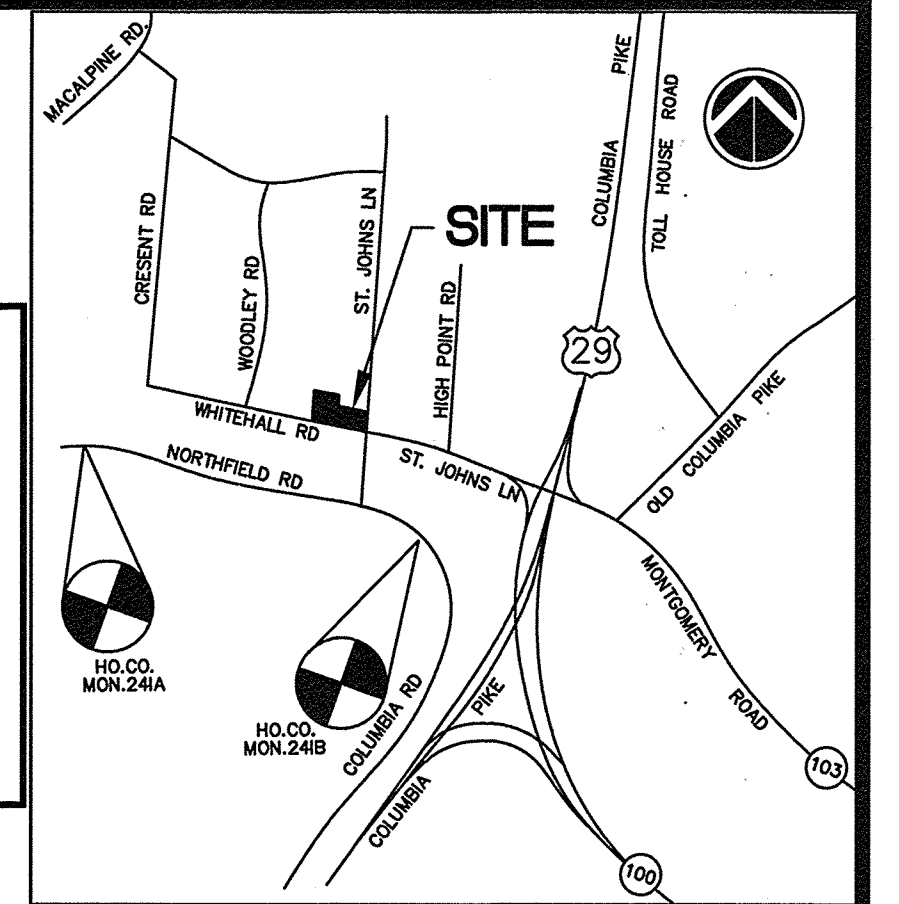


HOWARD SOIL CONSERVATION DISTRICT (HSCD)
STANDARD SEDIMENT CONTROL NOTES

- A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hour notice to CID must be given at the following stages:
 - Prior to the start of earth disturbance.
 - Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
 - Prior to the start of another phase of construction or opening of another grading unit.
 - Prior to the removal or modification of sediment control practices. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to avoid conflicts with this plan.
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
 - Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, ditches, swales, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.
 - All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15% of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 ft. must be benched with stable output. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-6).
 - All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID.
- Site Analysis:
 - Total Area of Site 1.3397 Acres
 - Area Disturbed: 0.38 Acres
 - Area to be roofed or paved: 0.10 Acres
 - Area to be vegetatively stabilized: 0.28 Acres
 - Total Cut: 933 Cu. Yds.
 - Total Fill: 900 Cu. Yds.
 - Excess material to be hauled to an approved site.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
 - Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized by the end of each work day, whichever is shorter.

BENCHMARKS			
#	ELEVATION	NORTHING	EASTING
24A	357.152'	N 579,167.044'	E 1,360,280.252'
24B	390.560'	N 578,753.501'	E 1,362,302.987'

- SEQUENCE OF CONSTRUCTION**
- Obtain a Grading Permit.
 - Install Standard Construction Entrance.
 - Install the sediment control measures as shown on plan.
 - Perform necessary grading and construction of house and driveway.
 - Stabilize the site with topsoil and seeding.
 - After the site is permanently stabilized and permission is granted from the Howard County Sediment Control Inspector, remove sediment controls and stabilize any remaining disturbed areas.



