GENERAL NOTES THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUEST HAVE BEEN APPROVED ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS: MISS UTILITY: VERIZON TELEPHONE COMPANY HOWARD COUNTY BUREAU OF UTILITIES AT&T CABLE LOCATION DIVISION: B.G.&E. CO. CONTRACTOR SERVICES: B.G.&E. CO. UNDERGROUND DAMAGE CONTROL STATE HIGHWAY ADMINISTRATION: THIS FINAL PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES: ECP-18-024, WP-19-093, F-23-064. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A HOWARD COUNTY GIS, AND FIELD SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER, 2017. THE PROJECT BOUNDARY IS BASED ON AN AVAILABLE RECORDED PLATS, DEED PLOTTING, AND BY FIELD RUN SURVEYS PERFORMED BY VOGEL ENGINEERING + TIMMONS GROUP DATED DECEMBER, 2017. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK. TO THE BEST OF THE OWNERS KNOWLEDGE OR THE HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO BURIAL GROUNDS. CEMETERIES LOCATED ON THE SUBJECT PROPERTY. -THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT. THE EXISTING HOME BEING REMOVED IS NOT LISTED ON THE HISTORIC SITES INVENTORY THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. - WATER FOR THIS PROJECT WILL BE CONTRACT NOS. 1-W, AND 24-5031. SEWER FOR THIS PROJECT WILL BE FROM CONTRACT NOS. 24-5031, AND 20-1018. -WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS. THE SUBJECT PROPERTY IS ZONED "R-SC" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003. -ANY DAMAGE INCURRED TO THE EXISTING UTILITIES, DUE TO CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. -ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE EXISTING UTILITIES ARE BASED ON ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION, CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. 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 NOS. 47GE AND 47GD WERE USED FOR THIS PROJECT. PER ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES; NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED DURING THE FIELD REVIEW OF THE PROPERTY. NO FLOODPLAIN IS LOCATED ONSITE. A WETLAND AND SIMPLIFIED FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, JULY 18, 2018. AND APPROVED AS PART OF THE ECP SUBMISSION. -THREE (3) SPECIMEN TREES WERE FOUND ONSITE. THE PROPOSAL INCLUDES THE REMOVAL OF 1 TREE. EFFORTS WILL BE MADE TO SAVE TREES #2 AND #3. REFER TO WP-19-093. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. A TOTAL OF 4 RESIDENTIAL LOTS AND 1 OPEN SPACE LOT IS PROPOSED UNDER THIS PLAN. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE AND NON STRUCTURAL PRACTICES PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTIONAS (M-6), AND DRYWELLS (M-5). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE. NOISE WALL MITIGATION AT PROPERTY EXISTS ALONG INTERSTATE 95. IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME 3, CHAPTER 4 - SECTION 4.7(B)(5), A TRAFFIC STUDY IS NOT NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY 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. TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY ONSITE AFFORESTATION OF 0.2 AC. FINANCIAL SURETY = \$4,356 (8,712 SF @ \$0.50/SF) SHALL BE POSTED WITH THIS FINAL PLAN DEVELOPER AGREEMENT. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$4,650 FOR THE REQUIRED 13 SHADE TREES; 2 SHADE SPECIMEN TREE REPLACEMENT, 5 SHRUBS SHALL BE POSTED WITH THE DEVELOPER AGREEMENTS. UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.01 FOR THE USE-IN-COMMON DRIVEWAY ENTRANCE AT OLD SCAGGSVILLE ROAD. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS a) WIDTH- 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE). b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2" MIN.) c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS. d) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING) e) DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER f) STRUCTURE CLEARANCES-MINIMUM 12 FEET. g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE. OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A LOCAL ROAD, PROPOSED ROAD IS A PRIVATE USE-IN-COMMON DRIVEWAY LOTS 1-4 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMILITANEOUSLY WITH THE FINAL PLAT FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 1-4 ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY. TRASH AND RECYCLING COLLECTION WILL BE AT OLD SCAGGSVILLE ROAD ROAD WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY. THE MAITENANCE OF THE TRASH PAD AND ITS LANDSCAPING IS THE RESPONSIBILITY OF THE HOA. CERTIFIED TEST PITS HAVE BEEN PROVIDED TO VERIFY THE LOCATIONS OF GROUNDWATER AND/OR ROCK. OPEN TEST PITS WERE OBSERVED BY TRINITY HOMES ON NOVEMBER 2018. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT (6,000 SF LOT) IS 25% OF GROSS AREA (1.14 AC. GROSS AREA X 25% = 0.285 AC.). -OPEN SPACE LOT 5 IS 0.14 ACRES AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. -OPEN SPACE LOT 6 IS 0.19 ACRES AND TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON JANUARY 10, 2018 AT THE NORTH LAUREL COMMUNITY CENTER. A SECOND MEETING WAS STANDARD AT THE AT THE TIME OF CONSTRUCTION. TRAFFIC CONTROL DEVICES' (MDMUTCD). SUBJECT TO FOLLOWING CONDITIONS:

MODERATE INCOME HOUSING UNITS (MIHU) ARE REQUIRED FOR THIS PROJECT. IN ACCORDANCE WITH SECTION 109.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT. - THE MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT. AN ENVIRONMENTAL CONCEPT PLAN (ECP-18-024) WAS APPROVED ON AUGUST 27, 2018. PUBLIC STREET TREES ARE NOT REQUIRED FOR THIS PROJECT. - IN ACCORDANCE WITH DESIGN MANUAL-VOLUME 3, CHAPTER 2 - SECTION 2.9.B. PARKING IS REQUIRED AT TWO (2) SPACES PER UNIT OFF STREET PARKING TO INCLUDE GARAGE SPACE, DRIVEWAY, PARKING PAD AND COURTS. GARAGES COUNT AS A FULL SPACE. -THE TWO (2) GARAGE SPACE MAY NOT BE CONVERTED TO LIVING SPACE AND SHALL ONLY BE UTILIZED FOR VEHICULAR PARKING SPACE. THE FOLLOWING STANDARDS (CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT: a. MD-104.02-02 - SHOULDER WORK/2 LANE, 2 WAY - EQL/LESS THAN 40 MPH b. MD-104.02-10 - RIGHT LANE CLOSURE/2 LANE, 2 WAY - EQL/LESS THAN 40 MPH -FOR ALL STANDARDS REFERRED TO ON THIS PLAN THE CONTRACTOR MUST GO TO THE BOOK OF STANDATDS WHICH WILL HAVE THE MOST CURRENT VERSION. THE BOOK OF STANDARDS CAN BE ACCESSED AT: http://apps.roads.maryland.gov/businesswithsha/bizzStdSpecs/ desManualStdPub/%%upublicationsonline/ohd/bookstd/index.asc -ALL ITEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT. A. THE R1-1(STOP) SIGNS AND STREET NAME SIGN (SNS) ASSEMBLIES FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETE. B. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES. C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE 'MARYLAND MANUAL ON UNIFORM D. ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, ("QUICK PUNCH") SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE - 3' LONG). THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLIES SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS FOR DRIVEWAYS TO LOTS 1-4 AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES. NO STREET TREE CAN BE PLANTED WITHIN 30' OF A PROPOSED "STOP" SIGN LOCATION (APPROACH DIRECTION). DEFECTOR OF THE DEST PLANTING THIS PROJECT IS SUBJECT TO A ALTERNATIVE COMPLIANCE WP-19-093 APPROVED ON MAY 15, 2019, THE SHEET OF THE DESCRIPTION DIVISION APPROVED. REQUEST FOR ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(7) FOREST RETENTION PRIORITIES FOR THE REMOVAL OF ONE SPECIMEN TREE A 36" RED MAPLE 1. ADD THE ALTERNATIVE COMPLIANCE WP-19-093, ON F-19-022, MAGNOLIA MANOR EAST AS A GENERAL NOTE STATING THE REQUEST, THE APPROVAL DATE AND CONDITIONS. 2. SHOW THE 1 SPECIMEN TREE BEING REMOVED AND LABELED PER WP-19-093 ON THE SUPPLEMENTAL PLAN, THE SPECIMEN TREE REMOVAL SHALL BE MITIGATED BY THE PLANTING OF 2 NATIVE SPECIES TREES OF 2-1/2" TO 3" CALIPER PROVIDED AS PERIMETER LANDSCAPE TREES AND BONDED AS PART OF THE LANDSCAPE SURETY. IF ANY WELL OR SEPTIC SYSTEMS ARE FOUND, THE HEALTH DEPTARTMENT MUST BE NOTIFIED AND THEY MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPT. PRIOR TO SIGNATURE OF THE FINAL RECORD PLAT. APPROVED: DEPARTMENT OF PUBLIC WORKS CHIEF, BUREAU OF HIGHWAYS APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 10.27.22 CHIEF, DEVELOPMENT ENGINEERING DIVISION CHIEF, DIVISION OF LAND DEVELOPMENT AT DATE

- HOUSES MAY NOT BE BUILT USING THIS PLAN.

