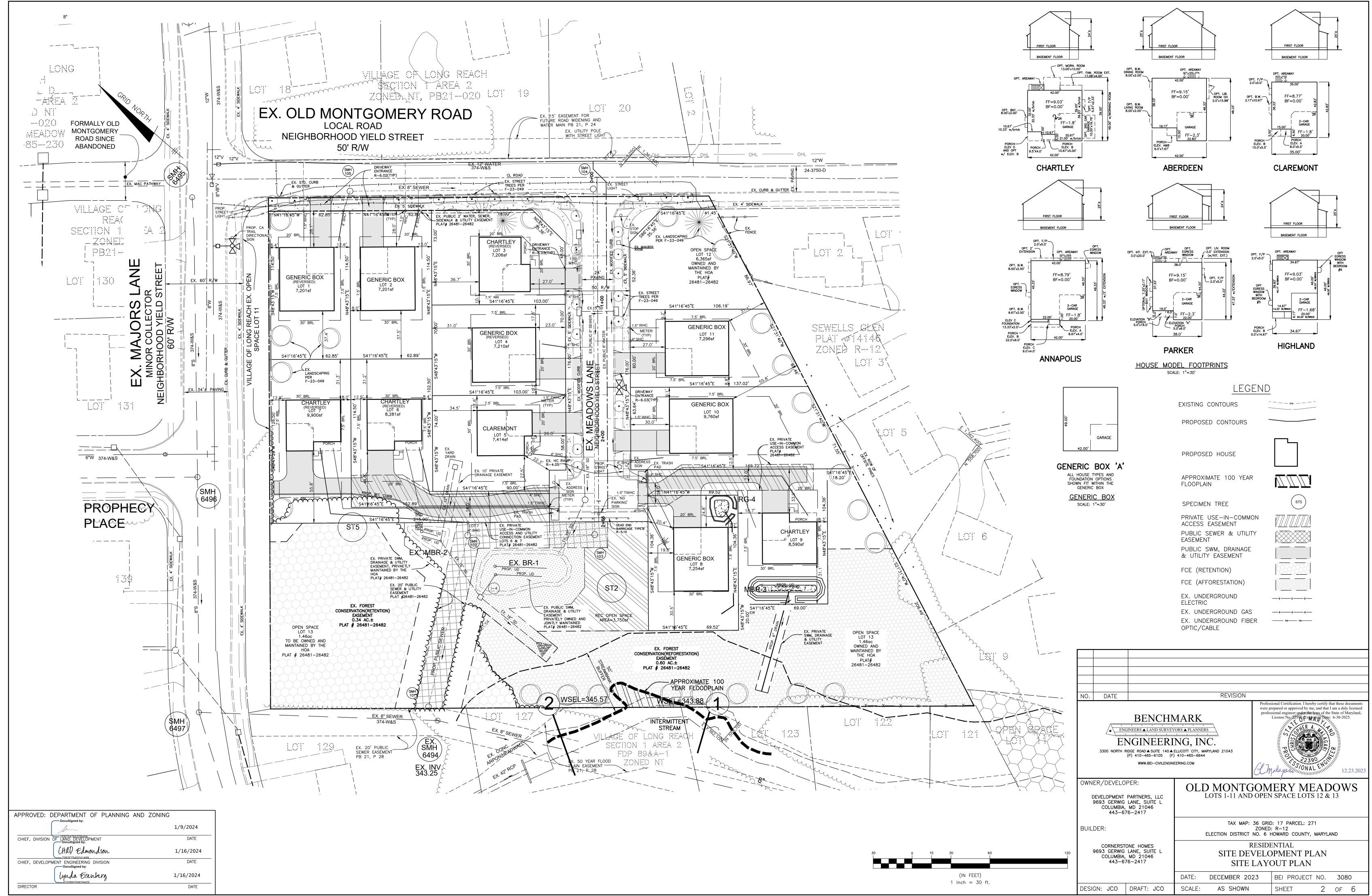
NUMBER OF MIHU PROVIDED

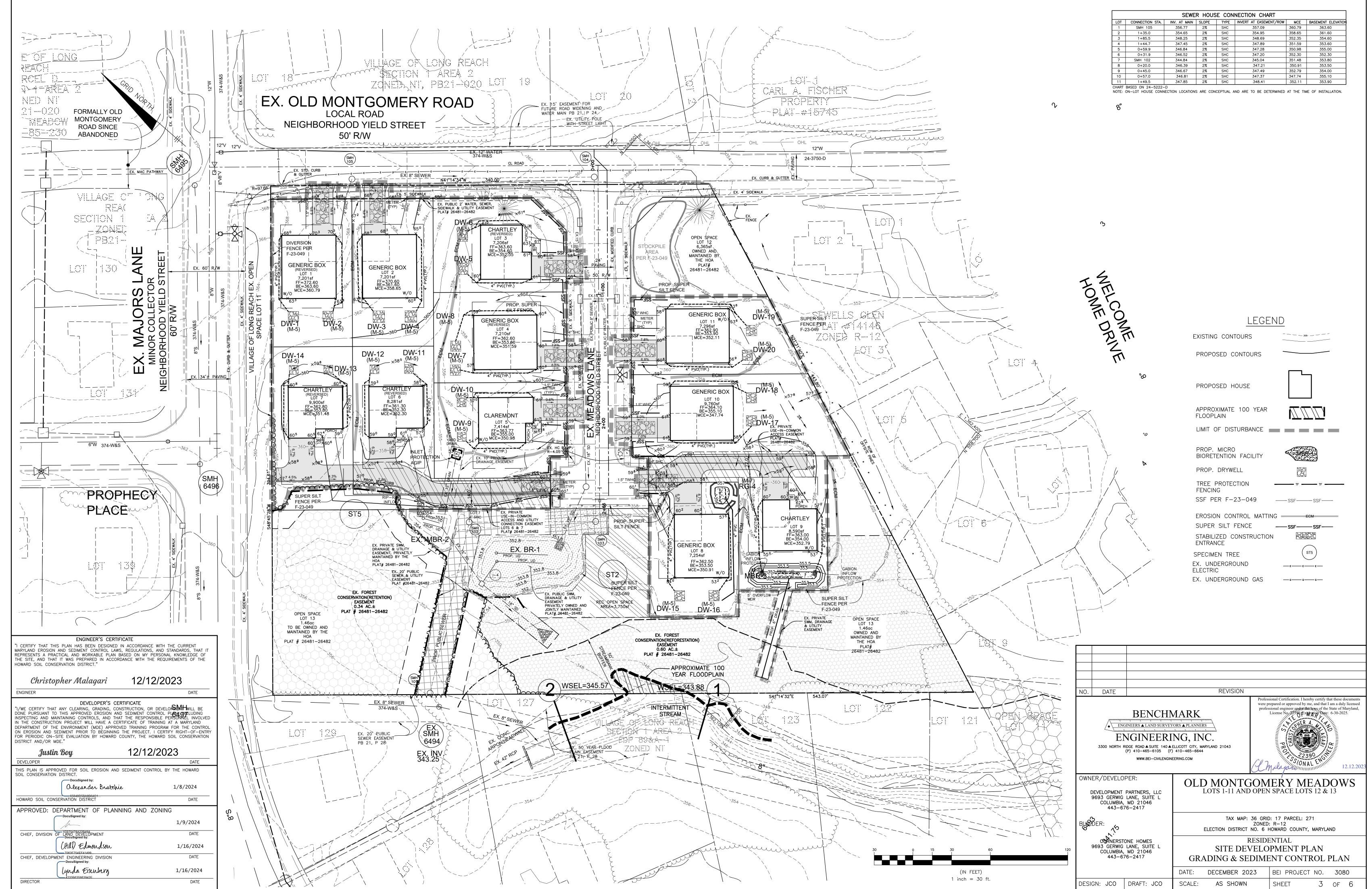
ONSITE (EXEMPT FROM APFO

NUMBER OF APFO ALLOCATIONS

REQUIRED (REMAINING UNITS)

MIHU FEE-IN-LIEU





3-4 STANDARDS AND SPECIFICATIO B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS The process of preparing the soils to sustain adequate vegetative stabilization VEGETATIVE STABILIZATION To provide a suitable soil medium for vegetative growth. sing vegetation as cover to protect exposed soil from erosion. tions Where Practice Applies: Where vegetative stabilization is to be established. Purpose Criteria o promote the establishment of vegetation on exposed soil. Conditions Where Practice Applies Temporary Stabilization On all disturbed areas not stabilized by other methods. This specification is divided into sections on a Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of

tabilization; soil preparation, soil amendments and topsoiling; seeding and mulching; temporary abilization: and permanent stabilization Effects on Water Quality and Quantity

tabilization practices are used to promote the establishment of vegetation on exposed soil. When soil is tabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, educing sediment loads and runoff to downstream areas. lanting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and

runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation crease organic matter content and improve the water holding capacity of the soil and subsequent plant egetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to eceiving waters. Plants will also help protect groundwater supplies by assimilating those substance within the root zone.