VICINITY MAP
SCALE: 1" = 1000'

- GENERAL NOTES:**
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument No. 24A and 24B was used for this project. Elevations shown hereon are tied to NAVD88 vertical datum.
 - The boundary shown hereon is based on field run monumentary survey performed in March, 2016 by NJR & Associates.
 - The existing topography is taken from field run survey with two foot contour intervals prepared by NJR & Associates dated March, 2016.
 - All areas shown hereon have been rounded off and are more or less.
 - There is no existing forest on the site.
 - Existing house on Lot 1 is to remain.
 - Existing house on Lot 1 is served by Public Water and Sewer.
 - The Property is located in the Metropolitan District where it is served by Public Water and Sewer.
 - Water is Public (Contract# 10W & 129S, Watershed - Patapsco)
 - Sewer is Public (Contract# 129S, Watershed - Patapsco)
 - No noise study is required for this project.
 - The subject property is zoned "R-20" per the 10/06/13 Comprehensive Zoning Plan.
 - To the best of our knowledge there are no historic structures or cemeteries exist on the subject property.
 - There are no floodplains, wetlands, streams or their buffers and no steep slope located on-site.
 - There are no specimen trees present on-site and twenty nine existing trees to be removed.
 - Existing house on Lot 1 was constructed in compliance with minimum setback requirement in effect at the time of construction. The existing house is in non-compliance with the current minimum setback requirements for zone R-20. The rear setback line on Lot 1 is shown as per current setback requirements.
 - Stormwater Management for Lots 2 is provided through rain garden and rain barrels.
 - This project is exempt from the requirements of the forest conservation act in accordance with Section 16.1202(b)(1)(viii) of the Subdivision Regulations because it is a minor subdivision that creates one additional lot and has no further subdivision potential.
 - Environmental Concept Plan (ECP-16-057) for this subdivision was approved on August 24, 2016. As per section 16.128, pre-submission community meeting was held in the meeting room of Miller Library in Ellicott City, on Saturday, June 18, 2016 between 10:00 a.m. and 12:00 p.m.
 - Should any trees designated for preservation for which landscaping credit is given, die prior to release of the site, the owner will be required to replace the tree with the equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of 3 inches in caliper and installed as required in the Howard County Landscape Manual.
 - Posting of surety for required landscaping in accordance with Section 16.124 of the Subdivision Regulations and the landscape manual in the amount of \$600 for two (2) shade trees. Financial surety for the required landscaping must be posted as part of the Grading Permit. Landscaping will be provided for LOT 2 in accordance with Section 16.124 of the Subdivision Regulations at the Site Development Plan stage.
 - The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition and when necessary, repaired or replaced.
 - At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
 - Public roadway dedication credit of 454 sq ft along St. Johns Lane used towards Lot 1 minimum lot size requirement.
 - This project is considered residential infill and is subject to Section 16.127 of the Subdivision Regulations.
 - Per Section 16.134 of the Subdivision Regulations, the developer shall pay a fee-in-lieu in the amount of \$3,500 for sidewalk construction.

PROPOSED PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	SIZE
1	(X)	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE	2.5"-3" CAL. B&B
1	(*)	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	2.5"-3" CAL. B&B

EX. TREES CREDITED TOWARD PERIMETER TREES

NO.	SPECIES	SIZE (DIA.)
1	AESCULUS GLABRA/BUCKEYE	15.3"
2	AESCULUS GLABRA/BUCKEYE	15.5"
3	PAULOWNIA EMPRESS TREE	15.3"
4	PAULOWNIA EMPRESS TREE	13.4"
5	PAULOWNIA EMPRESS TREE	14.6"
6	PAULOWNIA EMPRESS TREE	21"
7	PAULOWNIA EMPRESS TREE	16"

STORMWATER MANAGEMENT NOTES AND DESIGN NARRATIVE

THIS SITE IS LOCATED ON THE INTERSECTION OF ST. JOHNS LANE AND WHITEHALL ROAD AND IS ZONED R-20. THE 1.34± ACRE PROPERTY HAS AN EXISTING SINGLE FAMILY HOUSE AND DRIVEWAY AND WILL BE SUBDIVIDED INTO A TOTAL OF 2 RESIDENTIAL LOTS. THE EXISTING HOUSE AND DRIVEWAY WILL BE SAVED AND LOCATED ON NEW LOT 1. ONE (1) SINGLE FAMILY DWELLING IS PROPOSED ON NEW LOTS 2.

