

BALTIMORE - WASHINGTON
AUTO EXCHANGE, INC.
PLAT NOS. 10212-10216
ZONED: M-2

ADJUST ELEVATION OF
EXISTING LIGHT POLE TO
NEW GRADE

TYPE 'A' SIDEWALK
RAMP PER R-4.01

TYPE 'A' SIDEWALK
RAMP PER R-4.01

- NOTES:
1. ALL PROPOSED PAVEMENT IS TO BE HOWARD COUNTY P-2 PAVEMENT. SEE PAVEMENT SECTION DETAIL THIS SHEET.
 2. SEE SHEET IS FOR STREET LIGHT LOCATIONS.
 3. TRANSITION TO 7" CURB AND GUTTER AT ALL INLETS PER HO-00 STD DETAIL R-3.06
 4. ALL DRIVEWAY ENTRANCES ARE PER HO-00 STD DETAILS R-6.01 & R-6.03

CONSTRUCTION DETAILS

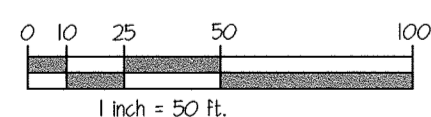
1. INSTALL GROUND MOUNTED SIGN
2. INSTALL 24" WIDE SOLID WHITE PAVEMENT MARKING FOR STOP BAR

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS ARE TO BE EITHER LOCATED OR APPROVED BY THE TRAFFIC DIVISION PRIOR TO THE PLACEMENT OF ANY MARKINGS
2. ALL EXISTING PAVEMENT MARKING IN CONFLICT WITH PROPOSED PAVEMENT MARKINGS ARE TO BE REMOVED BY GRINDING ONLY. HOWARD COUNTY TRAFFIC (410-313-5752) WILL DETERMINE WHICH EXISTING MARKINGS SHALL BE REMOVED.

SIGNING NOTES:

1. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
2. ALL SIGN LOCATIONS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED BY THE HOWARD COUNTY TRAFFIC DIVISION (410-313-5752) PRIOR TO ANY INSTALLATIONS.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 6/27/2016
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 7-14-16
Chief, Division of Land Development Date

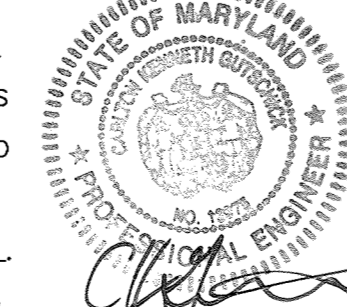
[Signature] 7-12-16
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
12/14/17	REVISE STORM DRAINS	THV	
04/28/17	REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS	THV	

PREPARED FOR:
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE
ELLCOTT CITY, MD 21043
443-313-9806

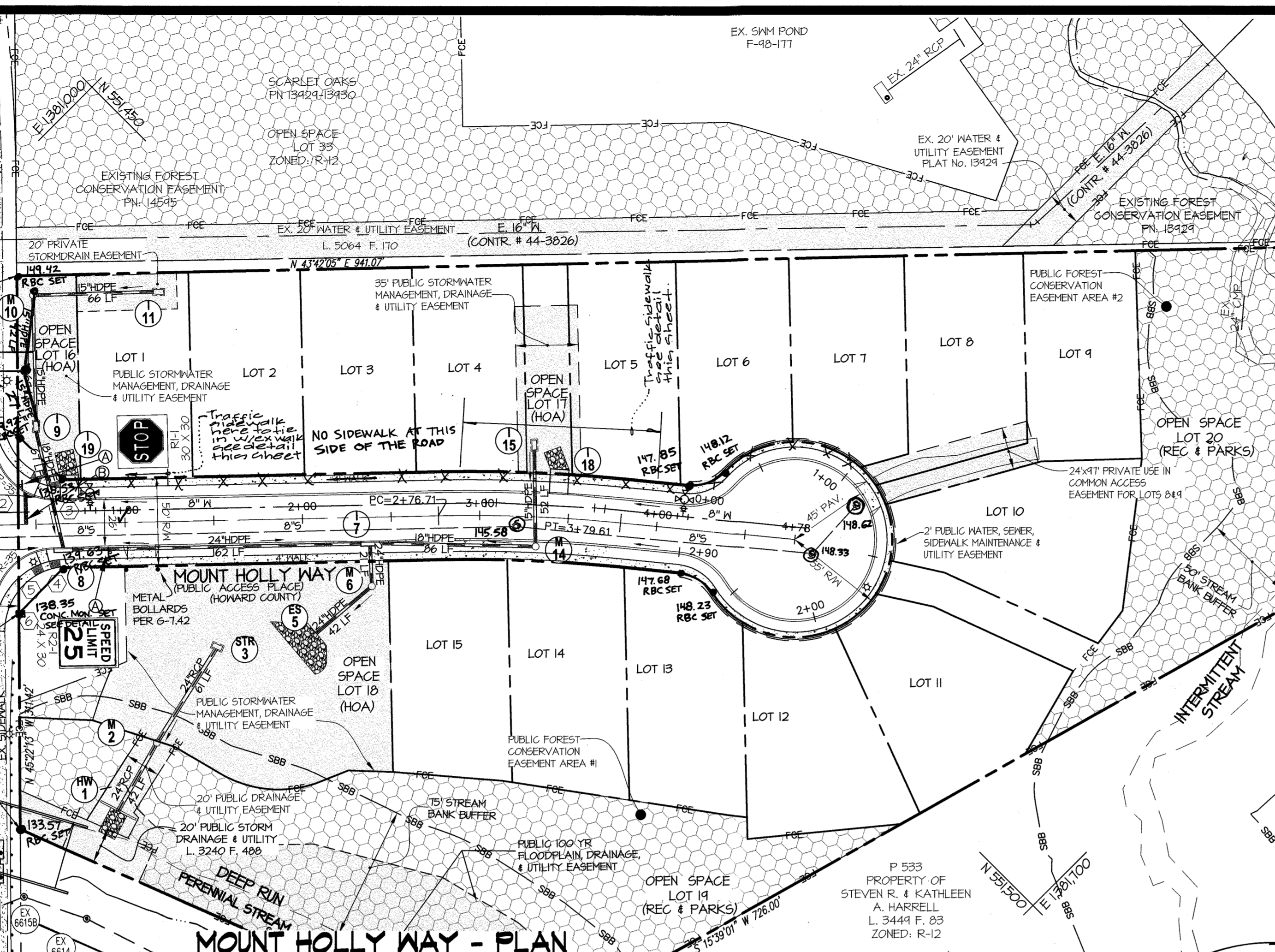
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2018
[Signature]



MOUNT HOLLY WAY - PLAN AND PROFILE

DORSEY GLEN
LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
A RESUBDIVISION OF KANE PROPERTY LOT 2
PN: 14104
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	2 OF 2



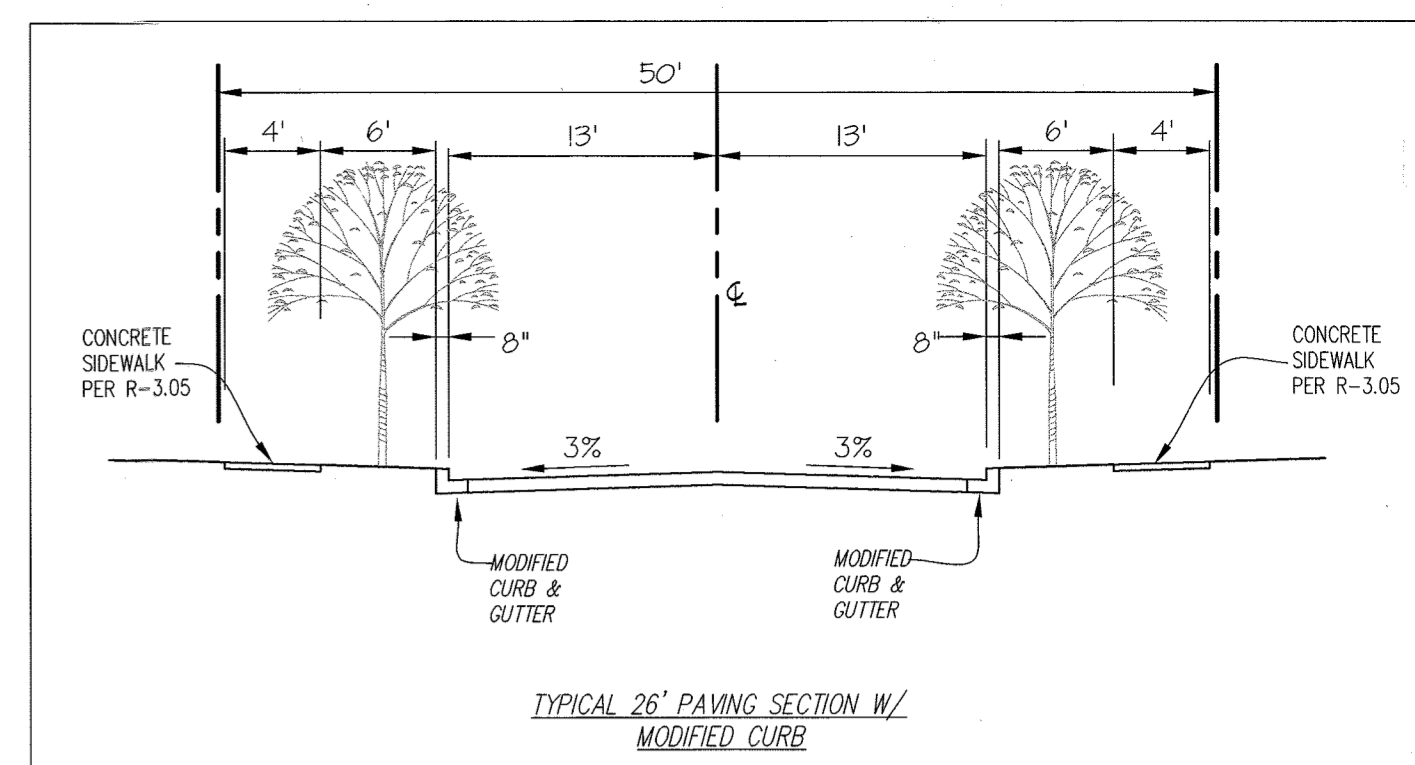
CURB FLOW LINE ELEVATION TABLE

PT. #	ROAD NAME	STATION	OFFSET	ELEV.
1	DORSEY RUN	107+17.2	26' L	139.69
2	MOUNT HOLLY	0+36.42	23.16' L	138.86
3	MOUNT HOLLY	0+61.75	13.43' R	138.97
4	MOUNT HOLLY	0+54.95	13.43' R	138.91
5	MOUNT HOLLY	0+35.43	23.45' R	137.80
6	DORSEY RUN	108+14.17	25.13' L	136.64

STREET LIGHT LOCATIONS

STREET	STATION	OFFSET	TYPE
MOUNT HOLLY WAY	0+48	21.13' RIGHT	LED - ISO
MOUNT HOLLY WAY CUL-DE-SAC	1+66.7	3.64' LEFT	LED - 100

NOTE:
ALL STREET LIGHTS TO BE LED COLONIAL POST-TOP
FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE.

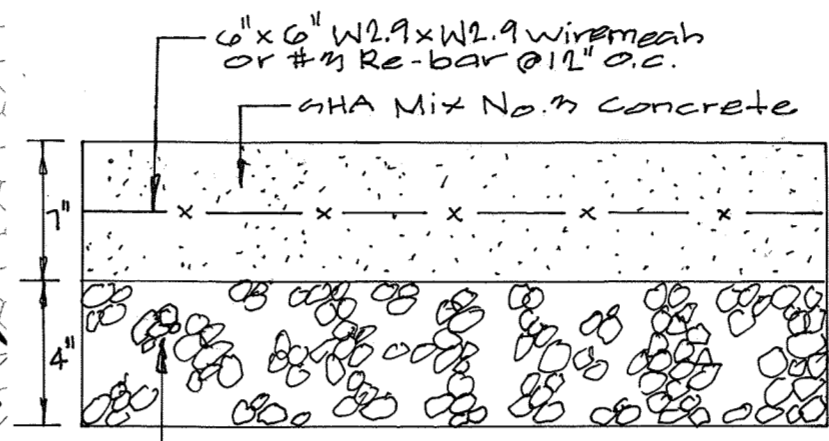


MOUNT HOLLY WAY - INFORMATION

STATION	SECTION	CLASSIFICATION	DESIGN SPEED	PAVING SECTION
0+00 to 4+14	TYP. 26' W' MODIFIED CURB	ACCESS PLACE	25 MPH	P-2

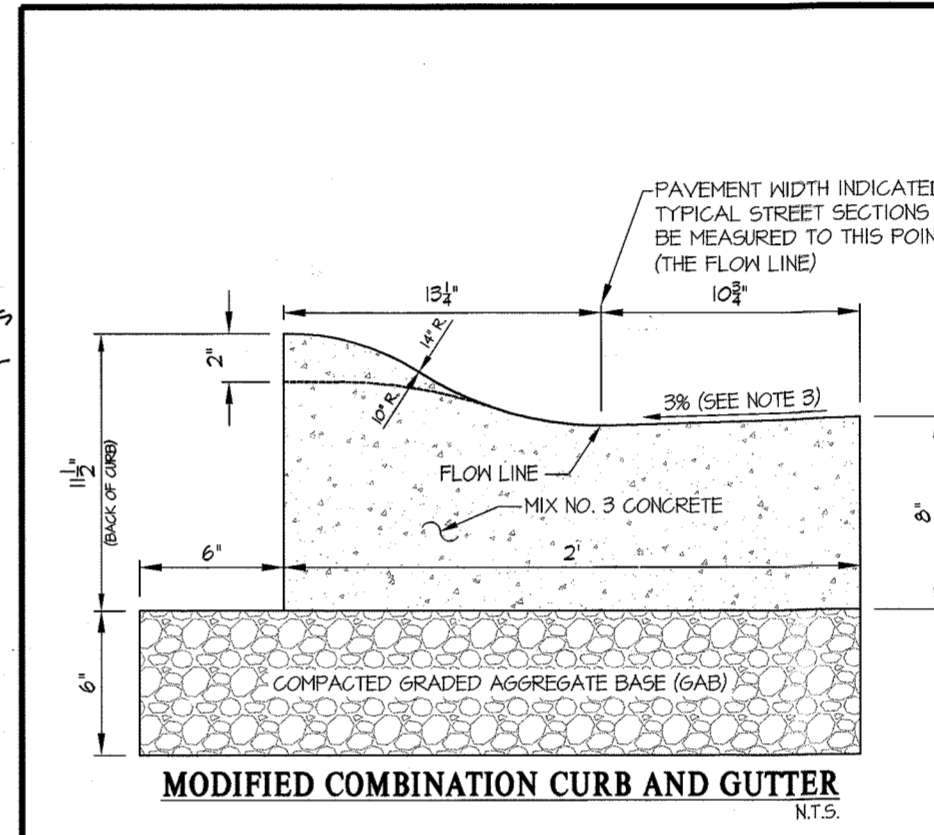
CURVE DATA CHART - MOUNT HOLLY WAY

CURVE	STREET NAME	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
CI	MOUNT HOLLY WAY	2+76.71	3+74.61	850.0'	51.52'	102.9'	102.84'	9.41°10'16"	6°33'40"



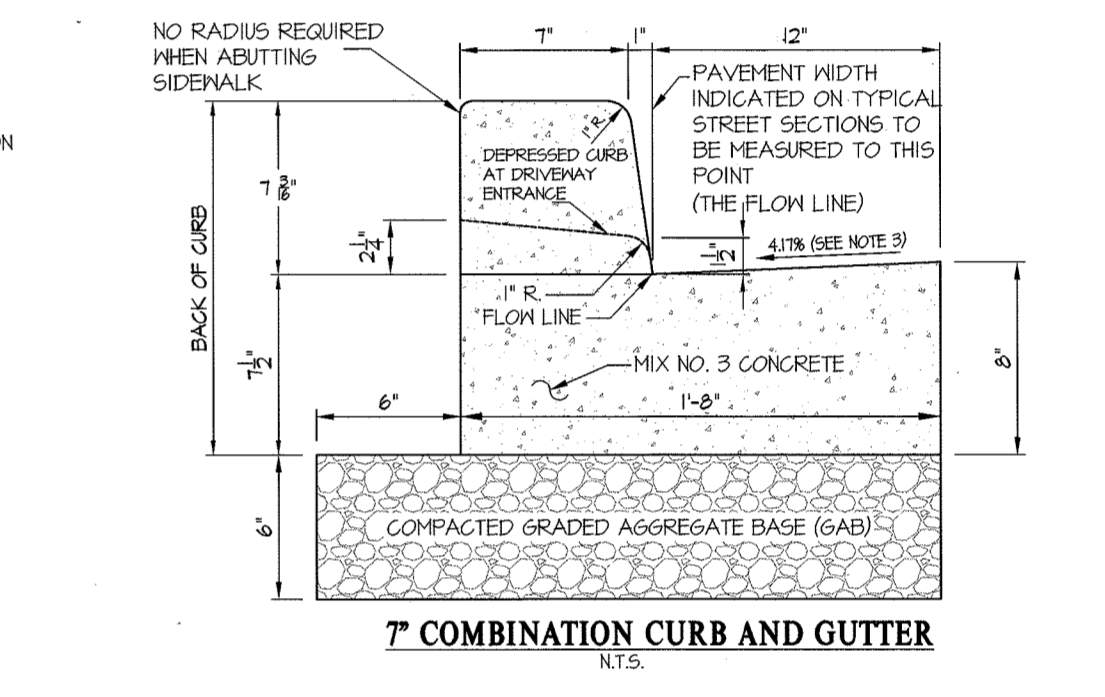
Reinforced sidewalk (N7a)

- Notes
1. Provide reinforced sidewalk for a minimum of 20 feet from each side of flow-thru limited.
 2. Provide 1/2" preformed bituminous drainage strip where the concrete structures or pavement.
 3. For reference see Howard County Std. details R-6.03 for 7" concrete sidewalk section @ driveway.

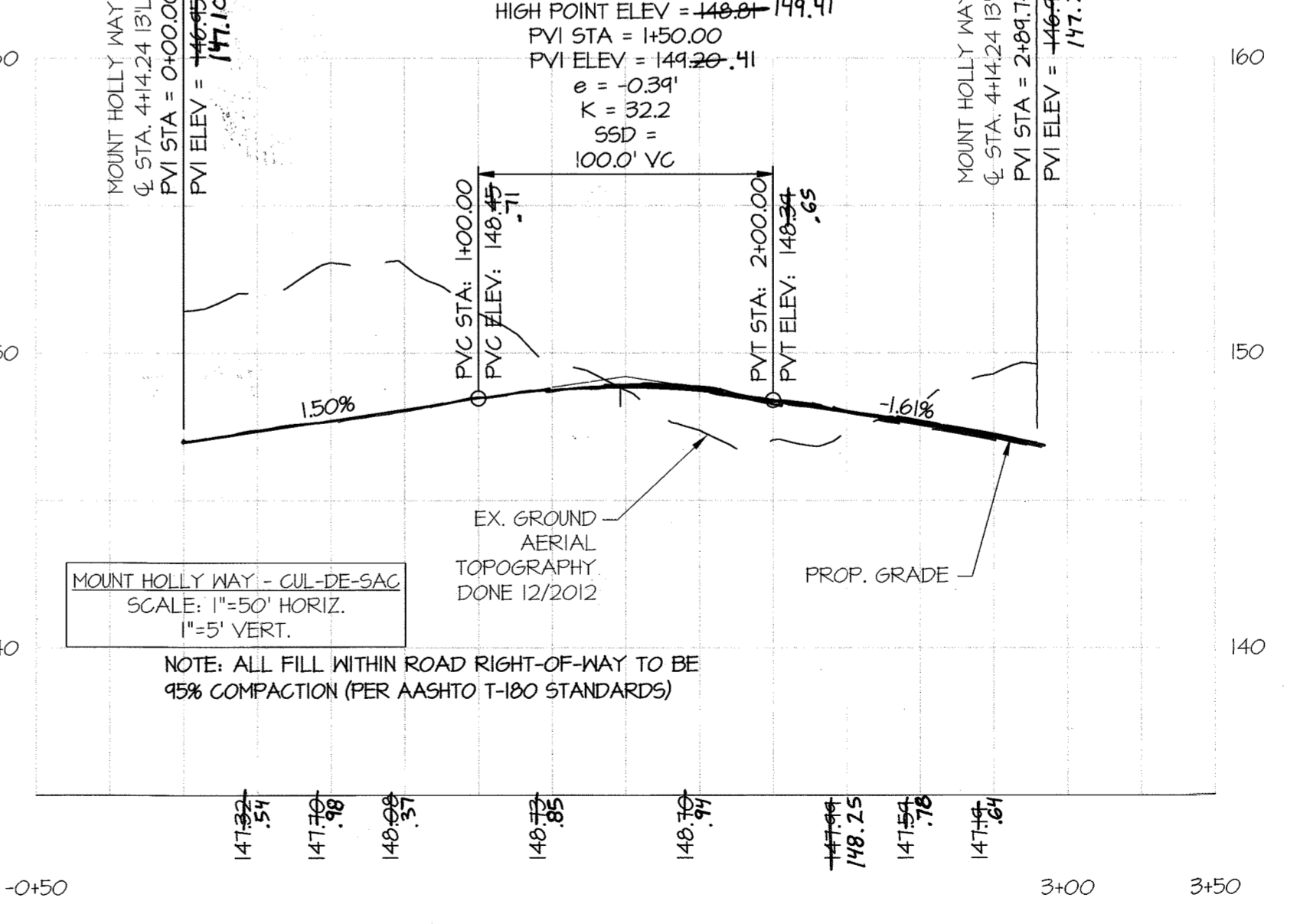
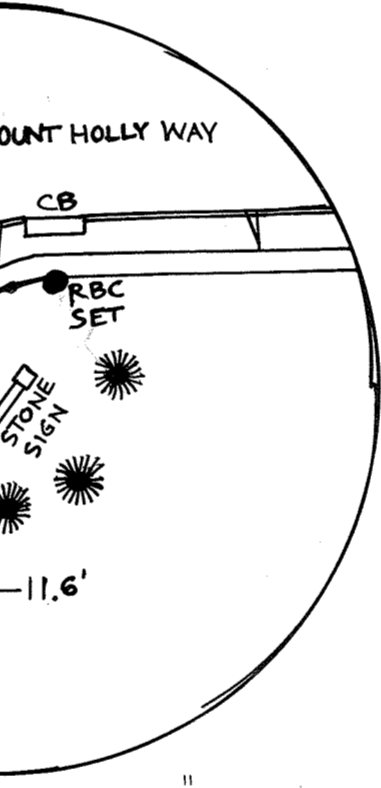
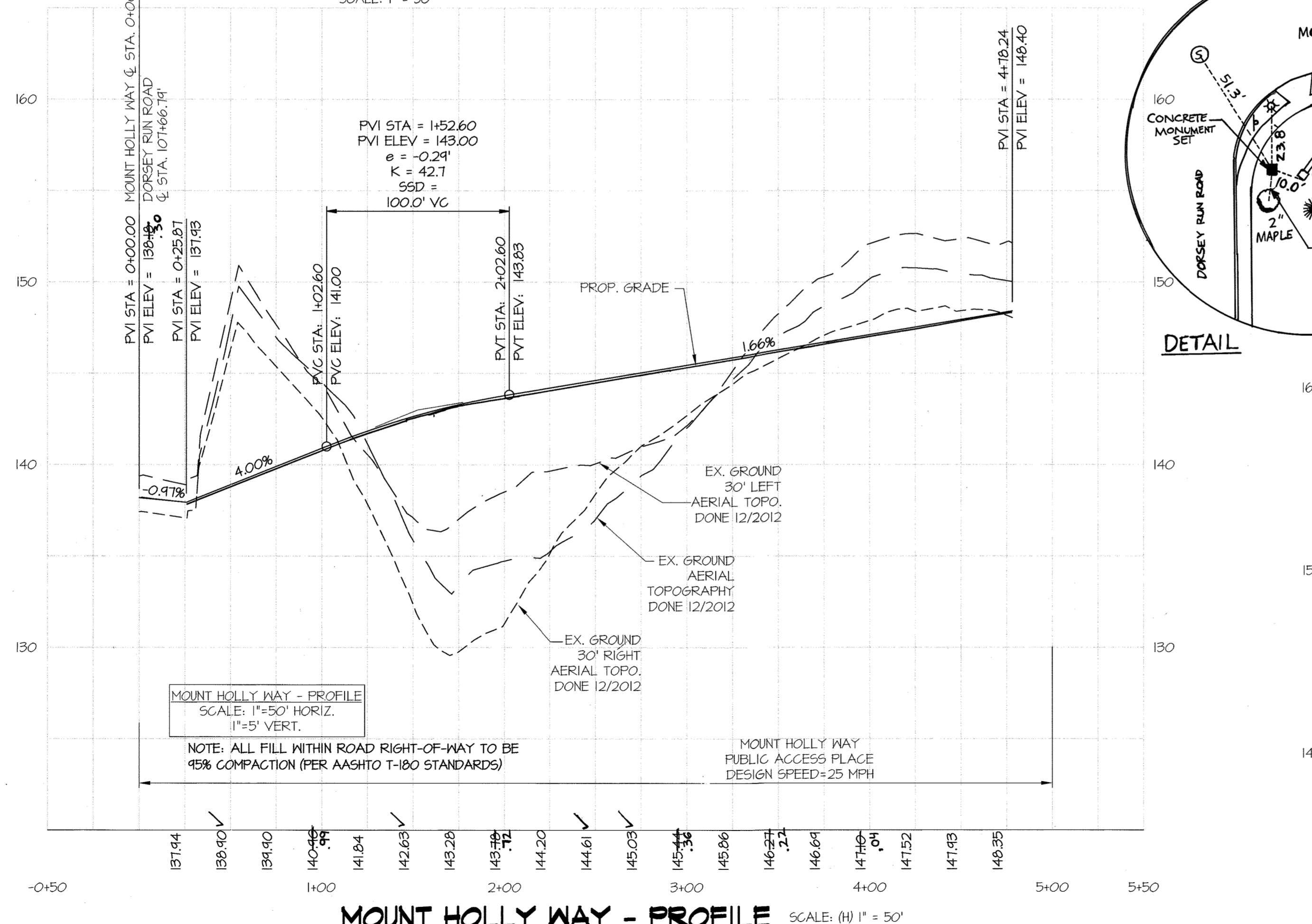


MODIFIED COMBINATION CURB AND GUTTER

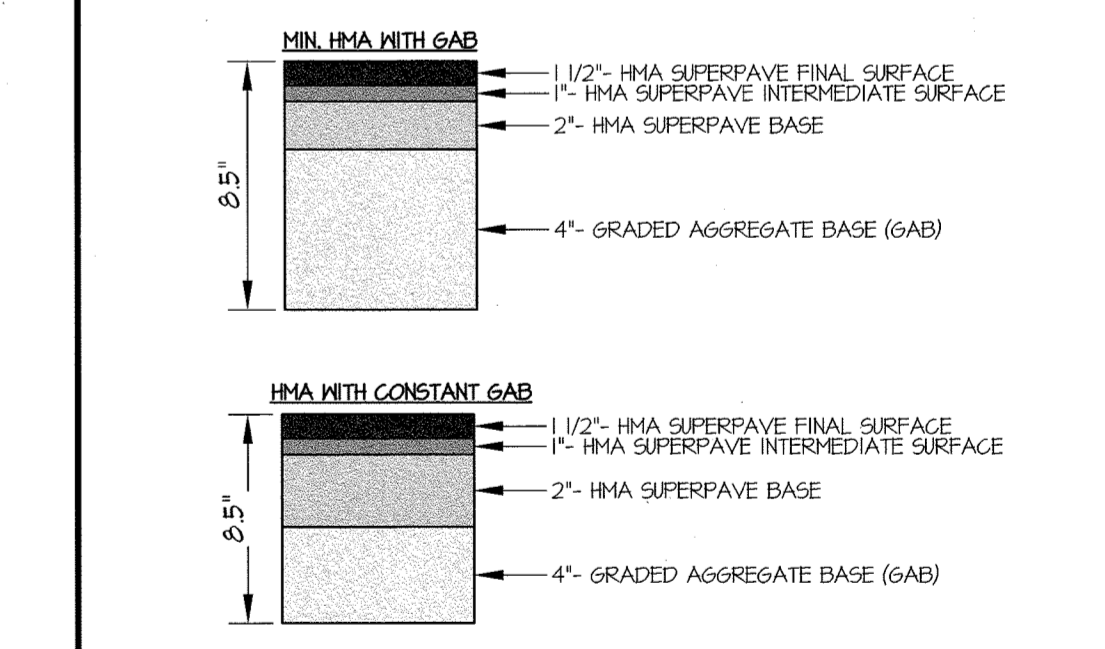
AS-BUILT CERTIFICATION FOR PSWM
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THIS UNDERGROUND SWM FACILITY.
P.E. NAME: *[Signature]* 6/19/13 9-18-20
P.E. # DATE



7" COMBINATION CURB AND GUTTER



2 CURB DETAILS NO SCALE

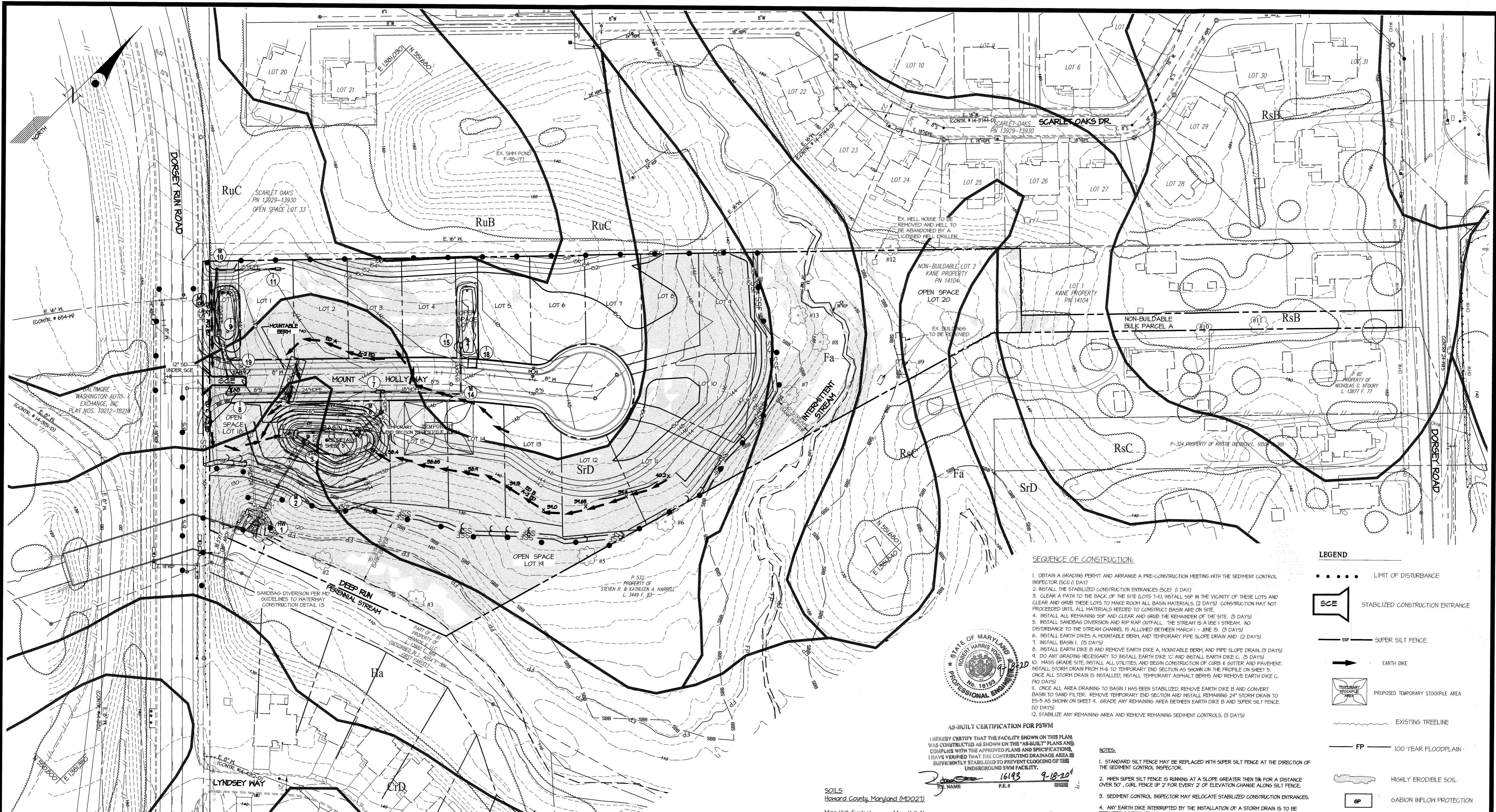


P-2 PAVING SECTION

NOTE:
THE VALUES SHOWN ARE FOR A CURB VALUE 5 TO 1. DEPENDS ON THE CURB VALUES OBTAINED IN THE FIELD, THE PAVING SECTIONS MAY BE REVISED, IF APPROVED BY A PROFESSIONAL SOILS ENGINEER. THESE SUBSTITUTIONS MUST ALSO BE APPROVED BY THE HOWARD COUNTY DEPT. OF PUBLIC WORKS.

1 PAVING SECTIONS NO SCALE

OWNER LOT 2
HAMPTON HILLS, LLC
5675 PARK AVE
ELLCOTT CITY, MD 21043

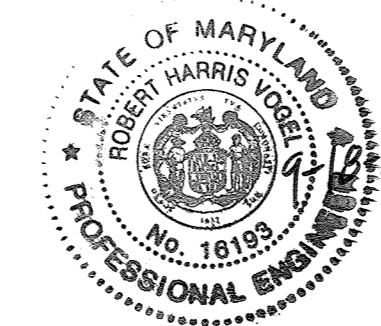


SEQUENCE OF CONSTRUCTION:

- OBTAIN A GRADING PERMIT AND ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR (SCI) (1 DAY)
- INSTALL THE STABILIZED CONSTRUCTION ENTRANCES (SCE) (1 DAY)
- CLEAR A PATH TO THE BACK OF THE SITE (LOTS 1-10), INSTALL SSB IN THE VICINITY OF THESE LOTS AND CLEAR AND GRUB THESE LOTS TO MAKE ROOM FOR ALL BASIN MATERIALS. (2 DAYS) CONSTRUCTION MAY NOT PROCEED UNTIL ALL MATERIALS NEEDED TO CONSTRUCT BASIN ARE ON SITE.
- INSTALL ALL REMAINING SSB AND CLEAR AND GRUB THE REMAINDER OF THE SITE. (5 DAYS)
- INSTALL SANDBAG DIVERSION AND RIP RAP OUTFALL. THE STREAM IS A USE I STREAM. NO DISTURBANCE TO THE STREAM CHANNEL IS ALLOWED BETWEEN MARCH 1 - JUNE 15. (3 DAYS)
- INSTALL EARTH DIKES A MOUNTABLE BERM, AND TEMPORARY PIPE SLOPE DRAIN AND (2 DAYS)
- INSTALL BASIN 1. (5 DAYS)
- INSTALL EARTH DIKE B AND REMOVE EARTH DIKE A, MOUNTABLE BERM, AND PIPE SLOPE DRAIN. (3 DAYS)
- DO ANY GRADING NECESSARY TO INSTALL EARTH DIKE C AND INSTALL EARTH DIKE C. (5 DAYS)
- MASS GRADE SITE, INSTALL ALL UTILITIES, AND BEGIN CONSTRUCTION OF CURB & GUTTER AND PAVEMENT. INSTALL STORM DRAIN FROM 14+6 TO TEMPORARY END SECTION AS SHOWN ON THE PROFILE ON SHEET 5. ONCE ALL STORM DRAIN IS INSTALLED, INSTALL TEMPORARY ASPHALT BERMS AND REMOVE EARTH DIKE C. (10 DAYS)
- ONCE ALL AREA DRAINING TO BASIN 1 HAS BEEN STABILIZED, REMOVE EARTH DIKE B AND CONVERT BASIN TO SAND FILTER. REMOVE TEMPORARY END SECTION AND INSTALL REMAINING 24" STORM DRAIN TO E5-5 AS SHOWN ON SHEET 9. GRADE ANY REMAINING AREA BETWEEN EARTH DIKE B AND SUPER SILT FENCE. (10 DAYS)
- STABILIZE ANY REMAINING AREA AND REMOVE REMAINING SEDIMENT CONTROLS. (3 DAYS)

LEGEND

- LIMIT OF DISTURBANCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- SSB SUPER SILT FENCE
- EARTH DIKE
- PROPOSED TEMPORARY STOCKPILE AREA
- EXISTING TREELINE
- FP 100 YEAR FLOODPLAIN
- HIGHLY ERODIBLE SOIL
- GP GABION INFLOW PROTECTION
- TAB TEMPORARY ASPHALT BERM
- MOUNTABLE BERM
- #11 SPECIMEN TREE TO REMAIN



AS-BUILT CERTIFICATION FOR PSMW

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

DATE: 9-18-20
P.E. # 16193

NOTES:

- STANDARD SILT FENCE MAY BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
 - WHEN SUPER SILT FENCE IS RUNNING AT A SLOPE GREATER THAN 5% FOR A DISTANCE OVER 50', CURB FENCE UP 2' FOR EVERY 2' OF ELEVATION CHANGE ALONG SILT FENCE.
 - SEDIMENT CONTROL INSPECTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCES.
 - ANY EARTH DIKE INTERRUPTED BY THE INSTALLATION OF A STORM DRAIN IS TO BE REPAIRED IMMEDIATELY.
 - THE STANDARD SEDIMENT CONTROL PLAN MAY NOT BE USED TO OBTAIN GRADING PERMITS FOR THIS PROJECT.
 - HOUSES MAY NOT BE CONSTRUCTED USING THIS ROAD DRAWING.
- STANDARD STABILIZATION NOTE:**
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
A) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND
B) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

SOILS

Howard County, Maryland (MD021)

Map Unit Symbol	Map Unit Name	Type
Fa	Fallsington sandy loam, 0 to 2 percent slopes	D
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes	D
RsB	Russett fine sandy loam, 2 to 5 percent slopes	C
RsC	Russett fine sandy loam, 5 to 10 percent slopes	C
RuB	Russett and Beltsville soils, 2 to 5 percent slopes	C
RuC	Russett and Beltsville soils, 5 to 10 percent slopes	C
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

 Chief, Bureau of Highways
 Date: 6/27/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

 Chief, Division of Land Development
 Date: 7-14-16

 Chief, Development Engineering Division
 Date: 7-12-16

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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

 DATE: 6/17/16

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

 DATE: 5/25/16

DEVELOPER'S/BUILDER'S CERTIFICATE

"I ME CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD."

 DATE: 5/24/16

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

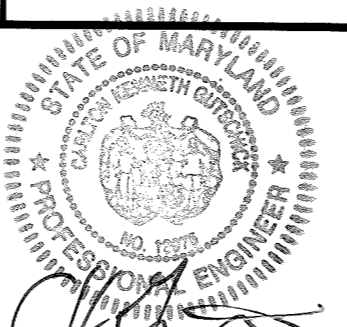
DATE	REVISION	BY	APP'R.
04/28/17	REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS		

PREPARED FOR:
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043
 TIM KEANE
 443-328-9806

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018

 DATE: 5/25/16



SEDIMENT CONTROL PLAN
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	3 OF 21

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOIL TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

- CRITERIA
1. SOIL PREPARATION
a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

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

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

- CRITERIA
1. SPECIFICATIONS
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...

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES: FOR TEMPORARY STABILIZATION PRACTICES ARE REQUIRED.

- CRITERIA
1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE... AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY...

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION: TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER.

CONDITIONS WHERE PRACTICE APPLIES: EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

- CRITERIA
1. SEED MIXTURES
a. GENERAL USE
i. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE...

H-5 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

DEFINITION: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON- AND OFF-SITE DAMAGE.

CONDITIONS WHERE PRACTICE APPLIES: AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON- AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

- CRITERIA
1. MULCHES: 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...

D-1 PERMANENT SEDIMENT CONTROL NOTES

DEFINITION: THESE NOTES APPLY TO PERMANENT SEDIMENT CONTROL MEASURES.

PURPOSE: TO PROVIDE ADDITIONAL GUIDANCE FOR THE DESIGN AND INSTALLATION OF PERMANENT SEDIMENT CONTROL MEASURES.

CONDITIONS WHERE PRACTICE APPLIES: TO PERMANENT SEDIMENT CONTROL MEASURES.

- 1. PERMANENT SEDIMENT CONTROL NOTES
a. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 400-89-0055 AFTER THE FUTURE LOT AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD...

PERMANENT SEDIMENT SUMMARY

DEFINITION: A SUMMARY TABLE OF PERMANENT SEDIMENT CONTROL MEASURES.

PURPOSE: TO PROVIDE A SUMMARY OF PERMANENT SEDIMENT CONTROL MEASURES.

CONDITIONS WHERE PRACTICE APPLIES: TO PERMANENT SEDIMENT CONTROL MEASURES.

Table with columns: HARDCNESS ZONE, SEED MIXTURE, SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LIME RATE.

DEVELOPER'S/BUILDER'S CERTIFICATE

DEFINITION: A CERTIFICATE OF COMPLETION FOR PERMANENT SEDIMENT CONTROL.

PURPOSE: TO CERTIFY THAT THE PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICABLE AND WORKABLE PLAN.

CONDITIONS WHERE PRACTICE APPLIES: TO PERMANENT SEDIMENT CONTROL.

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

ENGINEER'S CERTIFICATE

DEFINITION: A CERTIFICATE OF PROFESSIONAL RESPONSIBILITY FOR PERMANENT SEDIMENT CONTROL.

PURPOSE: TO CERTIFY THAT THE PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICABLE AND WORKABLE PLAN.

CONDITIONS WHERE PRACTICE APPLIES: TO PERMANENT SEDIMENT CONTROL.

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICABLE AND WORKABLE PLAN BASED UPON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.

PREPARED FOR:

DEFINITION: CLIENT INFORMATION FOR THE PERMANENT SEDIMENT CONTROL PLAN.

PURPOSE: TO PROVIDE CLIENT INFORMATION FOR THE PERMANENT SEDIMENT CONTROL PLAN.

CONDITIONS WHERE PRACTICE APPLIES: TO PERMANENT SEDIMENT CONTROL.

TRINITY HOMES MARY LAND, LLC
3675 PARK AVE
ELLIOTT CITY, MD 21043
TIM KEANE
443-323-9800

PROFESSIONAL CERTIFICATION

DEFINITION: A STATEMENT OF PROFESSIONAL RESPONSIBILITY FOR THE PERMANENT SEDIMENT CONTROL PLAN.

PURPOSE: TO STATEMENT OF PROFESSIONAL RESPONSIBILITY FOR THE PERMANENT SEDIMENT CONTROL PLAN.

CONDITIONS WHERE PRACTICE APPLIES: TO PERMANENT SEDIMENT CONTROL.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875

SEDIMENT CONTROL NOTES AND DETAILS

1. STANDARD SILT FENCE MAY BE REPLACED WITH SUPER SILT FENCE IN THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

2. WHEN SUPER SILT FENCE IS RUNNING AT A SLOPE GREATER THAN 5% FOR A DISTANCE OVER 50', CURB FENCE UP 2" FOR EVERY 2' OF ELEVATION CHANGE ALONG SILT FENCE.

3. SEDIMENT CONTROL INSPECTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCES.

4. ANY EARTH DITCH INTERRUPTED BY THE INSTALLATION OF A STORM DRAIN IS TO BE REPAIRED IMMEDIATELY.

5. THE STANDARD SEDIMENT CONTROL PLAN MAY NOT BE USED TO OBTAIN GRADING PERMITS FOR THIS PROJECT.

6. HOUSES MAY NOT BE CONSTRUCTED USING THIS ROAD DRAWING STANDARD STABILIZATION NOTE.

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT SEDIMENT CONTROL MEASURES MUST BE COMPLETED WITHIN 72 HOURS.

A) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMANENT SEDIMENT CONTROL MEASURES MUST BE STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

AS-BUILT CERTIFICATION FOR PSWM

DEFINITION: A CERTIFICATE OF COMPLETION FOR AS-BUILT CERTIFICATION FOR PERMANENT SEDIMENT CONTROL.

PURPOSE: TO CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE 'AS-BUILT' PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS.

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

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE 'AS-BUILT' PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS.

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AS-BUILT CERTIFICATION FOR PSWM
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SEDIMENT CONTROL NOTES AND DETAILS

1. STANDARD SILT FENCE MAY BE REPLACED WITH SUPER SILT FENCE IN THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

2. WHEN SUPER SILT FENCE IS RUNNING AT A SLOPE GREATER THAN 5% FOR A DISTANCE OVER 50', CURB FENCE UP 2" FOR EVERY 2' OF ELEVATION CHANGE ALONG SILT FENCE.

3. SEDIMENT CONTROL INSPECTOR MAY RELOCATE STABILIZED CONSTRUCTION ENTRANCES.

4. ANY EARTH DITCH INTERRUPTED BY THE INSTALLATION OF A STORM DRAIN IS TO BE REPAIRED IMMEDIATELY.

5. THE STANDARD SEDIMENT CONTROL PLAN MAY NOT BE USED TO OBTAIN GRADING PERMITS FOR THIS PROJECT.

6. HOUSES MAY NOT BE CONSTRUCTED USING THIS ROAD DRAWING STANDARD STABILIZATION NOTE.

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT SEDIMENT CONTROL MEASURES MUST BE COMPLETED WITHIN 72 HOURS.

A) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERMANENT SEDIMENT CONTROL MEASURES MUST BE STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

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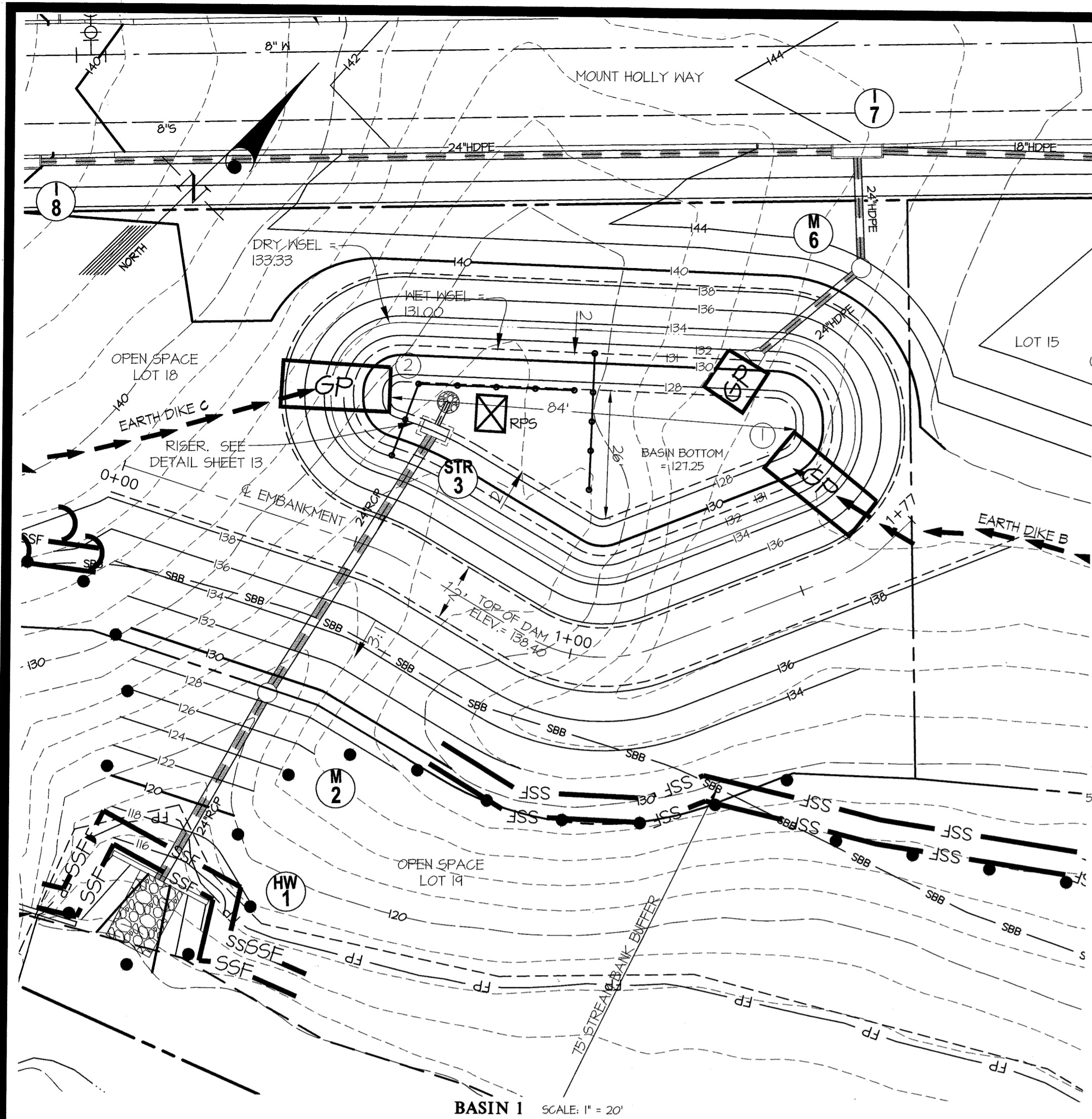
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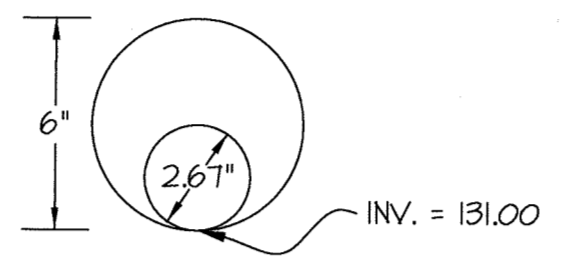
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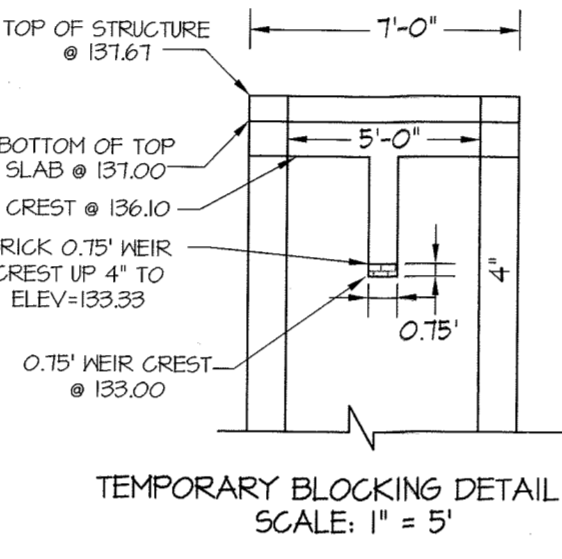
SEDIMENT BASIN I DATA TABLE

MAXIMUM INTERIM DRAINAGE AREA : 4.37 AC
 WET STORAGE VOL. REQUIRED : 0.18 AC-FT
 WET STORAGE VOL. PROVIDED : 0.18 AC-FT
 WET STORAGE ELEV. : 131.00
 DRY STORAGE REQUIRED : 0.18 AC-FT
 DRY STORAGE PROVIDED : 0.19 AC-FT
 DRY STORAGE ELEV. : 133.33
 BASIN CLEANOUT ELEVATION : 129.12
 EXISTING Q-TYR = 0.97 cfs
 SAFE PASS OF 10-YR STORM PROVIDED Q-TYR = 1.85 cfs
 10-YR WEIR = 135.36 ft.
 BOTTOM ELEVATION : 127.25
 TOP OF EMBANKMENT : 138.40
 OUTFALL PRECAST RISER
 RISER MID WEIR CREST ELEVATION : 133.33
 RISER LOW WEIR CREST ELEVATION : 136.10
 RISER HIGH WEIR CREST ELEVATION : 136.10
 RISER WEIR LENGTH : 5'

TEMPORARY STORMWATER MANAGEMENT LOW FLOW ORIFICE



BAFFLE COMPUTATION
 ① D = 70 FT.
 A NET POOL = 2,450 FT²
 Mb = $\sqrt{A(2)}$ = 50
 Lb = 240 = 10 FT REQUIRED
 Lb = 10 FT PROVIDED
 ② D = 12 FT.
 A NET POOL = 2,450 FT²
 Mb = $\sqrt{A(2)}$ = 50
 Lb = 240 = 10 FT REQUIRED
 Lb = 11 FT PROVIDED



TEMPORARY BLOCKING DETAIL SCALE: 1" = 5'

MGWC I.S. SANDBAG/STONE CHANNEL DIVERSION

DESCRIPTION
 The work should consist of installing sandbag or stone flow diversions for the purpose of erosion control when construction activities occur within the stream channel.

EFFECTIVE USES & LIMITATIONS
 Diversions are used to isolate work areas from flow during the construction of in-stream projects. Diversions which have no significant flow capacity can fail and thereby block the channel during section under construction. Therefore, in-channel construction activities should occur only during periods of low rainfall. The temporary measures may not be practical in large channels.

MATERIAL SPECIFICATIONS
 Materials for sandbag and stone stream diversions should meet the following requirements:
 • Riprap: Riprap should be washed and have a minimum diameter of 6 inches (0.15 meters).
 • Sandbags: Sandbags should consist of materials which are resistant to ultra-violet radiation, tearing, and punctures and should be woven tightly enough to prevent leakage of the fill material (i.e., wood floor gravel, etc.)
 • Shoring: Shoring should consist of polyethylene or other materials which are impervious and resistant to punctures and tearing.

INSTALLATION GUIDELINES
 All erosion and sediment control devices, including diverting basins, should be implemented as the first order of business according to a plan approved by the WMA or local authority. Installation should proceed from upstream to downstream during periods of low flow. If necessary, silt fence or straw bales should be installed around the perimeter of the work area.
 Sandbag/stone diversion can be used independently or as components of other stream diversion techniques. Installation of this measure should proceed as follows (refer to Detail 1.5):
 1. The diversion structure should be installed from upstream to downstream.
 2. The height of the sandbag/stone diversion should be a function of the duration of the project in the stream reach. For projects with duration less than 2 weeks, the height of the diversion should be one half the streambank. For projects with duration greater than 2 weeks, the height of the diversion should be equal to the streambank height, whichever is greater. For projects of longer duration, the top of the sandbag or stone diversion should be equal to bank full height. For stream structures utilizing rockbags, the stream bed should be hand prepared prior to placement of the base layer of sandbags in order to ensure a water tight fit. Additionally, it may be necessary to prepare the bank in a similar fashion.
 3. All excavated material should be deposited and stabilized in an approved area outside the 100-year floodplain unless otherwise authorized by the WMA.
 4. Sediment-laden water from the construction area should be pumped to a dewatering basin.

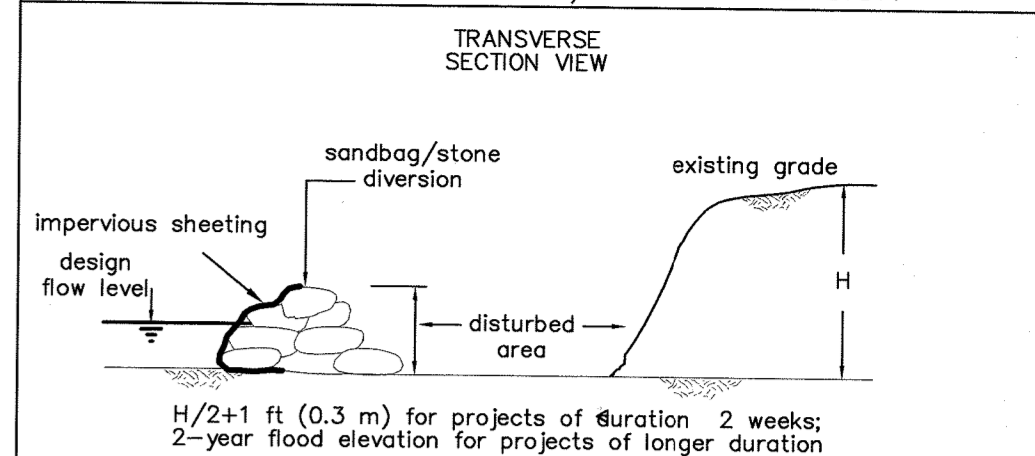
MGWC I.S. SANDBAG/STONE CHANNEL DIVERSION

DESCRIPTION
 Shoring on the diversion should be positioned such that the upstream portion covers the downstream portion with at least a 18-inch (0.45 meters) overlap.

EFFECTIVE USES & LIMITATIONS
 Sandbag or stone diversions should not obstruct more than 45% of the stream width. Additionally, bank stabilization measures should be placed in the channel bed section of non-erosion areas and bank areas are observed during the construction time or if proper time is expected to last more than 2 weeks.
 7. Prior to removal of these temporary structures, any accumulated sediment should be removed, deposited and stabilized in an approved area outside the 100-year floodplain unless authorized by the WMA.

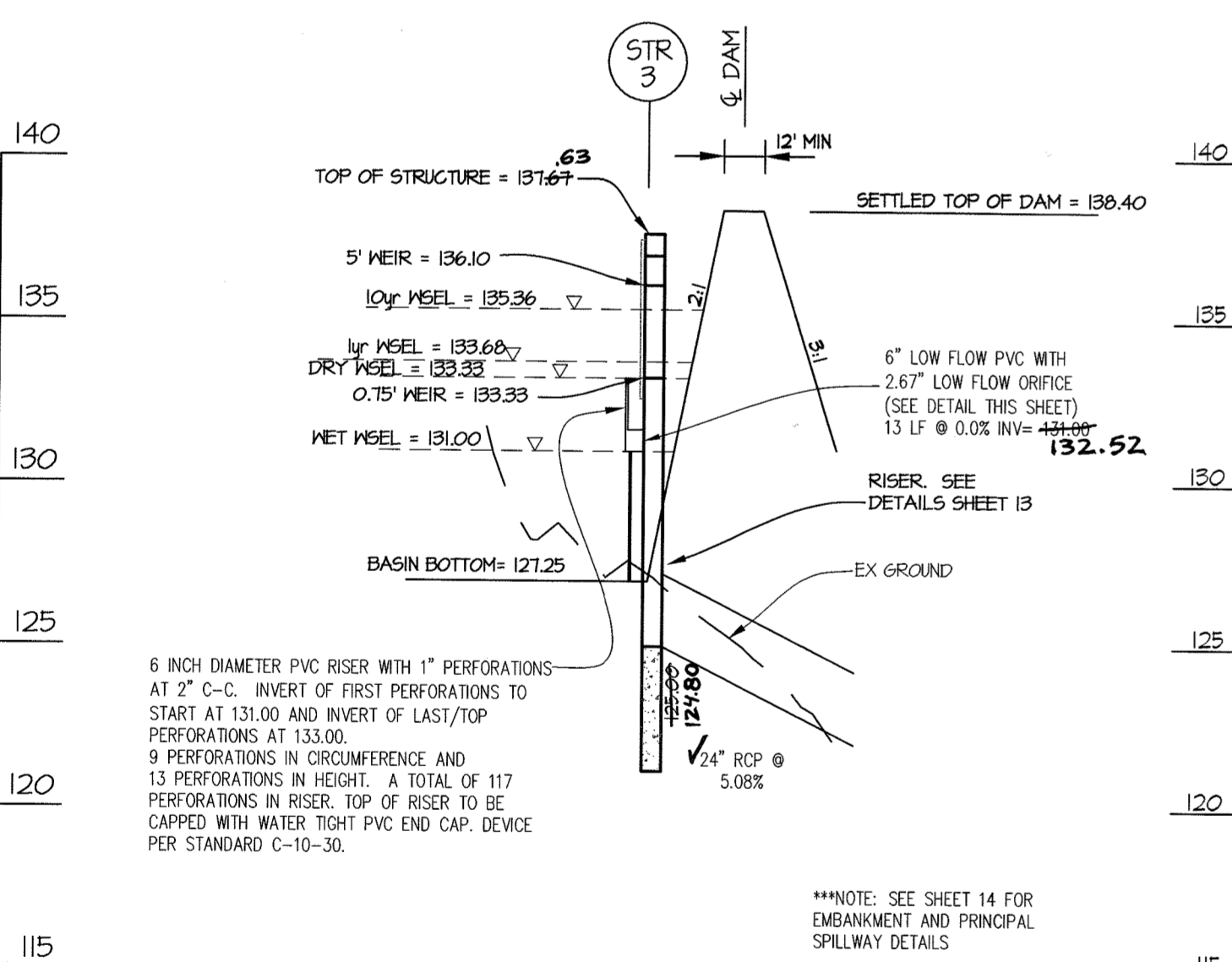
MATERIAL SPECIFICATIONS
 Sediment control devices are to remain in place until all disturbed areas are stabilized in accordance with an approved sediment and erosion control plan and the inspecting authority approves their removal.

MARYLAND'S GUIDELINES TO WATERWAY CONSTRUCTION DETAIL 1.5: SANDBAG/STONE DIVERSION

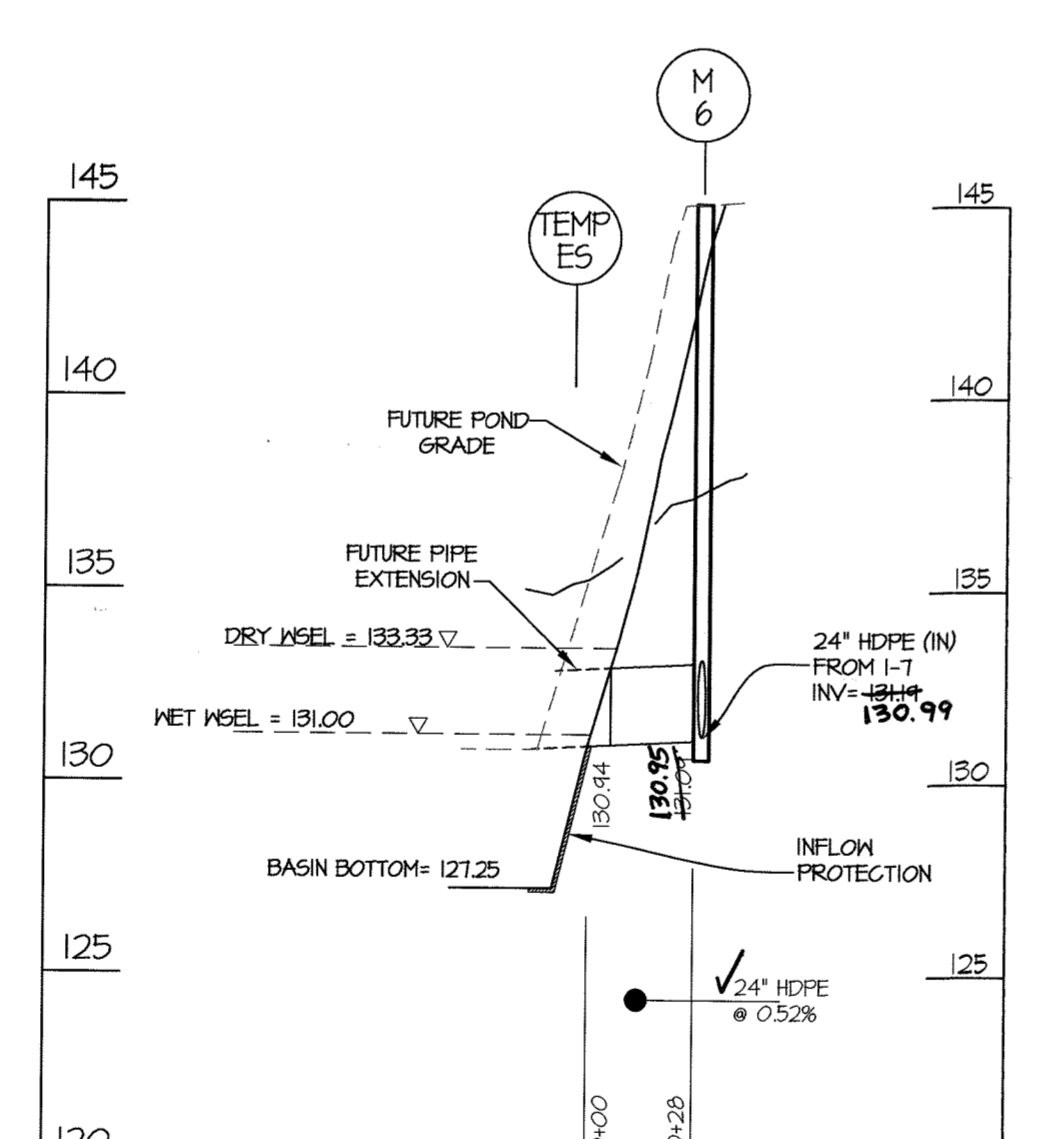


H/2+1 ft (0.3 m) for projects of duration 2 weeks; 2-year flood elevation for projects of longer duration

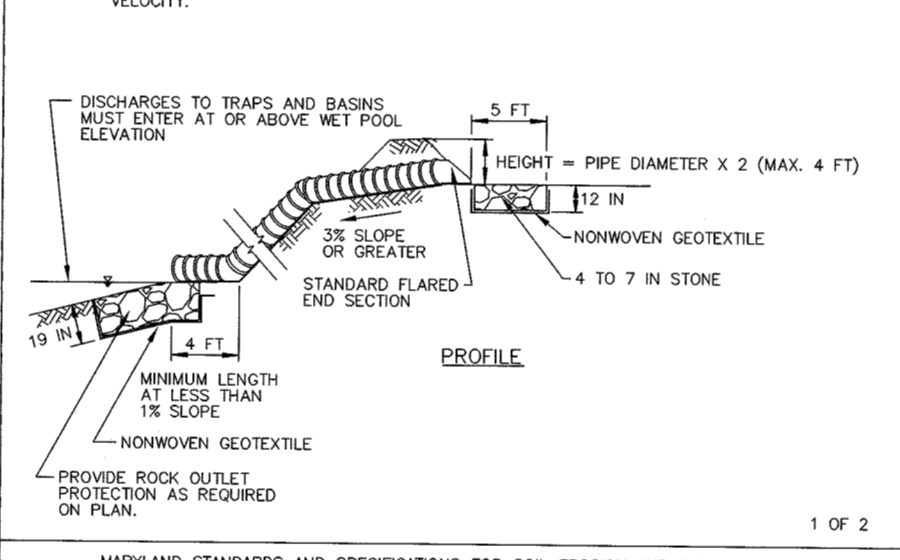
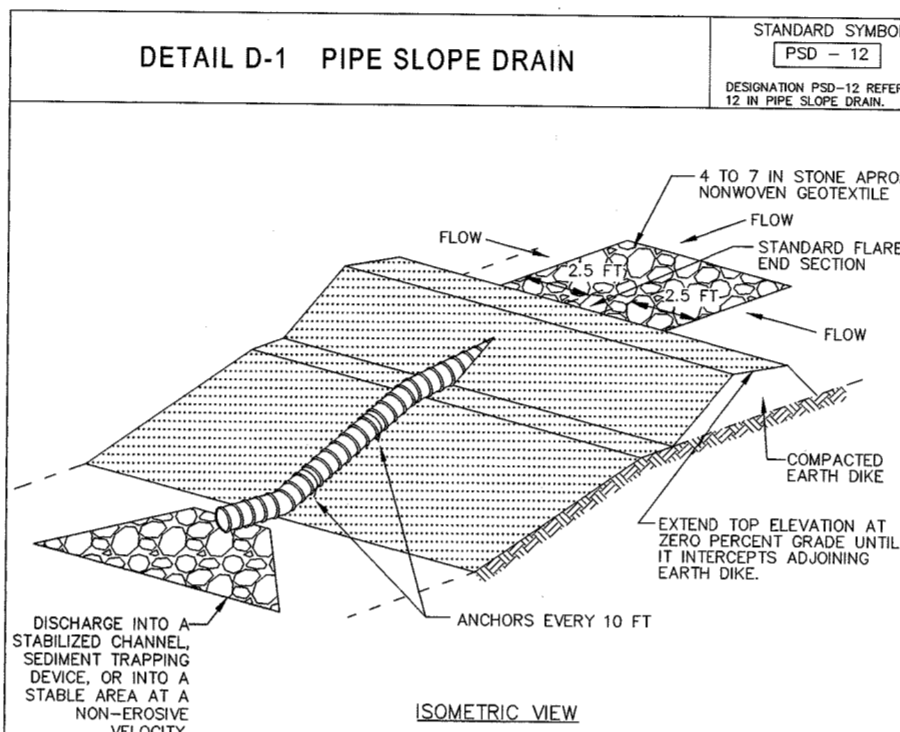
PLAN VIEW
 minimum opening is 45% of stream width



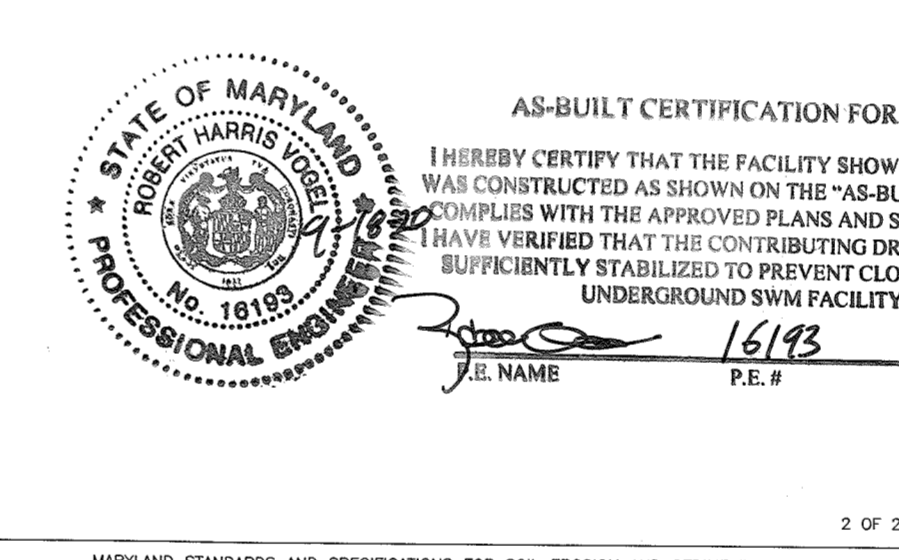
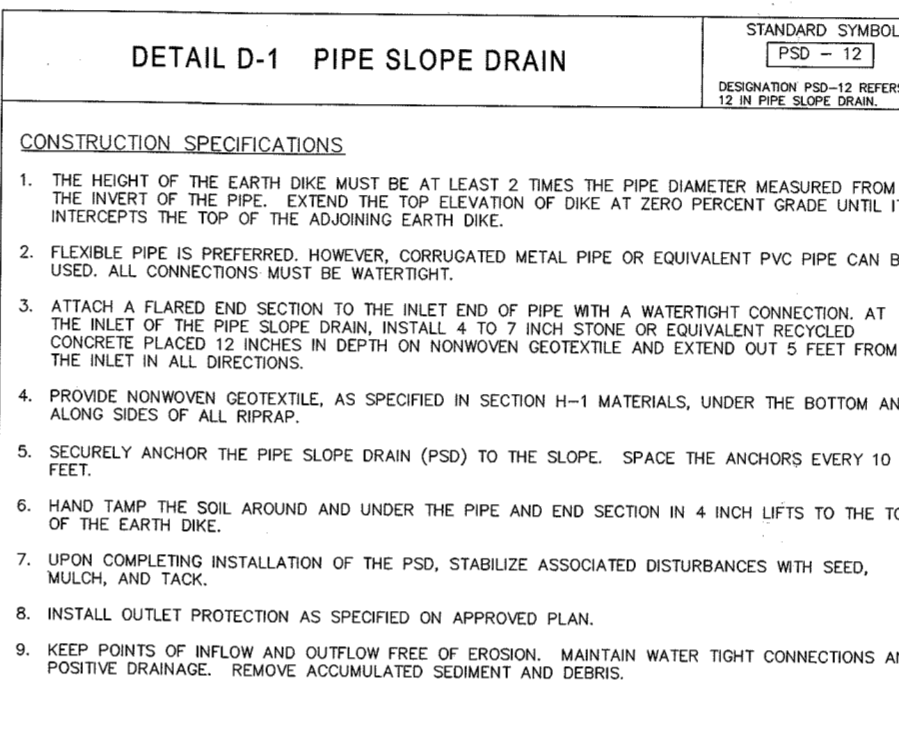
BASIN I PROFILE SCALE: 1" = 5' (V) 1" = 50' (H)



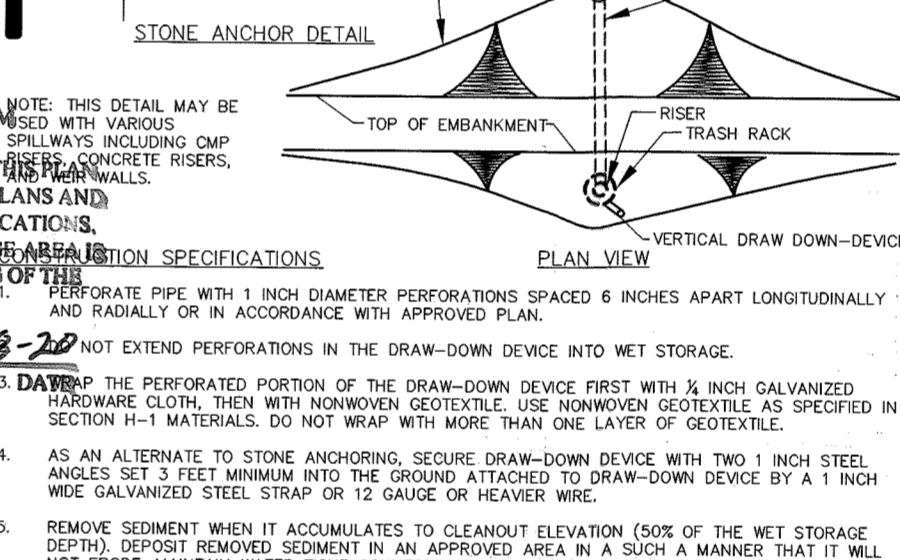
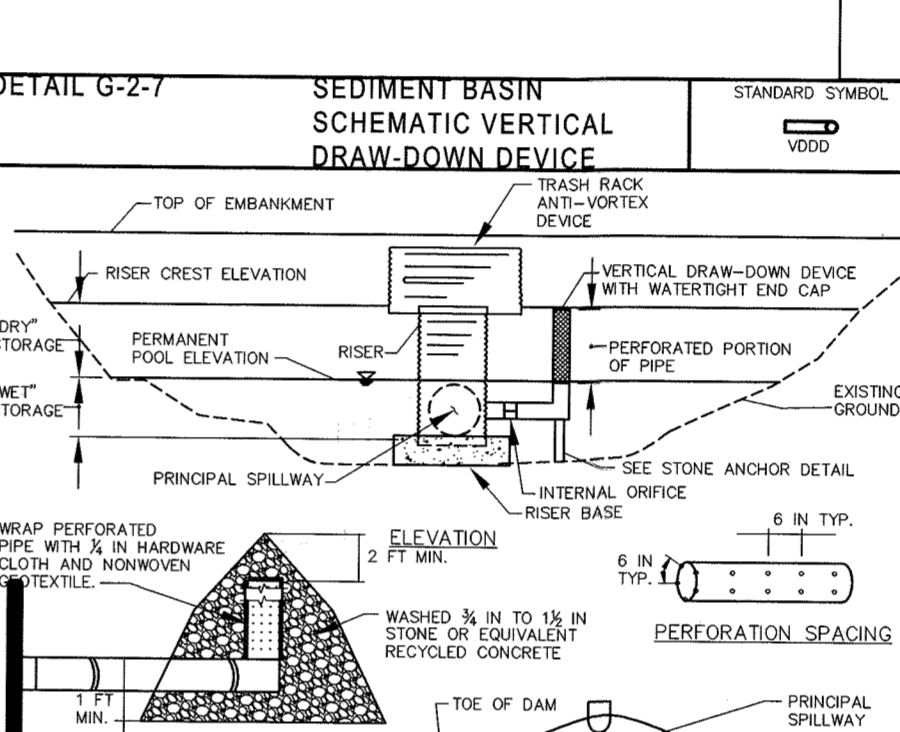
STORM DRAIN PROFILE SCALE: 1" = 5' (V) 1" = 50' (H)



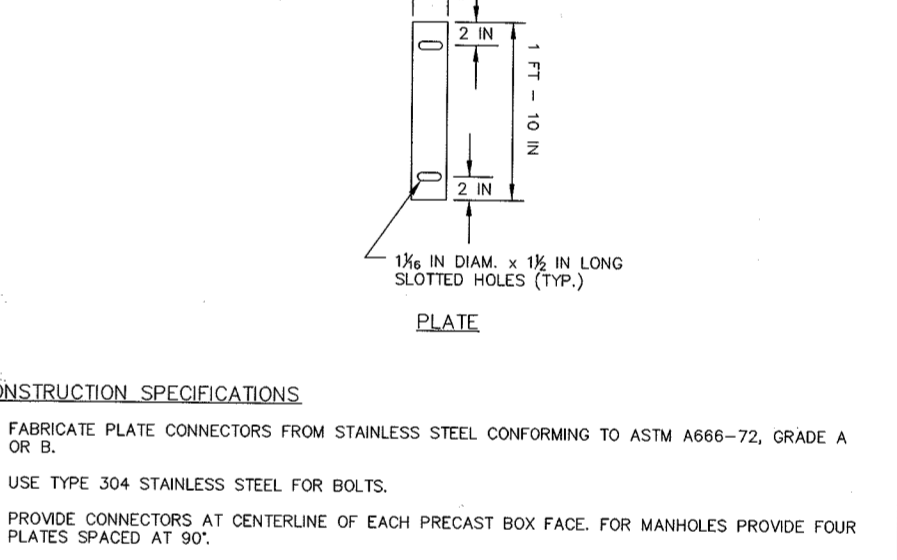
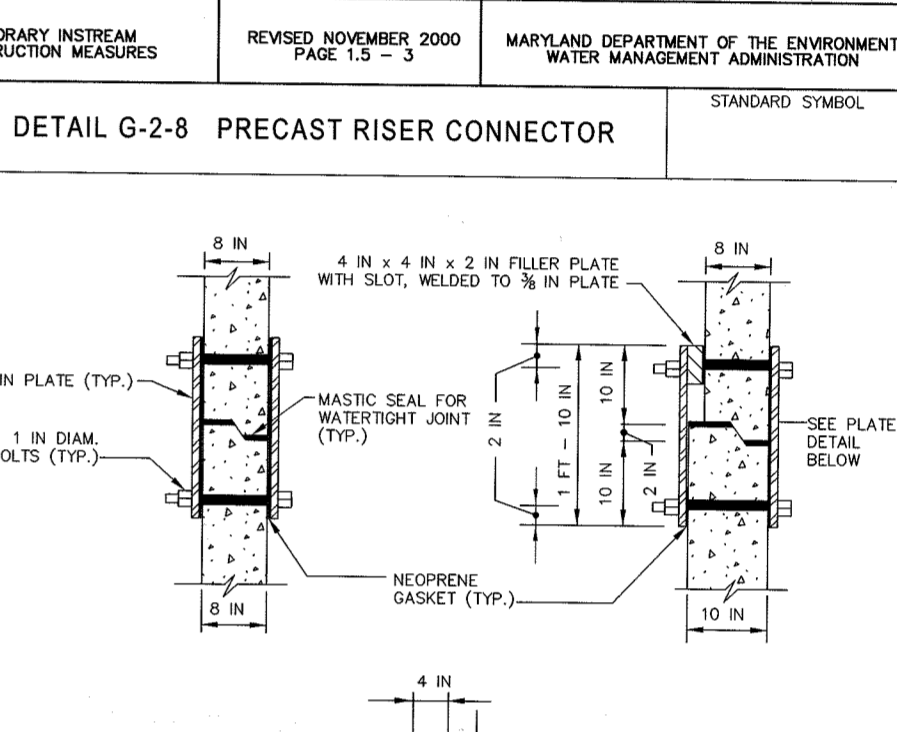
DETAIL D-1 PIPE SLOPE DRAIN



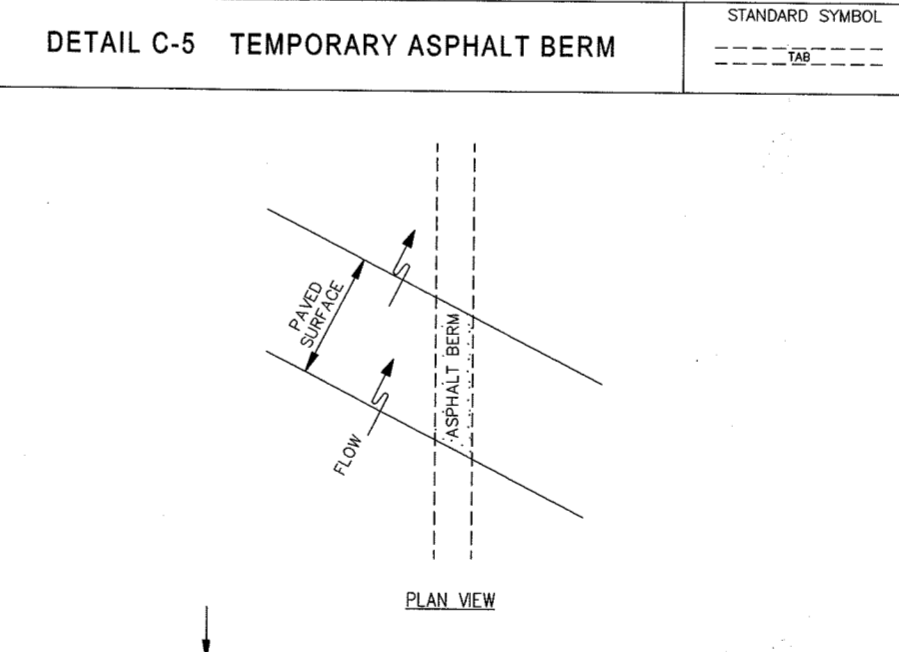
DETAIL D-1 PIPE SLOPE DRAIN



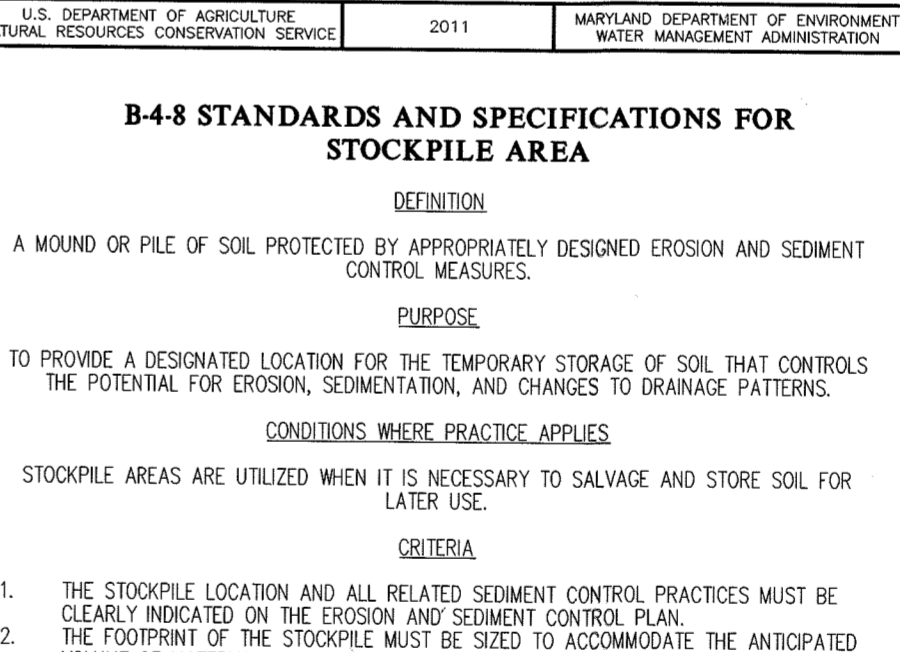
DETAIL G-2-7 SEDIMENT BASIN SCHEMATIC VERTICAL DRAW-DOWN DEVICE



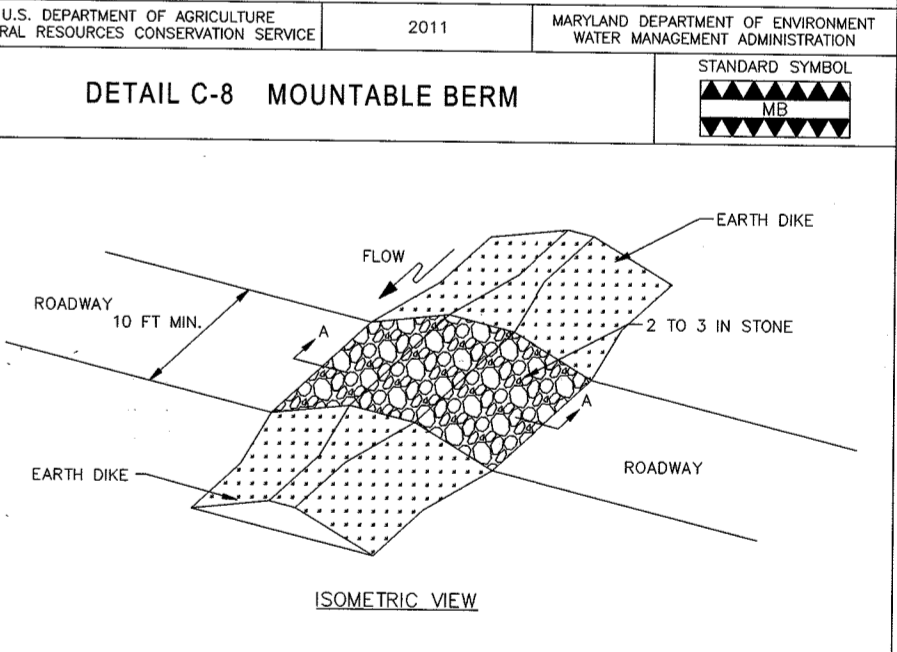
DETAIL G-2-8 PRECAST RISER CONNECTOR



DETAIL C-5 TEMPORARY ASPHALT BERM



B-4 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA



DETAIL C-8 MOUNTABLE BERM

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 6/27/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 7-14-16
 Chief, Development Engineering Division
 Date: 7-12-16

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Registered Engineer: [Signature]
 DATE: 6/17/16

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
 Signature of Registered Engineer: [Signature]
 DATE: 5/25/16

DEVELOPER/BUILDER'S CERTIFICATE

"I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSD."
 Signature of Developer/Builder: [Signature]
 DATE: 5/11/16

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTINSVILLE OFFICE PARK
 BURTINSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

04/28/17 REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS
 DATE REVISION BY APPR.