Sediment control practices must remain in place during grading, seedbed preparation, seeding, mulching and vegetative establishment. Adequate Vegetative Establishment nspect seeded areas for vegetative establishment and make necessary repairs, replacements, and eseedings within the

Adequate vegetative stabilization requires 95 percent groundcover. . If an area has less than 40 percent groundcover, restabilize following the original recommendations or lime, fertilizer, seedbed preparation, and seeding. . If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the rates

1. Maintenance fertilizer rates for permanent seeding are shown in Table B.6 **B-4-1 STANDARDS AND SPECIFICATIONS** INCREMENTAL STABILIZATION stablishment of vegetative cover on cut and fill slopes.

lanting season.

o provide timely vegetative cover on cut and fill slopes as work progresses Conditions Where Practice Applies Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles . Incremental Stabilization - Cut Slopes

1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all cut slopes as the work progresses. 2. Construction sequence example (Refer to Figure B.1): a. Construct and stabilize all temporary swales or dikes that will be used to convey runoff around the excavation.

 b. Perform Phase 1 excavation, prepare seedbed, and stabilize. c. Perform Phase 2 excavation, prepare seedbed, and stabilize. Overseed Phase 1 areas as

d. Perform final phase excavation, prepare seedbed, and stabilize. Overseed previously seeded areas as necessary.