THERE ARE NO EXISTING ENVIRONMENTAL FEATURES ON THE SITE.

STORM WATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS ADDRESSED BY IMPLEMENTING ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP) IN ACCORDANCE WITH THE REVISED MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) STORM WATER DESIGN MANUAL CHAPTER 5. ESD CONSISTS OF RAIN GARDEN (M-7), AND RAIN BARREL (M-1).

THE SEDIMENT AND EROSION CONTROL PRACTICES FOR THIS DEVELOPMENT WILL BE DESIGNED IN ACCORDANCE WITH THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. SEDIMENT AND EROSION CONTROL REQUIREMENT WILL BE ADDRESSED USING TEMPORARY PERIMETER EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.

UTILIZING THE METHODS DESCRIBED ABOVE WILL SATISFY REQUIRED STORMWATER MANAGEMENT OBLIGATIONS TO THE MAXIMUM EXTENT PRACTICABLE.

THIS SITE IS LOCATED WITHIN THE PUMPKIN TREE WATERSHED. AT NEXT PLAN STAGE STORMWATER QUANTITY TO INCLUDE 10, 25, 100 YEAR STORM AND THE 3.55 HOUR, 6.0 inch storm event shall be provided.

SOIL ANALYSIS

SYMBOL	NAME/DESCRIPTION	TYPE	K FACTOR	SOIL MAP
LoB	Legore-Montalto-Urban land complex, 0 to 8 percent slopes	C	0.28	13

SITE ANALYSIS DATA SHEET

AREA	SIZE OR USE
TOTAL PROJECT AREA	1.34 ACRES±
LIMIT OF DISTURBANCE	1.34 ACRES±
GREEN OPEN AREA (LAWN)	1.08 ACRES±
PROPOSED IMPERVIOUS AREA	0.10 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.0 ACRES±
WETLAND BUFFERS	0.0 ACRES±
FLOODPLAIN	0.0 ACRES±
FLOODPLAIN BUFFERS	0.0 ACRES±
EXISTING FOREST	0.0 ACRES±
15% - 24.9% MODERATE SLOPE	0.0 ACRES±
25% - STEEP SLOPES	0.0 ACRES±
HIGHLY ERODIBLE SOILS	0.0 ACRES±

OWNER/DEVELOPER
ABHJIT HONRAO
4060 ST. JOHNS LANE
ELICOTT CITY, MD 21042
PHONE: 443-535-3018

HOWARD SCD SIGNATURE BLOCK

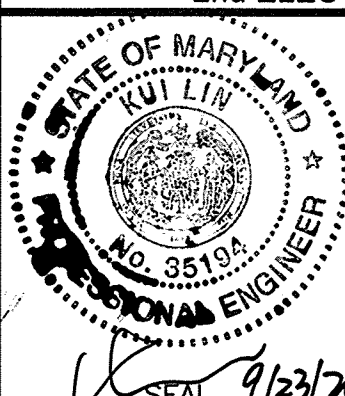
THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE: 12-10-20