PREPARED FOR:
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043
 TIM KEANE
 443-323-9806

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2018.
 Signature of Professional Engineer: [Signature]
 DATE: 5/25/16



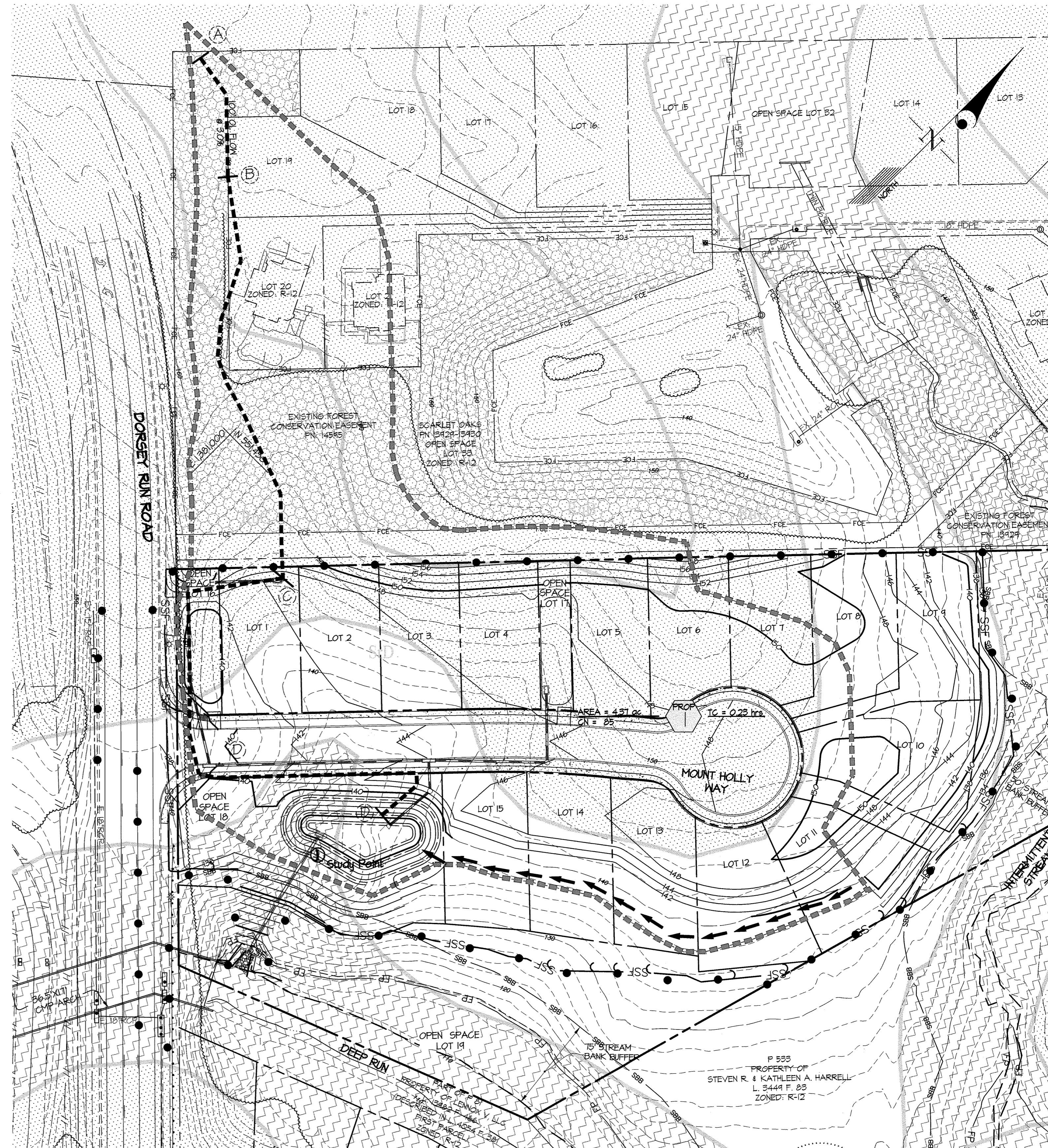
SEDIMENT CONTROL DETAILS

DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	5 OF 21



EXISTING CONDITIONS DRAINAGE AREA MAP



TEMPORARY CONDITIONS DRAINAGE AREA MAP

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 6/27/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 7-14-16
 Chief, Division of Land Development Date
[Signature] 7-12-16
 Chief, Development Engineering Division Date

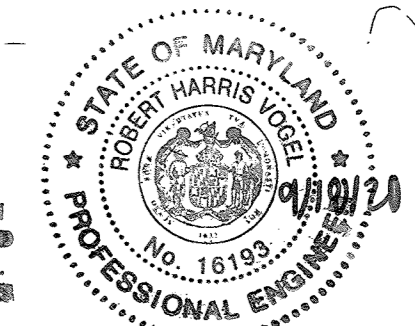
LEGEND

	B' TYPE SOILS		TC PATH
	C' TYPE SOILS		DRAINAGE AREA LABEL
	D' TYPE SOILS		
	TEMPORARY SEDIMENT CONTROL DRAINAGE DIVIDE		

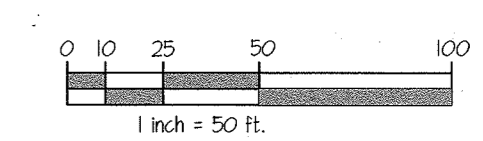
DRAINAGE AREA SUMMARY

	Area (acres)	CN	Tc (hrs)	Q1 (cfs)
DRAINAGE AREA I EX.	4.31	65	0.24	0.91
INT.	4.31	85	0.23	0.91

AS-BUILT CERTIFICATION FOR PSWM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
[Signature] 10/13 9/19/21
 P.E. NAME P.E. #



NO AS-BUILT INFORMATION THIS SHEET



OWNER LOT 2
 HAMPTON HILLS LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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04/28/17	REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS	BY	APPR.
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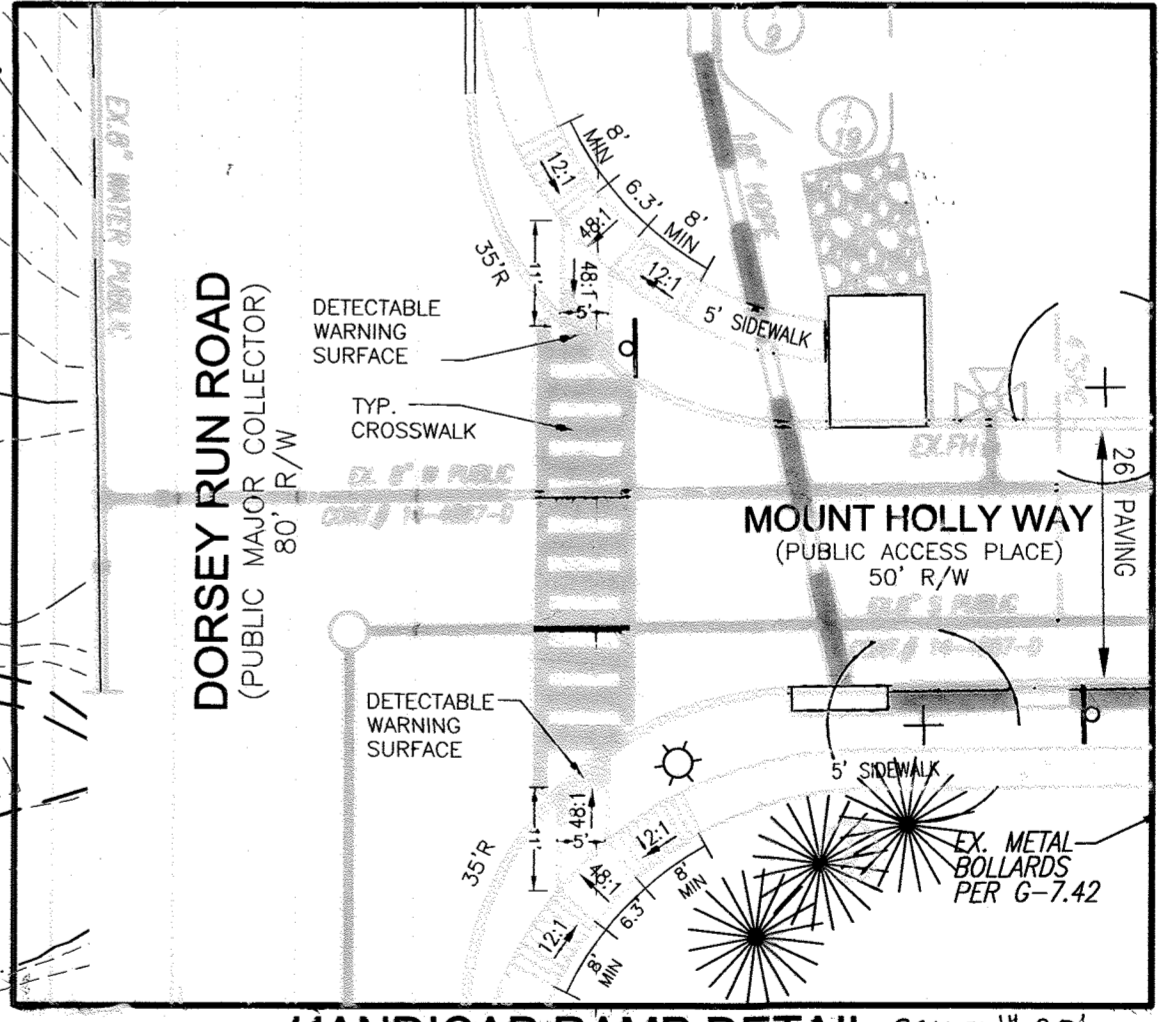
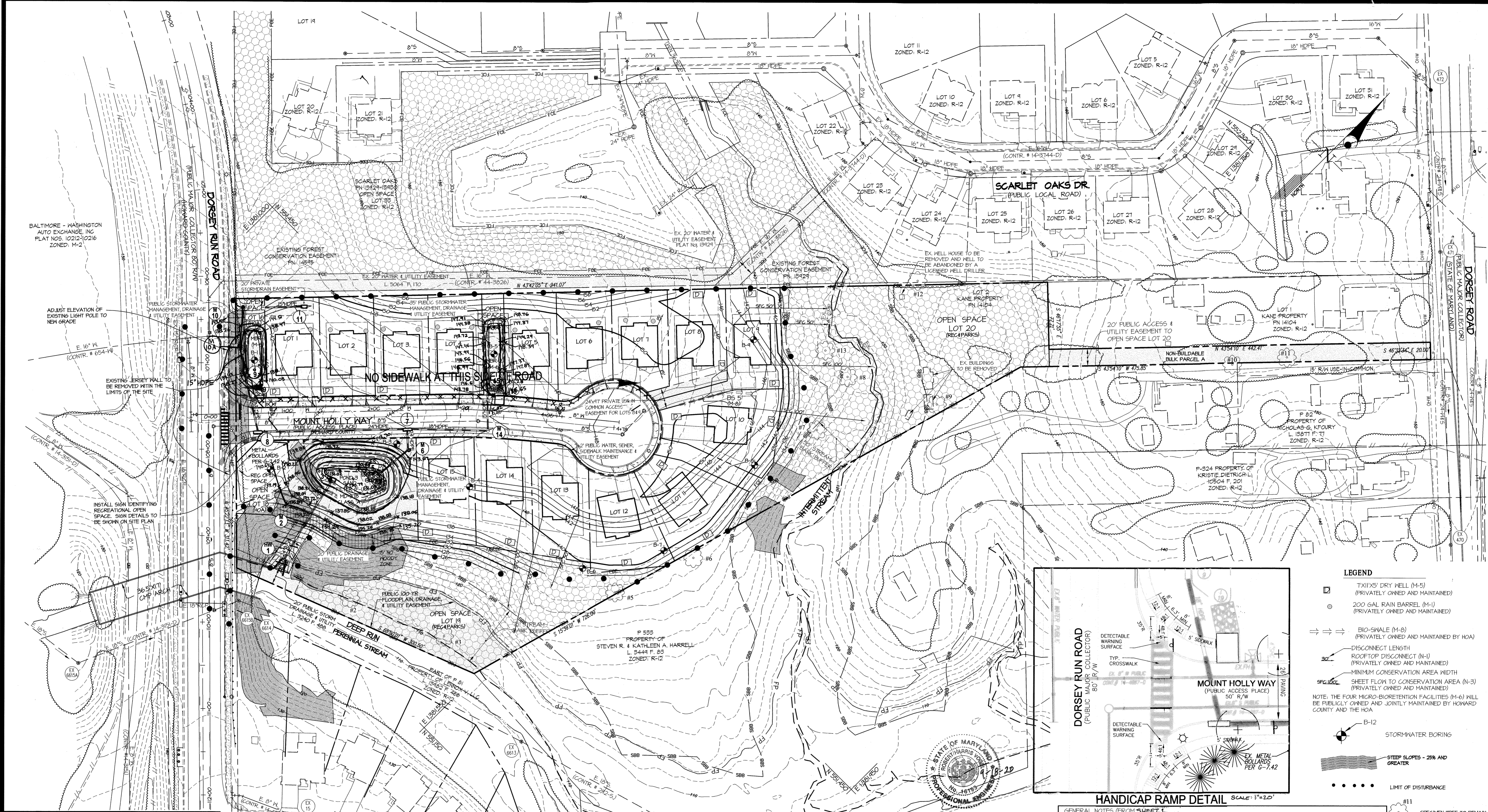
PREPARED FOR:
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 3675 PARK AVE
 ELLICOTT CITY, MD 21043
 TIM KEANE
 443-323-9806

PROFESSIONAL CERTIFICATION
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 EXPIRATION DATE: MAY 28, 2018
 5/25/16



TEMPORARY SEDIMENT CONTROL DRAINAGE AREA MAP
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	6 OF 21



- LEGEND**
- ☐ T(1)X(5) DRY WELL (M-5) (PRIVATELY OWNED AND MAINTAINED)
 - 200 GAL RAIN BARREL (M-1) (PRIVATELY OWNED AND MAINTAINED)
 - ⇒⇒⇒ BIO-SHALE (M-8) (PRIVATELY OWNED AND MAINTAINED BY HOA)
 - DISCONNECT LENGTH (PRIVATELY OWNED AND MAINTAINED)
 - ROOFTOP DISCONNECT (N-1) (PRIVATELY OWNED AND MAINTAINED)
 - MINIMUM CONSERVATION AREA WIDTH
 - SHEET FLOW TO CONSERVATION AREA (N-3) (PRIVATELY OWNED AND MAINTAINED)
 - NOTE: THE FOUR MICRO-BIORETENTION FACILITIES (M-6) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA.
 - B-12 STORMWATER BORING
 - STEEP SLOPES - 2% AND GREATER
 - LIMIT OF DISTURBANCE
 - #11 SPECIMEN TREE TO REMAIN

GENERAL NOTES (FROM SHEET 1)

44. JUSTIFICATION FOR NECESSARY DISTURBANCES AT DORSEY GLEN PER SECTION 16.01(C)

1. POND CONSTRUCTION - DUE TO THE SLOPES WITHIN THE STREAM BUFFER, THE POND OUTFALL NEEDS TO BE LOCATED AT THE STREAM BANK IN ORDER TO MEET HCD'S REQUIREMENT THAT POND OUTFALLS BE LOCATED ON SLOPES 10% OR LESS. CONSTRUCTING THE POND OUTFALL AT THE STREAM BANK WILL REQUIRE DISTURBING THE STREAM BUFFER AND 100 YEAR FLOODPLAIN. IN ORDER TO PROVIDE THE STORAGE VOLUME REQUIRED FOR 100 YEAR MANAGEMENT IN THE POND WITHIN OPEN SPACE LOT 18, THE TOE OF THE EMBANKMENT HAS BEEN SET AT THE STREAM BUFFER. THE 15' NO WOODY VEGETATION ZONE LOCATED AT THE TOE OF THE EMBANKMENT IS PARTIALLY WITHIN THE STREAM BUFFER. THIS PORTION OF THE STREAM BUFFER, WHICH IS CURRENTLY WOODED, WILL NEED TO BE CLEARED.

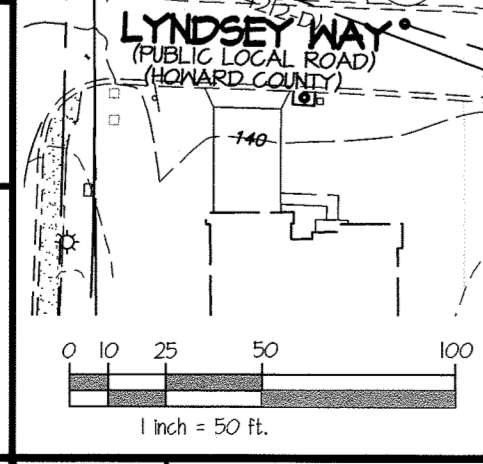
46. ON MARCH 12, 2015 A DESIGN MANUAL MAJORITY OF VOLUME 1, SECTION 5.25.10.0 A REQUIRING A PUBLIC MAINTENANCE TURN-AROUND, SECTION 5.25.05.5 REQUIRING VEHICULAR ACCESS TO THE FORE-BAY AND BOTTOM OF FACILITY, AND SECTION 5.25.2.2 REQUIRING A 25' SETBACK FROM THE ROAD RIGHT OF WAY TO 100 YEAR WATER SURFACE ELEVATION. THESE MAJORITY WERE APPROVED WITH THE CONDITION THAT THE FACILITY BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOME OWNERS ASSOCIATION.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 6/2/2016
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 7-14-16
 Chief, Division of Land Development

[Signature] 7-12-16
 Chief, Development Engineering Division



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 TEL: 301-421-4024 BALT. 410-860-1920 DC/VA 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
12/14/17	REVISE STORM DRAINS	RHV	
04/28/17	REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS	RAV	
04/20/17	REMOVE SIDEWALK ON ONE SIDE OF ROAD, RAMP AND CROSSWALK PROVIDED, UPDATE SHEET NO.	RVE	

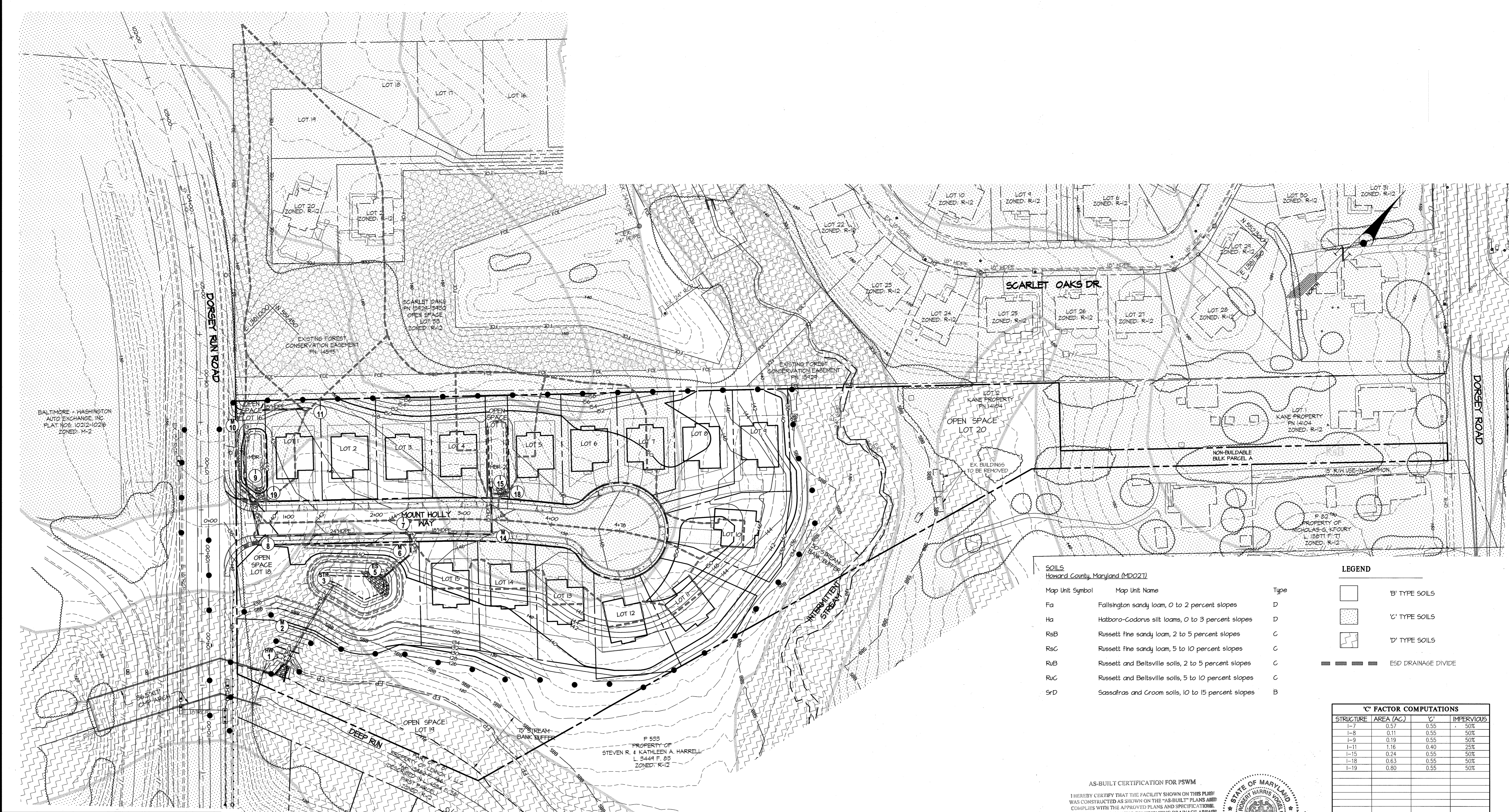
PREPARED FOR:
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043
 TIM KEANE
 443-323-9806

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018
 5/25/16

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 16193
 9-18-20

GRADING PLAN
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	7 OF 21



SOILS
Howard County, Maryland (MD021)

Map Unit Symbol	Map Unit Name	Type
Fa	Fallsington sandy loam, 0 to 2 percent slopes	D
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes	D
RaB	Russett fine sandy loam, 2 to 5 percent slopes	C
RaC	Russett fine sandy loam, 5 to 10 percent slopes	C
RuB	Russett and Beltsville soils, 2 to 5 percent slopes	C
RuC	Russett and Beltsville soils, 5 to 10 percent slopes	C
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B

LEGEND

[Symbol]	B' TYPE SOILS
[Symbol]	C' TYPE SOILS
[Symbol]	D' TYPE SOILS
[Symbol]	ESD DRAINAGE DIVIDE

'C' FACTOR COMPUTATIONS

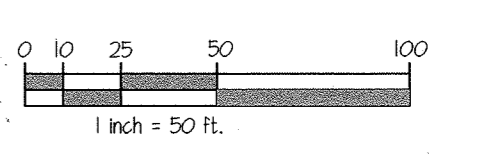
STRUCTURE	AREA (AC)	'C'	IMPERVIOUS
I-7	0.57	0.55	30%
I-8	0.11	0.55	50%
I-9	0.19	0.55	50%
I-11	1.16	0.40	25%
I-15	0.24	0.55	50%
I-18	0.63	0.55	50%
I-19	0.80	0.55	50%

AS-BUILT CERTIFICATION FOR PSWM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREAS ARE SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

[Signature] 10193 9/19/20
 P.E. NAME P.E.# DATE

STATE OF MARYLAND
 ROBERT HARRIS VIGOR, JR.
 PROFESSIONAL ENGINEER
 No. 18193

NO AS-BUILT INFORMATION THIS SHEET



OWNER LOT 2
 HAMPTON HILLS, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 6/27/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 7-14-16
 Chief, Division of Land Development Date

[Signature] 7-12-16
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

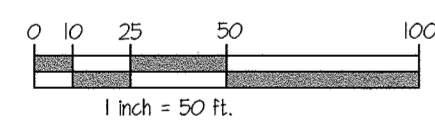
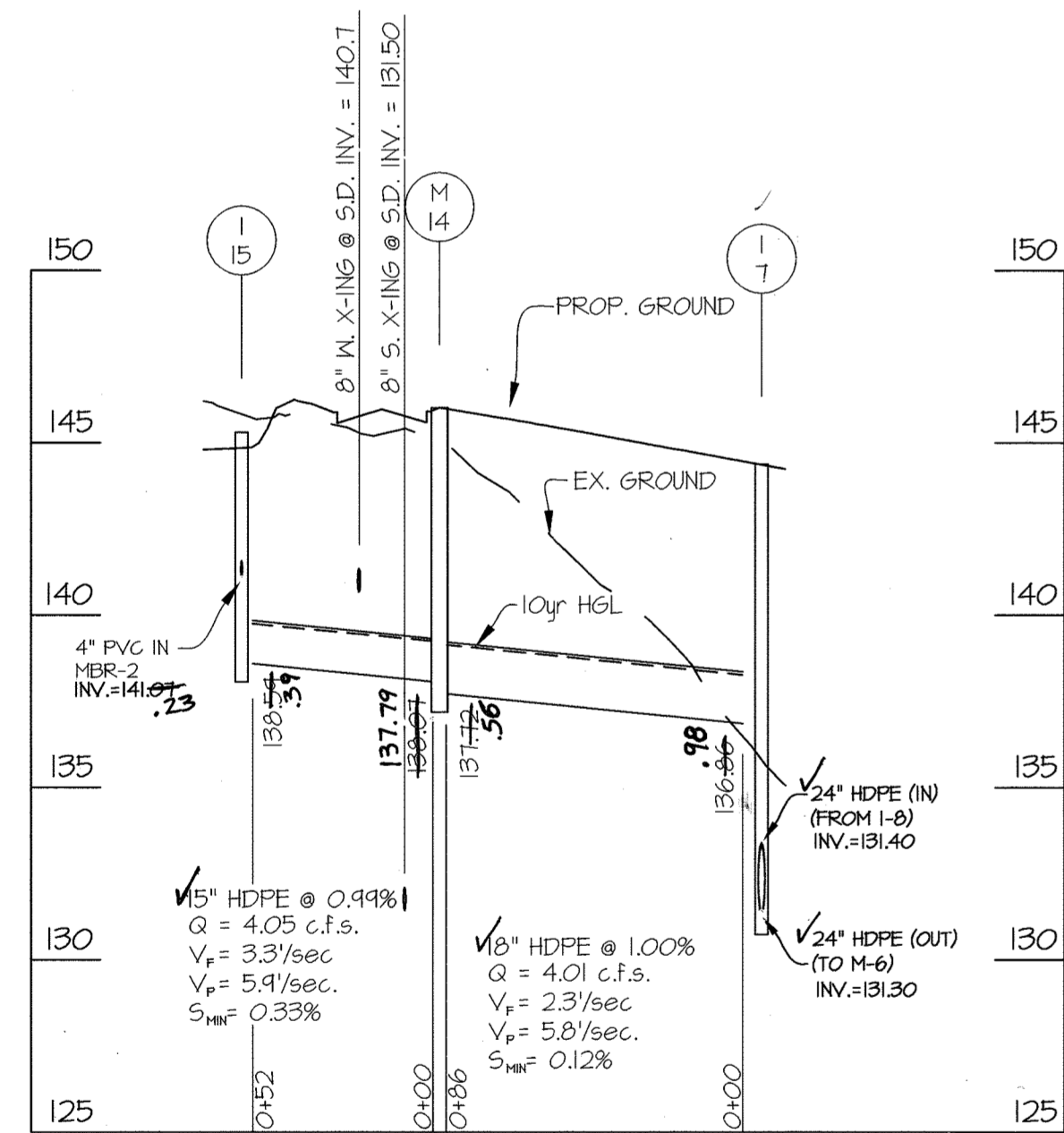
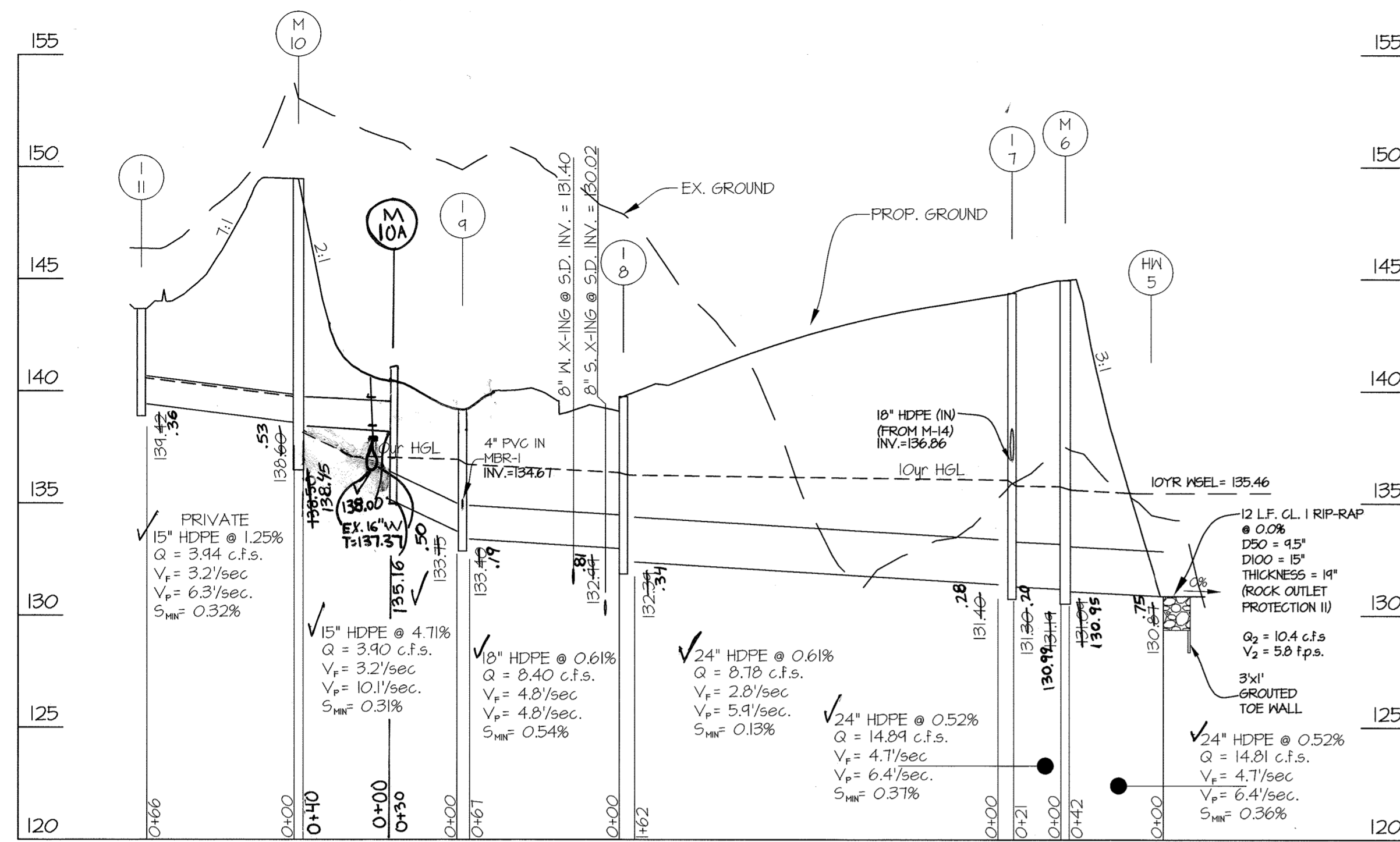
DATE	REVISION	BY	APPR.
04/28/17	REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS		

PREPARED FOR:
 TRINITY HOMES MARYLAND, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043
 TIM KEANE
 443-313-9806

PROFESSIONAL CERTIFICATION
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 EXPIRATION DATE: MAY 28, 2018
 5/25/16 *[Signature]*

STORM DRAIN DRAINAGE AREA MAP
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	8 OF 21



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Melvin 6/27/2014
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kat Schuch 7-14-16
 Chief, Division of Land Development Date

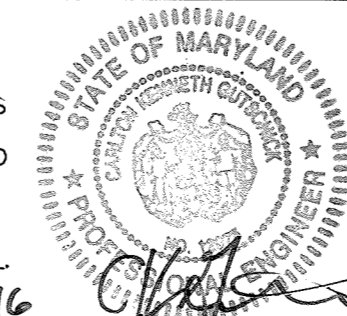
P. J. Johnson 7-12-16
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APP'R.
12/14/17	REVISE STORM DRAINS	RHV	
04/28/17	REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS	RHW	

PREPARED FOR:
 TRINITY HOMES MARYLAND, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21045
 TIM KEANE
 443-323-9806

PROFESSIONAL CERTIFICATION
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 EXPIRATION DATE: MAY 26, 2018
5125116



STORM DRAIN PROFILES
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50' (H) 1"=5' (V)	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	9 OF 21

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT		STD. DETAIL	REMARKS	LOCATIONS				
			PROPOSED	AS-BUILT	PROPOSED	AS-BUILT							
			UPPER	LOWER	UPPER	LOWER							
I-7	A-10 INLET	3'-0"	144.64	144.52	144.80	144.62	136.86	131.30	136.98	131.20	HO. CO. D 4.03	PUBLIC	
I-8	A-10 INLET	3'-0"	139.40	139.44	140.05	139.68	132.99	132.34	132.81	132.34	HO. CO. D 4.03	PUBLIC	
I-4	DOUBLE 'S' INLET	2'-15"	139.00	-----	139.19	-----	134.67	133.40	133.50	133.19	HO. CO. D 4.23	PUBLIC	
I-II	DOUBLE 'S' INLET	2'-15"	143.75	-----	143.77	-----	134.42	-----	139.36	-----	HO. CO. D 4.23	PRIVATE	
I-15	DOUBLE 'S' INLET	2'-15"	145.40	-----	145.56	-----	141.07	138.54	141.23	138.39	HO. CO. D 4.23	PUBLIC	
I-18	COG - 10 INLET	14'	146.45	146.28	146.32	-----	-----	-----	-----	-----	MD 374.68	PUBLIC	
I-19	COG - 10 INLET	14'	140.16	139.74	140.27	139.95	-----	-----	-----	-----	MD 374.68	PUBLIC	
M-6	STANDARD MANHOLE	4'-0"	145.25	-----	144.51	-----	131.19	131.04	130.99	130.95	HO. CO. G-5.12	PUBLIC	
M-10	STANDARD MANHOLE	4'-0"	149.50	-----	148.43	-----	138.60	137.00	138.53	138.45	HO. CO. G-5.12	PUBLIC	
M-14	STANDARD MANHOLE	4'-0"	146.03	-----	145.95	-----	138.07	137.72	137.79	137.56	HO. CO. G-5.12	PUBLIC	
M-10A	STANDARD MANHOLE	4'-0"	140.80	-----	145.51	-----	138.00	135.16	135.16	135.16	HO. CO. G-5.12	PUBLIC	
HW-5	END SECTION	2'-0"	132.87	-----	132.92	-----	130.87	-----	130.75	-----	HO. CO. D-5.51	PUBLIC	

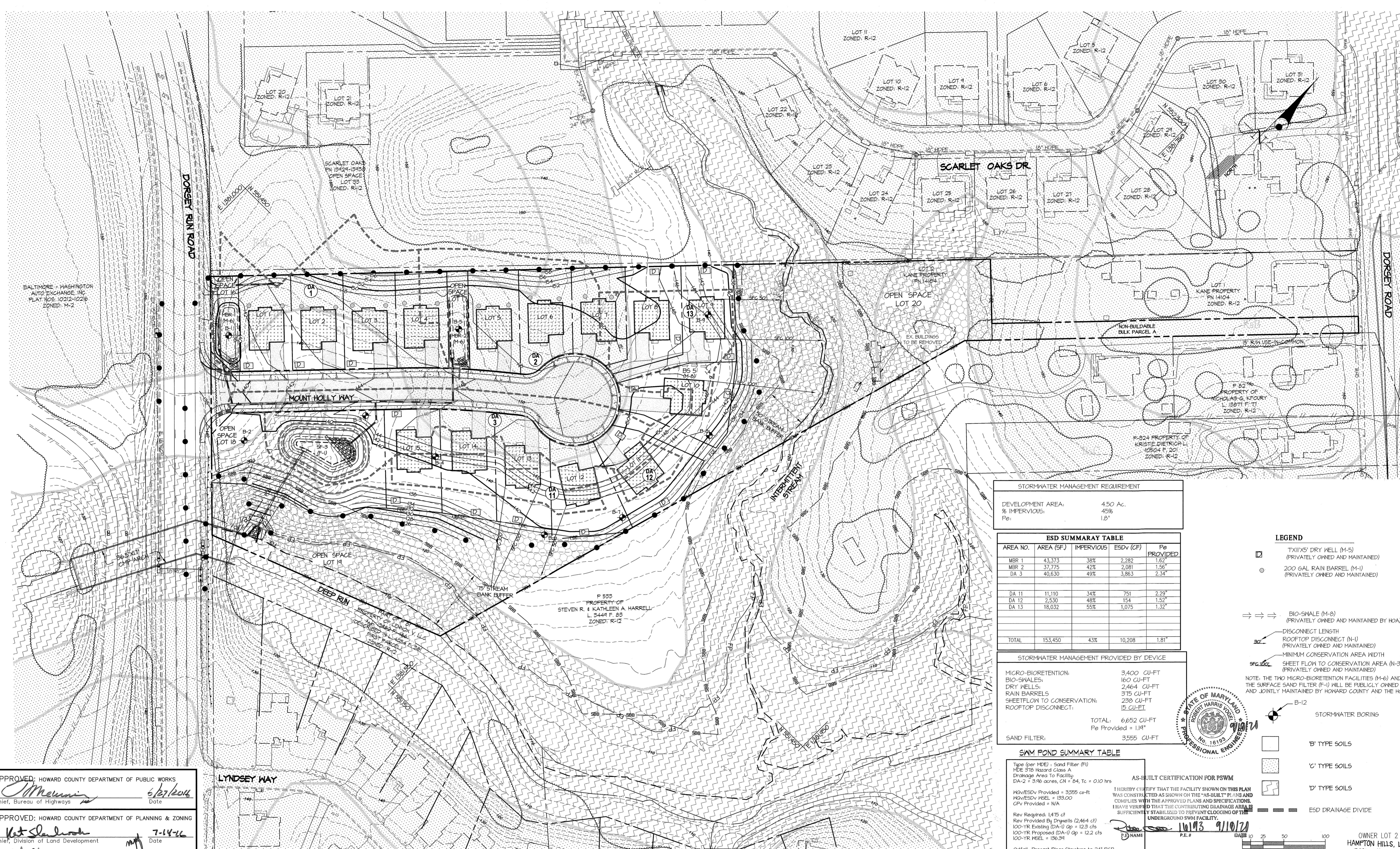
PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (LF)	REMARKS
15"	HDPE	121	PUBLIC
15"	HDPE	66	PRIVATE
18"	HDPE	153	PUBLIC
24"	HDPE	387	PUBLIC

HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or HI-Q by Hancor or an approved equal.