Note: Once excavation has begun the operation should be continuous from grubbing through the mpletion of grading and placement of topsoil (if required) and permanent seed and mulch. Any terruptions in the operation or completing the operation out of the seeding season will necessitate

3 Incremental Stabilization - Fill Slones 1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all slopes as the work progresses.

2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans. 3. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.

4. Construction sequence example (Refer to Figure B.2): a. Construct and stabilize all temporary swales or dikes that will be used to divert runoff around the fill. Construct silt fence on low side of fill unless other methods shown on the plans b. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner. c. Place Phase 1 fill, prepare seedbed, and stabilize.

d. Place Phase 2 fill, prepare seedbed, and stabilize e. Place final phase fill, prepare seedbed, and stabilize. Overseed previously seeded areas as Note: Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any erruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

PERMANENT STABILIZATION o stabilize disturbed soils with permanent vegetation

B-4-5 STANDARDS AND SPECIFICATIONS

<u>Purpose</u>

To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils. Conditions Where Practice Applies
Exposed soils where ground cover is needed for 6 months or more.

Seed Mixtures General Use

a Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s) application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on b Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for

Criteria

special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office c For sites having disturbed areas over 5 acres, use and show the rates recommended by the soil testing d For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 ½ pounds per 1000 square feet

(150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance. b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary

. Kentucky Bluegrass: Full sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of the total mixture by weight. i. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a

minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of the total mixture by

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

Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 ½ to 3 pounds per 1000 square feet. Notes: Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland" Choose pertified material. Certified material is the best guarantee of cultivar purity. The certification program f the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of nsumer protection and assures a pure genetic line

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

Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b) d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the reas to prepare a proper seedbed. Remove stones and debris over 1 ½ inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty. e. If soil moisture is deficient, supply new seedings with adequate water for plant growth (½ to 1 inch 3 to 4 days depending on soil texture) until they are firmly established. This is not

on adverse sites. Sod: to provide quick cover on disturbed areas (2:1 grade or flatter). General Specifications

a. Class of turfgrass must be Maryland State Certified. Sod labels must be made available to the job foreman and b. Sod must be machine cut at a uniform soil thickness of $\frac{3}{4}$ inch, plus or minus $\frac{1}{4}$ inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be

when seedings are made late in the planting season, in abnormally dry or hot seasons, Or

c. Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section. d. Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its e Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agronomist or soil scientist prior to its installation

a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod. b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots. Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface. d. Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface

below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours. a. In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

(Hd) Edmondson

ynda Eisenbera

b. After the first week, sod watering is required as necessary to maintain adequate moisture content c. Do not mow until the sod is firmly rooted. No more than 1/3 of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.

ENGINEER'S CERTIFICATE THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD I CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF Olexander Bratchie

DEVELOPER

1/8/2024

DATE

1/9/2024

1/16/2024

1/16/2024

accordance with Section B-3 Land Grading.

12/12/2023 Christopher Malagari ENGINEER

DEVELOPER'S CERTIFICATE SPECTING AND MAINTAINING CONTROLS. AND THAT THE RESPONSIBLE PERSONNEL INVOLVED DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL IN EROSION AND SEDIMENT PRIOR TO BÉGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTR OR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION

12/12/2023 Justin Boy

suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope. Apply fertilizer and lime as prescribed on the plans.

 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. i. Soluble salts less than 500 parts per million (ppm). iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt

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

suitable means.

plus clay) would be acceptable. iv. Soil contains 1.5 percent minimum organic matter by weight. v. Soil contains sufficient pore space to permit adequate root penetration Application of amendments or topsoil is required if on-site soils do not meet the above c. Graded areas must be maintained in a true and even grade as specified on the

approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.

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

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

unnecessary on newly disturbed areas.

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

Topsoiling is limited to areas having 2:1 or flatter slopes where: The texture of the exposed subsoil/parent material is not adequate to produce

vegetative growth. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients. The original soil to be vegetated contains material toxic to plant growth. The soil is so acidic that treatment with limestone is not feasible. Areas having slopes steeper than 2:1 require special consideration and design. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:

a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack

grass Johnson grass but sedge poison by thistle or others as specified Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of Topsoil Application Erosion and sediment control practices must be maintained when applying topsoil

Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets. c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition when the subsoil is excessively wet or in a condition that may otherwise be detrimentate to proper grading and seedbed preparation.

. Soil Amendments (Fertilizer and Lime Specifications) Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.

Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the opriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will

pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABLIZATION To stabilize disturbed soils with vegetation for up to 6 months.