DATE: 12/10/20

DATE: 12/10/20

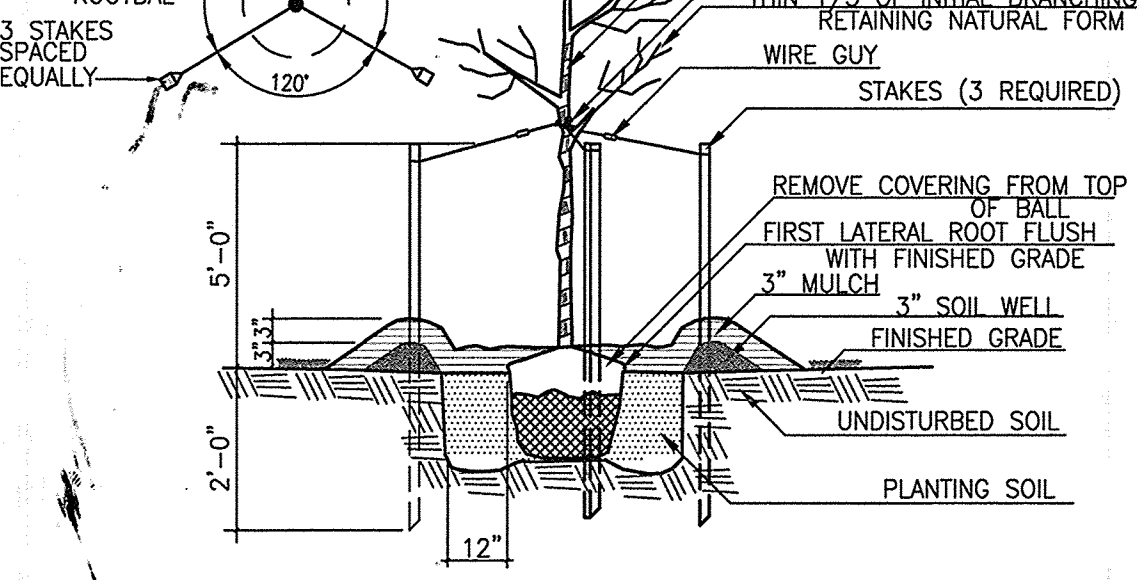


Professional Certification:
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 35184, Expiration Date: 6/6/22

Developer's/Builder's Certificate:
I/we certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. I/we further certify that upon completion of 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.

Signature of Developer (ABHJIT HONRAO) 09/23/2020
Date

SUPPLEMENTAL PLAN
HONRAO'S PROPERTY
LOTS 1 - 2
A SUBDIVISION OF PARCEL 270
4060 ST. JOHN'S LANE, ELLICOTT CITY, MD-21042
(L. 16686, F. 164)
TAX MAP 24 GRID 23
2nd ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
ZONING R-20



- LEGEND**
- EX. LIGHT POLE
 - EX. ROAD SIGN
 - EX. SANITARY SEWER MANHOLE
 - EX. POWER POLE
 - EX. WATER VALVE
 - EX. WATER METER
 - CLEANOUT
 - EX. ELECTRICAL
 - IPF, IPIN DENOTES IRON PIPE FOUND
 - TBR TO BE REMOVED EX. TREE LINE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - LIMIT OF DISTURBANCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - SILT FENCE
 - EX. SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EX. TREE
 - EX. WATER LINE
 - PROPOSED WATER
 - PROPOSED SEWER
 - EX. SEWER LINE
 - RAIN BARREL
 - RAIN GARDEN
 - BORING
 - EX. TREE TO BE REMOVED
 - EX. TREE CREDITED TOWARDS LANDSCAPING REQUIREMENTS

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Perimeter Properties	1*	2*	3	4	5	6
Perimeter							
Landscape Type							
Linear Feet of Roadway Frontage/Perimeter		362.68'	125.05'	37.48'	75.00'	175.00'	200.00'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	No	0	0	0	0	3 shade tree	115' of ex. woods and 4 shade trees
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)				NO	NO	NO	NO
Number of Plants Required							
Shade Trees				1		3	1
Evergreen Trees							
Shrubs							
Number of Plants Provided							
Shade Trees				1		0	0
Evergreen Trees							
Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)							

- * PERIMETER LANDSCAPING ALONG FRONT PROPERTY LINE IS NOT REQUIRED.
- NOTES**
- TREES SHALL BE PLANTED 6 FEET BEHIND THE CURB WHEN THERE ARE NO SIDEWALKS.
 - TREES SHALL BE PLANTED A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTION WHEN PLANTED BETWEEN SIDEWALK AND CURB, AND BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES. STREET TREES MAY NOT BE PLANTED WITHIN 5 FEET OF DRAIN INLET STRUCTURES, 5 FEET OF AN OPEN SPACE ACCESS STRIP OR 10 FEET OF A DRIVEWAY.

STORMWATER MANAGEMENT SUMMARY TABLE

Practice	Location	Impervious Area Treated
Rain Barrel - A	Back of House	2120 R ²
Rain Garden - B	Front of House	2700 R ²
Total Impervious Area requiring treatment = 4,820 square feet		
Total Impervious Area treated = 4,765 square feet		