AS-BUILT CERTIFICATION FOR PSWM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
J. Harris 6/19/18 9-18-20
 P.E. # DATE

OWNER LOT 2
 HAMPTON HILLS, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043

AS-BUILT AUGUST 2020



STORMWATER MANAGEMENT REQUIREMENT

DEVELOPMENT AREA:	4.50 Ac.
% IMPERVIOUS:	45%
Pe:	1.8"

ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS	ESDv (CF)	Pe PROVIDED
MBR 1	43,373	38%	2,282	1.62"
MBR 2	37,775	42%	2,081	1.56"
DA 3	40,630	49%	3,863	2.34"
DA 11	11,110	34%	751	2.29"
DA 12	2,530	48%	154	1.52"
DA 13	18,032	55%	1,075	1.32"
TOTAL	153,450	43%	10,208	1.81"

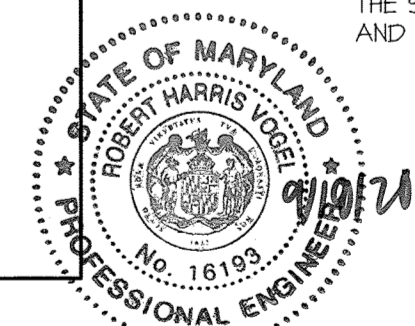
STORMWATER MANAGEMENT PROVIDED BY DEVICE

MICRO-BIORETENTION:	3,400 CU-FT
BIO-SWALES:	160 CU-FT
DRY WELLS:	2,464 CU-FT
RAIN BARRELS:	375 CU-FT
SHEETFLOW TO CONSERVATION:	238 CU-FT
ROOFTOP DISCONNECT:	15 CU-FT
TOTAL:	6,652 CU-FT
Pe Provided =	1.81"

SWM POND SUMMARY TABLE

Type (per MDE) - Sand Filter (F1)	1
MDE 37B Hazard Class A	1
Drainage Area To Facility:	1.93 ac
DA-2 = 3.06 acres, CN = 64, Tc = 0.10 hrs	
NSW/ESDv Provided = 3,555 cu-ft	
NSW/ESDv REQ'd = 1,930 cu-ft	
CFV Provided = N/A	
Rev Required: 1475 cf	
Rev Provided By Drywells (2,464 cf)	
100-YR Existing (DA-1) Qp = 12.3 cfs	
100-YR Proposed (DA-1) Qp = 12.2 cfs	
100-YR MSEL = 136.34	
Outfall: Precast Riser Structure to 24" RCP	
T.O.D. = 136.40	

- LEGEND**
- ☐ 12"X15" DRY WELL (M-5)
(PRIVATELY OWNED AND MAINTAINED)
 - 200 GAL RAIN BARREL (M-1)
(PRIVATELY OWNED AND MAINTAINED)
 - ⇌⇌⇌ BIO-SWALE (M-6)
(PRIVATELY OWNED AND MAINTAINED BY HOA)
 - DISCONNECT LENGTH
ROOFTOP DISCONNECT (M-1)
(PRIVATELY OWNED AND MAINTAINED)
 - MINIMUM CONSERVATION AREA WIDTH
 - 5FC 1002 SHEET FLOW TO CONSERVATION AREA (N-3)
(PRIVATELY OWNED AND MAINTAINED)
 - NOTE: THE TWO MICRO-BIORETENTION FACILITIES (M-6) AND THE SURFACE SAND FILTER (F-1) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA
 - ⊙ B-12 STORMWATER BORING
 - B' TYPE SOILS
 - C' TYPE SOILS
 - D' TYPE SOILS
 - ESD DRAINAGE DIVIDE



AS-BUILT CERTIFICATION FOR PSWM

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

DATE: 9/10/20
SIGNATURE: [Signature]

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 6/27/2020

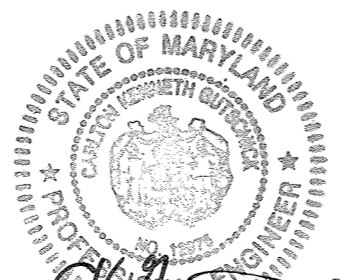
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 7-14-16

Chief, Development Engineering Division
 Date: 7-12-16

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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PREPARED FOR:
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE.
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 TIM KEANE
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PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 28, 2018



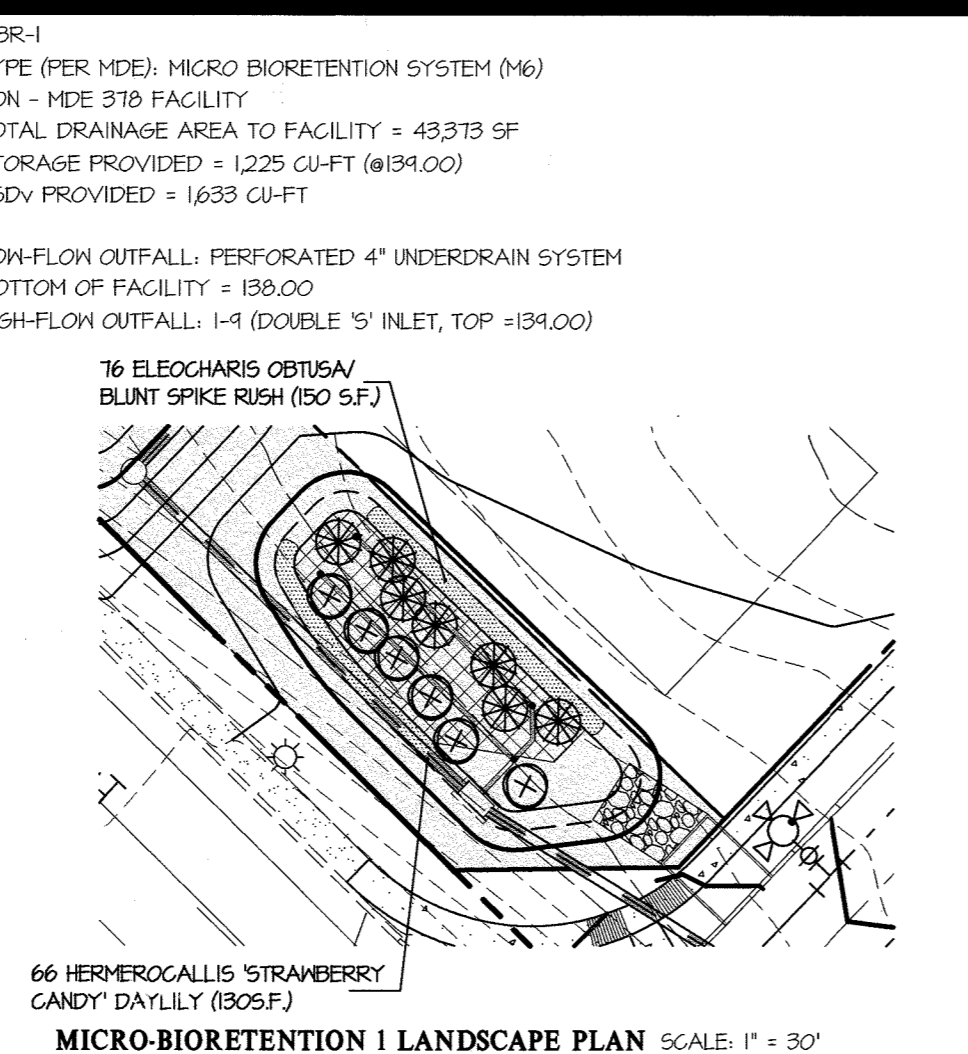
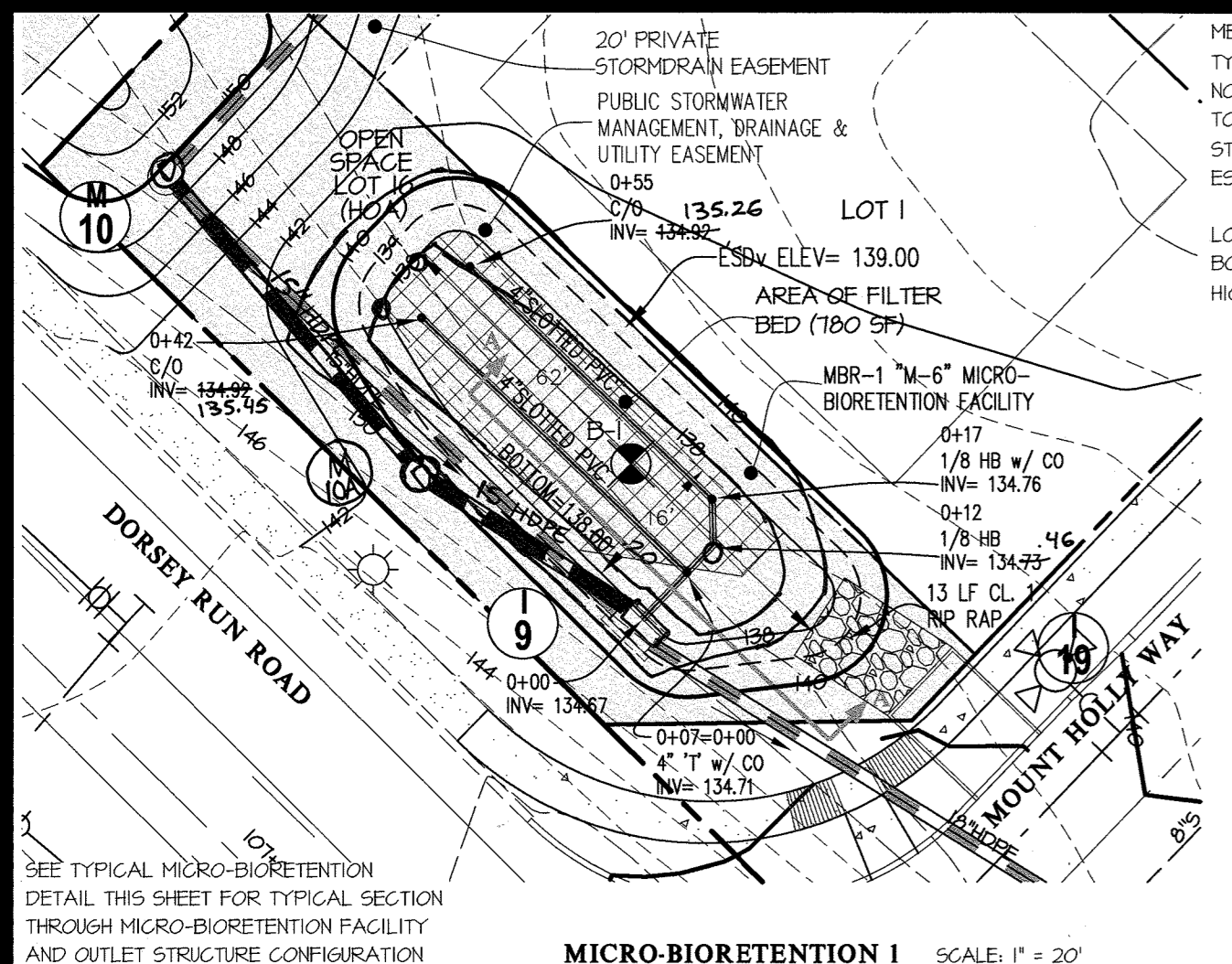
ESD DRAINAGE AREA MAP

DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	10 OF 21

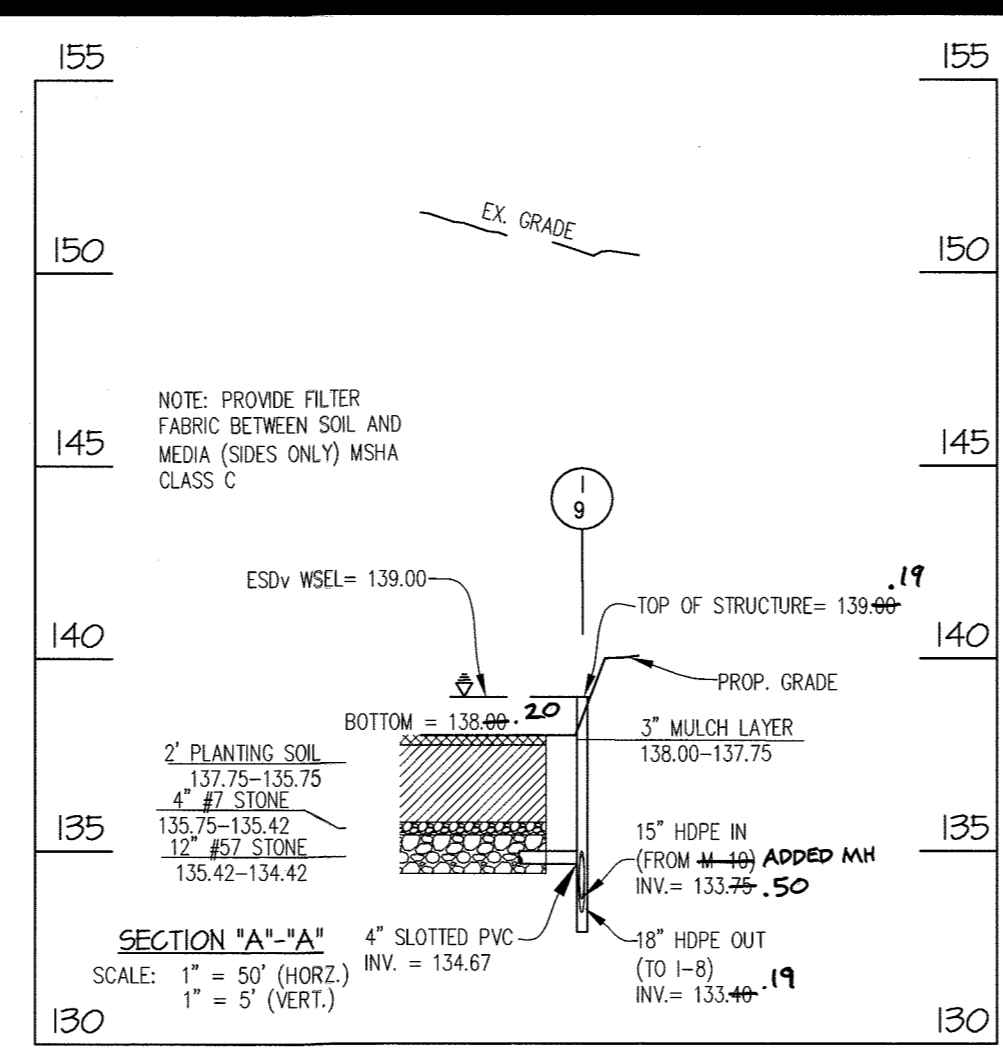
DATE: 04/28/17 REVISION: REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS

AS-BUILT AUGUST 2020



MICRO-BIORETENTION 1 SCALE: 1" = 20'

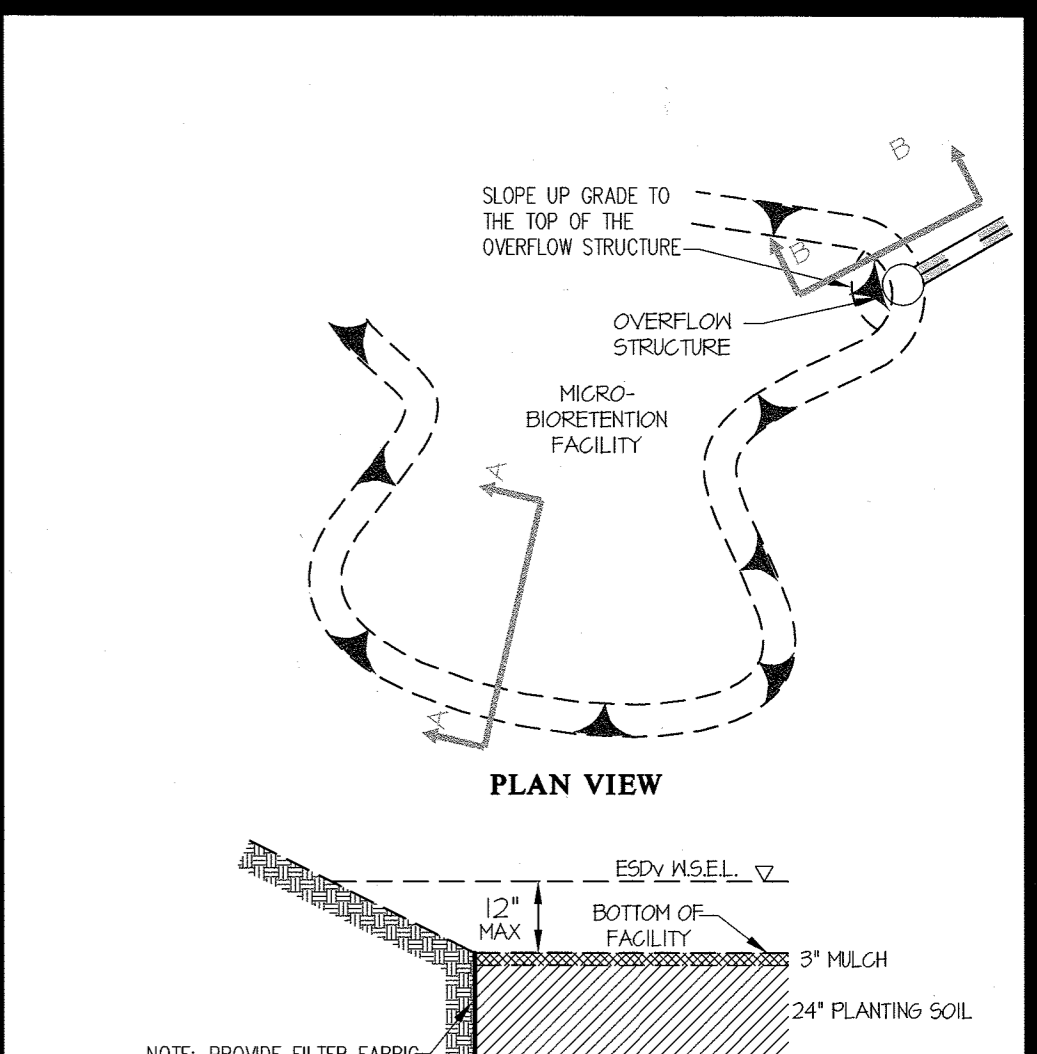
MICRO-BIORETENTION 1 LANDSCAPE PLAN SCALE: 1" = 30'



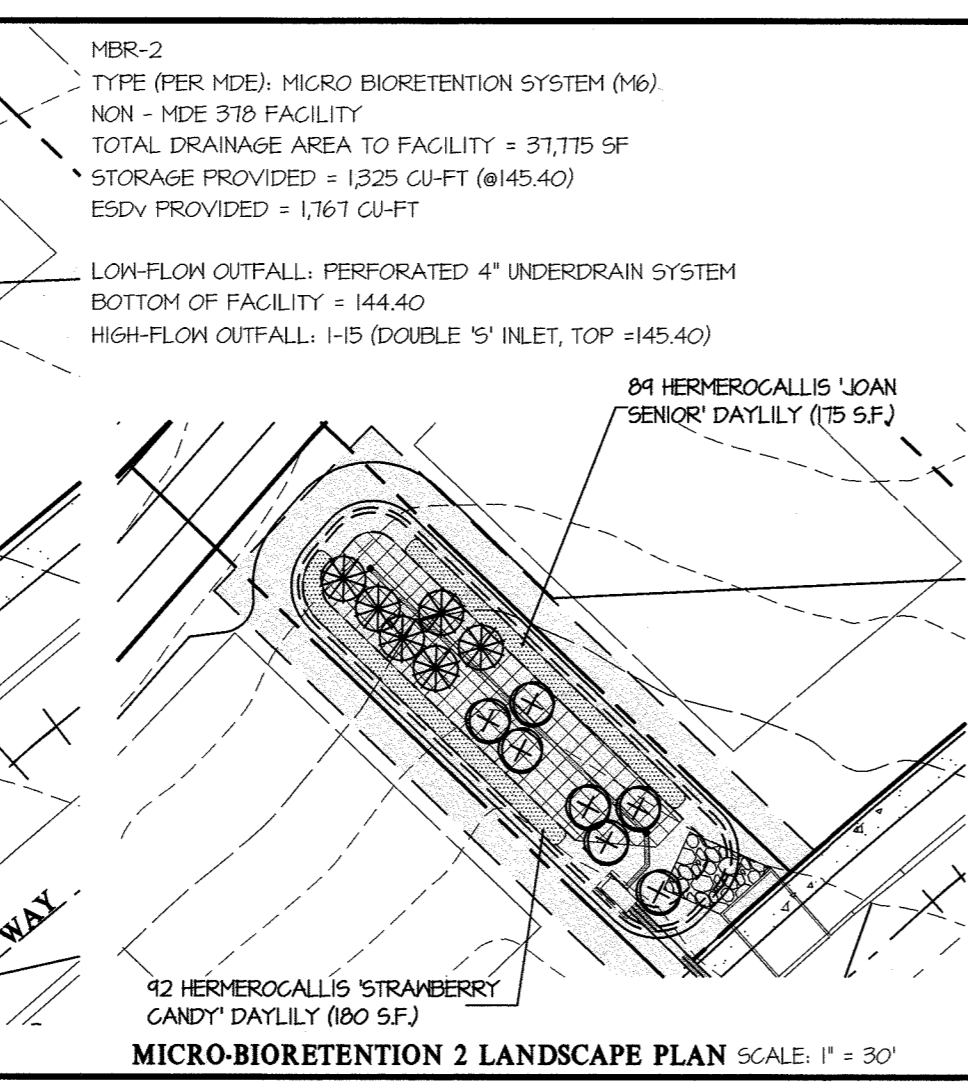
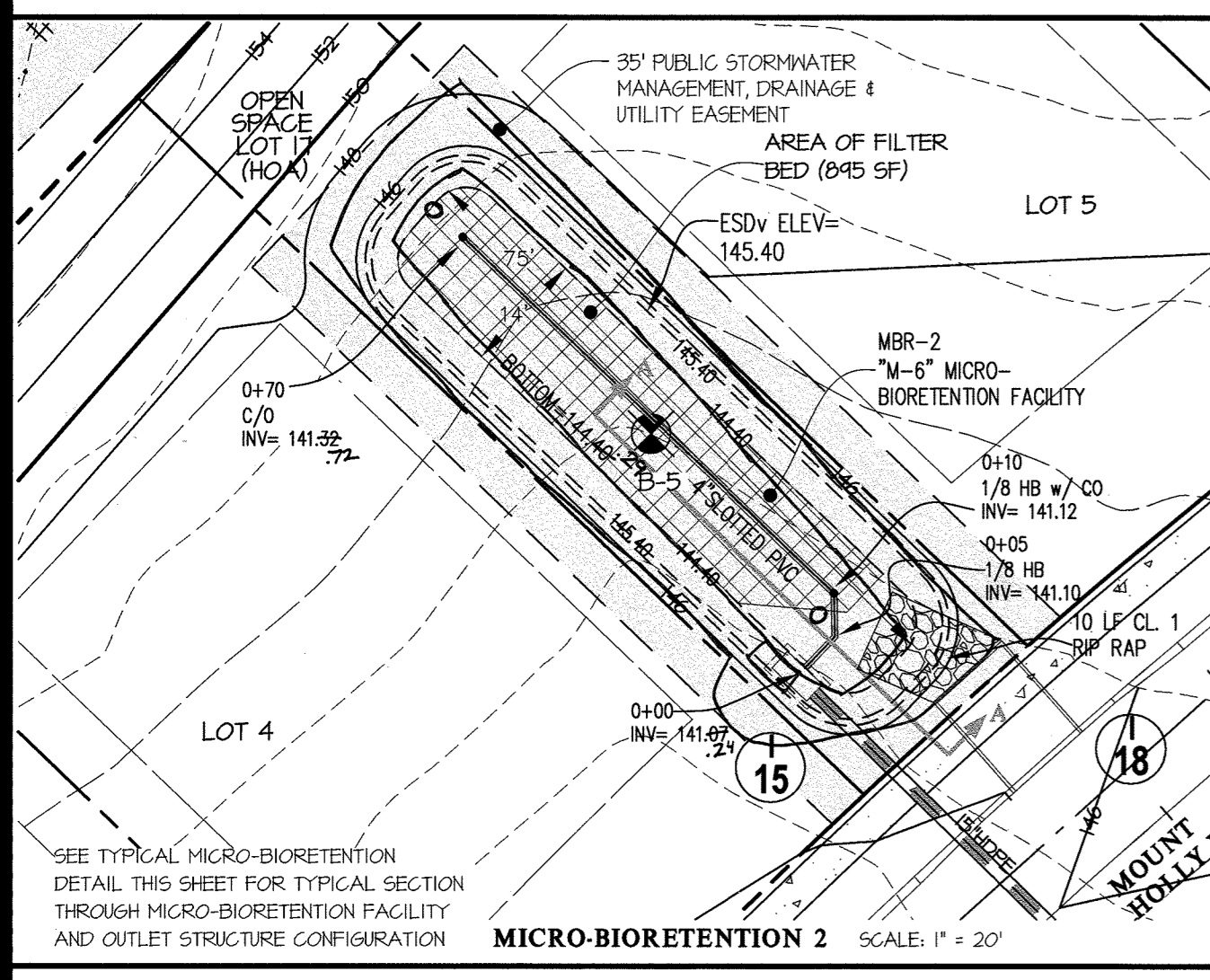
SECTION "A-A" SCALE: 1" = 50' (HORZ.) 1" = 5' (VERT.)

GENERAL NOTES: MATERIAL SPECIFICATIONS, THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.

- APPENDIX B.1.1 - SUPPLEMENTAL POND SPECIFICATIONS (NON-378) SUPPLEMENTAL STORMWATER PONDS AND WETLAND SPECIFICATIONS (NON-378) THESE NOTES AND SPECIFICATIONS ARE IN ADDITION TO THE MD-378 SPECIFICATIONS...

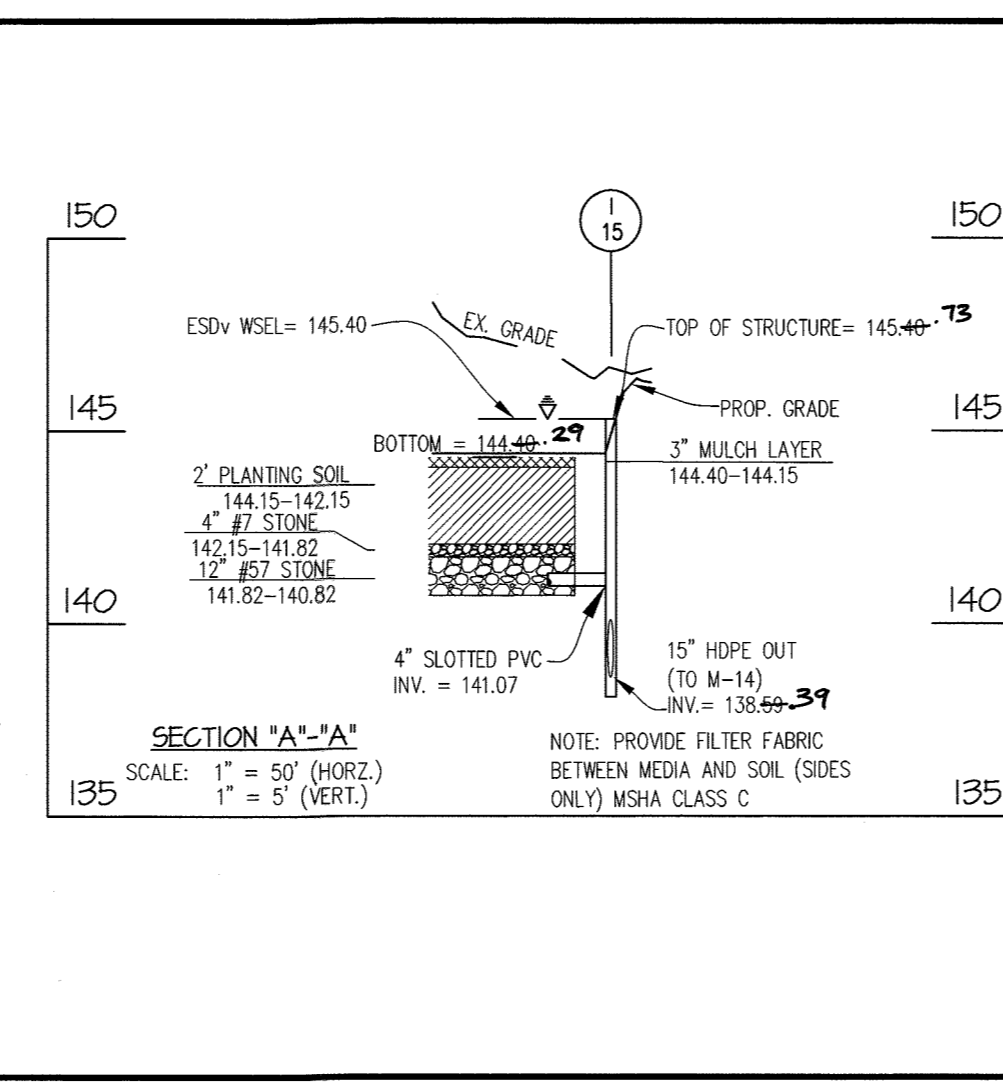


TYPICAL MICRO-BIORETENTION SECTION SCALE: N.T.S.



MICRO-BIORETENTION 2 SCALE: 1" = 20'

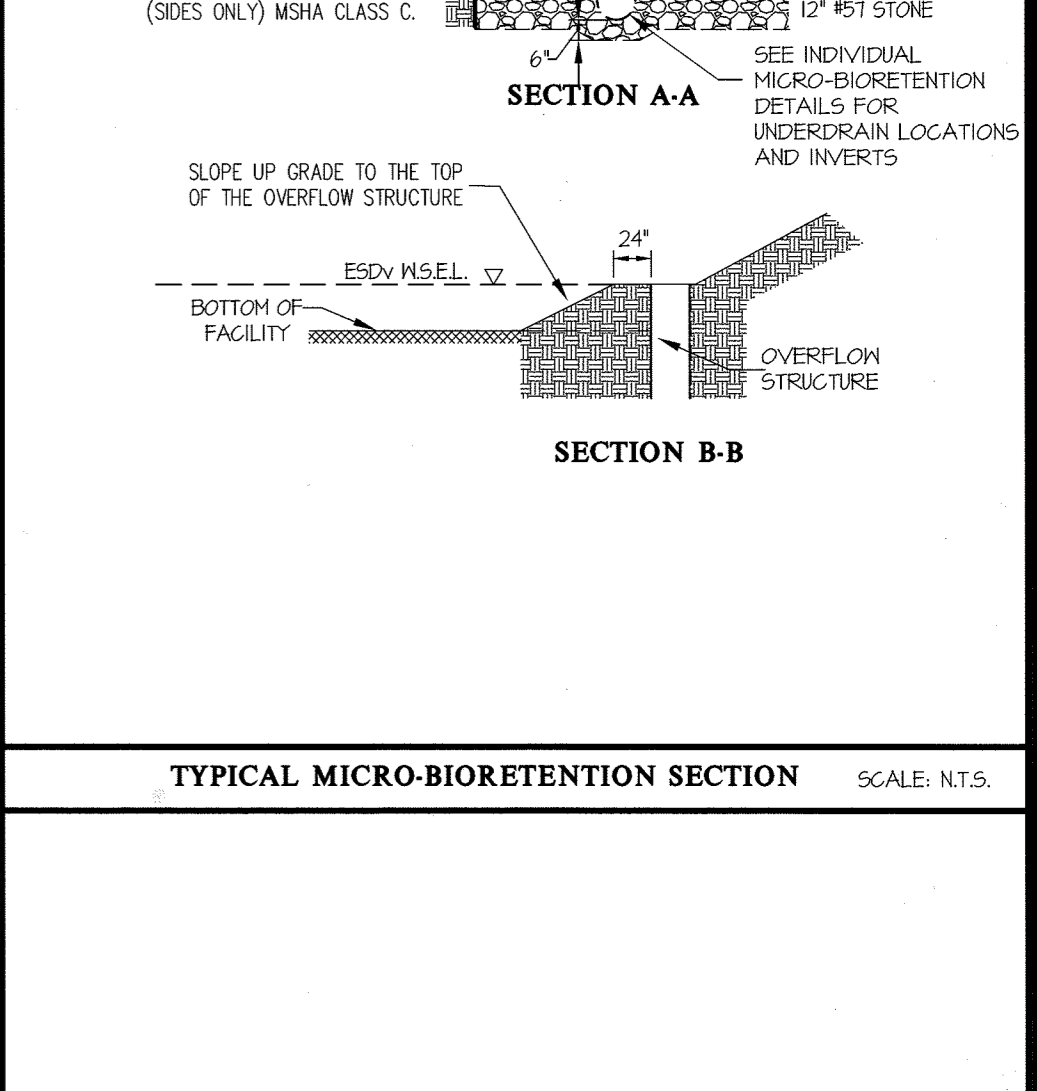
MICRO-BIORETENTION 2 LANDSCAPE PLAN SCALE: 1" = 30'



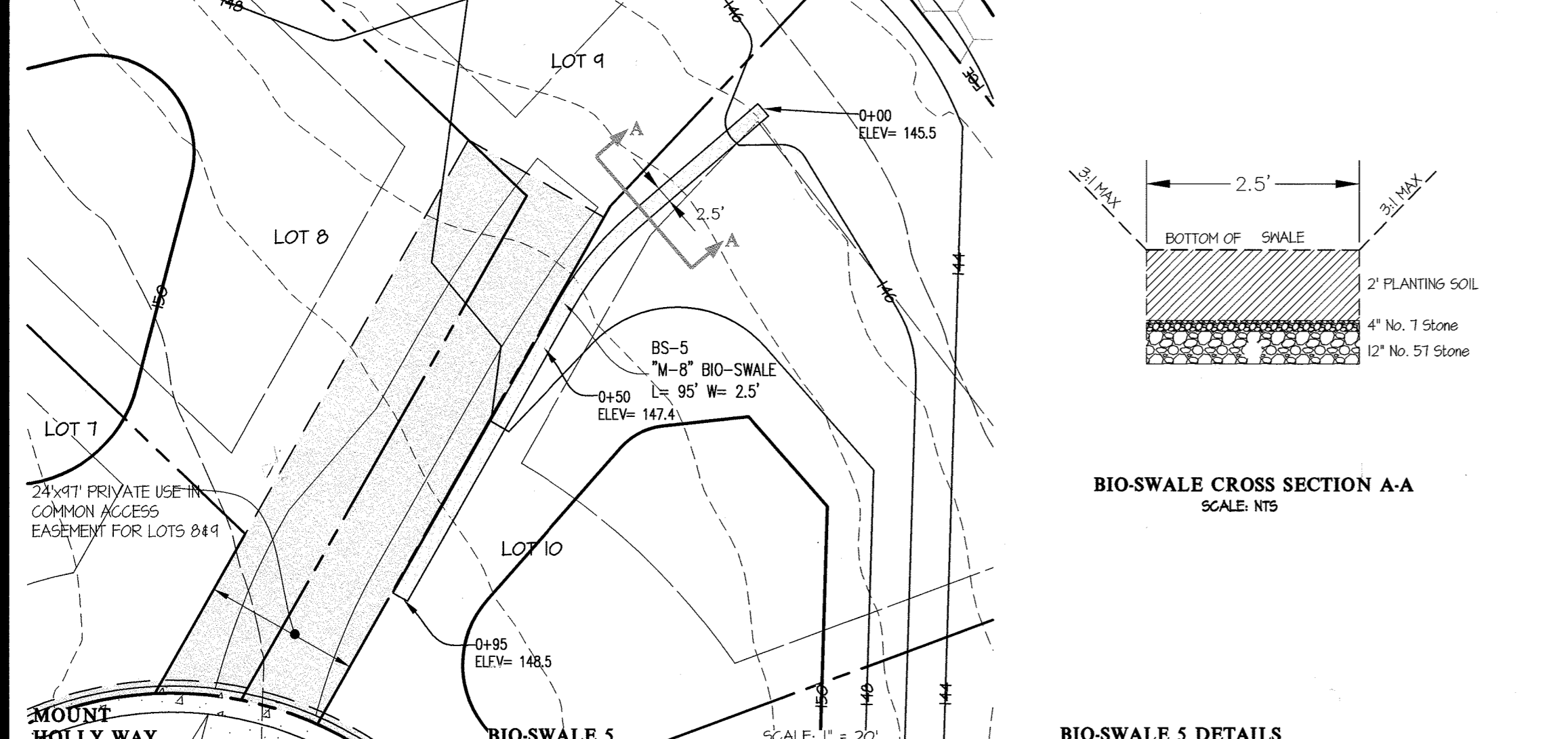
SECTION "A-A" SCALE: 1" = 50' (HORZ.) 1" = 5' (VERT.)

4. PLANT MATERIAL RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTION PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.3.

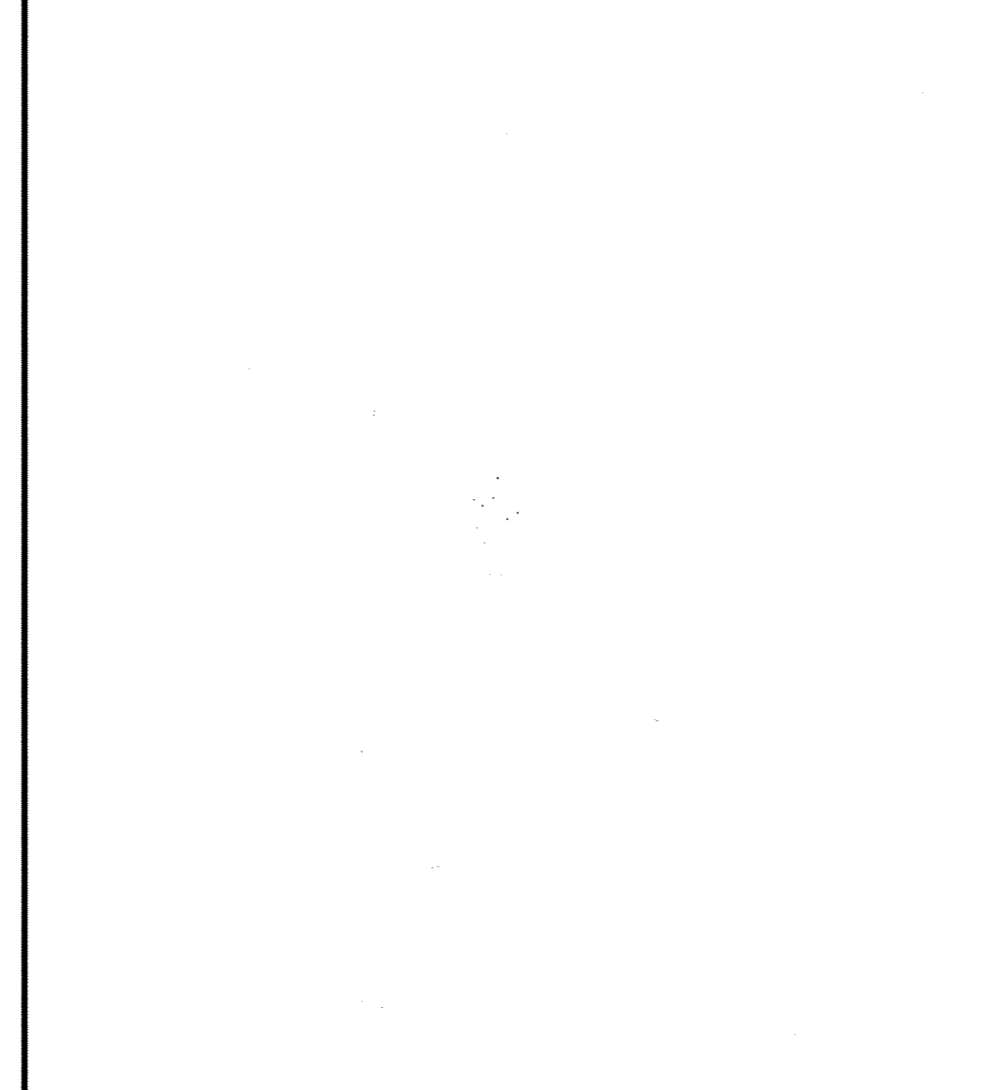
- 6. A RULE OF THUMB TO DETERMINE WHEN AN EXCAVATED POND MAY NEED TO BE CONSIDERED AN EMBANKMENT POND IS AS FOLLOWS: PROVIDE CALCULATION OF 10H + 20 FEET = L WHERE H IS HEIGHT FROM POND BOTTOM TO TOP OF DAM...



TYPICAL MICRO-BIORETENTION SECTION SCALE: N.T.S.



BIO-SWALE 5 SCALE: 1" = 20'



BIO-SWALE CROSS SECTION A-A SCALE: N.T.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS Chief, Bureau of Highways 6/27/2014

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Chief, Division of Land Development 7-14-16

MICRO-BIORETENTION PLANT LIST table with columns for SYMBOL, QTY., NAMES (BOTANICAL / SCIENTIFIC), SIZE, and ROOT/COMMENTS.

UNDERDRAIN SUMMARY TABLE with columns for SIZE (INCHES), TYPE, QUANTITY (L.F.), and REMARKS.

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6) & BIO-SWALES (M-8) A. THE HOA SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY...

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

AS-BUILT CERTIFICATION FOR PSWM I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS...

Professional Engineer seal for Robert Harris, License No. 16193, State of Maryland.

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

DATE: 04/28/17 REVISION: REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS

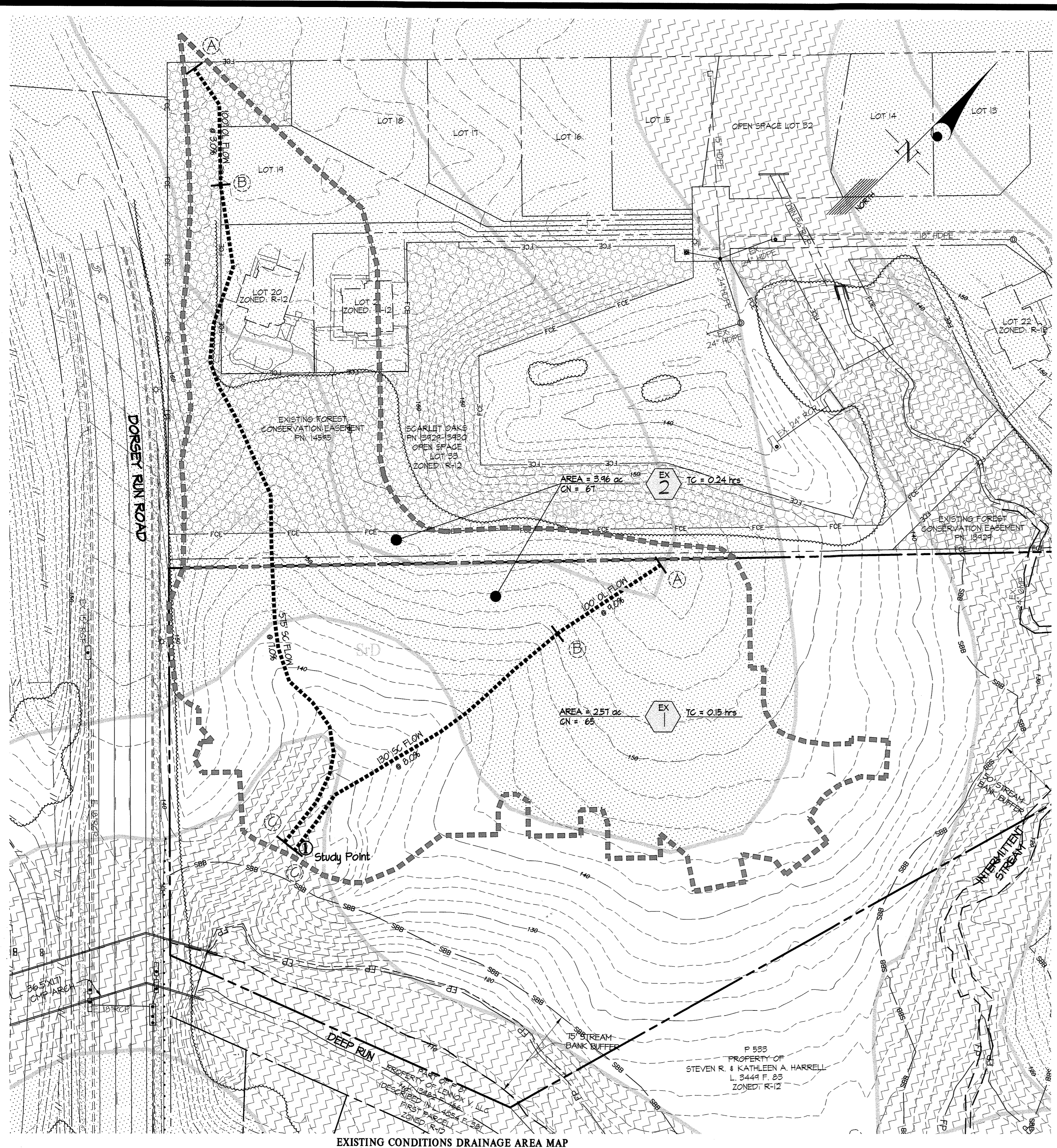
PREPARED FOR: TRINITY HOMES MARY LAND, LLC 3675 PARK AVE. ELLICOTT CITY, MD 21043

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

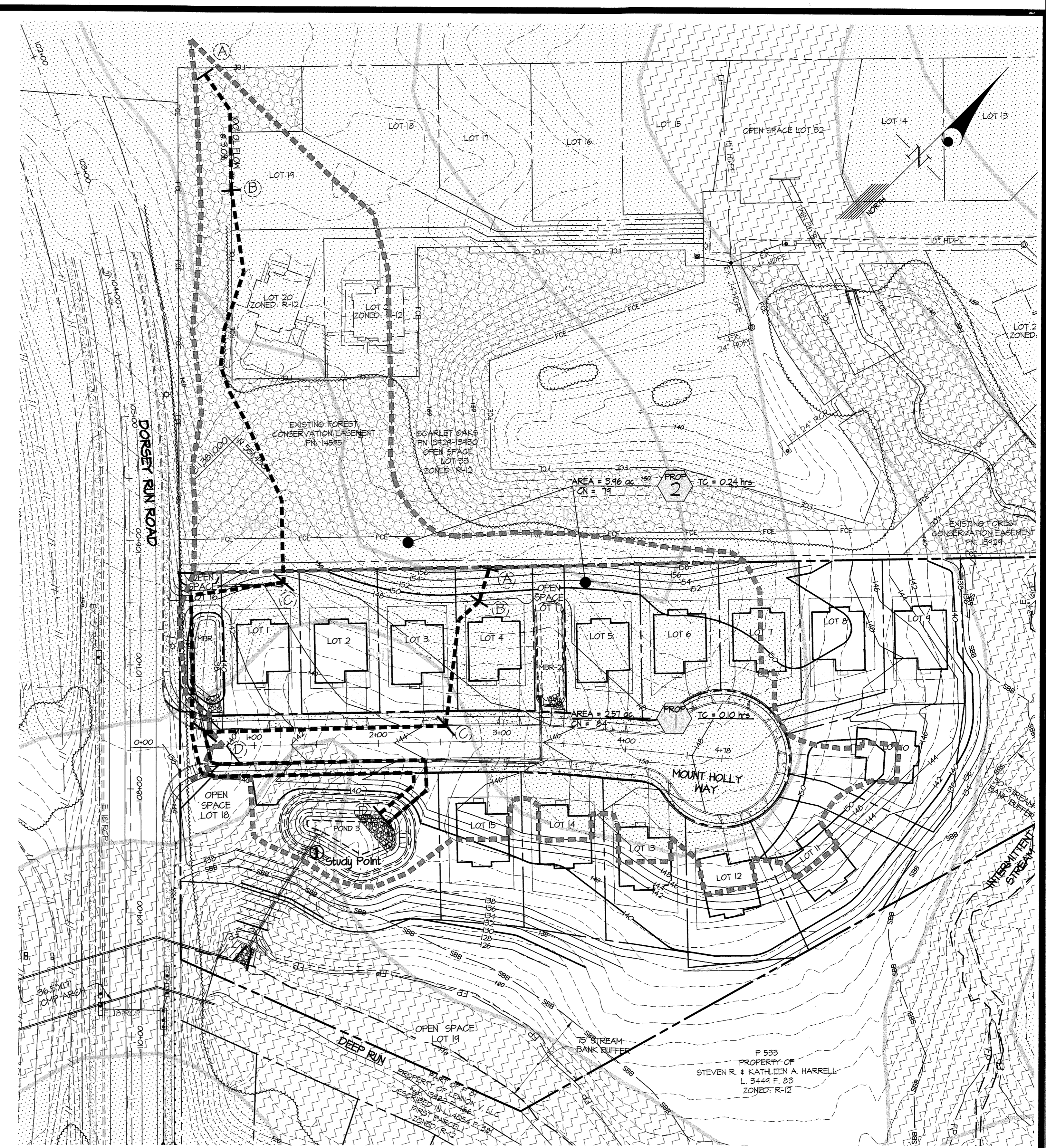
ESD STORMWATER MANAGEMENT DETAILS DORSEY GLEN LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A

Table with columns for SCALE, ZONING, G.L.W. FILE NO., DATE, TAX MAP - GRID, SHEET.