Purpose

To use fast growing vegetation that provides cover on disturbed soils. Conditions Where Practice Applies Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time,

permanent stabilization practices are required. Criteria Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and 2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil

tests are not required for Temporary Seeding. . When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season H-5 STANDARDS AND SPECIFICATIONS

FOR DUST CONTROL Controlling the suspension of dust particles from construction activities To prevent blowing and movement of dust from exposed soil surfaces to reduce on and off-site damage including

<u>Conditions Where Practice Applies</u>

Areas subject to dust blowing and movement where on and off-site damage is likely without treatment <u>Specifications</u>

<u>Mulches</u>: See Section B-4-2 Soil Preparation, Topsoiling, and Soil Amendments, Section B-4-3

Seeding and Mulching, and Section B-4-4 Temporary Stabilization. Mulch must be anchored to prevent blowina. Vegetative Cover: See Section B-4-4 Temporary Stabilization illage: Till to roughen surface and bring clods to the surface. Begin plowing on windward

side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect. Irrigation: Sprinkle site with water until the surface is moist. Repeat as needed. The site must t be irrigated to the point that runoff occurs.

Barriers: Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing.

<u>Chemical Treatment</u>: Use of chemical treatment requires approval by the appropriate plan

> **B-4-8 STANDARDS AND SPECIFICATIONS** STOCKPILE AREA

A mound or pile of soil protected by appropriately designed erosion and sediment control measures. Purpose

To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.

2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in

ccordance with Section B-3 Land Grading. Runoff from the stockpile area must drain to a suitable sediment control practice. Access the stockpile area from the upgrade side.
 Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging

concentrated flow in a non-erosive manner. 6. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.

7. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.

8. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with

impermeable sheeting. Maintenance
The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in

I'HE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

I/WE CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED FROSION AND SEDIMENT CONTROL PLAN INCLUDING IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DISTRICT AND/OR MDE."

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

The application of seed and mulch to establish vegetative cover. To protect disturbed soils from erosion during and at the end of construction Conditions Where Practice Applies To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.

b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws. c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less d. Sod or seed must not be placed on soil which has been treated with soil sterilants or

permit dissipation of phyto-toxic materials. a. Dry Seeding: This includes use of conventional drop or broadcast spreaders. i. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries. ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact. b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.

chemicals used for weed control until sufficient time has elapsed (14 days min.) to

i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and

i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P2O5 (phosphorous), 200 pounds per acre; K2O (potassium), 200 pounds per acre. ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by

hydroseeding at any one time. Do not use burnt or hydrated lime when

iii. Mix seed and fertilizer on site and seed immediately and without interruption.

processed into a uniform fibrous physical state.

iv. When hydroseeding do not incorporate seed into the soil Mulch Materials (in order of preference) a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty Note: Use only sterile straw mulch in areas where one species of grass is desired. b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose

> i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the niformly spread slurry. ii. WCFM, including dye, must contain no germination or growth inhibiting iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform

suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings. iv. WCFM material must not contain elements or compounds at concentration levels that will be phyto-toxic.

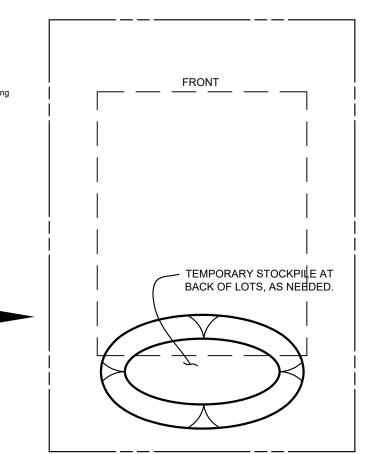
v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum. a. Apply mulch to all seeded areas immediately after seeding. b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a

uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds

of wood cellulose fiber per 100 gallons of water. a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:

i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour. ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water. iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at

the edges where wind catches mulch, such as in valleys and on crests of banks Use of asphalt binders is strictly prohibited. iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to



Cool-Season Grasse

Rarlev (Hordeum vulgare

Wheat (Triticum aestivum

Cereal Rye (Secale cereale)

oxtail Millet (Serataria italica

tested. Adjustments are usually not needed for the cool-season grasses.

Oats are the recommended nurse crop for warm-season grasses

2/ For sandy soils, plant seeds at twice the depth listed above

Hardiness Zone (from Figure B 3)

Seed Misture (from Table B.3):

Fescue, Tall

Bluegrass, Kentucky

Warm-Season Grasses

Multiflorum

Table B.1: Temporary Seeding for Site Stabilization

Seeding rates for the warm season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, as

for barley, oats, and wheat. For smaller-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent

Permanent Seeding Summary

1/4 - 1/2 in

1/4 - 1/2 in

1/4 - 1/2 in

Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.

Seeding

Mar 1 to May 15

Aug 1 to Oct 15

Mar 1 to May 15

Aug 1 to Oct 15

3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

ate (lb/ac.)

60

40

Recommended Seeding Dates by Plant Hardiness Zone 3/

Mar 1 to May 15; Aug 1 to Oct 31

Mar 1 to May 15; Aug 1 to Oct 31

Mar 1 to May 15; Aug 1 to Oct 3:

Mar 1 to May 15; Aug 1 to Oct 31

Mar 1 to May 15; Aug 1 to Nov 15

Fertilizer Rate

(10-20-20)

P205

90 lb/ac

(2 lb/

per acre

100 sf)

K2O

1000 sf) 1000 sf) 1000 sf)

90 lb/ac 2 tons/ac

Seeding Rate 1/ Seeding

96 2.2 1.0

112 2.8 1.0

Depth 2/

lb/ac lb/1000 ft2 (inches) 5b and 6a

DESCRETION OF THE CONTRACTOR

TAIL B-4-6-C PERMANENT SOIL STABILIZATION STANDARD SYMBOL MATTING CHANNEL APPLICATION PSSMC - 0.54 lb/ft²

· ISOMETRIC VIEW

USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.

USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUSS BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SECD GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.

SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST

AVERAGE
1 TO 1 ½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A
MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES
MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE
SHAPE AT THE BOTTOM.

OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL END BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.

KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.

ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMEN ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
TURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.

CONSTRUCTION SPECIFICATIONS::

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

NONWOVEN GEOTEXTILE —

CONSTRUCTION SPECIFICATIONS

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2.5" diameter galvanized or aluminum post at 10 ft. spacing.

Detail – SMARTfence® 42

MIN. 6 IN OF 2 TO 3 IN
AGGREGATE OVER LENGTH
AND WIDTH OF ENTRANCE

LENGTH *

PROFILE

PLAN VIEW

PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MODITABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.

PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS

PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

2011

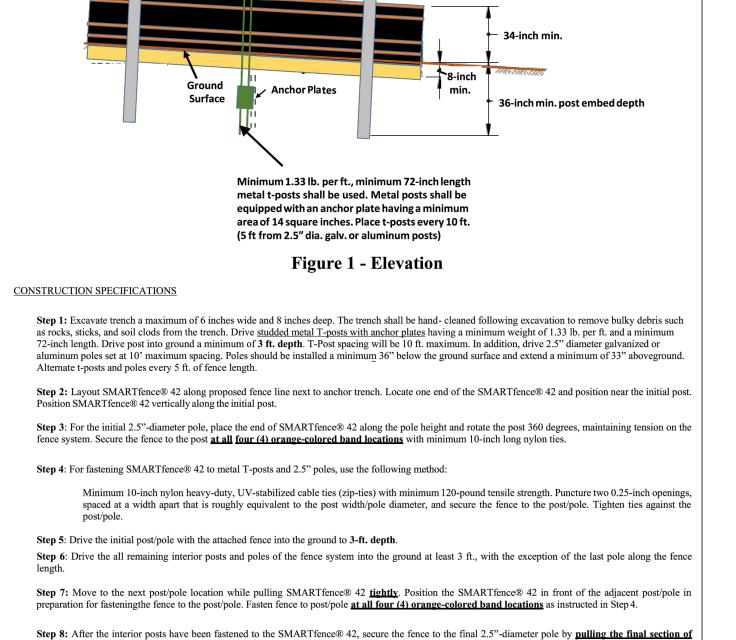
SCE

- EXISTING PAVEMENT

-EARTH FILL

-PIPE (SEE NOTE 6)

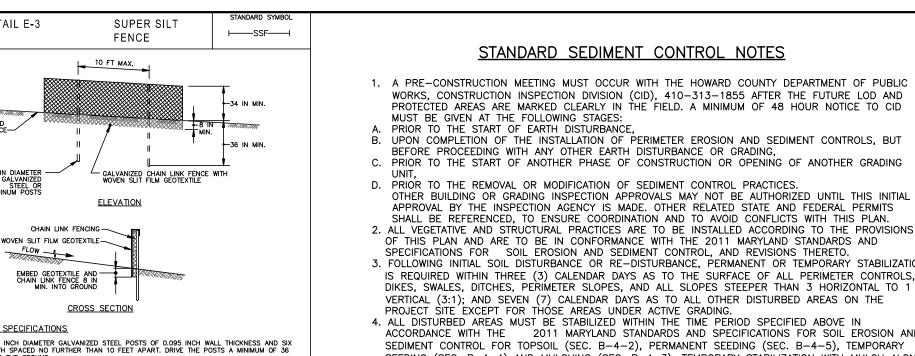
*XXXXX



Step 9: Place the bottom 8 inches of fabric into the trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced). SMARTfence42 MAY BE USED IN LIEU OF SUPER SILT FENCE AT THE

ocations with the nylon ties per Step 4. Drive the final post into the ground to 3-ft. depth.

fencing taut, then rotating the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band



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

MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT ADMINISTRATION WATER MANAGEMENT ADMINISTRATION DETAIL E-9-2 AT-GRADE INLET PROTECTION

MAXIMUM DRAINAGE AREA = 1 ACRE

PLAN / CUT AWAY VIEW — ¾ TO 1½ IN STONI -INLET GRATE - NONWOVEN GEOTEXTILE

CROSS SECTION CONSTRUCTION SPECIFICATIONS USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.

(IN FEET)

1 inch = 30 ft.