AS-BUILT AUGUST 2020 P-16-027



EXISTING CONDITIONS DRAINAGE AREA MAP



PROPOSED CONDITIONS DRAINAGE AREA MAP

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 6/27/2016
 Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 7-14-16
 Chief, Division of Land Development Date
[Signature] 7-17-16
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

LEGEND

	B' TYPE SOILS		TC PATH
	C' TYPE SOILS		DRAINAGE AREA LABEL
	D' TYPE SOILS		
	SWM DRAINAGE DIVIDE		

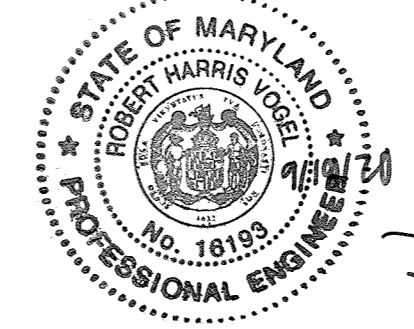
DATE	REVISION	BY	APPR.
04/28/17	REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS		

PREPARED FOR:
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21045
 TIM KEANE
 443-323-9806

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018
[Signature] 5/25/16

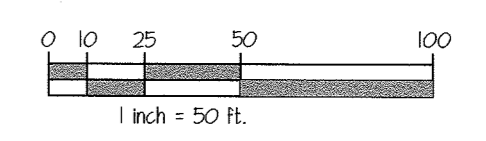
DRAINAGE AREA SUMMARY

DRAINAGE AREA	Area (acres)	CN	Tc (hrs)	Q100 (cfs)
EX 1	2.51	65	0.15	12.30
PROP 1	2.51	84	0.10	12.20
EX 2	3.96	79	0.24	17.46
PROP 2	3.96	79	0.24	17.46



AS-BUILT CERTIFICATION FOR PSWM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
 DATE: 9/19/20
 P.E. # 18193

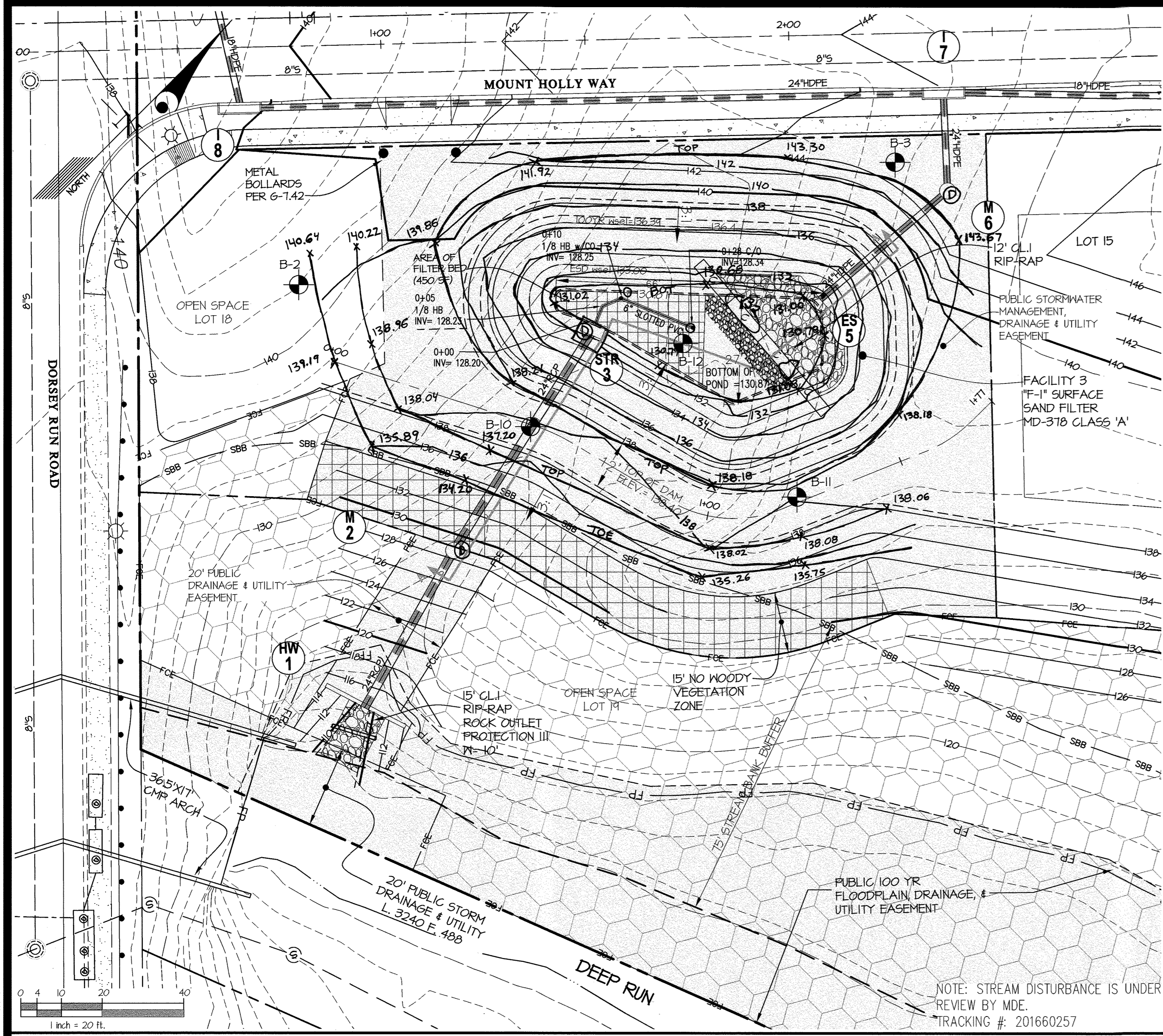
NO AS-BUILT INFORMATION THIS SHEET



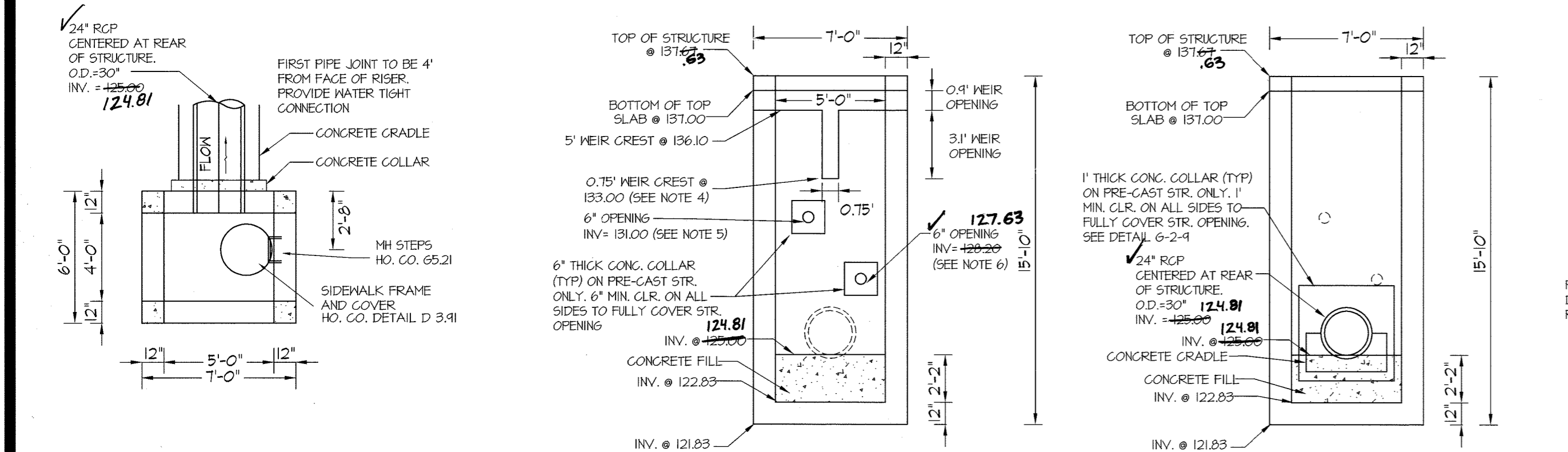
OWNER LOT 2
 HAMPTON HILLS, LLC
 3675 PARK AVE
 ELLICOTT CITY, MD 21043

STORMWATER MANAGEMENT DRAINAGE AREA MAP
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	12 OF 21



SAND FILTER 3 DETAILS SCALE: 1" = 20'



STR 3 PLAN VIEWS (FRONT OF STRUCTURE) SCALE: 1" = 5'

AS-BUILT CERTIFICATION FOR PSMW CONCRETE COLLAR

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND STRUCTURE FACILITY.

J.E. NAME 16193 9-18-20 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways 6/27/2016 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development 7-14-16 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division 7-12-16 Date

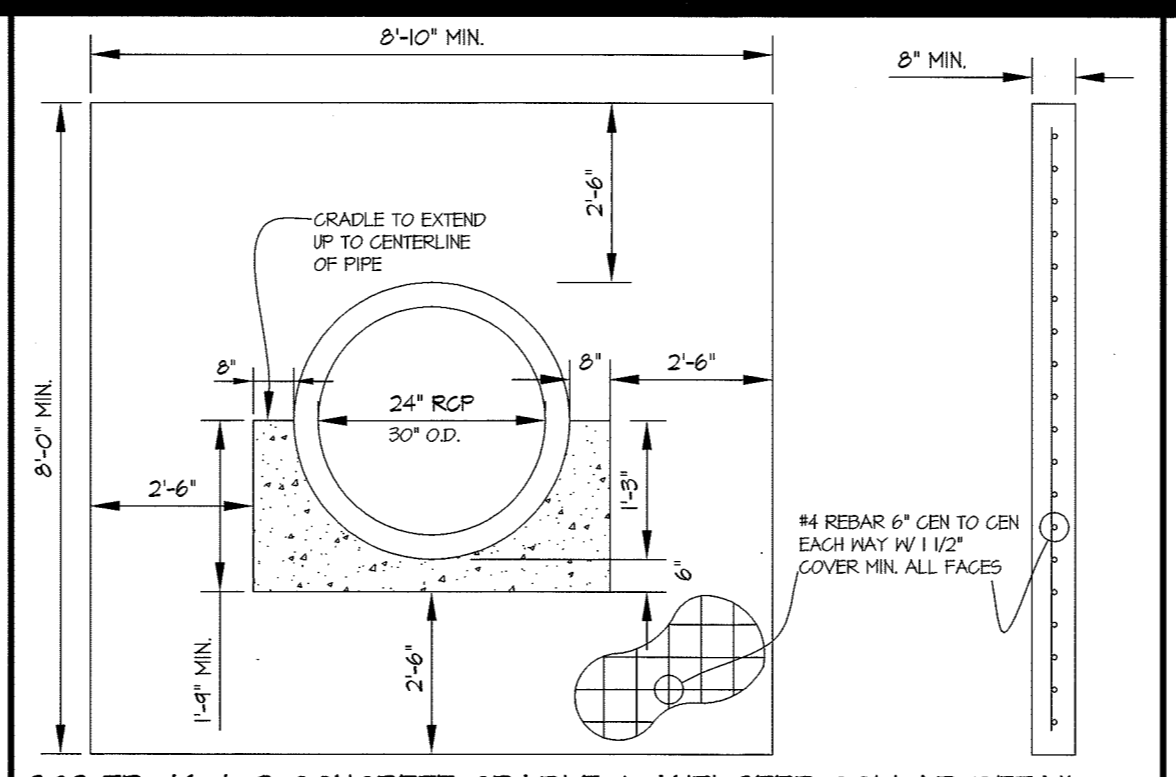
OWNER LOT 2 HAMPTON HILLS, LLC
 3675 PARK AVE
 ELLICOTT CITY, MD 21043

NOTES:

- RISER STRUCTURE IS TO BE A PRECAST RISER. SHOP DRAWINGS MUST BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION OF RISER. CONTRACTOR MAY CAST IN PLACE, PROVIDED THE APPROPRIATE DRAWINGS ARE SUBMITTED TO ENGINEER FOR APPROVAL AND THIS PLAN IS REDLINED TO SHOW REBAR REINFORCEMENT.
- PROVIDE WATER-TIGHT CONNECTIONS AT ALL ORIFICE OPENINGS. USE NON-SHRINKING GROUT WHERE NECESSARY.
- IF PRECAST RISER WILL BE SHIPPED IN MULTIPLE SECTIONS, PROVIDE RISER CONNECTIONS PER DETAIL G-2-2 (SHEET 5).
- IF PRECAST RISER WILL BE SHIPPED IN MULTIPLE SECTIONS, PROVIDE RISER CONNECTIONS PER DETAIL G-2-2 (SHEET 5).
- IF PRECAST RISER WILL BE SHIPPED IN MULTIPLE SECTIONS, PROVIDE RISER CONNECTIONS PER DETAIL G-2-2 (SHEET 5).
- IF PRECAST RISER WILL BE SHIPPED IN MULTIPLE SECTIONS, PROVIDE RISER CONNECTIONS PER DETAIL G-2-2 (SHEET 5).

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE: 04/28/17 REVISION: REVISION: ADD SWM STRUCTURE DETAILS BY: APPR.



SSM CONSTRUCTION SPECIFICATIONS

THESE SPECIFICATIONS ARE APPROPRIATE TO ALL PONDS WITHIN THE SCOPE OF THE STANDARD FOR PRACTICE MD-376. ALL REFERENCES TO ASTM AND AASHTO SPECIFICATIONS APPLY TO THE MOST RECENT VERSION.

SITE PREPARATION

AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. ALL TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1. ALL TREES SHALL BE CLEARED AND GRUBBED WITHIN 5 FEET OF THE TOE OF THE EMBANKMENT.

AREAS TO BE COVERED BY THE RESERVOIR WILL BE CLEARED OF ALL TREES, BRUSH, LOGS, FENCES, RUBBISH AND OTHER OBJECTIONABLE MATERIAL. UNLESS OTHERWISE DESIGNATED ON THE PLANS, FOR DRY STORAGE/WATER MANAGEMENT PONDS, A MINIMUM OF A 25-FOOT RADIUS AROUND THE INLET STRUCTURE SHALL BE CLEARED.

ALL CLEARED AND GRUBBED MATERIAL SHALL BE DISPOSED OF OUTSIDE AND BELOW THE LIMITS OF THE DAM AND RESERVOIR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. WHEN SPECIFIED, A SUFFICIENT QUANTITY OF TOPSOIL WILL BE STOCKPILED IN A SUITABLE LOCATION FOR USE ON THE EMBANKMENT AND OTHER DESIGNATED AREAS.

EARTH FILL

MATERIAL - THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT AND CUT OFF TRENCH SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION 60, 50, OR CL AND MUST HAVE AT LEAST 30% PASSING THE #200 SIEVE. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGNED BY A GEOTECHNICAL ENGINEER. SUCH SPECIAL DESIGNS MUST HAVE CONSTRUCTION SUPERVISED BY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF MARYLAND. THE EMBANKMENT MUST HAVE THE CAPABILITY TO SUPPORT VEGETATION OF THE QUALITY REQUIRED TO PREVENT EROSION OF THE EMBANKMENT.

PLACEMENT - AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8-INCH THICK LAYERS (BEFORE COMPACTION) LAYERS WHICH ARE TO BE CONTINUOUS OVER THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTIONS OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT EXCAVATED INTO THE EMBANKMENT.

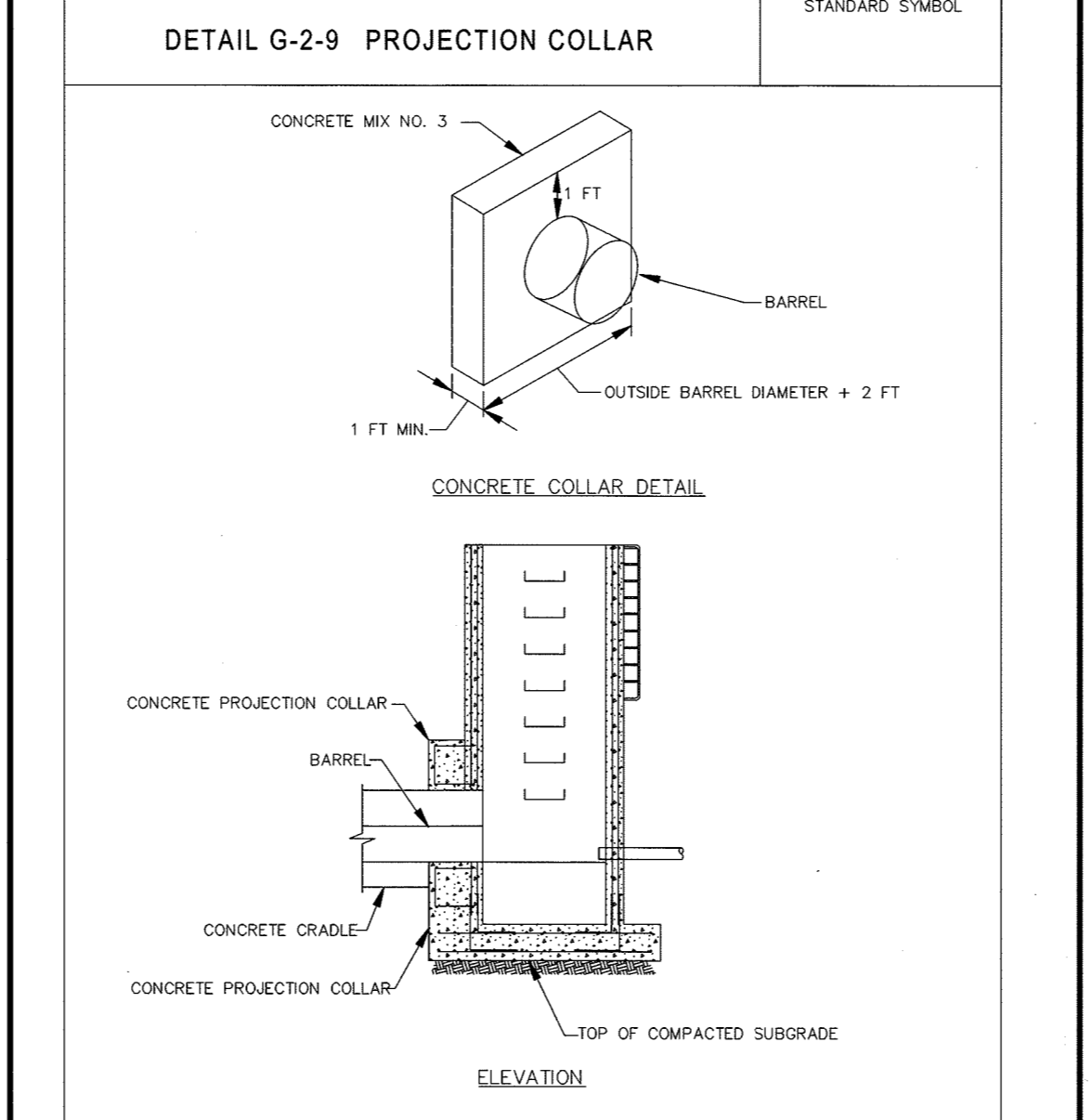
COMPACTION - THE MOVEMENT OF THE HAULING AND SPREADING EQUIPMENT OVER THE FILL SHALL BE CONTROLLED SO THAT THE ENTIRE SURFACE OF EACH LIFT SHALL BE TRAVERSED BY NOT LESS THAN ONE TREAD TRACK OF HEAVY EQUIPMENT OR CONSTRUCTION EQUIPMENT SHALL BE ACHIEVED BY A MINIMUM OF FOUR COMPLETE PASSES OF A SHEEPSFOOT, RUBBER TRED OR VIBRATORY ROLLER. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SUCH THAT THE REQUIRED DEGREE OF COMPACTION WILL BE OBTAINED WITH THE EQUIPMENT USED. THE FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE, YET NOT BE SO WET THAT WATER CAN BE SQUEEZED OUT. WHEN REQUIRED BY THE REVIEWING ENGINEER, THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN ±2% OF THE OPTIMUM. EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO THAT DENSITY, AND IS TO BE CERTIFIED BY THE ENGINEER AT THE TIME OF CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY AASHTO METHOD T-99 STANDARD PRODUCTION.

CUT OFF TRENCH - THE CUT OFF TRENCH SHALL BE EXCAVATED INTO IMPERVIOUS MATERIAL ALONG OR PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE BOTTOM WIDTH OF THE TRENCH SHALL BE GOVERNED BY THE EQUIPMENT USED FOR EXCAVATION, WITH THE MINIMUM WIDTH BEING FOUR FEET. THE DEPTH SHALL BE AT LEAST FOUR FEET BELOW EXISTING GRADE OR AS SHOWN ON THE PLANS. THE SIDE SLOPES OF THE TRENCH SHALL BE 1 TO 1 OR FLATTER. THE BACKFILL SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY.

EMBANKMENT CORE - THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10-YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION EQUIPMENT, ROLLERS, OR HAND TAMPERS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. IN ADDITION, THE CORE SHALL BE PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.

STRUCTURE BACKFILL

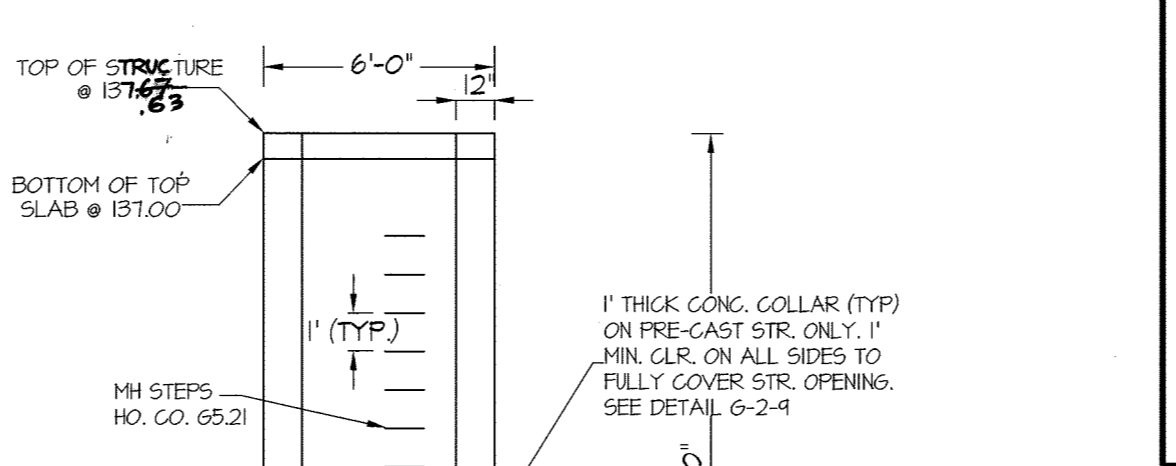
BACKFILL ADJACENT TO PIPES OR STRUCTURES SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE ADJOINING FILL MATERIAL. THE FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL NEEDS TO BE COMPLETELY FREE OF ROOTS AND OTHER MATERIALS. THE BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A CONCRETE STRUCTURE OR PIPE, UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE. STRUCTURE OR PIPE SHALL BE FLOWABLE OR LIFT MEETING THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SECTION 313 AS MODIFIED. THE MIXTURE SHALL HAVE A 100-200 PSI, 28 DAY UNCONFINED COMPRESSIVE STRENGTH. THE FLOWABLE FILL SHALL HAVE A MINIMUM FH OF 4.0 AND A MINIMUM RESISTIVITY OF 2000 OHM-CM MATERIAL SHALL BE PLACED SUCH THAT A MINIMUM 6" MEASURED PERPENDICULAR TO THE OUTSIDE OF THE PIPE) OF FLOWABLE FILL SHALL BE UNDER (BEDDING) OVER AND, ON THE SIDES OF THE PIPE. IT ONLY NEEDS TO EXTEND UP TO THE SPRING LINE FOR RIGID CONDUITS. AVERAGE SLUMP OF THE FILL SHALL BE 1" TO ASSURE FLOWABILITY OF THE MATERIAL. ADEQUATE MEASURES SHALL BE TAKEN (SAND BAGS, ETC.) TO PREVENT FLOATING THE PIPE. WHEN USING FLOWABLE FILL, ALL METAL PIPE SHALL BE BITUMINOUS COATED. ANY ADJOINING SOIL FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED FOUR INCHES IN THICKNESS AND COMPACTED BY HAND TAMPERS OR OTHER MANUALLY DIRECTED COMPACTION EQUIPMENT. THE MATERIAL SHALL COMPLETELY FILL ALL VOIDS ADJACENT TO THE FLOWABLE FILL ZONE. AT NO TIME DURING THE BACKFILL OPERATION SHALL DRIVEN EQUIPMENT BE ALLOWED TO OPERATE CLOSER THAN FOUR FEET, MEASURED HORIZONTALLY, TO ANY PART OF A STRUCTURE. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE DRIVEN OVER ANY PART OF A STRUCTURE OR PIPE UNLESS THERE IS A COMPACTED FILL OF 24" OR GREATER OVER THE STRUCTURE OR PIPE. BACKFILL MATERIAL OUTSIDE THE STRUCTURE BACKFILL (FLOWABLE FILL) ZONE SHALL BE OF THE TYPE AND QUALITY CONFORMING TO THAT SPECIFIED FOR THE CORE OF THE EMBANKMENT OR OTHER EMBANKMENT MATERIALS.



CONSTRUCTION SPECIFICATIONS

- CAST 1 FOOT THICK CONCRETE COLLAR TO OUTLET STRUCTURE WITH FOUR #4 U-SHAPED REBARS.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES CONSERVATION SERVICE



OPERATION AND MAINTENANCE SCHEDULE FOR SURFACE STORMWATER FILTRATION SYSTEMS (F-1)

- THE HOA SHALL INSPECT THE STORMWATER FACILITY ANNUALLY AND AFTER EVERY HEAVY STORM. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
- THE HOA SHALL MOW THE TOP AND SIDE SLOPES OF THE EMBANKMENT A MINIMUM OF ONCE PER YEAR, WHEN VEGETATION REACHES 18" IN HEIGHT OR AS NEEDED.
- THE HOA SHALL MOW FILTERS THAT HAVE A GRASS COVER A MINIMUM OF THREE (3) TIMES PER GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 12 INCHES.
- THE HOA SHALL REMOVE ANY DEBRIS AND LITTER FROM THE FACILITY.
- THE HOA SHALL REPAIR ANY EROSION IN THE FACILITY AS SOON AS IT IS NOTICED.
- HOWARD COUNTY SHALL REMOVE SILT WHEN IT EXCEEDS FOUR (4) INCHES DEEP IN THE FOREBAY & BE RESPONSIBLE FOR THE MAINTENANCE OF THE RISER, CUTTAL PIPES, AND EMBANKMENT.
- WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN SEVENTY-TWO (72) HOURS, THE HOA SHALL REPLACE THE TOP FEW INCHES OF DISCOLORED MATERIAL WITH FRESH MATERIAL. PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE HOA.
- THE HOA SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION SYSTEM HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REEVALUATED, UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

HOWARD SOIL CONSERVATION DISTRICT OPERATION, MAINTENANCE AND INSPECTION NOTE

INSPECTION OF THE POND(S) SHOWN HEREON SHALL BE PERFORMED AT LEAST ANNUALLY, IN ACCORDANCE WITH THE CHECKLIST AND REQUIREMENTS CONTAINED WITHIN THE USDA, SCS "STANDARDS AND SPECIFICATIONS FOR PONDS" (MD-376). THE POND OWNER(S) AND ANY HEIRS, SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE POND AND THE CONTINUED OPERATION, SURVEILLANCE, INSPECTION AND MAINTENANCE THEREOF. THE POND OWNER(S) SHALL PROMPTLY NOTIFY THE SOIL CONSERVATION DISTRICT OF ANY UNUSUAL OBSERVATIONS THAT MAY BE INDICATORS OF DISTRESS SUCH AS EXCESSIVE SEEPAGE, TURBID WATER, SLIDING OR SLUFFING.

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

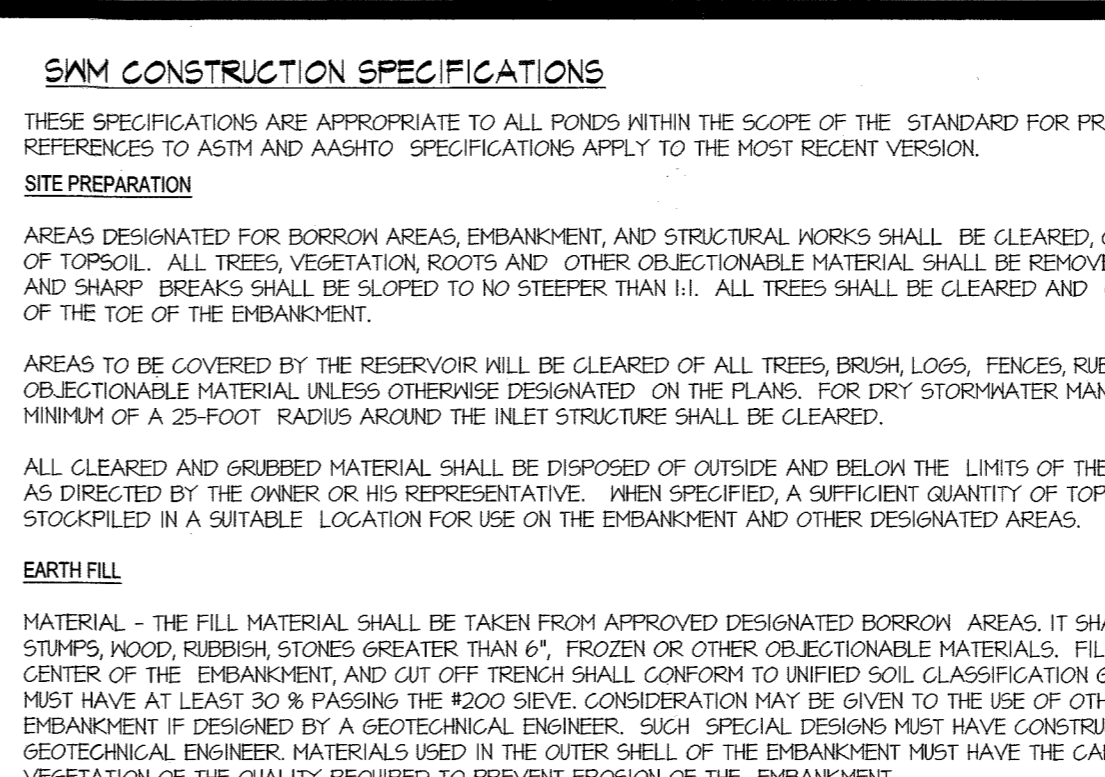
John P. K... 6/27/16 DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL, REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature: [Signature] DATE: 5/25/16

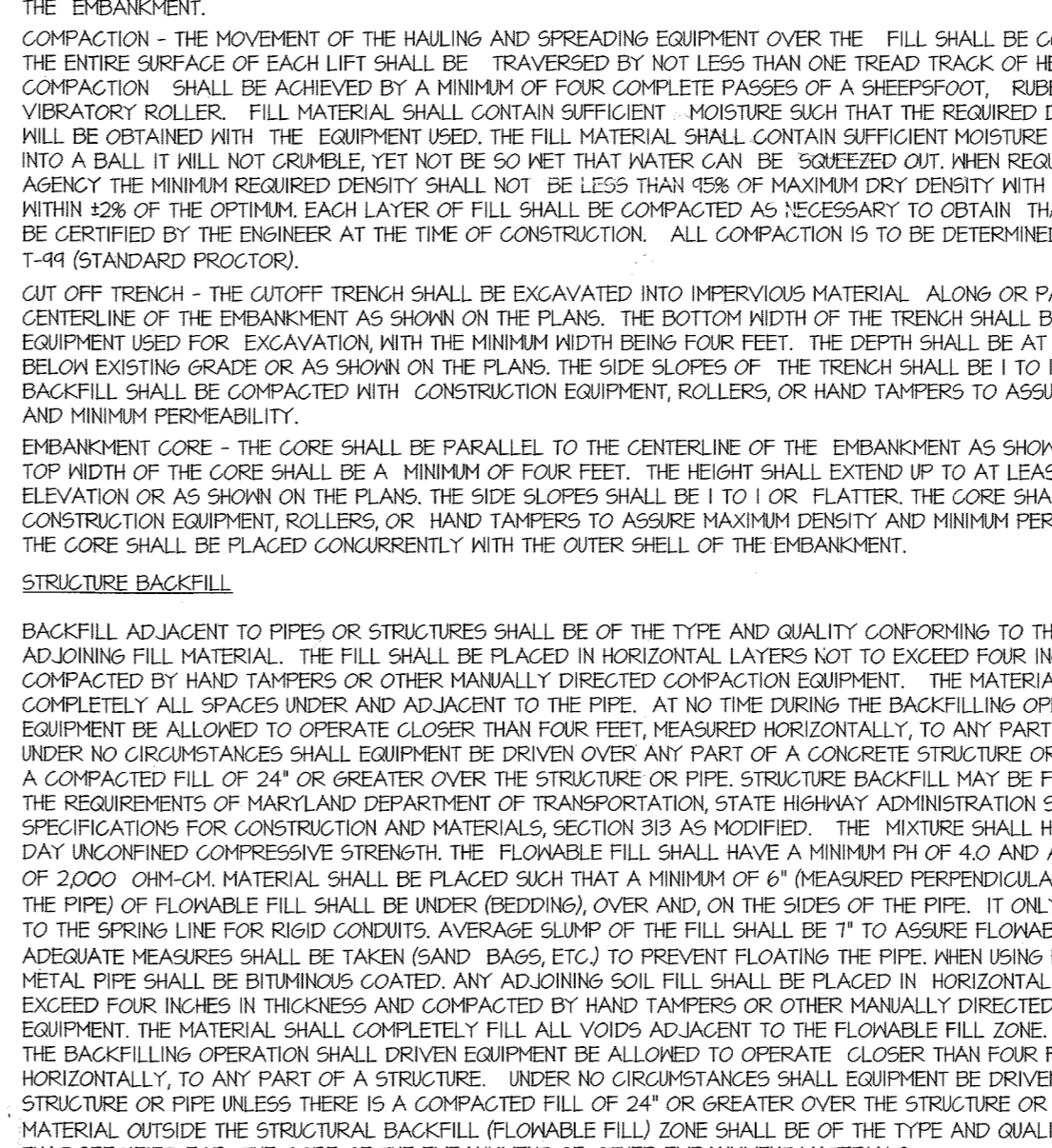
DATE: 04/28/17 REVISION: REVISION: ADD SWM STRUCTURE DETAILS BY: APPR.



CONSTRUCTION SPECIFICATIONS

- CAST 1 FOOT THICK CONCRETE COLLAR TO OUTLET STRUCTURE WITH FOUR #4 U-SHAPED REBARS.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES CONSERVATION SERVICE



OPERATION AND MAINTENANCE SCHEDULE FOR SURFACE STORMWATER FILTRATION SYSTEMS (F-1)

- THE HOA SHALL INSPECT THE STORMWATER FACILITY ANNUALLY AND AFTER EVERY HEAVY STORM. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
- THE HOA SHALL MOW THE TOP AND SIDE SLOPES OF THE EMBANKMENT A MINIMUM OF ONCE PER YEAR, WHEN VEGETATION REACHES 18" IN HEIGHT OR AS NEEDED.
- THE HOA SHALL MOW FILTERS THAT HAVE A GRASS COVER A MINIMUM OF THREE (3) TIMES PER GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 12 INCHES.
- THE HOA SHALL REMOVE ANY DEBRIS AND LITTER FROM THE FACILITY.
- THE HOA SHALL REPAIR ANY EROSION IN THE FACILITY AS SOON AS IT IS NOTICED.
- HOWARD COUNTY SHALL REMOVE SILT WHEN IT EXCEEDS FOUR (4) INCHES DEEP IN THE FOREBAY & BE RESPONSIBLE FOR THE MAINTENANCE OF THE RISER, CUTTAL PIPES, AND EMBANKMENT.
- WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN SEVENTY-TWO (72) HOURS, THE HOA SHALL REPLACE THE TOP FEW INCHES OF DISCOLORED MATERIAL WITH FRESH MATERIAL. PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE HOA.
- THE HOA SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION SYSTEM HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REEVALUATED, UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

HOWARD SOIL CONSERVATION DISTRICT OPERATION, MAINTENANCE AND INSPECTION NOTE

INSPECTION OF THE POND(S) SHOWN HEREON SHALL BE PERFORMED AT LEAST ANNUALLY, IN ACCORDANCE WITH THE CHECKLIST AND REQUIREMENTS CONTAINED WITHIN THE USDA, SCS "STANDARDS AND SPECIFICATIONS FOR PONDS" (MD-376). THE POND OWNER(S) AND ANY HEIRS, SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE POND AND THE CONTINUED OPERATION, SURVEILLANCE, INSPECTION AND MAINTENANCE THEREOF. THE POND OWNER(S) SHALL PROMPTLY NOTIFY THE SOIL CONSERVATION DISTRICT OF ANY UNUSUAL OBSERVATIONS THAT MAY BE INDICATORS OF DISTRESS SUCH AS EXCESSIVE SEEPAGE, TURBID WATER, SLIDING OR SLUFFING.

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

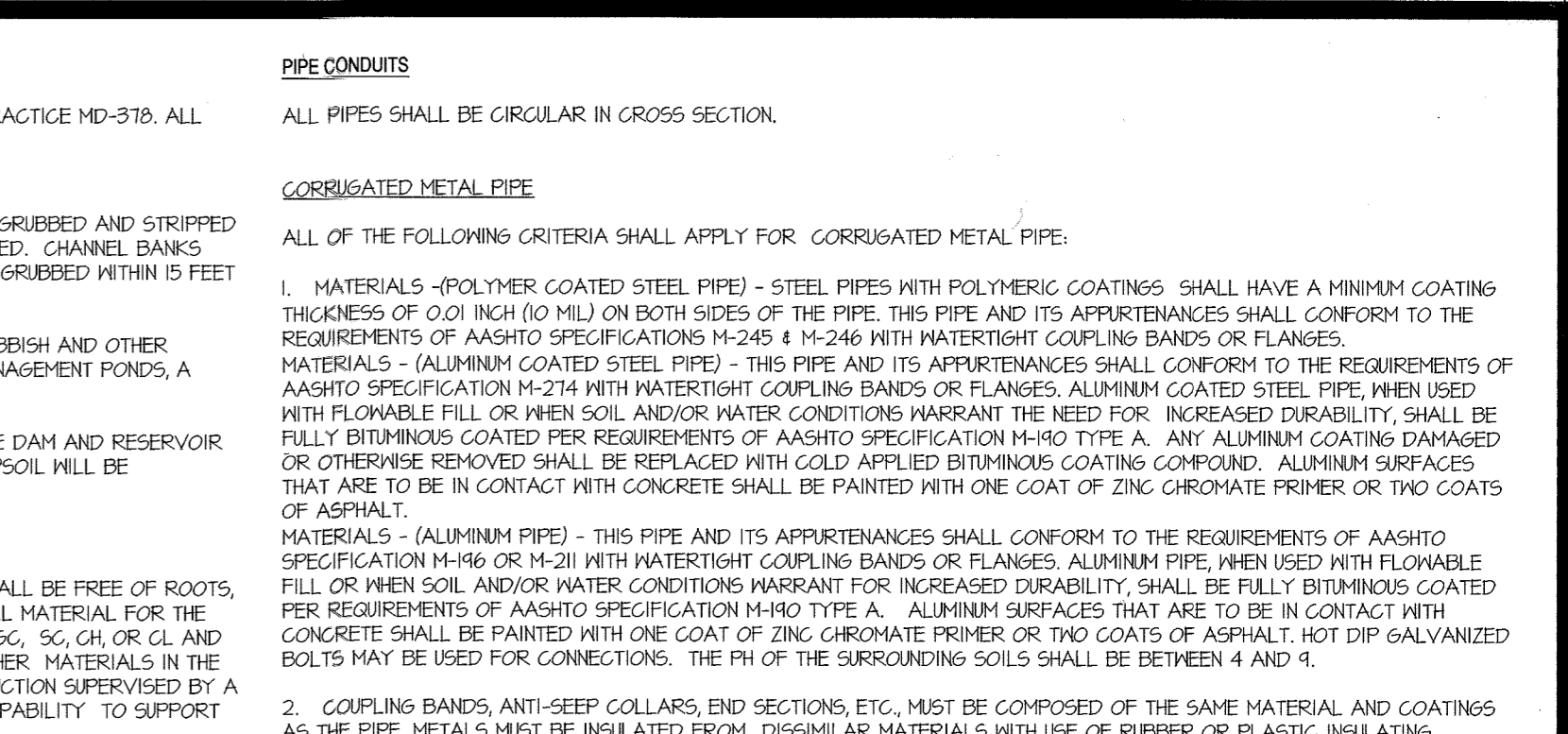
John P. K... 6/27/16 DATE

ENGINEER'S CERTIFICATE

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Signature: [Signature] DATE: 5/25/16

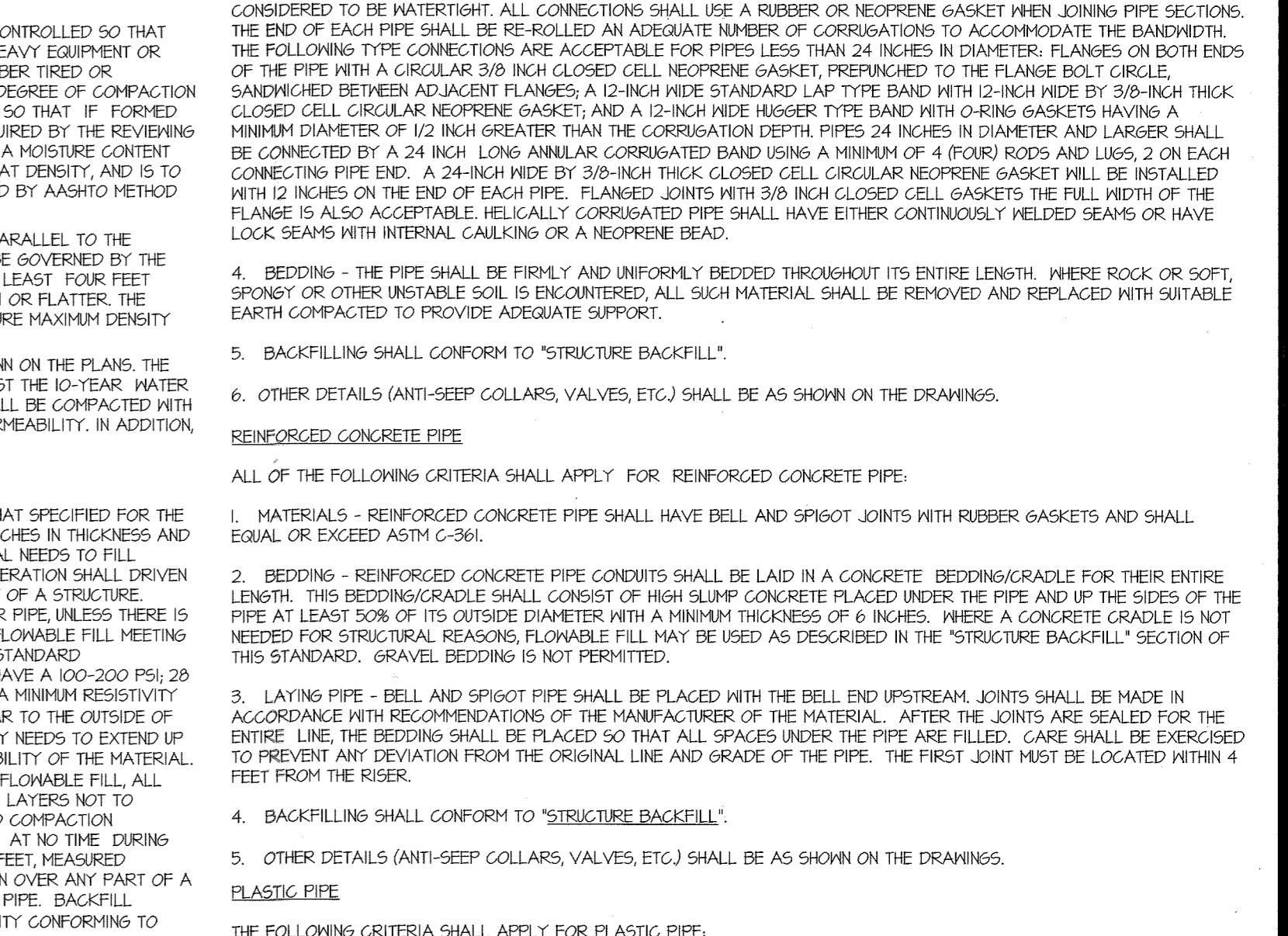
DATE: 04/28/17 REVISION: REVISION: ADD SWM STRUCTURE DETAILS BY: APPR.



CONSTRUCTION SPECIFICATIONS

- CAST 1 FOOT THICK CONCRETE COLLAR TO OUTLET STRUCTURE WITH FOUR #4 U-SHAPED REBARS.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES CONSERVATION SERVICE



OPERATION AND MAINTENANCE SCHEDULE FOR SURFACE STORMWATER FILTRATION SYSTEMS (F-1)

- THE HOA SHALL INSPECT THE STORMWATER FACILITY ANNUALLY AND AFTER EVERY HEAVY STORM. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
- THE HOA SHALL MOW THE TOP AND SIDE SLOPES OF THE EMBANKMENT A MINIMUM OF ONCE PER YEAR, WHEN VEGETATION REACHES 18" IN HEIGHT OR AS NEEDED.
- THE HOA SHALL MOW FILTERS THAT HAVE A GRASS COVER A MINIMUM OF THREE (3) TIMES PER GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 12 INCHES.
- THE HOA SHALL REMOVE ANY DEBRIS AND LITTER FROM THE FACILITY.
- THE HOA SHALL REPAIR ANY EROSION IN THE FACILITY AS SOON AS IT IS NOTICED.
- HOWARD COUNTY SHALL REMOVE SILT WHEN IT EXCEEDS FOUR (4) INCHES DEEP IN THE FOREBAY & BE RESPONSIBLE FOR THE MAINTENANCE OF THE RISER, CUTTAL PIPES, AND EMBANKMENT.
- WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN SEVENTY-TWO (72) HOURS, THE HOA SHALL REPLACE THE TOP FEW INCHES OF DISCOLORED MATERIAL WITH FRESH MATERIAL. PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE HOA.
- THE HOA SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION SYSTEM HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REEVALUATED, UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

HOWARD SOIL CONSERVATION DISTRICT OPERATION, MAINTENANCE AND INSPECTION NOTE

INSPECTION OF THE POND(S) SHOWN HEREON SHALL BE PERFORMED AT LEAST ANNUALLY, IN ACCORDANCE WITH THE CHECKLIST AND REQUIREMENTS CONTAINED WITHIN THE USDA, SCS "STANDARDS AND SPECIFICATIONS FOR PONDS" (MD-376). THE POND OWNER(S) AND ANY HEIRS, SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE POND AND THE CONTINUED OPERATION, SURVEILLANCE, INSPECTION AND MAINTENANCE THEREOF. THE POND OWNER(S) SHALL PROMPTLY NOTIFY THE SOIL CONSERVATION DISTRICT OF ANY UNUSUAL OBSERVATIONS THAT MAY BE INDICATORS OF DISTRESS SUCH AS EXCESSIVE SEEPAGE, TURBID WATER, SLIDING OR SLUFFING.

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

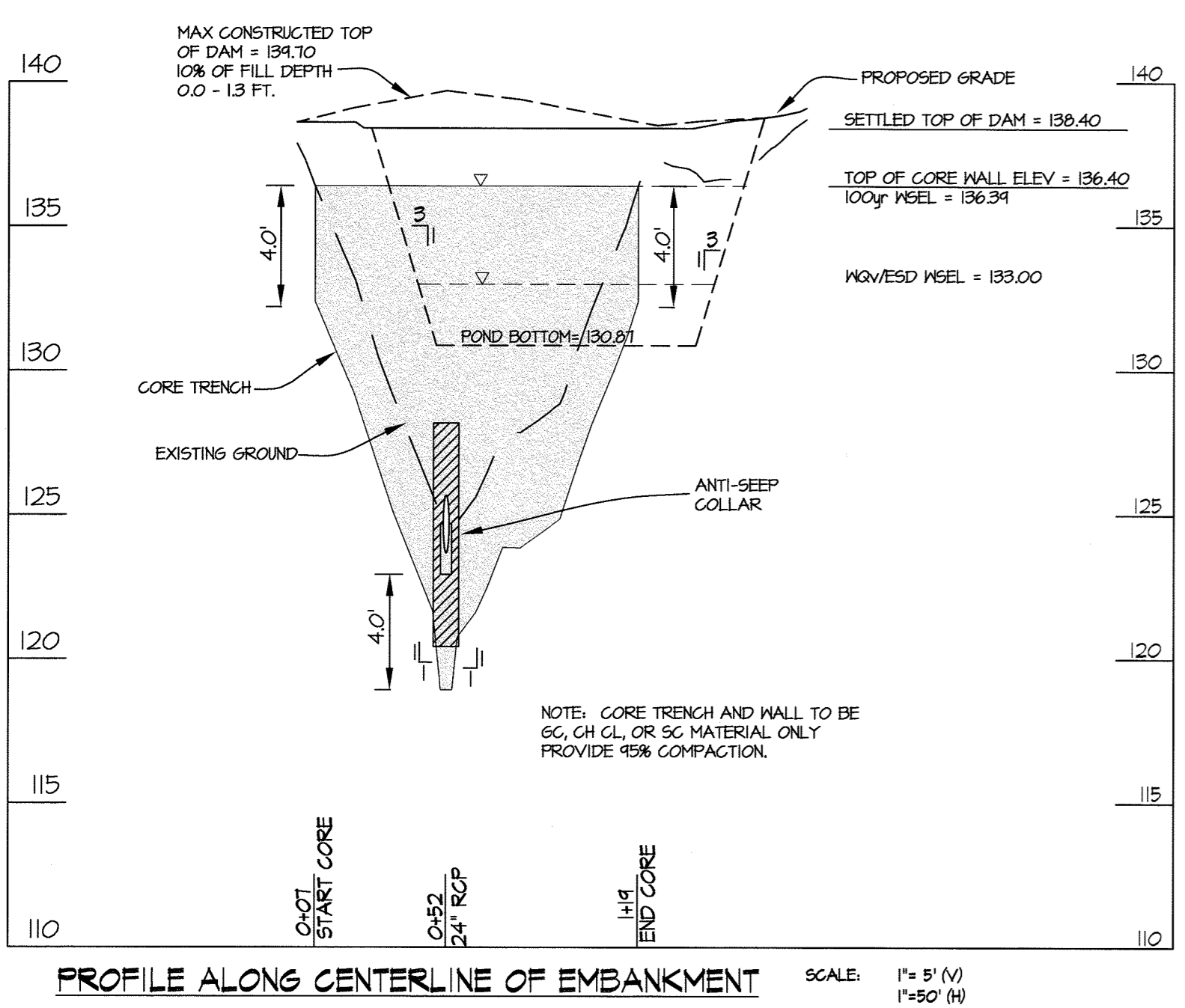
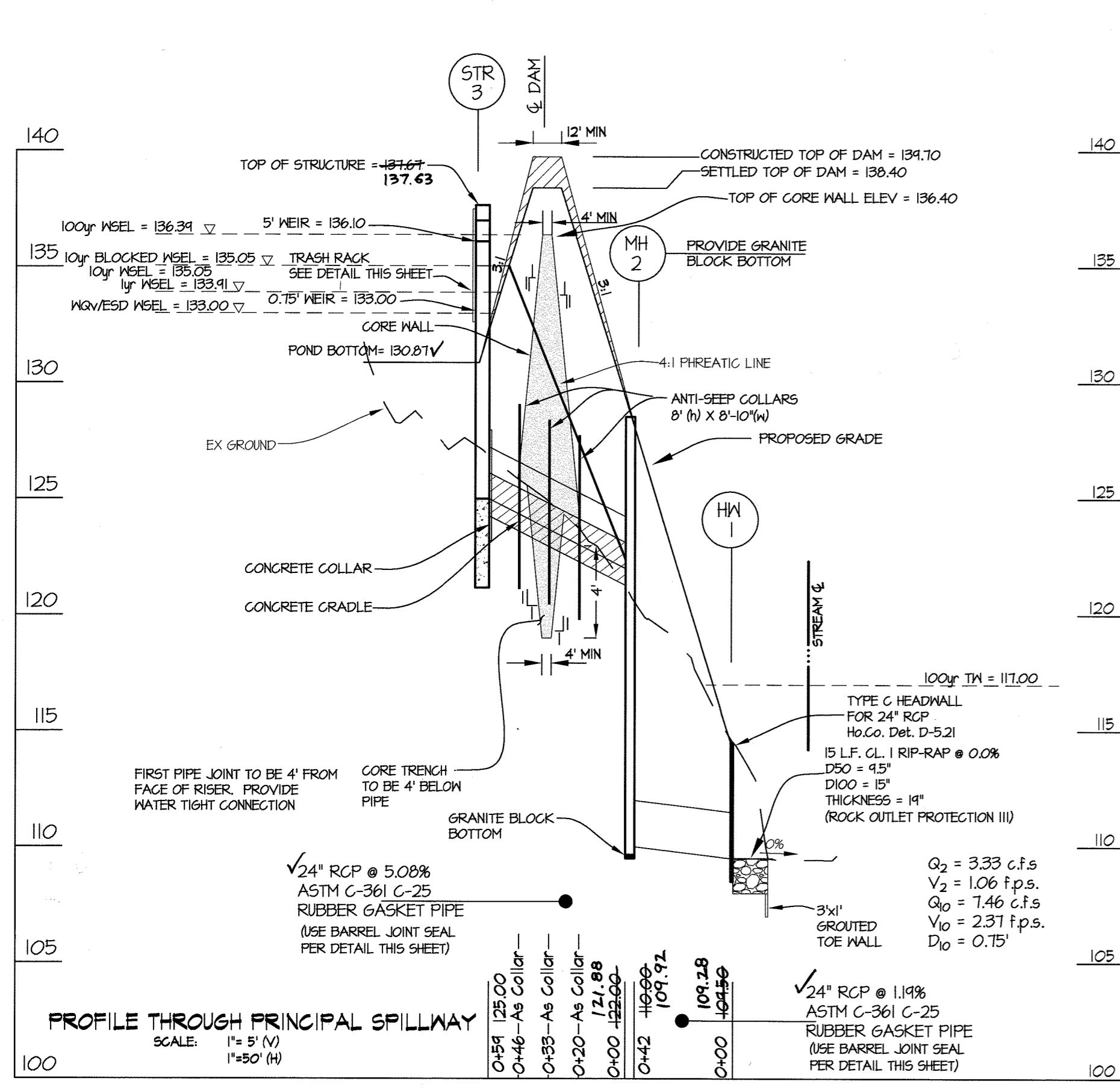
John P. K... 6/27/16 DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL, REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature: [Signature] DATE: 5/25/16

DATE: 04/28/17 REVISION: REVISION: ADD SWM STRUCTURE DETAILS BY: APPR.



STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	OWNERSHIP & MAINTENANCE	NOTES
			UPPER	LOWER	UPPER	LOWER			
MH-1	TYPE 'C' HEADWALL	4'	114.50	104.50	104.50	104.50	HO. CO. D-5-21	PUBLIC	GRANITE BLOCK BOTTOM
MH-2	4' MANHOLE	4'	126.50	126.50	126.50	126.50	HO. CO. 6-5-12	PUBLIC	GRANITE BLOCK BOTTOM

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 6/27/2016

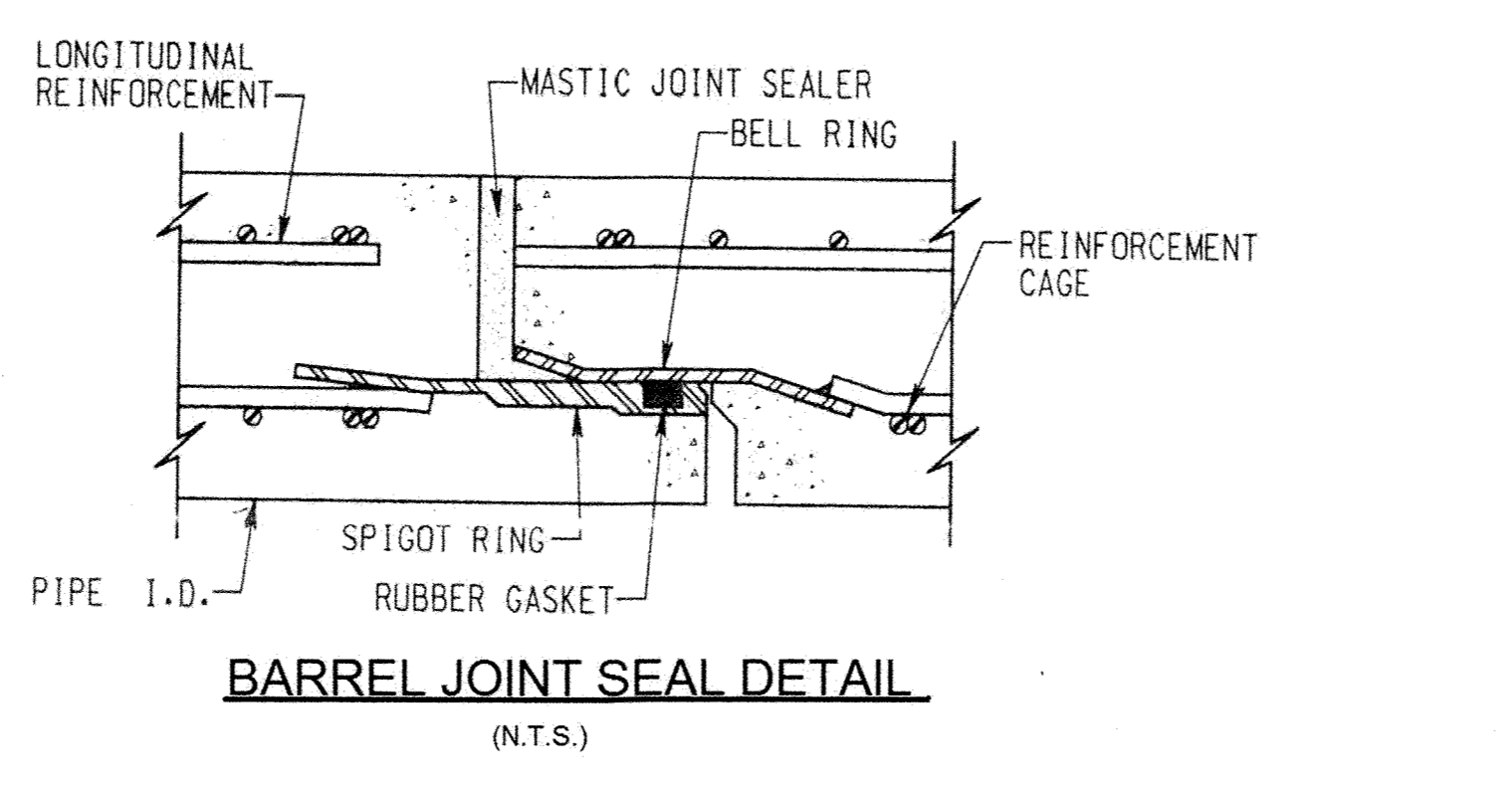
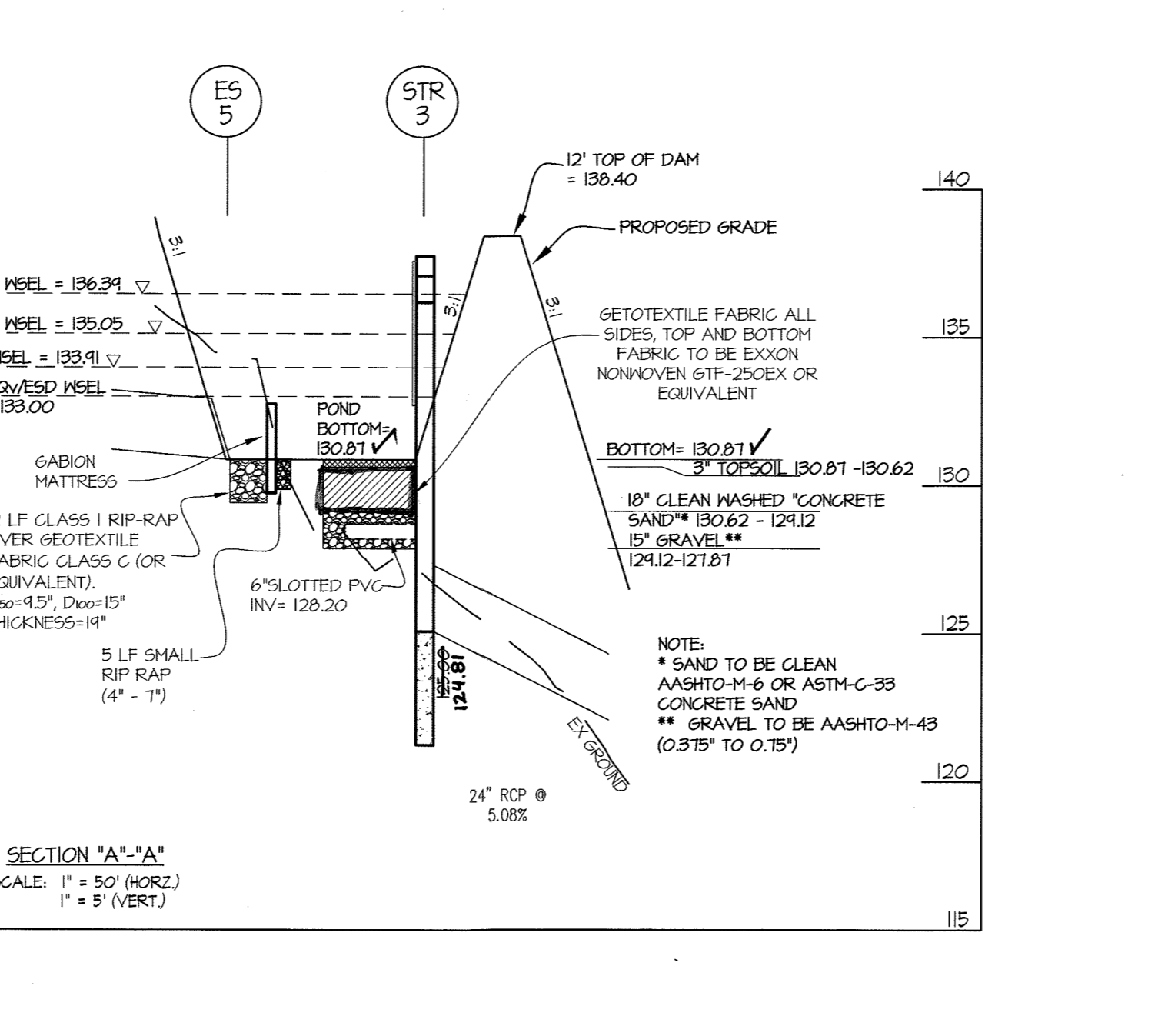
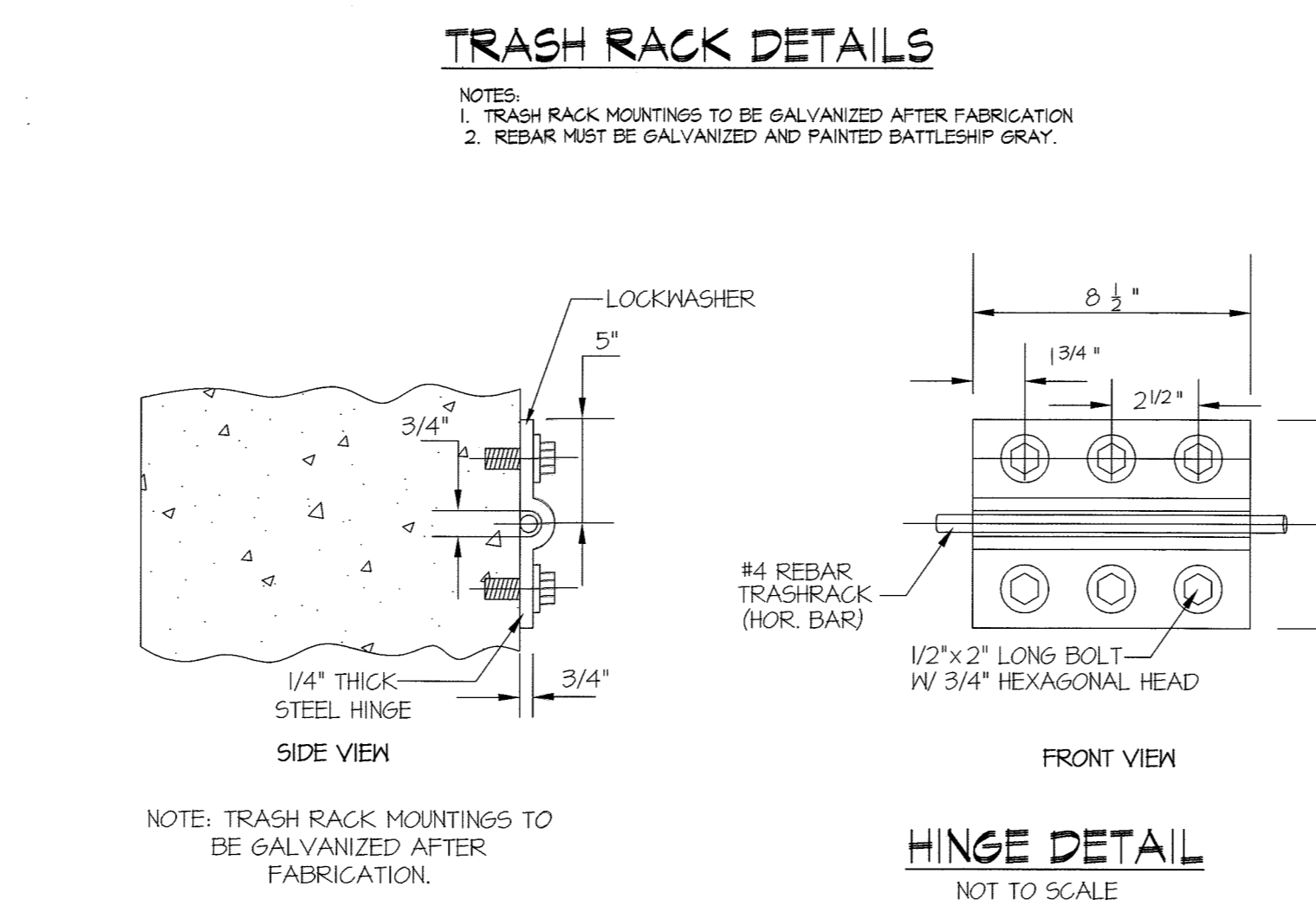
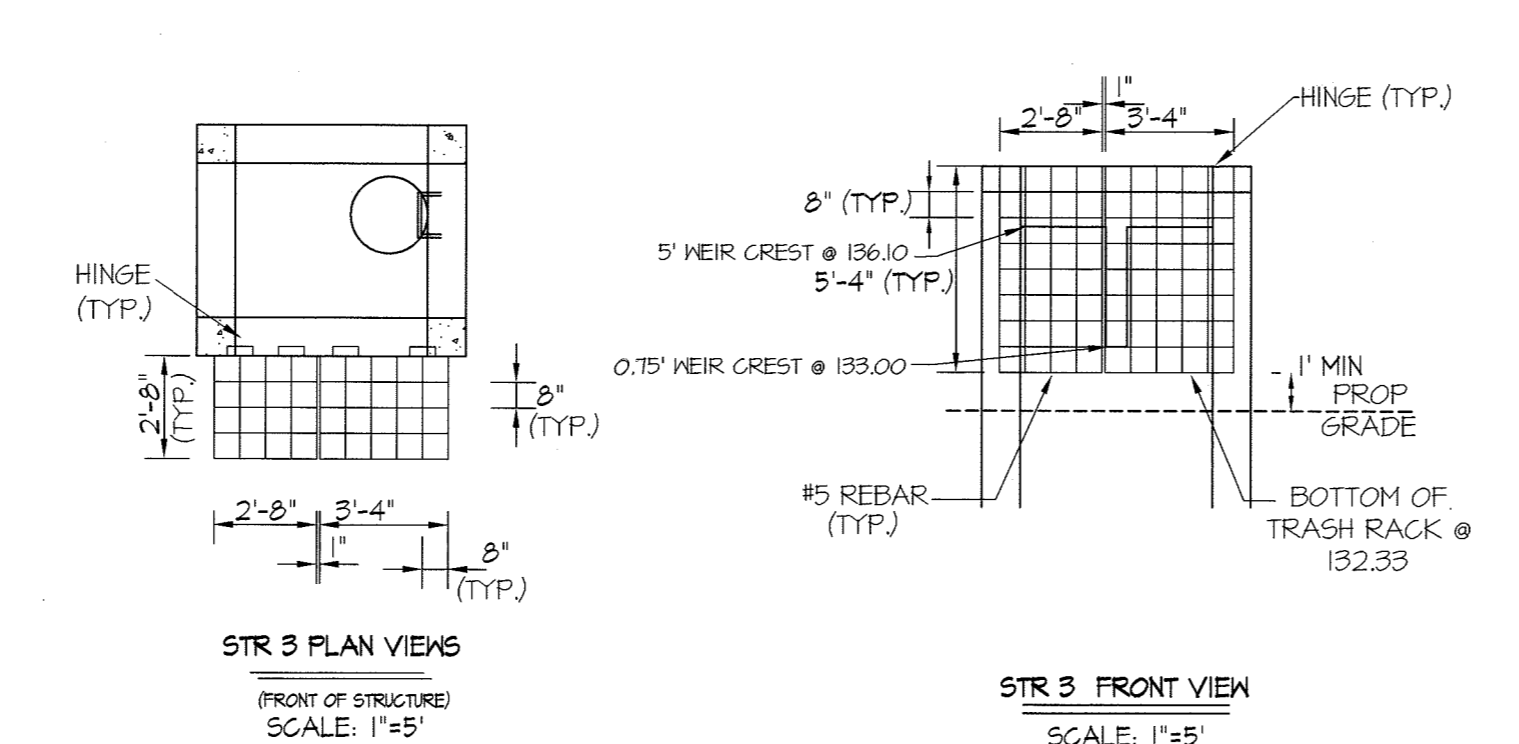
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 7-14-16

Chief, Development Engineering Division
 Date: 7-12-16

OWNER LOT 2
 HAMPTON HILLS, LLC
 3675 PARK AVE
 ELLICOTT CITY, MD 21043

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043
 443-325-9800

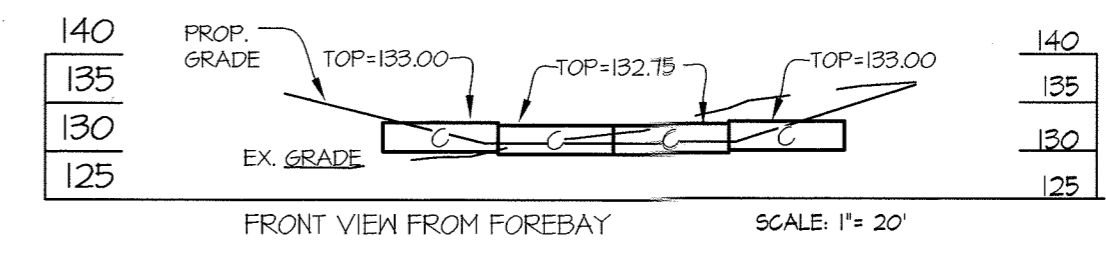


PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2018

AS-BUILT CERTIFICATION FOR PSWMS
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THESE PLANS WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREAS ARE SUFFICIENTLY STABILIZED TO PREVENT LOGGING OF THE UNDERGROUND SWM FACILITY.

GABIION SIZES

LETTER CODE	LENGTH	WIDTH	HEIGHT
C	12'	3'	3'



SWM POND SUMMARY TABLE

Type (per MDE) : Sand Filter (F1)
 MDE 37B Hazard Class A
 Drainage Area To Facility: DA-2 = 3.46 acres, CA = 84, Tc = 0.10 hrs
 MGV/ESDV Provided = 3,555 cu-ft
 MGV/ESDV WEIR = 133.00
 GV Provided = N/A
 Rev Required: 14.75 cfs
 Rev Provided By Dragsell (2.46 cfs)
 100-YR Existing (DA-1) Qp = 12.3 cfs
 100-YR Proposed (DA-1) Qp = 12.2 cfs
 100-YR WEIR = 136.34
 Outfall: Precast Riser Structure to 24" RCP
 T.O.D. = 138.40

GEOTECHNICAL RECOMMENDATIONS
 (FROM SEPTEMBER 15, 2015 REPORT BY HILLIS-CARNES)

THE AREA OF THE SWM POND FACILITY SHOULD BE STRIPPED OF TOPSOIL AND ANY OTHER UNSUITABLE MATERIALS SHOULD BE REMOVED FROM THE EMBANKMENT OR STRUCTURE AREAS IN ACCORDANCE WITH SOIL CONSERVATION GUIDELINES. AFTER STRIPPING OPERATIONS HAVE BEEN COMPLETED, THE EXPOSED SUBGRADE MATERIALS SHOULD BE PROOFROLLED WITH A LOADED DUMP TRUCK OR SIMILAR EQUIPMENT IN THE PRESENCE OF A GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE FOR AREAS THAT ARE NOT ACCESSIBLE TO A DUMP TRUCK, THE EXPOSED MATERIALS SHOULD BE OBSERVED AND TESTED BY A GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE UTILIZING A DYNAMIC CONE PENETROMETER. ANY EXCESSIVELY SOFT OR LOOSE MATERIALS IDENTIFIED BY PROOFROLLING OR PENETROMETER TESTING SHOULD BE EXCAVATED TO SUITABLE FIRM SOIL, AND THEN GRADES RE-ESTABLISHED BY BACKFILLING WITH SUITABLE SOIL.

A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO MONITOR PLACEMENT AND COMPACTION OF FILL FOR THE EMBANKMENT AND CUT-OFF TRENCH IN ACCORDANCE WITH NRCS CODE NO. 37B FOND STANDARDS/SPECIFICATIONS. SOILS CONSIDERED SUITABLE FOR THE CENTER OF EMBANKMENT AND CUT-OFF TRENCH SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL AND MUST HAVE AT LEAST 30% PASSING THE #200 SIEVE.

IT IS OUR PROFESSIONAL OPINION THAT IN ADDITION TO THE SOIL MATERIALS DESCRIBED ABOVE A FINEGRAINED SOIL, INCLUDING SILT (ML) WITH A PLASTICITY INDEX OF 10 OR MORE CAN BE UTILIZED FOR THE CENTER OF THE EMBANKMENT AND CORE TRENCH. ALL FILL MATERIALS MUST BE PLACED AND COMPACTED IN ACCORDANCE WITH NRCS-MD CODE NO. 37B SPECIFICATIONS.

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION

Project Name: Dorsey Glen SWM Boring No: B-11
 Location: Howard County, Maryland Job #: 14140A

Elevation/Depth	SOIL SAMPLE CONDITIONS	Description	Boring and Sampling Notes	Roc	N/A	SPT Blows	SPT Blows/Feet	
							N	C u r v e
135.00	D	Brown, dry, soft sandy SILT (SM-MI)	5' of Topsoil			1-2-2	4	10 30 50
134.00	D	Brown, dry, soft sandy SILT (SM-MI)	No groundwater encountered while drilling			5-6-9	15	
133.00	D	Brown, dry, soft sandy SILT (SM-MI)				5-28-20	55	
132.00	D	Brown, dry, hard sandy SILT (SM-SL)				10-27-36	63	
131.00	D	Bottom of Boring at 10.0 ft	Boring backfilled after 24 hours					

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION

Project Name: Dorsey Glen SWM Boring No: B-12
 Location: Howard County, Maryland Job #: 14140A

Elevation/Depth	SOIL SAMPLE CONDITIONS	Description	Boring and Sampling Notes	Roc	N/A	SPT Blows	SPT Blows/Feet	
							N	C u r v e
135.00	D	Brown, dry, soft sandy SILT (SM-MI)	5' of Topsoil			3-4-8	12	10 30 50
134.00	D	Brown, dry, soft sandy SILT (SM-MI)	No groundwater encountered while drilling			7-11-21	33	
133.00	D	Brown, dry, soft sandy SILT (SM-MI)				15-18-18	33	
132.00	D	Brown, dry, soft sandy SILT (SM-MI)				4-11-22	33	
131.00	D	Bottom of Boring at 10.0 ft	Boring backfilled after 24 hours					

STANDARD PENETRATION TEST DRIVING 2" O.D. SAMPLER 1" WITH 140# HAMMER FALLING 30" COUNT MADE AT 4" INTERVALS.

STANDARD PENETRATION TEST DRIVING 2" O.D. SAMPLER 1" WITH 140# HAMMER FALLING 30" COUNT MADE AT 4" INTERVALS.



AS-BUILT CERTIFICATION FOR PSWMS
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THESE PLANS WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREAS ARE SUFFICIENTLY STABILIZED TO PREVENT LOGGING OF THE UNDERGROUND SWM FACILITY.

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER'S/BUILDER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

STORMWATER MANAGEMENT POND DETAILS
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 ELECTION DISTRICT No. 1
 HOWARD COUNTY, MARYLAND

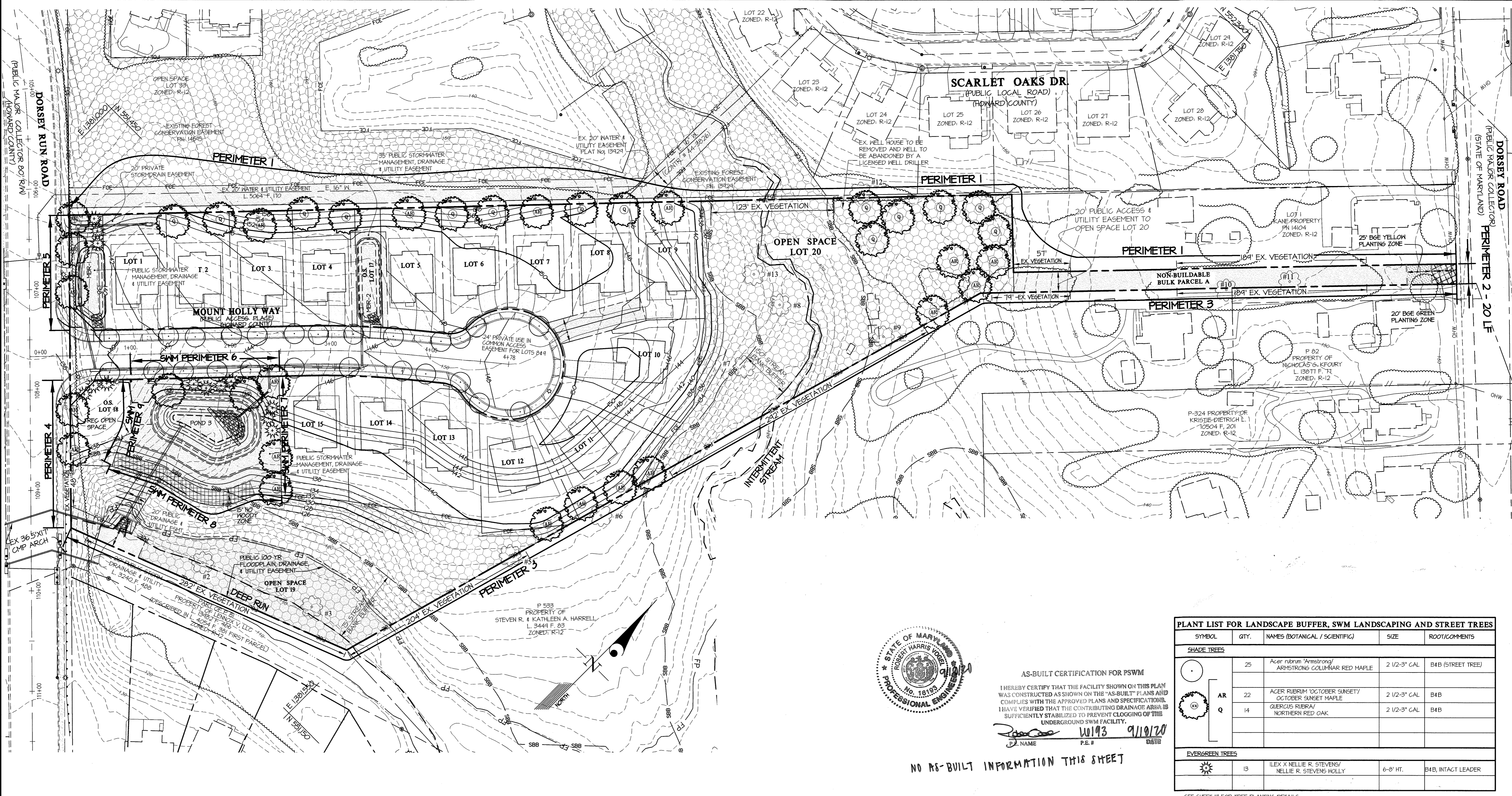
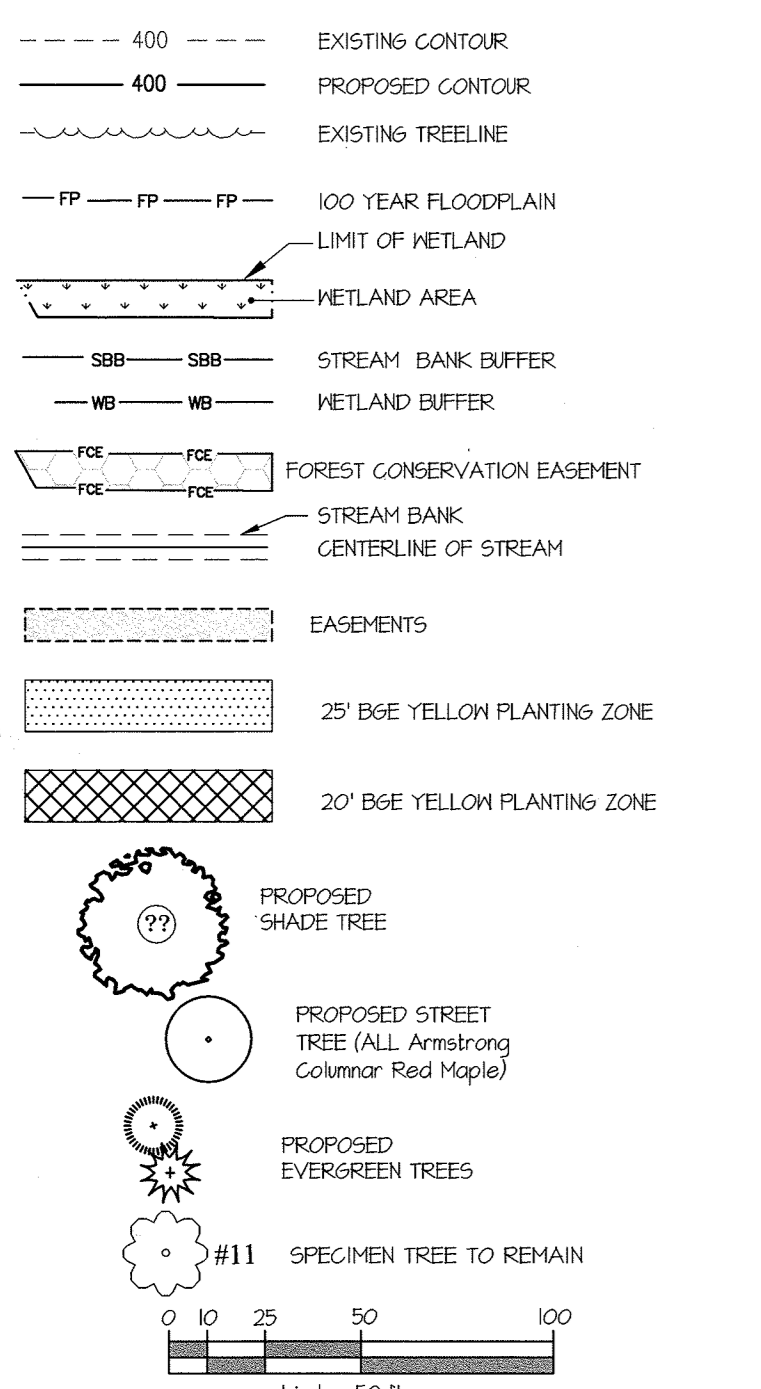
SCALE: AS SHOWN
 ZONING: R-12
 G. L. W. FILE NO.: 12064
 DATE: MAY, 2016
 TAX MAP - GRID: 43-06
 SHEET: 14 OF 21

AS-BUILT AUGUST 2020

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO. 1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE MANUAL.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOGGED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 4).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- SCHEDULE 'A' IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED TO THE DPM DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$10,200.00 AS FOLLOWS:
 31 SHADE TREES @ \$300/TREE = \$ 9,300.00
 04 EVERGREEN TREES @ \$450/TREE = \$ 1,800.00
 FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-261-2290. STREET TREES, SCHEDULE 'D' AND SWM PLANTS ARE BONDED SEPARATELY THROUGH DPM AND INSPECTED BY CID.

LANDSCAPE LEGEND



AS-BUILT CERTIFICATION FOR PSWM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THIS UNDERGROUND SWM FACILITY.
 DATE: 9/19/20
 P.E. # 10193

NO AS-BUILT INFORMATION THIS SHEET

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
SHADE TREES				
AR	25	Acer rubrum 'Armstrong'	2 1/2-3" CAL	B4B (STREET TREE)
AR	22	ACER RUBRUM 'OCTOBER SUNSET'	2 1/2-3" CAL	B4B
Q	14	QUERCUS RUBRA / NORTHERN RED OAK	2 1/2-3" CAL	B4B
EVERGREEN TREES				
S	13	ILEX X NELLIE R. STEVENS / NELLIE R. STEVENS HOLLY	6-8' HT.	B4B, INTACT LEADER

SEE SHEET 11 FOR TREE PLANTING DETAILS

DEVELOPER'S LANDSCAPE CERTIFICATE

I HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THESE LANDSCAPE PLANS WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, AND THE MFL LANDSCAPE DESIGN CRITERIA. I HEREBY 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.