PLACE CLEAN 34 TO 11/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING, IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTIL AND STORM

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE
VATURAL RESOURCES CONSERVATION SERVICE

4011

WARYLAND DEPARTMENT OF ENVIRONMENT ADMINISTRATION
WATER MANAGEMENT ADMINISTRATION

INCREMENTAL STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH >15' OF CUT AND/OR FILL STOCKPILES (SEC. B-4-8) IN EXCESS. OF 20 FT. MUST BE BENCHED WITH STABLE OUTLET. ALL CONCENTRATED FLOW, STEEP SLOPE, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6). 5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID. 6. SITE ANALYSIS 2.14 ACRES
2.14 ACRES
0.74 ACRES
1.40 ACRES
1.300 & CU. YDS.
1.300 & CU. YDS. TOTAL AREA OF SITE: AREA DISTURBED: ARE FOR SEDIMENT AREA TO BE ROOFED OR PAVED: CONTROL PURPOSES AREA TO BE VEGETATIVELY STABILIZED: ONLY. CONTRACTOR TOTAL CUT: TO VERIFY. TOTAL FILL OFFSITE WASTE/BORROW AREA LOCATION: SITE WITH ACTIVE GP 7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE. 3. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY; AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE: INSPECTION DATE · INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT) NAME AND TITLE OF INSPECTOR PRECIPITATION) EVIDENCE OF SEDIMENT DISCHARGES

STANDARD SEDIMENT CONTROL NOTES

MUST BE GIVEN AT THE FOLLOWING STAGES:

PRIOR TO THE START OF EARTH DISTURBANCE,

WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOD AND

PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID

. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT

. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL

HIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND

. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION

IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS,

ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND

SEEDING (SEC. B-4-4) AND MUI CHING (SEC. B-4-3), TEMPORARY STABILIZATION WITH MUI CH ALONE

CAN ONLY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN.

SEDIMENT CONTROL FOR TOPSOIL (SEC. B-4-2), PERMANENT SEEDING (SEC. B-4-5), TEMPORARY

DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1

VERTICAL (3:1); AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE

APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS

SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO

4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN

EFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING

. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.

PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.

· WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES IDENTIFICATION OF PLAN DEFICIENCIES IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS

 PHOTOGRAPHS MONITORING/SAMPLING MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED · OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE). TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER. 10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE HSCD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CID PER THE LIST OF HSCD-APPROVED FIELD CHANGES. 1. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT

GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERĆENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CID. UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE HSCD, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME. 12. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE. 13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE. 14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBRICATED AT 25' MINIMUM INTERVALS. WITH LOWER ENDS CURLED LIPHILL BY 2' IN FLEVATION 15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS

(INCLUSIVE): • USE I AND IP MARCH 1 - JUNE 15 • USE III AND IIIP OCTOBER 1 - APRIL 30 • USE IV MARCH 1 - MAY 31 16. A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE

SITE IS ACTIVE. REV. 8/2015

> SEQUENCE OF CONSTRUCTION NOTIFY SEDIMENT CONTROL DIVISION 48 HOUR PRIOR TO START OF CONSTRUCTION

DAY 1 1.) OBTAIN GRADING PERMIT. 2.) VERIFY REMAINING SEDIMENT CONTROLS FOR F-23-049 AND/OR INSTALL SEDIMENT CONTROLS THAT ARE INCLUDED UNDER THIS SDP. DAY 2-6 3.) EXCAVATE FOR FOUNDATION, ROUGH GRADE AND STABILIZE IN DAY 7-10*

ACCORDANCE WITH TEMPORARY SEEDBED NOTES. 4.) CONSTRUCT HOUSE BACKFILL AND CONSTRUCT DRIVEWAY.

5.) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES AND CONSTRUCT ON-LOT ESD STORMWATER MANAGEMENT. COVER MEDIA WITH SILT CLOTH TO AVOID SOIL CONTAMINATION UNTIL GRADING IS COMPLETED AND STABILIZED. 6.) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE

ANY REMAINING DISTURBED AREAS. * - INDICATES SINGLE HOUSE CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SOLID SOD SHOULD

REVISION NO. DATE vere prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland BENCHMARK License No. 22390, Expragion Date: 6-30-2025. ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC 3300 NORTH RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM

OWNER/DEVELOPER: DEVELOPMENT PARTNERS, LLC 9693 GERWIG LANE, SUITE L COLUMBIA, MD 21046 443-676-2417 BUILDER: CORNERSTONE HOMES 9693 GERWIG LANE, SUITE L COLUMBIA, MD 21046 443-676-2417

ESIGN: JCO | DRAFT: JCO

OLD MONTGOMERY MEADOWS LOTS 1-11 AND OPEN SPACE LOTS 12 & 13

TAX MAP: 36 GRID: 17 PARCEL: 271 ZONED: R-12 ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND RESIDENTIAL SITE DEVELOPMENT PLAN GRADING & SEDIMENT CONTROL NOTES AND DETAILS DATE: DECEMBER 2023

AS SHOWN

SCALE:

BEI PROJECT NO. 3080 SHEET 4 of 6

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SOIL CONSERVATION DISTRICT

IOWARD SOIL CONSERVATION DISTRICT

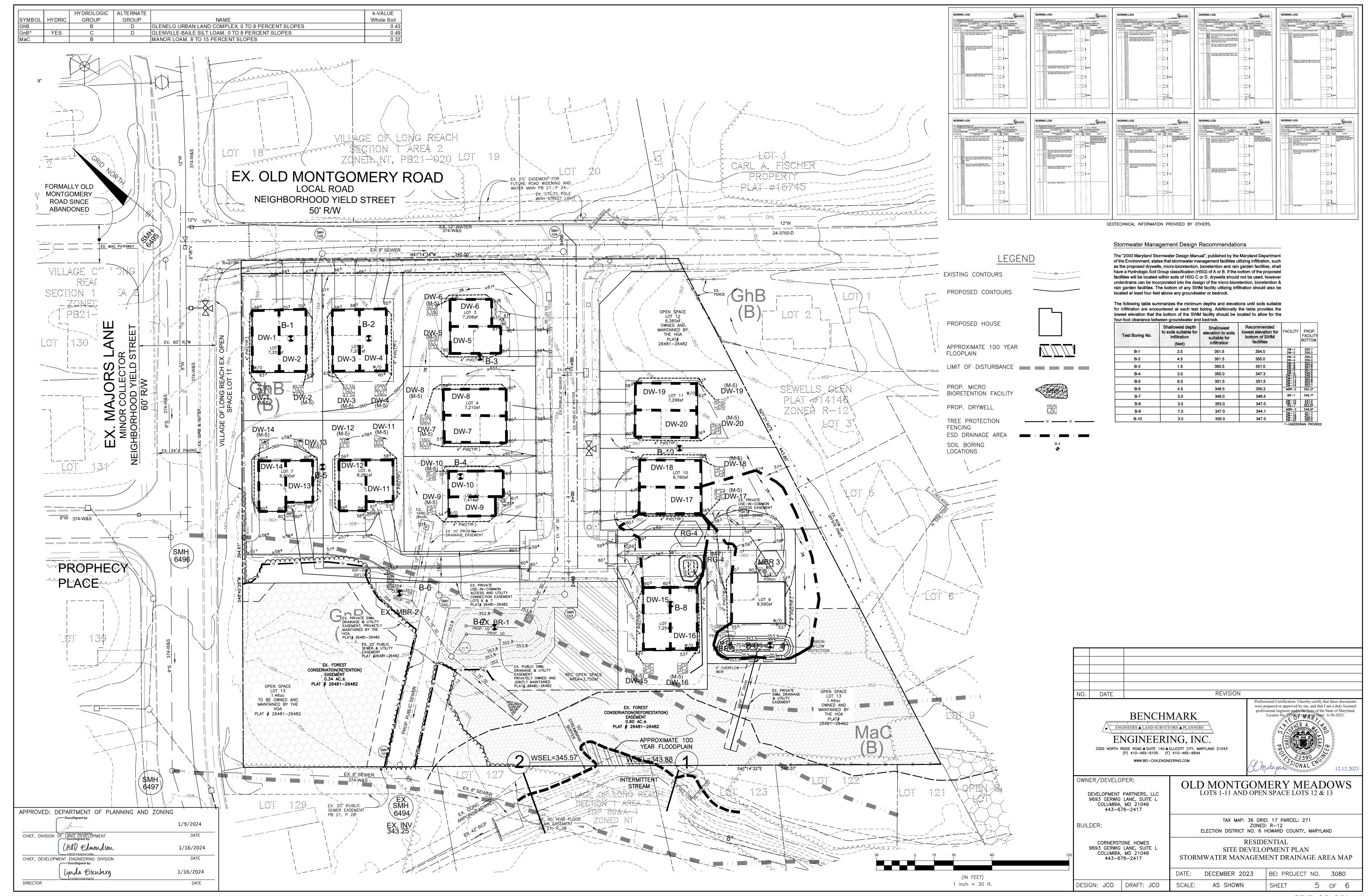
CHIEF, DIVISION OF LAND DEVELOPMENT

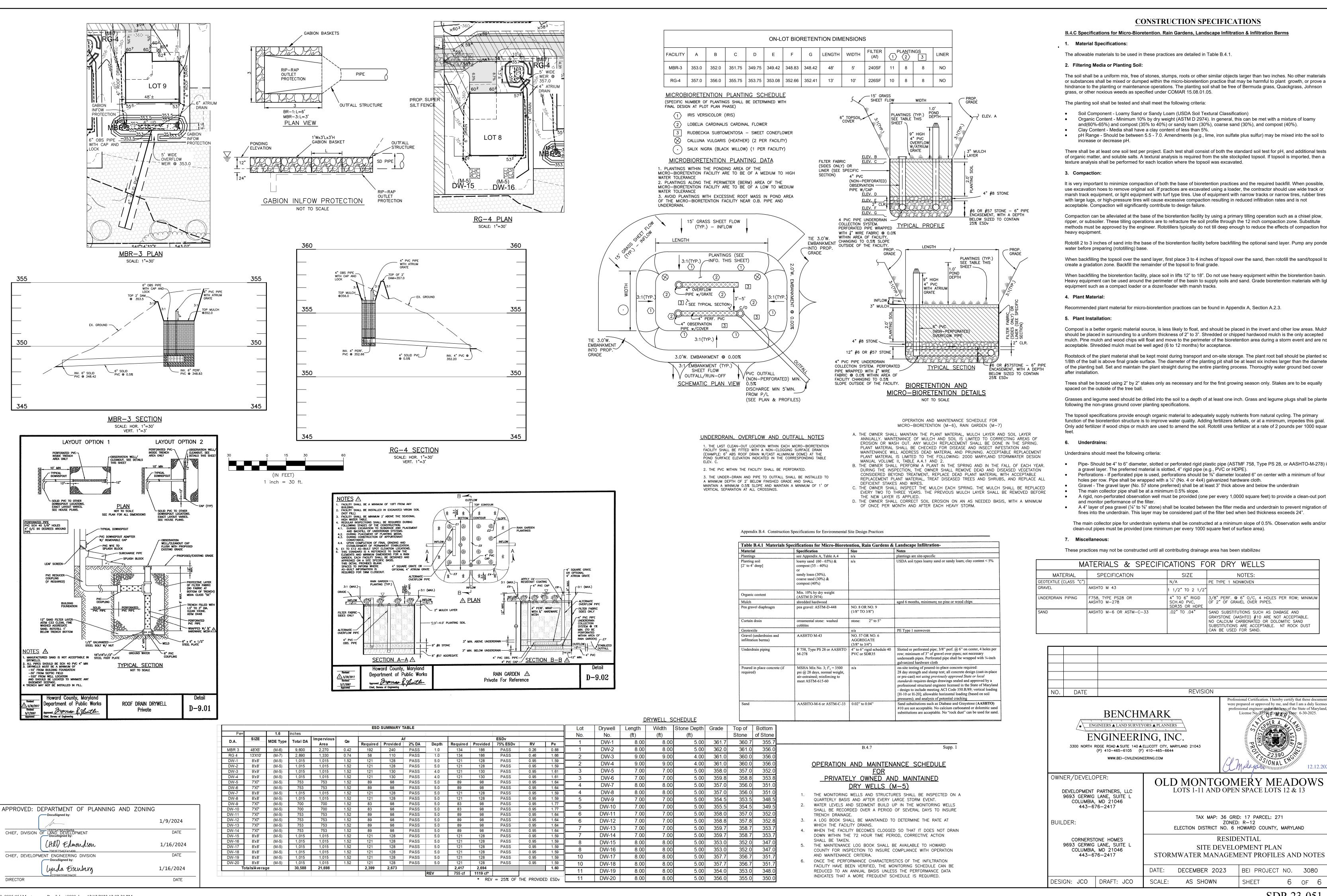
CHIEF, DEVELOPMENT ENGINEERING DIVISION

SDP-23-051

DAY 11-80*

DAY 87-90





$\underline{B.4.C\ Specifications\ for\ Micro-Bioretention.\ Rain\ Gardens,\ Landscape\ Infiltration\ \&\ Infiltration\ Berms}$

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretention practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson

- and(60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- pH Range Should be between 5.5 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoes to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light

Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted

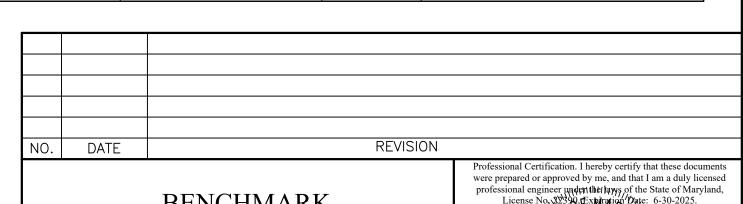
The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square

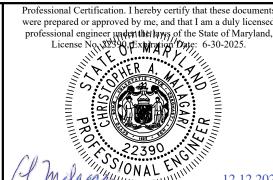
- Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Gravel The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain
- The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or

clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

These practices may not be constructed until all contributing drainage area has been stabilized

MATERIALS & SPECIFICATIONS FOR DRY WELLS									
MATERIAL	SPECIFICATION	SIZE	NOTES:						
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN						
GRAVEL	AASHTO M 43	1 1/2" TO 2 1/2"							
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH.40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 2" OF GRAVEL OVER PIPES.						
SAND	AASHTO M-6 OR ASTM-C-33	.02" TO .04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (AASHTO) #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NT ROCK DUST CAN BE USED FOR SAND.						





OLD MONTGOMERY MEADOWS LOTS 1-11 AND OPEN SPACE LOTS 12 & 13

> TAX MAP: 36 GRID: 17 PARCEL: 271 ZONED: R-12 ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND RESIDENTIAL

SITE DEVELOPMENT PLAN STORMWATER MANAGEMENT PROFILES AND NOTES

> SHEET 6 of 6