DEVELOPER'S NAME: [Signature]

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways: [Signature] 6/27/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development: [Signature] 7-14-16

Chief, Development Engineering Division: [Signature] 7-12-16

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-860-1020 DC/VA: 301-899-2524 FAX: 301-421-4186

- NOTES:
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 - THE OWNER 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 MATERIAL TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, CHAPTER IV, TABLE 1:

EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREES (H)	EVERGREEN (E)	SHRUBS (S)
A	LIGHT BUFFER	1:60	0	0
B	MODERATE BUFFER	1:50	1:40	0
C	HEAVY BUFFER	1:40	1:20	0

OWNER LOT 2
 HAMPTON HILLS, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043

STREET TREE SCHEDULE

LINEAR FEET OF CARBLINE	491 LF.
NUMBER OF STREET TREES REQUIRED:	25
NUMBER OF STREET TREES PROVIDED:	25
OTHER TREES (2:1 SUBSTITUTION)	0

PERIMETER PLANTING - SCHEDULE A

PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER PRIOR TO CREDITS	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
							SHADE TREES	EVERGREEN TREES	SHRUBS	SHADE TREES	EVERGREEN TREES	SHRUBS
EXTERNAL PERIMETER 1	SFD	RESIDENTIAL (SFD)	'A' Buffer	1461 LF	YES, 1461 LF - 364 LF CREDIT = 1097 LF	NO	16	0	0	16	0	0
EXTERNAL PERIMETER 2	SFD FRONT	ROADWAY	'A' Buffer	20 LF	NO	NO	0	0	0	0	0	0
EXTERNAL PERIMETER 3	SFD	RESIDENTIAL (SFD)	'A' Buffer	1502 LF	YES, 1502 LF - 1046 LF CREDIT = 456 LF	NO	8	0	0	8	0	0
EXTERNAL PERIMETER 4	SFD SIDE	ROADWAY	'B' Buffer	147 LF	YES, 147 LF - 48' CREDIT = 99 LF	NO	2	3	0	2	3	0
EXTERNAL PERIMETER 5	SFD SIDE	ROADWAY	'B' Buffer	115 LF	NO	NO	3	3	0	3	3	0

STORMWATER MANAGEMENT AREA - SCHEDULE D

PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			NUMBER OF PLANTS PROVIDED		
							SHADE TREES	EVERGREEN TREES	SHRUBS	SHADE TREES	EVERGREEN TREES	SHRUBS
SWM PERIMETER 6	SWM FACILITY	RESIDENTIAL	'B' Buffer	144'	NO	NO	3	4	0	3	4	0
SWM PERIMETER 7	SWM FACILITY	RESIDENTIAL	'B' Buffer	119'	NO	NO	2	3	0	2	3	0
SWM PERIMETER 8	SWM FACILITY	RESIDENTIAL	'B' Buffer	181'	NO	NO	4	5	0	*PROVIDED BY EXTERNAL PERIMETER 3		
SWM PERIMETER 9	SWM FACILITY	RESIDENTIAL	'B' Buffer	42'	NO	NO	2	2	0	*PROVIDED BY EXTERNAL PERIMETER 4		

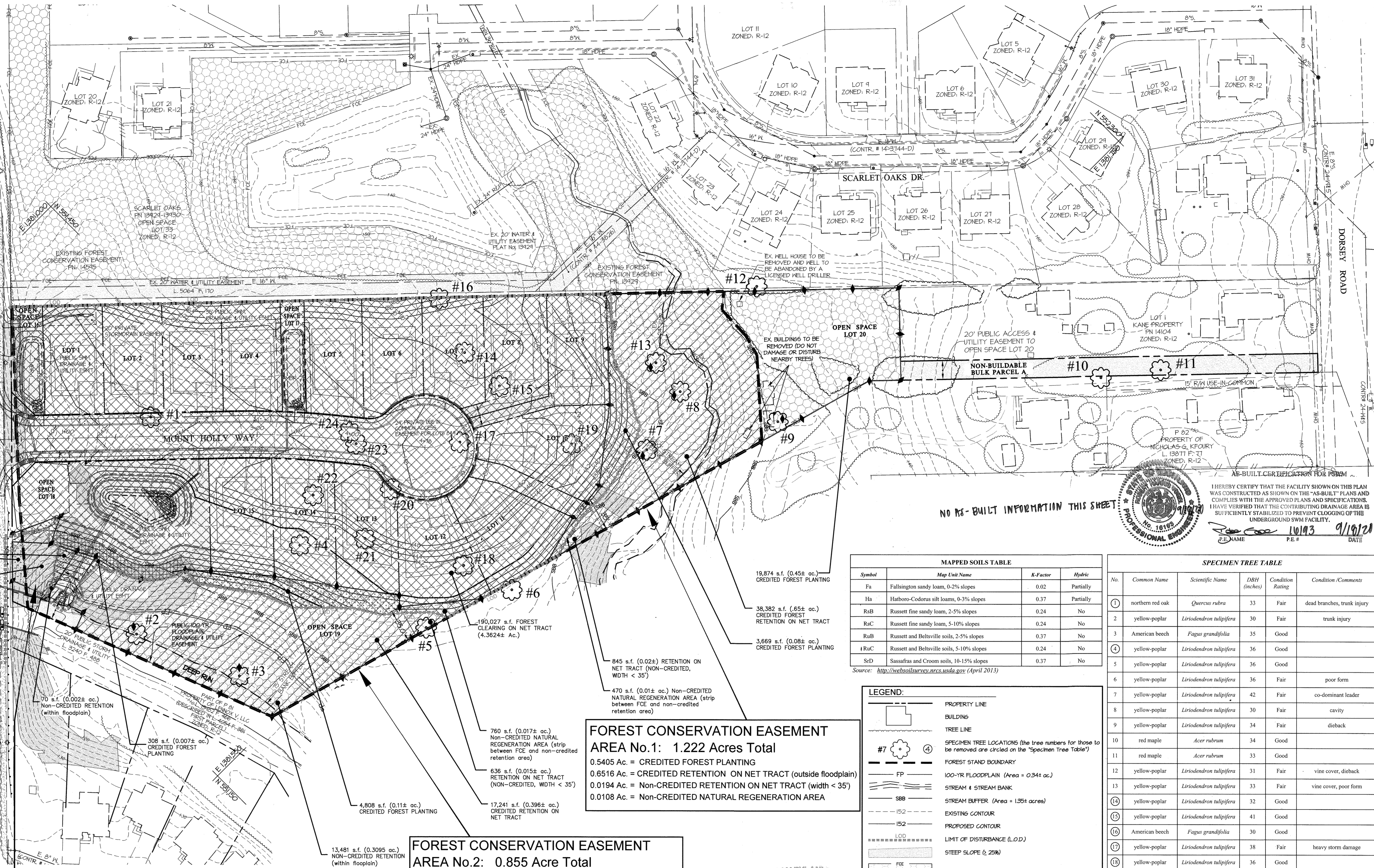
THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE PLAN

DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
APRIL, 2016	43-06	15 OF 27

NARRATIVE
 MORE THAN 40% OF THE SITE IS CURRENTLY FORESTED WITH SPECIMEN TREES SCATTERED THROUGHOUT. THE HIGH PART OF THE SITE IS NEAR THE MID POINT OF THE WESTERN PROPERTY LINE. FROM THAT HIGH GROUND, THE SITE SLOPES TO AN INTERMITTENT STREAM IN THE NORTHEAST AND FLOODPLAIN & STREAM VALLEY IN THE SOUTHEAST PART OF THE SITE. THESE ENVIRONMENTAL AREAS WILL REMAIN UNDISTURBED BY THIS NEW SUBDIVISION AND THE PROPOSED UTILITY EXTENSIONS TO SERVE THE 15 PROPOSED LOTS.



NO AS-BUILT INFORMATION THIS SHEET



AS-BUILT CERTIFICATION FOR PSMN
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
 P.E. NAME: Nicholas S. Kefoury
 P.E. # 18195
 DATE: 9/19/20

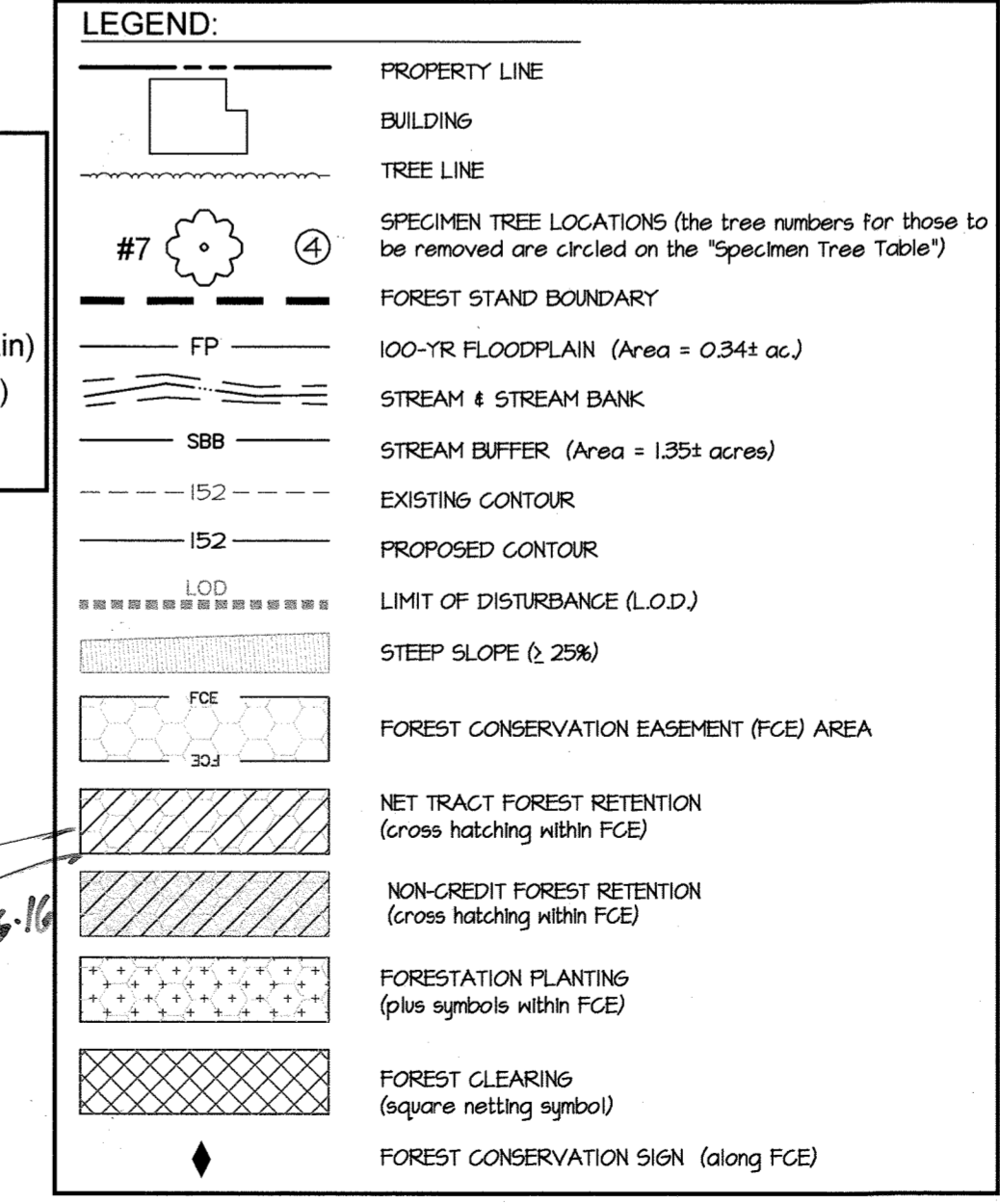
MAPPED SOILS TABLE

Symbol	Map Unit Name	K-Factor	Hydric
Fa	Fallsington sandy loam, 0-2% slopes	0.02	Partially
Ha	Hathoro-Codorus silt loam, 0-3% slopes	0.37	Partially
RsB	Russett fine sandy loam, 2-5% slopes	0.24	No
RaC	Russett fine sandy loam, 5-10% slopes	0.24	No
RuB	Russett and Beltsville soils, 2-5% slopes	0.37	No
RuC	Russett and Beltsville soils, 5-10% slopes	0.24	No
SrD	Sassafras and Croom soils, 10-15% slopes	0.37	No

Source: <http://websoilsurvey.nrcs.usda.gov> (April 2013)

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition /Comments
1	northern red oak	<i>Quercus rubra</i>	33	Fair	dead branches, trunk injury
2	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair	trunk injury
3	American beech	<i>Fagus grandifolia</i>	35	Good	
4	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Good	
5	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Good	
6	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Fair	poor form
7	yellow-poplar	<i>Liriodendron tulipifera</i>	42	Fair	co-dominant leader
8	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair	cavity
9	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Fair	dieback
10	red maple	<i>Acer rubrum</i>	34	Good	
11	red maple	<i>Acer rubrum</i>	33	Good	
12	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Fair	vine cover, dieback
13	yellow-poplar	<i>Liriodendron tulipifera</i>	33	Fair	vine cover, poor form
14	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Good	
15	yellow-poplar	<i>Liriodendron tulipifera</i>	41	Good	
16	American beech	<i>Fagus grandifolia</i>	30	Good	
17	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Fair	heavy storm damage
18	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Good	
19	American beech	<i>Fagus grandifolia</i>	30	Good	
20	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	
21	yellow-poplar	<i>Liriodendron tulipifera</i>	33	Good	
22	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	
23	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Good	
24	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Fair	lighting strike



FOREST CONSERVATION EASEMENT AREA No.1: 1.222 Acres Total
 0.5405 Ac. = CREDITED FOREST PLANTING
 0.6516 Ac. = CREDITED RETENTION ON NET TRACT (outside floodplain)
 0.0194 Ac. = Non-CREDITED RETENTION ON NET TRACT (width < 35')
 0.0108 Ac. = Non-CREDITED NATURAL REGENERATION AREA

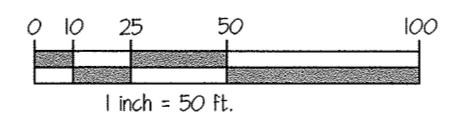
FOREST CONSERVATION EASEMENT AREA No.2: 0.855 Acre Total
 0.1174 Ac. = CREDITED FOREST PLANTING
 0.3958 Ac. = CREDITED RETENTION ON NET TRACT (outside floodplain)
 0.3095 Ac. = Non-CREDITED RETENTION (within floodplain)
 0.0146 Ac. = Non-CREDITED RETENTION ON NET TRACT (width < 35')
 0.0174 Ac. = Non-CREDITED NATURAL REGENERATION AREA

FOREST CONSERVATION EASEMENT AREA No.3: 0.081 Acres Total
 0.034 Ac. = CREDITED FOREST PLANTING (outside floodplain)
 0.045 Ac. = CREDITED RETENTION ON NET TRACT (outside floodplain)
 0.002 Ac. = Non-CREDITED RETENTION (within floodplain)

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Date: 6/27/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Division of Land Development
 Date: 7-14-16

Chief, Development Engineering Division
 Date: 7-12-16



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

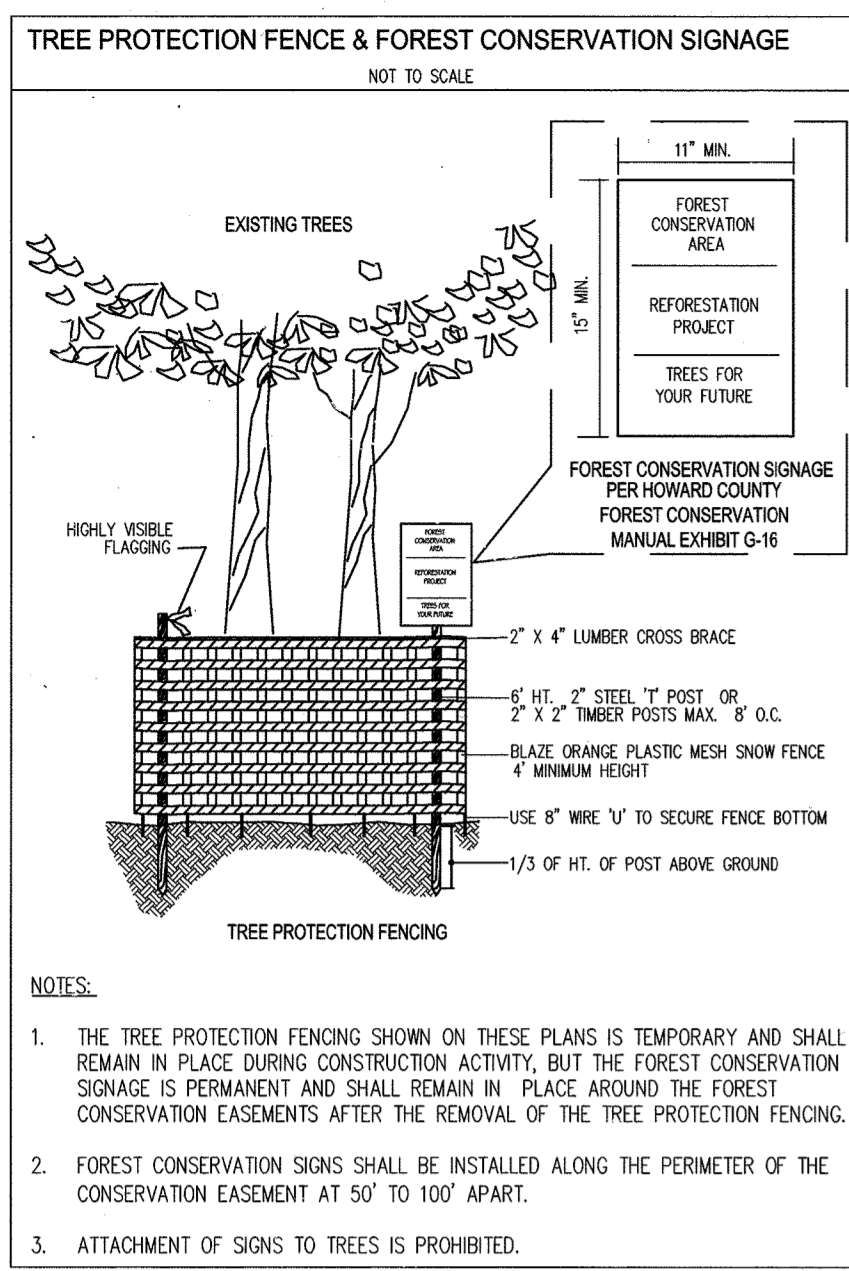
PREPARED FOR:
 TRINITY HOMES MARY LAND, LLC
 3676 PARK AVE.
 ELLICOTT CITY, MD 21043
 TIM KEANE
 443-323-8806

FOREST CONSERVATION PLAN
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
APRIL, 2016	43-06	16 OF 21

04/28/17 REVISD SIDEWALKS, ADD SWM STRUCTURE DETAILS
 DATE REVISION BY APPR.

AS-BUILT AUGUST 2020



FOREST CONSERVATION GENERAL NOTES

- THIS REFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
- IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
- THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN.) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON, ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
- AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL LOT OWNERS OF THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNAGE IS PROHIBITED.
- REFORESTATION/AFFORESTATION TREE PLANTINGS SHOULD BE INSTALLED IN A CURVILINEAR PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. EACH SPECIES OF TREE SHALL BE DISTRIBUTED EVENLY WITHIN EACH FOREST CONSERVATION EASEMENT AREA.
- THE FOREST CONSERVATION EASEMENT SHALL BE ESTABLISHED AT FINAL PLAN STAGE TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

CONSTRUCTION PERIOD PROTECTION PROGRAM

- THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
- A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
- FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED.
- EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SOODING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
- AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED, ALL REFORESTATION AND/OR AFFORESTATION PLANTINGS (IF APPLICABLE) HAVE BEEN INSTALLED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES REQUIRED FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN INSTALLED. UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETENESS AND ACCURACY, THE PROGRAM COORDINATOR WILL NOTIFY THE OWNER OF RELEASE FROM THE CONSTRUCTION PERIOD OBLIGATIONS. THE 2-YEAR (MIN.) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD THEN COMMENCES.

TREE PLANTING AND MAINTENANCE CALENDAR

TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER												
PLANTING SEEDLINGS												
MINIMUM WATERING	*	*										
FERTILIZER (IF NEEDED)												
WATER ++												
PRUNING												

KEY

- * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
- GREATLY RECOMMENDED
- RECOMMENDED WITH ADDITIONAL CARE
- RECOMMENDED
- + DEPENDENT UPON SITE CONDITIONS
- ++ DEPENDENT UPON SITE CONDITIONS. WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTE: THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATE CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED PRACTICES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

SOURCE: ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL

FOREST CONSERVATION WORKSHEET

Project Name: **Dorsey Glen** DPZ File No.: **F-16-027**

1 Site Data		Acreage
A. Gross Site Area		6.5494
B. Area within 100-yr floodplain, if any		0.3430
C. Area of existing easement for major utility transmission lines, if any		0.0000
D. Area of external public road (frontage) dedication, if any		0.0000
E. Net Tract Area		6.2064
F. Land Use Category (for age restricted housing, POR zoning)		Residential-Suburban

2 Input Data		
A. Net Tract Area		6.2064
B. Reforestation Threshold (percent of net tract = 20%)		1.2413
C. Afforestation Threshold (percent of net tract = 15%)		0.9310
D. Existing Forest on Net Tract Area		5.4887
E. Forest Clearing on Net Tract Area		4.3624
F. Forest Retention on Net Tract Area		1.1263

3 Reforestation Calculations		
A. Net tract forest clearing above reforestation threshold		4.2475
B. Net tract forest clearing below reforestation threshold		0.1150
C. Planting up to afforestation threshold		0.0000
D. Reforestation planting required for clearing above threshold		1.0619
E. Reforestation planting required for clearing below threshold		0.2299
F. Total reforestation planting required (3C+3D+3E)		1.2918

4 Forest Conservation Required		
A. Forest Retention Area (2F)		1.1263
B. Forest Planting Area (3F)		1.2917
C. Total minimum FCE required for retention and reforestation		2.4180

FOREST CONSERVATION ACREAGE TABULATION

Forest Conservation Easement No.	Credited Retention Area on Net Tract	*Non-Credited Retention Area on Net Tract	100-yr floodplain retention area (non-credited)	Non-Credited Natural Regeneration Planting	Credited Reforestation Planting	Total Area of Forest Conservation Easement (non-credited portion is in parenthesis)	Credited Portion of FCE
FCE-1	0.6516	0.0194	0.000	0.0108	0.5405	1.222 (0.0302)	1.1920
FCE-2	0.3958	0.0146	0.3095	0.0174	0.1174	0.8548 (0.3415)	0.5132
FCE-3	0.045	0.000	0.002	0.000	0.0342	0.081 (0.0016)	0.079
TOTAL PROVIDED ON-SITE	1.0923	0.0340	0.3111	0.0282	0.6921	2.1578 (0.3733)	1.7844

QUANTITY REQUIRED	1.1263		1.2917	2.4180
QUANTITY TO BE PROVIDED OFF-SITE	0.0340		0.5996	0.6335
TOTAL OFF-SITE FORESTATION PLANTING INCLUDING QUANTITY OF "CREDITED RETENTION"			0.6335	0.6335

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE

FOREST PLANTING LOCATION NO.	FCE-1	FCE-2	FCE-3	TOTAL
AREA TO BE PLANTED (IN AC.)	0.54	0.12	0.03	0.69
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC)	54	12	3	69
CREDIT FOR LANDSCAPE TREES PLANTING WITHIN THE FCE	8	NONE	NONE	8
REQUIRED QUANTITY OF 2"-2 1/2" CAL. TREES TO BE PLANTED	46	12	3	61

FOREST CONSERVATION PLANT LIST

PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA			
	FCE-1	FCE-2	FCE-3	TOTAL
ACER RUBRUM/RED MAPLE	12	6	3	21
CERES CANADENSIS/EASTERN REDBUD	7	6	0	13
LIRIODENDRON TULIFERA/TULIP TREE	15	0	0	15
QUERCUS RUBRA/NORTHERN RED OAK	12	0	0	12
TOTAL	46	12	3	61

* The retention areas in this column do not meet the definition of a forest for sizes; however, these areas are not cleared and are not subtracted from the quantity of existing forest calculated in the Forest Conservation Worksheet. To protect these areas from being cleared, they are included in a FCE as non-credited retention. The total non-credit retention quantity is added to the off-site planting to bring the total credited Forest Conservation Easement that's required.

WP-14-122, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1205(c), 7, PROHIBITING REMOVAL OF SPECIMEN TREES, WAS APPROVED ON JUNE 3, 2014 UNDER THE FOLLOWING CONDITIONS:

- AS MITIGATION FOR THE REQUESTED REMOVAL OF THIRTEEN (13) SPECIMEN TREES LOCATED WITHIN THIS SITE, THE DEVELOPER IS REQUIRED TO USE 2" CALIBER PLANT MATERIALS FOR ALL REQUIRED PLANTINGS WITHIN THE PROPOSED REFORESTATION PLANTING AREAS OF FCE AREAS 1 & 2, AS SHOWN ON THE PRELIMINARY FOREST CONSERVATION PLAN. IF DESIGN CHANGES ARE MADE AT THE FINAL PLAN STAGE AND THE REFORESTATION PLANTING AREAS ARE ELIMINATED, THEN THE DEVELOPER SHALL PLANT AN EQUIVALENT NUMBER OF SHADE TREES WITHIN THE RESIDENTIAL AND OPEN SPACE LOTS AND ADJACENT TO PRIORITY RETENTION AREAS. THESE THIRTEEN (13) SHADE TREES (OR EQUIVALENT) WILL BE IN ADDITION TO AND AN ENHANCEMENT OF ANY REQUIRED PERIMETER LANDSCAPING.
- THE FUTURE REMOVAL OF ANY OF THE REMAINING EIGHT (8) SPECIMEN TREES WHICH ARE LOCATED WITHIN THE LIMITS OF THE SITE (TREES #2, 3, 5, 7, 8, 9, 11, 13), AND WHICH HAVE NOT BEEN DESIGNATED FOR REMOVAL UNDER THIS WAIVER PETITION WP-14-122M WOULD REQUIRE A NEW WAIVER PETITION APPROVAL IN ACCORDANCE WITH SECTION 16.1205(c), 7 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

FOREST CONSERVATION OBLIGATION & SURETY

THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT AS CALCULATED IN THE FOREST CONSERVATION WORKSHEET IS 1.136 ACRES OF FOREST RETENTION AND 1.292 ACRES OF REFORESTATION PLANTING FOR TOTAL OF 2.428 ACRES OF FOREST CONSERVATION EASEMENT TO BE REDEEMED.

PROPOSED METHOD OF SATISFYING THE ABOVE FOREST CONSERVATION ON-SITE AND OFF-SITE:

ON-SITE

RECORD 3 (THREE) FOREST CONSERVATION EASEMENTS TOTALING 2.1578 ACRES OF WHICH 1.7844 ACRES ARE CREDITED AND THEY COMPRISE 1.0923 ACRES OF CREDITED RETENTION AND 0.6921 ACRES OF REFORESTATION PLANTING. THE NON-CREDITED 0.3750 ACRE OF FOREST CONSERVATION EASEMENT COMPRISE 0.3114 ACRES OF FLOODPLAIN, 0.0244 ACRES OF NON-CREDITED RETENTION AND 0.0282 ACRES OF NATURAL REGENERATION AREAS.

THE FOREST CONSERVATION SURETY TO BE POSTED WITH THE DEVELOPER AGREEMENT IS \$0.50/SF FOR THE REFORESTATION PLANTING. THE SURETY FOR THE ON-SITE REFORESTATION WOULD BE:

$(0.6921 \text{ Ac} \times 43,560 \text{ s.f./Ac}) \times (\$0.50/\text{SF}) = \$15,073.94$ (or \$15,074.00 rounded)

OFF-SITE

THE REMAINING OBLIGATION OF 0.63 OF AN ACRE IS OFF-SITE AND WILL BE PROVIDED AT THE CATTAIL CREEK FOREST MITIGATION BANK (SOP-14-031).

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 6/10/2016
Chief, Bureau of Highways Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 7-14-16
Chief, Division of Land Development Date

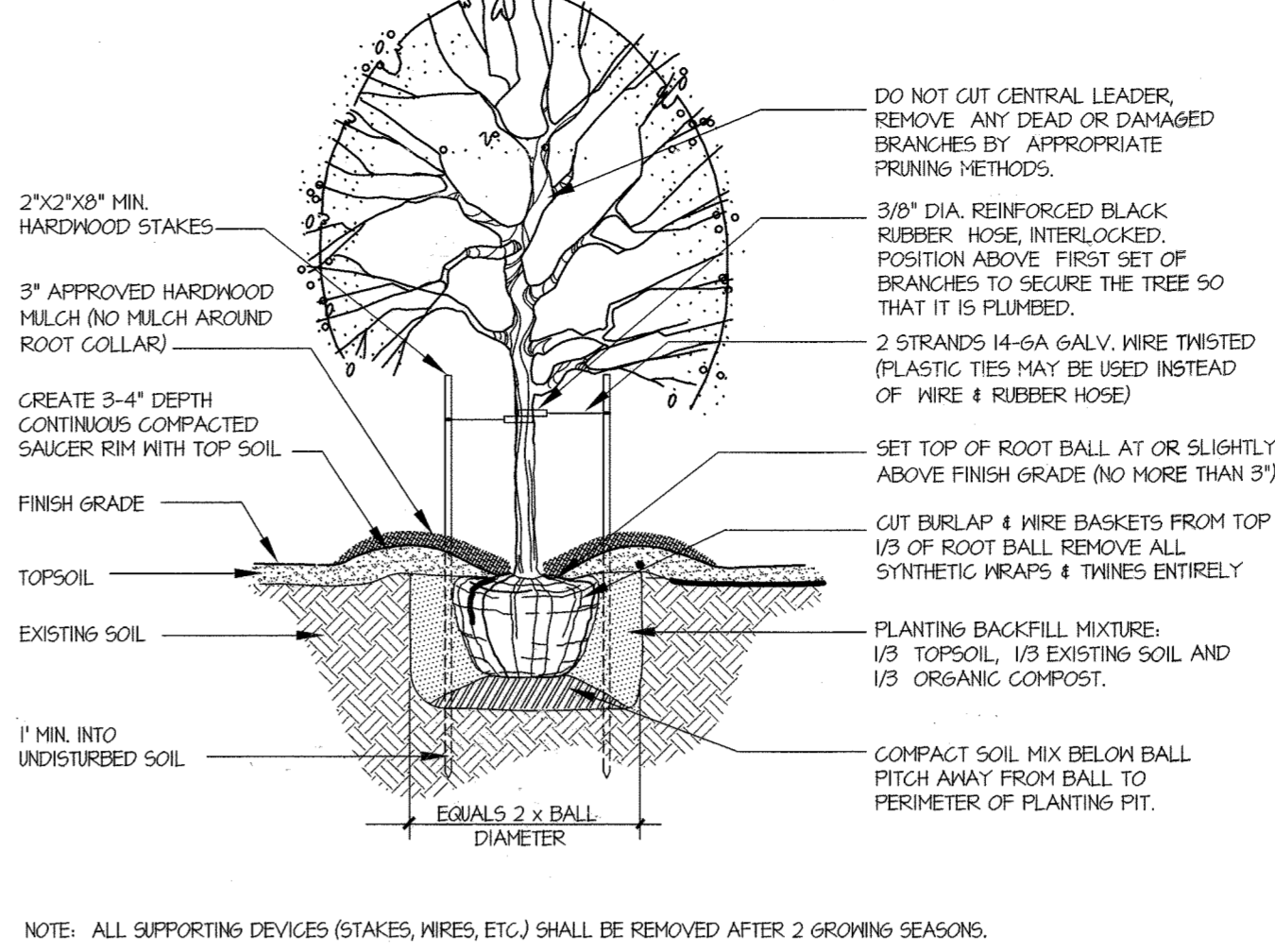
[Signature] 7-12-16
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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L:\CAD\DRAWINGS\2064\PLANS BY GLW\Final\2064 FCP.dwg DES. dds DRN. GT CHK.

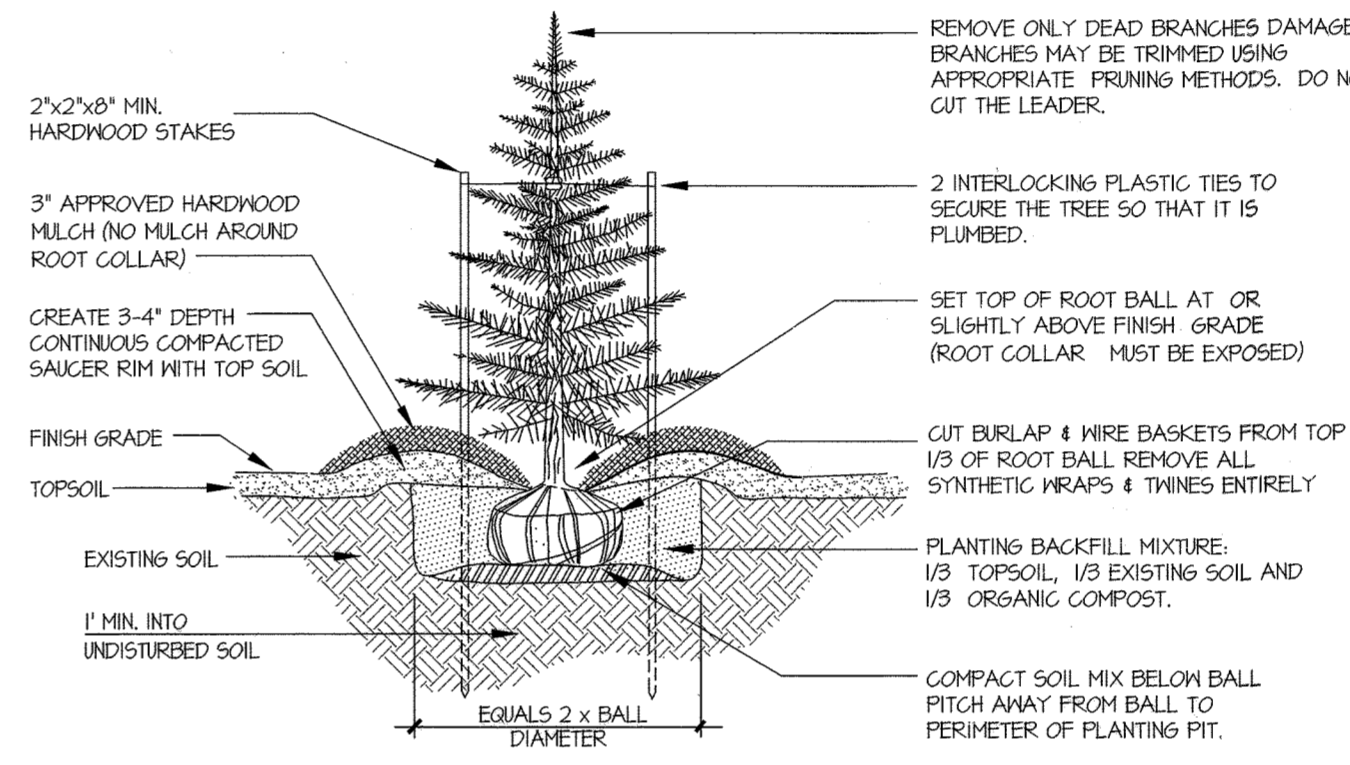
DATE: 04/20/17 REVISION: REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS BY: APPR.

PREPARED FOR:
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE
ELLCOTT CITY, MD 21045
TIM KEANE
443-323-9806



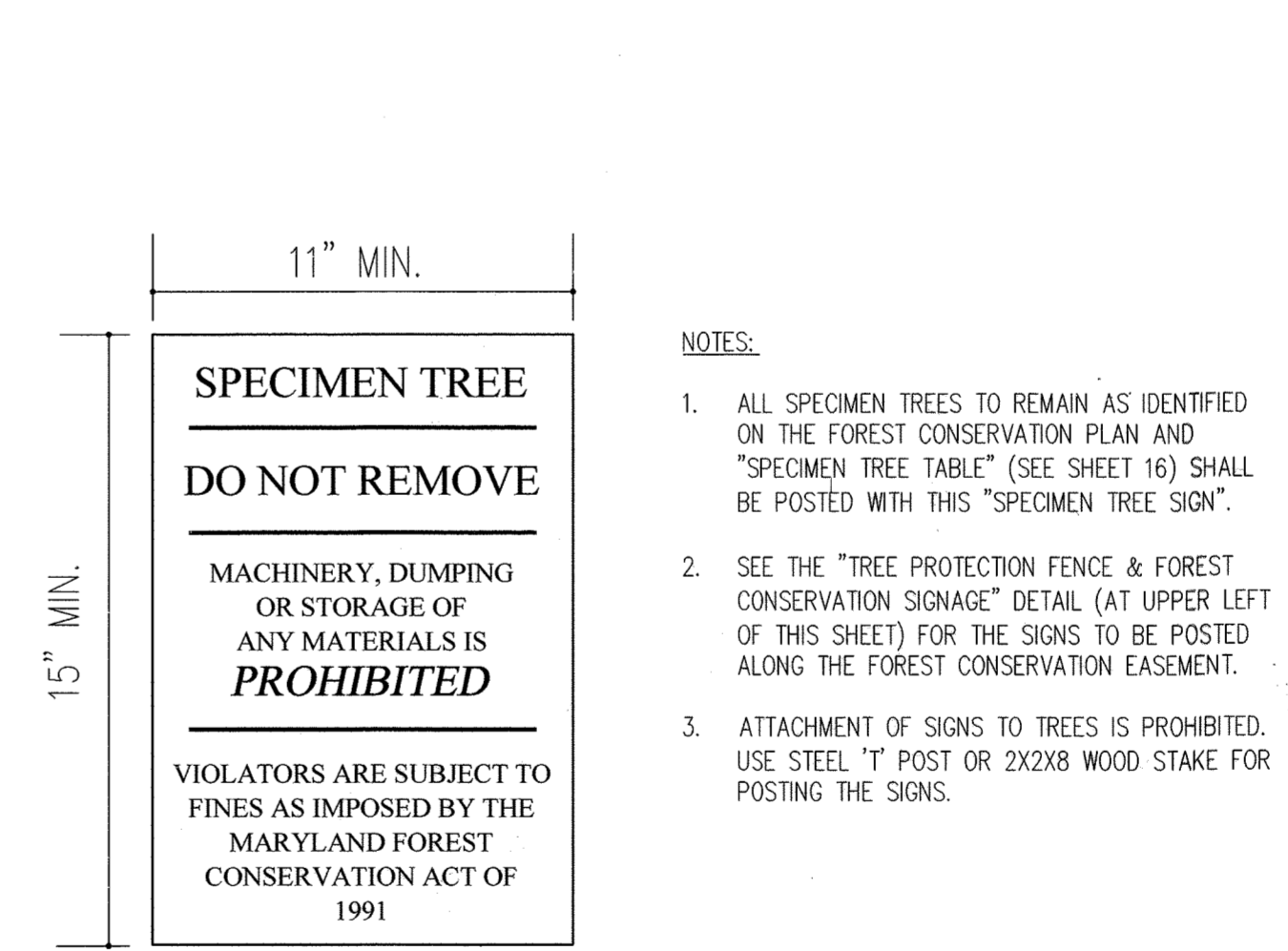
DECIDUOUS TREE PLANTING DETAIL

NOTE: ALL SUPPORTING DEVICES (STAKES, TIRES, ETC) SHALL BE REMOVED AFTER 2 GROWING SEASONS.



EVERGREEN TREE PLANTING DETAIL

NOTE: ALL SUPPORTING DEVICES (STAKES, TIRES, ETC) SHALL BE REMOVED AFTER 2 GROWING SEASONS.



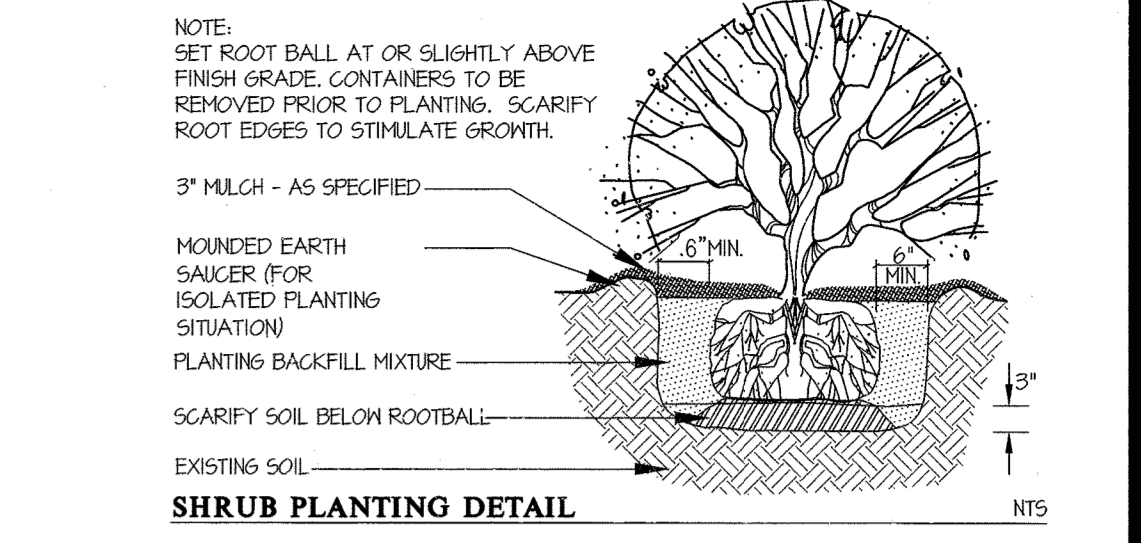
STATE OF MARYLAND
Michael B. Tran
Professional Engineer
No. 16169
9-25-2016

NO AS-BUILT INFORMATION THIS SHEET

AS-BUILT CERTIFICATION FOR PSWM

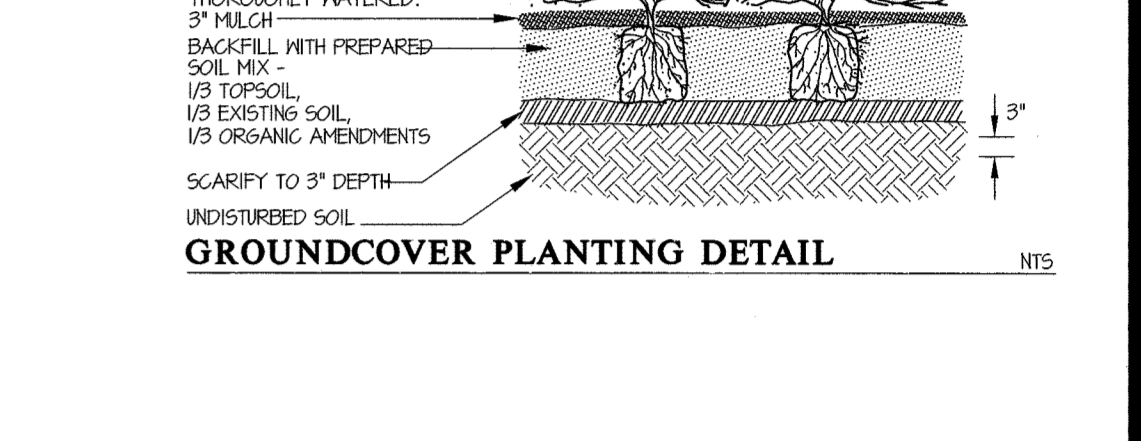
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.

DATE: 9/18/20
P.E. # 16193



SHRUB PLANTING DETAIL

NOTE: SET ROOT BALL AT OR SLIGHTLY ABOVE FINISH GRADE. CONTAINERS TO BE REMOVED PRIOR TO PLANTING. SCARIFY ROOT EDGES TO STIMULATE GROWTH.



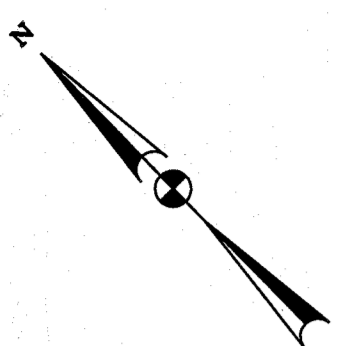
GROUNDCOVER PLANTING DETAIL

NOTE: PRIOR TO PLANTING CUT ROOT-BOND ROOTS. AFTER PLANTING, THE ENTIRE GROUND COVER BED SHALL BE THOROUGHLY WATERED. 3" MULCH BACKFILL WITH PREPARED SOIL MIX - 1/3 TOPSOIL, 1/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENTS. SCARIFY TO 3" DEPTH. UNDISTURBED SOIL.

LANDSCAPE BUFFER & FOREST CONSERVATION NOTES and DETAILS

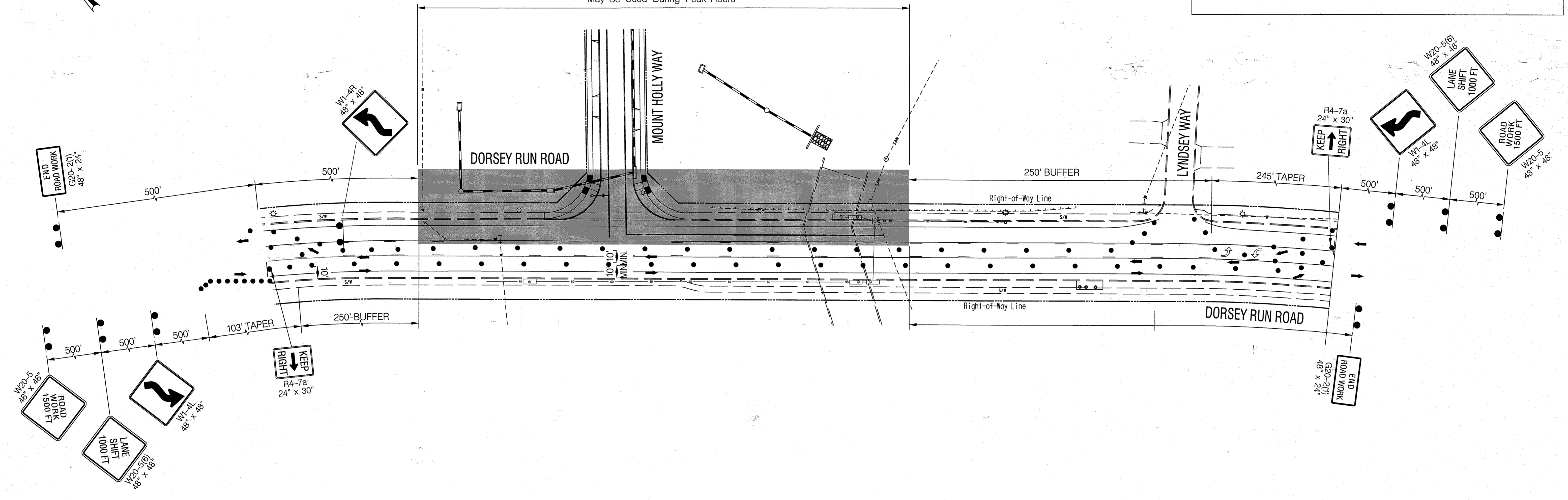
DORSEY GLEN
LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A
A RESUBDIVISION OF KANE PROPERTY LOT 2
PN: 14104

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	R-12	12064
DATE	TAX MAP - GRID	SHEET
MAY, 2016	43-06	17 OF 27



SHA Standard No. 104.03-02
Shoulder Work/Multilane Undiv.Eq/Less Than 40 MPH
May Be Used During Peak Hours

Drop Off Policy
Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction.
Use appropriate standard.



- LEGEND**
- DRUM
 - PROPOSED SIGN POST
 - EXISTING SIGN POST
 - ➔ TRAFFIC FLOW ARROW
 - CONSTRUCTION ZONE
 - ◇ ROAD WORK PROPOSED SIGN

- GEOMETRIC LEGEND**
- EXISTING
 - PROPOSED

- SEQUENCE OF OPERATION**
1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL PLAN DETAILS FOR PEAK-HOUR MOVEMENTS.
 2. ANY WORK WITHIN THE TRAVELED PORTION OF THE ROADWAY SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 AM AND 3:00 PM UNLESS NOTED IN THE CONTRACT DOCUMENTS.
 3. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) INCLUDING PEDESTRIAN DETOUR (POSTED SPEED IS 35 MPH FOR DORSEY RUN ROAD. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
 4. REMOVE EXISTING CURB AND GUTTER AND BUILD NEW ACCESS. INSTALL NEW CURB AND GUTTER. INSTALL PORTION OF PROPOSED WATER AND SEWER LINES.
 5. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
 6. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chad Ekin 7.12.16
Chief, Development Engineering Division
Kathleen 7.14.16
Chief, Division of Land Development

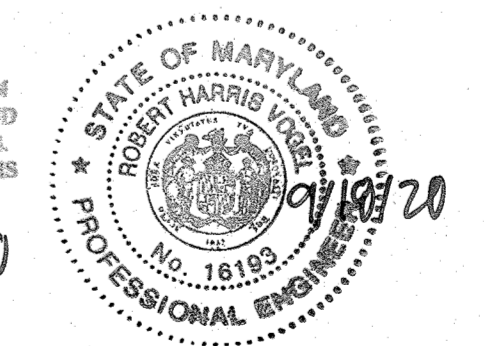
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Michael 6/27/16
Chief, Bureau of Highways

PREPARED FOR:
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE
ELLCOTT CITY, MD 21043
TIM KEANE
443-323-9806

PROFESSIONAL CERTIFICATION - I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3324, EXPIRATION DATE: 9/13/16

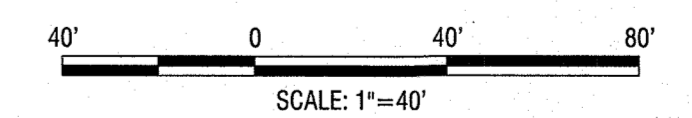


AS-BUILT CERTIFICATION FOR PSWM
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
Paul 11/19/20 9/18/20
P.E. NAME P.E.# DATE



MISS UTILITY
Call "MISS UTILITY" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

NO AS-BUILT INFORMATION THIS SHEET



The Traffic Group, Inc.
Suite 11
9900 Franklin Square Drive
Baltimore, Maryland 21228
410-931-0600 1-800-563-8411 Fax: 410-931-8901
www.trafficgroup.com
"Merging Innovation and Excellence"

DATE	REVISION	BY	APPR.
04/28/17	REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS		

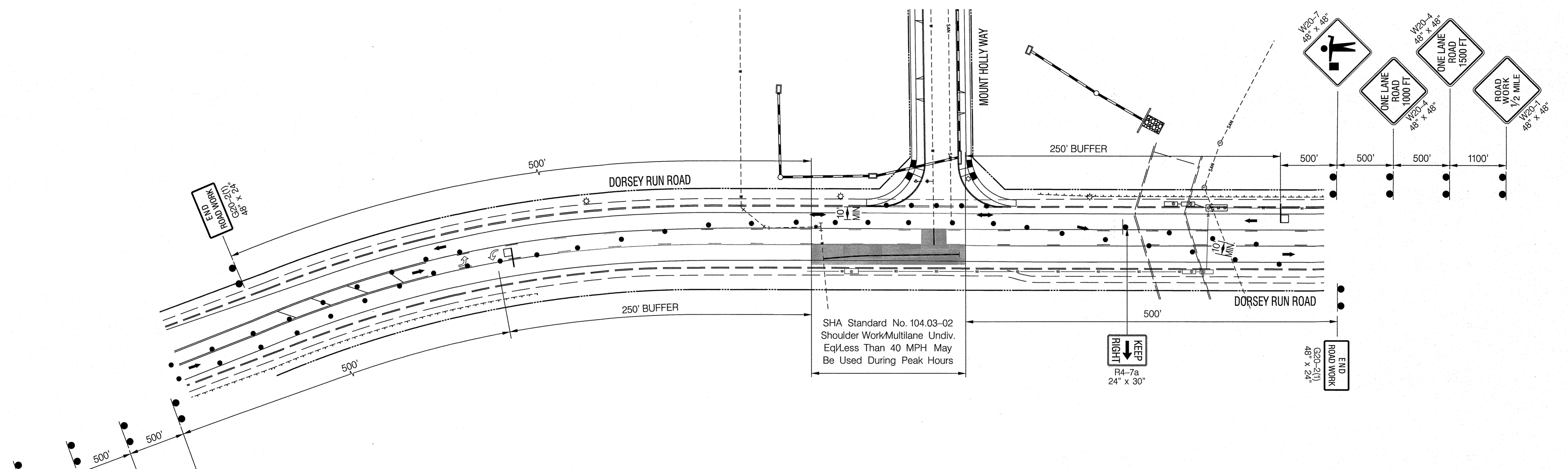
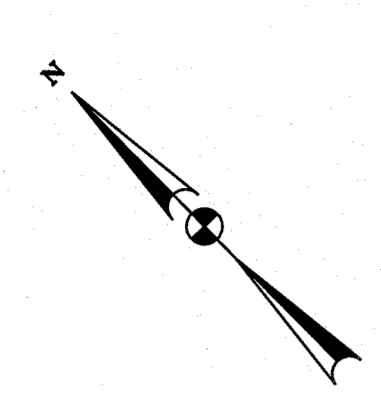
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. EXPIRATION DATE:

MAINTENANCE OF TRAFFIC PLAN - PHASE 1
DORSEY GLEN
LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCELS A & B
A RESUBDIVISION OF KANE PROPERTY LOT 2
PN: 14104
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND

SCALE	ZONING	TTS FILE NO.
1" = 40'	R-12	12064
DATE	TAX MAP - GRID	SHEET
APRIL 14, 2016	43-06	18 OF 21

AS-BUILT AUGUST 2020

Drop Off Policy
 Contractor to maintain less than 2.5 in. of drop-off during periods of non-construction. Use appropriate standard.



SEQUENCE OF OPERATION

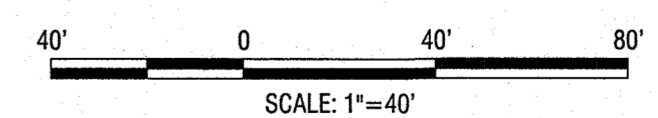
1. CONTRACTOR SHALL CONSULT THE MD-SHA BOOK OF STANDARDS FOR THE CURRENT TYPICALS AND NOTES FOR IMPLEMENTING TEMPORARY TRAFFIC CONTROL PLAN DETAILS FOR PEAK-HOUR MOVEMENTS.
2. ANY WORK WITHIN THE TRAVELED PORTION OF THE ROADWAY SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 AM AND 3:00 PM UNLESS NOTED IN THE CONTRACT DOCUMENTS.
3. INSTALL ADVANCE WARNING SIGNS AND CHANNELIZING DEVICES (DRUMS) INCLUDING PEDESTRIAN DETOUR (POSTED SPEED IS 35 MPH FOR DORSEY RUN ROAD. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THEY ARE NO LONGER NEEDED.
4. INSTALL PORTION OF PROPOSED WATER AND SEWER LINES.
5. CONTRACTOR SHALL RESTORE CONSTRUCTION AREA BACK TO EXISTING GRADE AT THE END OF THE WORK DAY.
6. ALL DRIVEWAYS AND ROADWAY SHALL REMAIN OPEN AND UNOBSTRUCTED BY ANY CHANNELIZING DEVICES DURING PERIODS OF NON-CONSTRUCTION.



AS-BUILT CERTIFICATION FOR PSWM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
 P.E. NAME: [Signature] P.E.#: 16193 DATE: 9/19/20

Call "MISS UTILITY" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

NO AS-BUILT INFORMATION THIS SHEET



- LEGEND**
- DRUM
 - PROPOSED SIGN POST
 - EXISTING SIGN POST
 - ➔ TRAFFIC FLOW ARROW
 - CONSTRUCTION ZONE
 - ◇ ROAD WORK PROPOSED SIGN

GEOMETRIC LEGEND
 --- EXISTING
 --- PROPOSED

PROFESSIONAL CERTIFICATION - I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO.: 33316 EXPIRATION DATE: 2/12/16



PREPARED FOR:
 TRINITY HOMES MARY LAND, LLC
 375 PARK AVE
 ELLICOTT CITY, MD 21043
 TIM KEANE
 443-323-9806

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 6/27/2016
 Chief, Bureau of Highways

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 7-12-16
 Chief, Development Engineering Division

[Signature] 7-14-16
 Chief, Division of Land Development

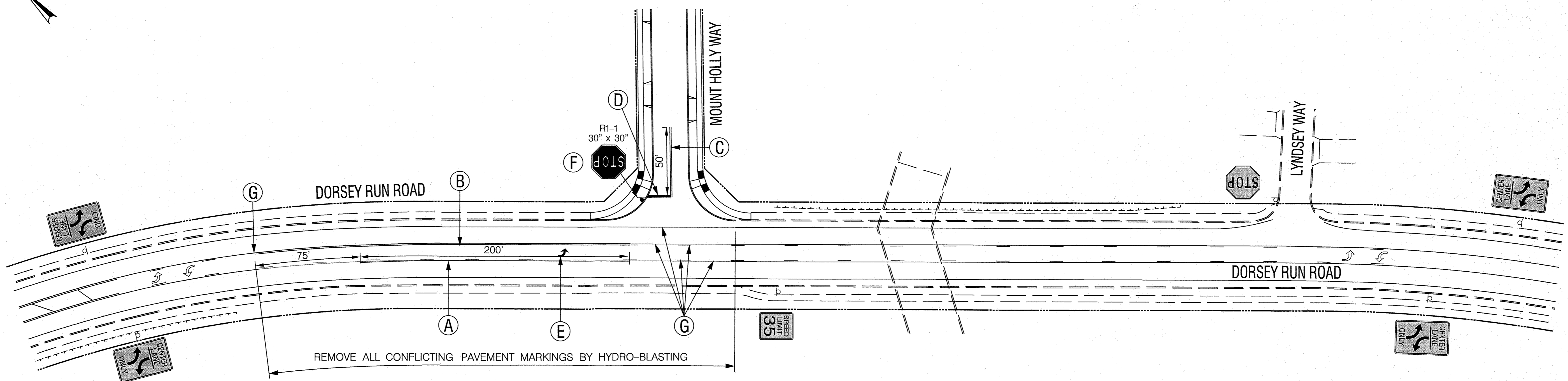
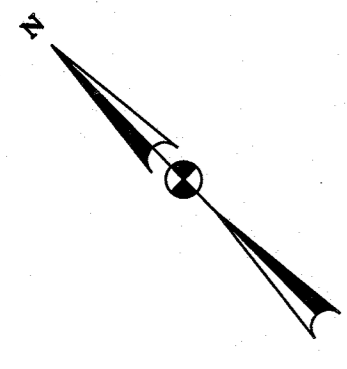
The Traffic Group, Inc.
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DATE	REVISION	BY	APPR
04/28/17	REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS		

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. EXPIRATION DATE:

MAINTENANCE OF TRAFFIC PLAN - PHASE 2
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCELS A & B
 A RESUBDIVISION OF KANE PROPERTY LOT 2
 PN: 14104
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	TIG FILE NO.
1" = 40'	R-12	12064
DATE	TAX MAP - GRID	SHEET
APRIL 14, 2016	43-06	19 OF 21



CONSTRUCTION DETAILS

- A. INSTALL 5 IN. SOLID WHITE THERMOPLASTIC PAVEMENT MARKING FOR LANE LINE OR EDGE LINE
- B. INSTALL 5 IN. SOLID YELLOW THERMOPLASTIC PAVEMENT MARKING FOR CENTER LINE.
- C. INSTALL 5 IN. DOUBLE YELLOW THERMOPLASTIC PAVEMENT MARKING FOR CENTER LINE.
- D. INSTALL 24 IN. SOLID WHITE THERMOPLASTIC PAVEMENT MARKING FOR STOP LINE.
- E. INSTALL WHITE PERMANENT PREFORMED THERMOPLASTIC PAVEMENT MARKING SYMBOL.
- F. INSTALL GROUND MOUNTED SIGN.
- G. TIE TO EXISTING PAVEMENT MARKING.

MATERIAL LIST

Equipment to be furnished and installed by the Contractor. All equipment in this list shall have catalog cuts submitted for approval prior to installation.

QUANTITY	UNITS	DESCRIPTION
200	LF	5 IN. WIDE HEAT APPLIED THERMOPLASTIC PAVEMENT MARKING - WHITE.
375	LF	5 IN. WIDE HEAT APPLIED THERMOPLASTIC PAVEMENT MARKING - YELLOW.
18	LF	24 IN. WIDE HEAT APPLIED THERMOPLASTIC PAVEMENT MARKING - WHITE.
15.5	SF	HEAT APPLIED THERMOPLASTIC PAVEMENT MARKING SYMBOL (LEFT ARROW) - WHITE.
1	EA	30 IN. X 30 IN. RI-1 SIGN FOR GROUND MOUNTING.
14.5	LF	4 IN. X 4 IN. WOOD SIGN SUPPORT.
635	LF	REMOVE EXISTING PAVEMENT MARKING BY HYDRO-BLASTING.

LEGEND

- EXISTING GEOMETRICS
- PROPOSED GEOMETRICS
- EXISTING SIGN/PROPOSED SIGN
- PROPOSED SIGN
- EXISTING SIGN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chris Egan 7-12-16
 Chief, Development Engineering Division
Karl Schaefer 7-14-16
 Chief, Division of Land Development

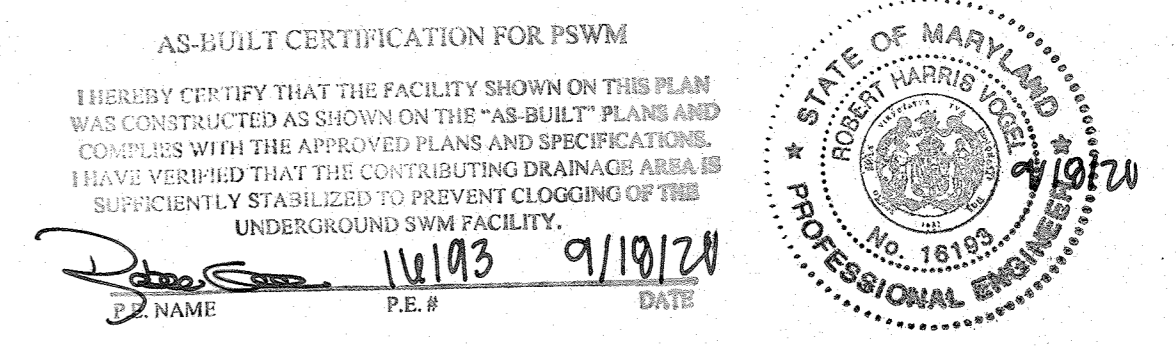
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
M. Melvin 6/27/2016
 Chief, Bureau of Highways

SCALE: 1" = 40'

PROFESSIONAL CERTIFICATION - I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 23316 EXPIRATION DATE: 2/13/16



PREPARED FOR:
 TRINITY HOMES MARY LAND, LLC
 3675 PARK AVE
 ELLICOTT CITY, MD 21043
 TIM KEANE
 443-323-9806



AS-BUILT CERTIFICATION FOR PSWM
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND SWM FACILITY.
Robert Harris 18193 9/19/20
 P.E. NAME P.E.# DATE

The Traffic Group, Inc.
 Suite 44
 9900 Franklin Square Drive
 Baltimore, Maryland 21236
 410-931-6600 1-800-583-8411 Fax 410-931-6601
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NO.	DATE	REVISION	BY	APPR.
04/18/17		REVISE SIDEWALKS, ADD SWM STRUCTURE DETAILS		

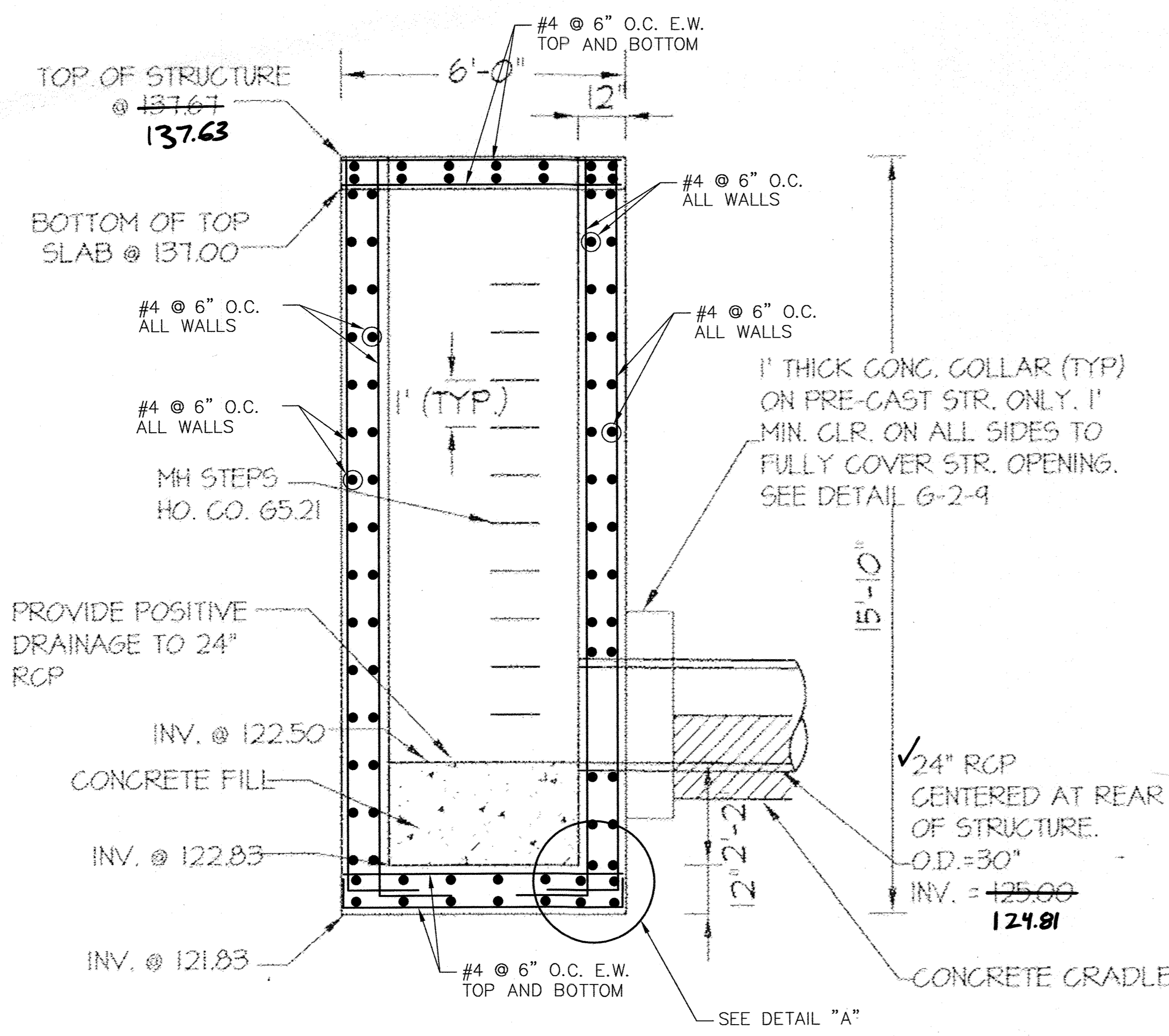
PREPARED FOR:
 ROBERTS REAL ESTATE DEVELOPMENT, LLLP
 2124 PINEBROOK DRIVE
 SUITE ONE
 CROFTON, MARYLAND 21114
 BRIAN ROBERTS
 240-461-9172

PROFESSIONAL CERTIFICATION
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 LICENSE NO. 23316 EXPIRATION DATE: 2/13/16

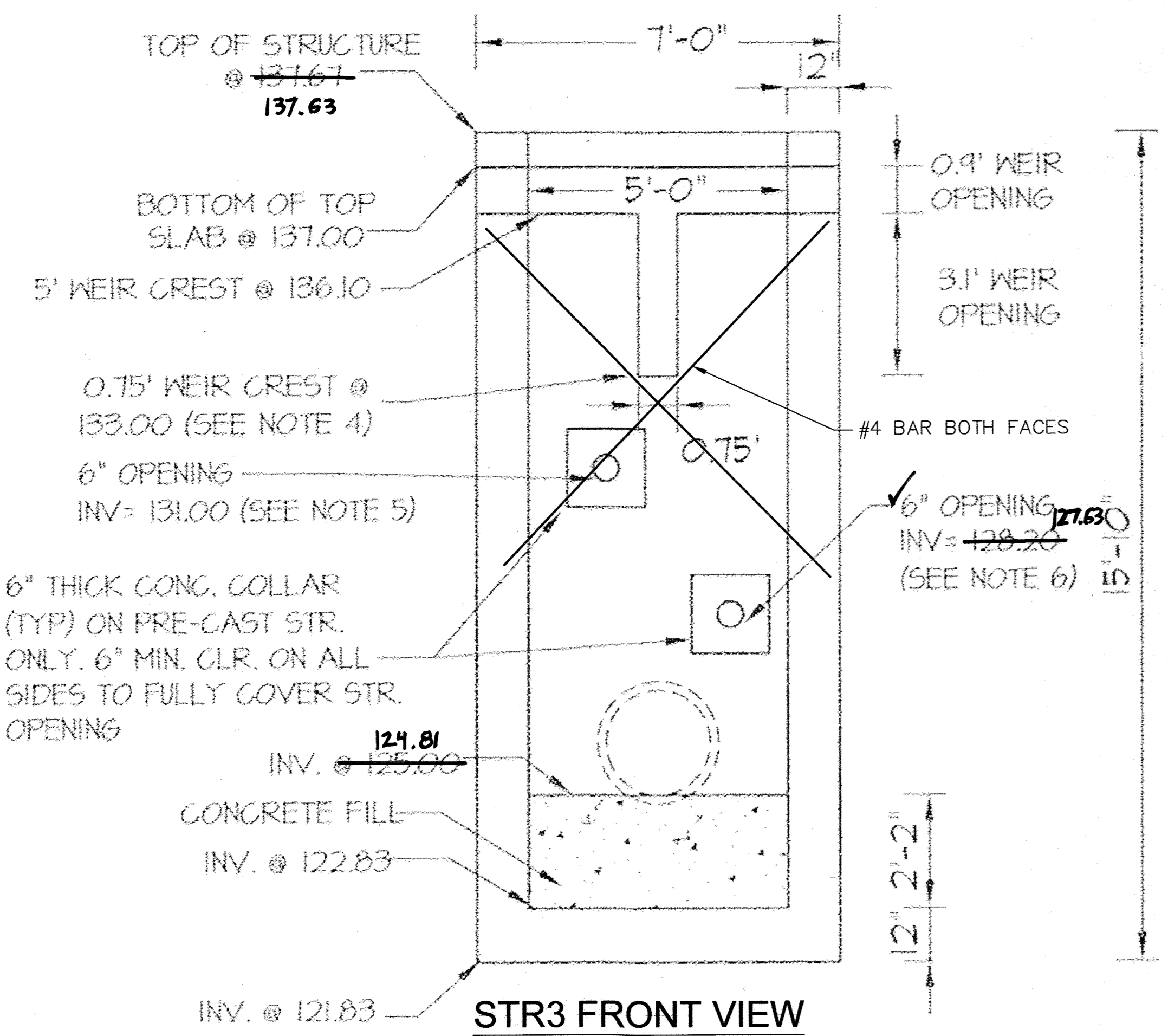
PAVEMENT MARKING AND SIGNING PLAN
DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCELS A & B
 A RESUBDIVISION OF KANE PROPERTY LOT 2
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 HOWARD COUNTY, MARYLAND

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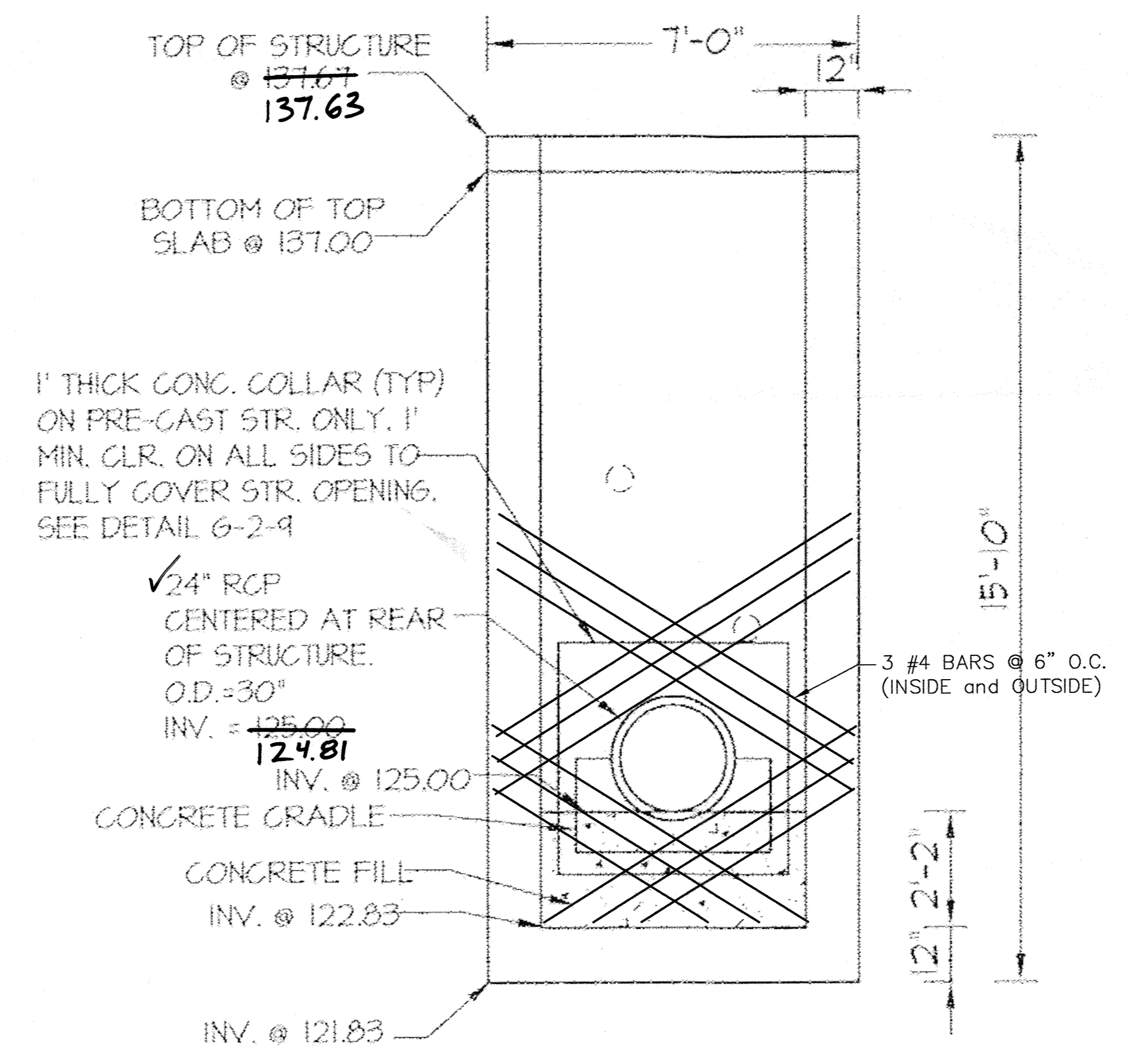
AS-BUILT AUGUST 2020



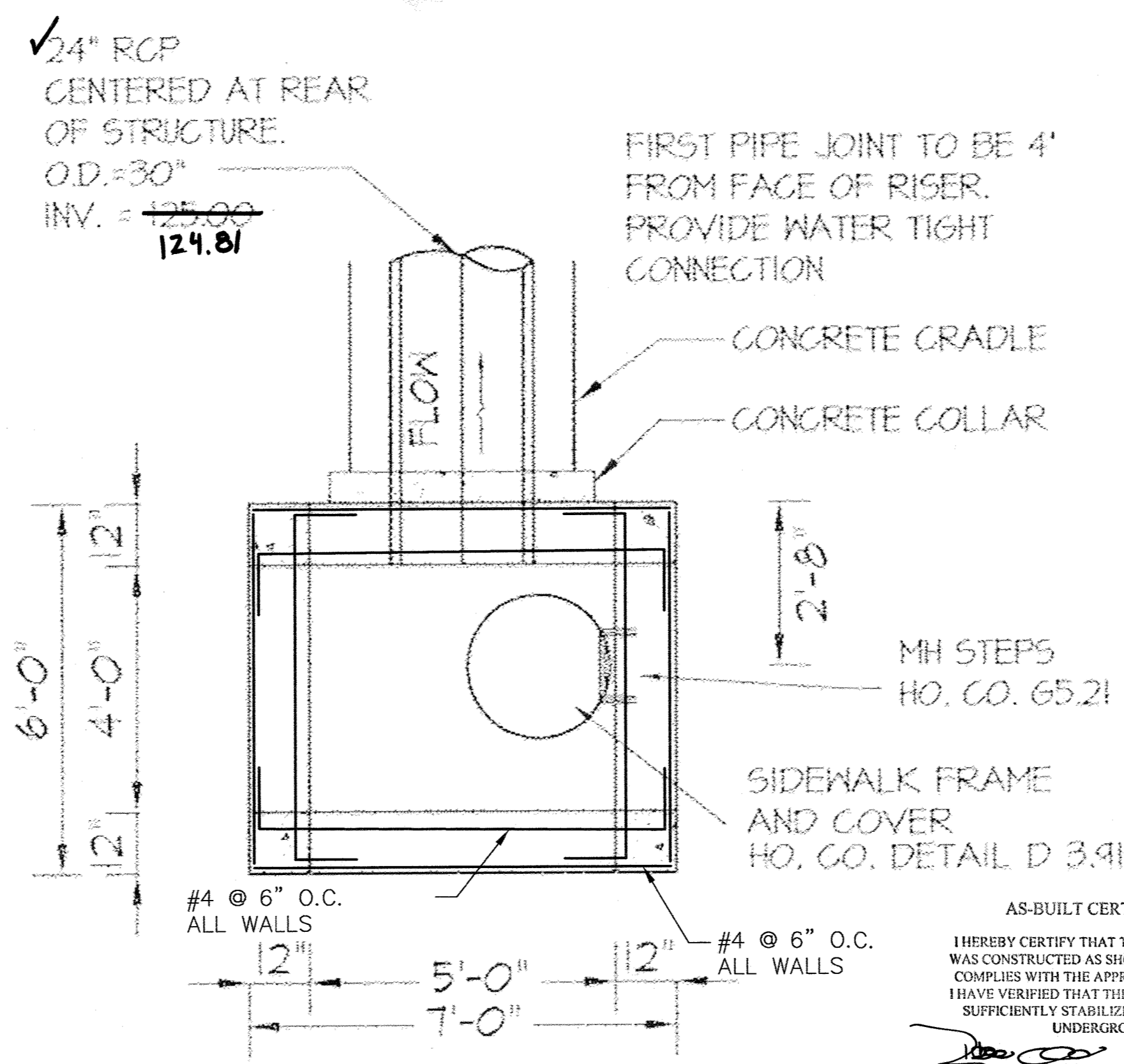
**STR3 SIDE VIEW
NTS**



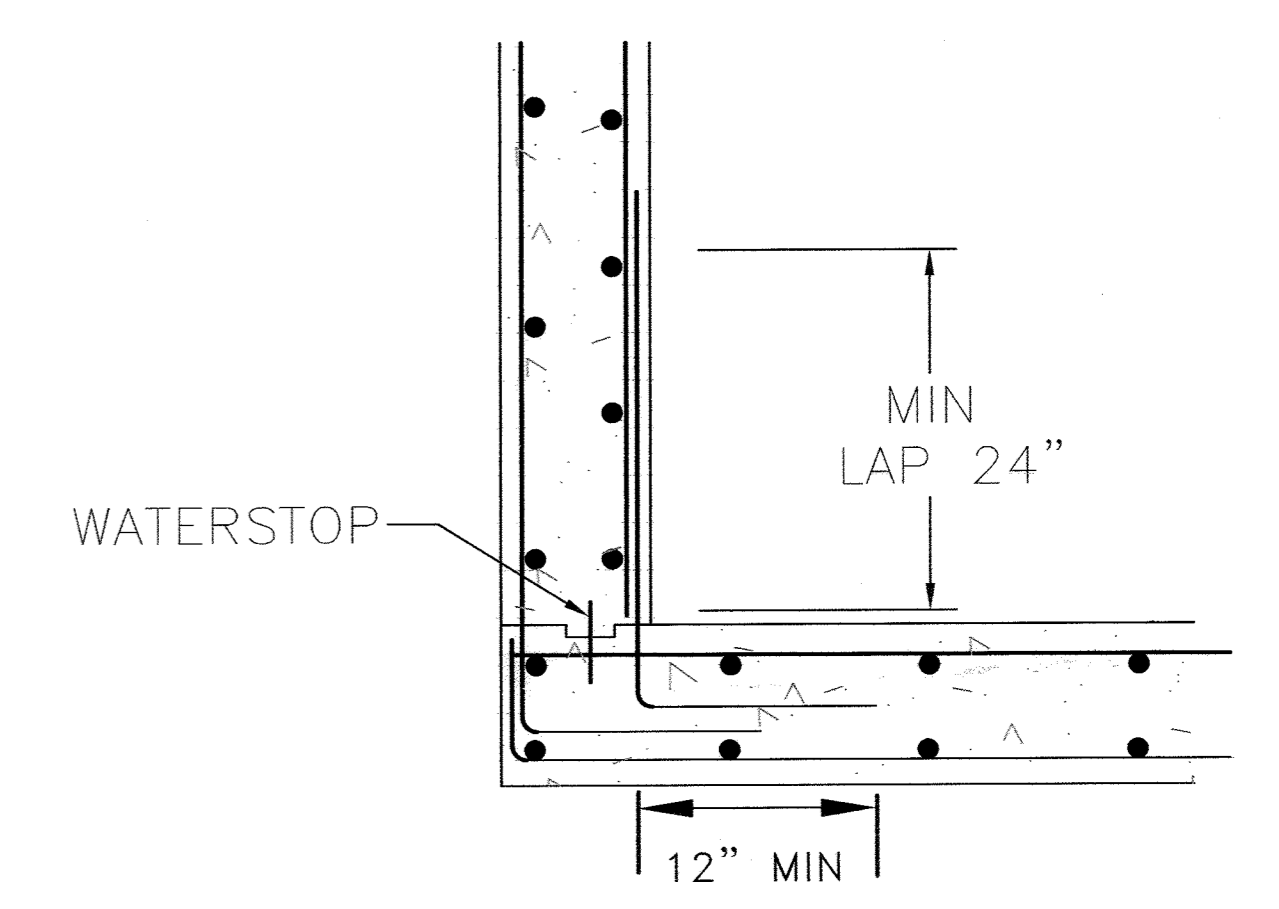
**STR3 FRONT VIEW
NTS**



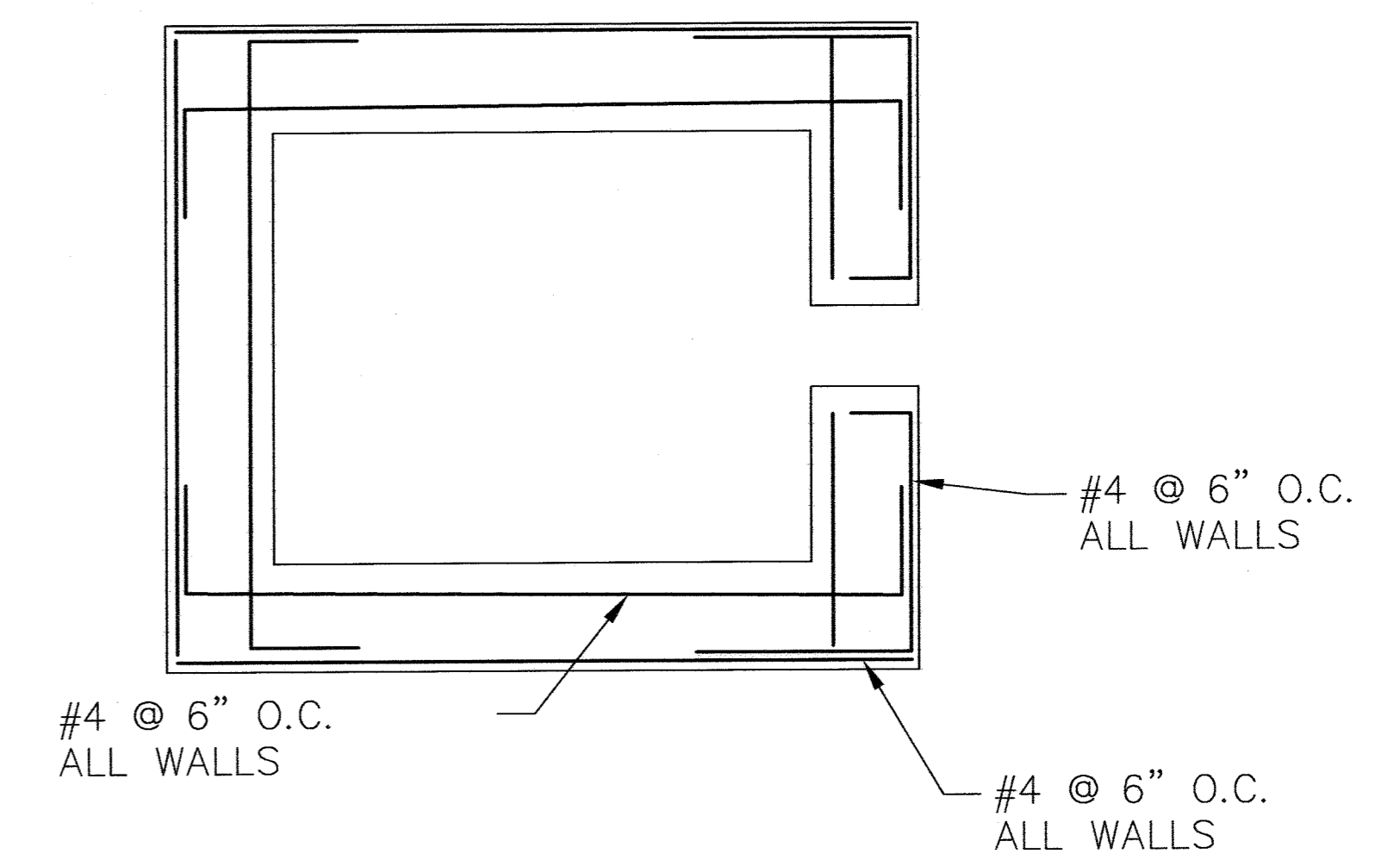
**STR3 REAR VIEW
NTS**



**STR3 PLAN VIEW
NTS**



**DETAIL "A" BOTTOM SLAB
NTS**



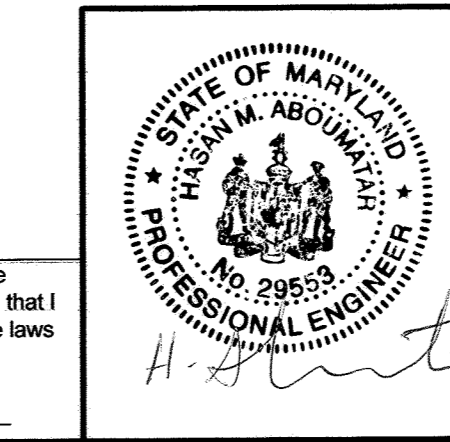
**DETAIL AT WEIR
NTS**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 7-13-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE
[Signature] 7-17-17
 CHIEF, DIVISION OF LAND DEVELOPMENT 68 DATE
[Signature] 7/10/2017
 CHIEF, BUREAU OF HIGHWAYS, DPW 48 DATE

AS-BUILT CERTIFICATION FOR PSWM
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[Signature] 16193 9-18-20
 P.E. NAME P.E. # DATE



OWNER LOT 2
 HAMPTON HILLS, LLC
 3675 PARK AVE.
 ELLICOTT CITY, MD 21043



NO.	REVISIONS	DATE

SWM STRUCTURE STR3
 DETAILS & SECTIONS
 DORSEY GLEN
 HOWARD COUNTY, MARYLAND
 TRINITY HOMES MARYLAND, LLC

DMA	HMA	06/05/17	8425	21 of 21
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ECS MID-ATLANTIC, LLC
 1340 CHARWOOD ROAD, SUITE A
 HANOVER, MARYLAND 21076
 OFFICE (410) 859-4300
 FAX (410) 859-4324
 "Setting The Standard For Service"