1-410-954-6281

1-800-393-3553

410-313-2366

410-850-4620

. 410-531-5533

FINAL SUPPLEMENTAL PLAN MAGNOLIA MANOR EAST

LOTS 1 - 4 AND OPEN SPACE LOT 5 & 6

A SUBDIVISION OF TAX MAP 47 - PARCEL 154 AND A RESUBDIVISION OF MAGNOLIA MANOR - NON-BUILDABLE PARCEL A

HOWARD COUNTY, MD LILLY PROPERTY II OPEN SPACE LOT 5 LOT 2 LOT 3 LOT 4 S82'50'30"E MAGNOLIA MANOR PROPERTY USE: RESIDENTIAL LOT 48 PLAT 10074 HOWARD COUNTY, MARYLAND LOT 50 LIBER 3679 FOLIO 9 OPEN SPACE LOT 78 LOT 47 L. 11407 / F. 204 LOT 51 LOT 52

LOCATION MAP

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

MCE CHART

301.9

301.6

298.6

LOT# EL @ MAIN TYPE DIST. TO R/W EL @ R/W DIST. ESMT. TO HOUSE EL @ HOUSE | MCE

200

240

68

302.5

302.2

298.8

4. THE REQUIRED 1.5' MINIMUM HORIZONTAL CLEARANCE SHALL BE MET

2. FUTURE BUILDER'S SITE DEVELOPMENT PLAN SHALL PROVIDE FINAL DESIGN.

3. IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME II WATER & SEWER, CHAPTER 5, SECTION 5.4.C.2. VERTICAL CLEARANCE BETWEEN

THE WHC AND SEWER HOUSE CONNECTION (SHC) SHALL BE 1 FOOT MINIMUM.

2. FUTURE BUILDER'S SITE DEVELOPMENT PLAN SHALL DETAIL COPPER WHC.

30

10

304.6

306.5

304.6*

300.2

309.0

OPEN SPACE TABULATION:

IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT IS 25% OF GROSS AREA $(1.14 \text{ AC. GROSS AREA} \times 25\% = 0.2850 \text{ AC.}).$

OPEN SPACE PROVIDED IS 0.33 ACRES± 0.29 ACRES± NON-CREDITED 0.04 ACRES±

IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS RECREATION OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT; LESS THAN 10 DWELLING UNITS.

PARKING TABULATION:

OFF-STREET PARKING SPACES REQUIRED: 2 SPACES PER UNIT = SFD = 2 GARAGE/2 DRIVEWAY

2 SPACE IN GARAGE = 8 SPACES (FOR 4 UNITS) 2 SPACES ON DRIVEWAY = 8 SPACES (FOR 4 UNITS) TOTAL PARKING SPACES PROVIDED: = 16 SPACES OFF-STREET

OVERFLOW / GUEST PARKING SPACES REQUIRED: 0.5 SPACES PER SFD UNIT X 4 = 2.0 SPACES REQUIRED TOTAL OVERFLOW PARKING SPACES PROVIDED: = 8 SPACES (DRIVEWAY)

EXISTING UTILITY POLE

EXISTING LIGHT POLE

EXISTING MAILBOX

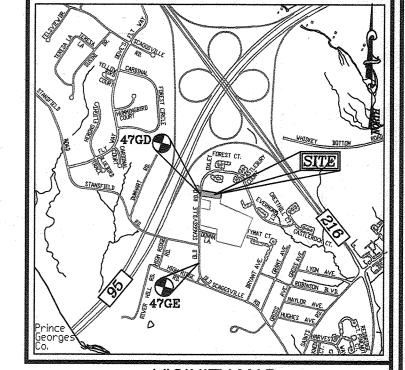
EXISTING SIGN

PROPERTY LINE

RIGHT-OF-WAY LINE

BENCHMARKS

HOWARD COUNTY BENCHMARK - 47GE N 529044.94 E 1350855.03 ELEV.: 337.61 HOWARD COUNTY BENCHMARK - 47GD N 530494.49 E 1350872.35 ELEV.: 312.28



VICINITY MAP

SCALE: 1"=2,000 ADC MAP COORDINATE: 5169 - B-1

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 9
SITE LAYOUT, ROAD IMPROVEMENTS AND STRIPING PLAN	2 OF 9
SOILS MAP, GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN	3 OF 9
SOIL EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS	4 OF 9
LANDSCAPE PLAN AND NOTES & DETAILS	, 5 OF 9
FOREST CONSERVATION PLAN - NOTES AND DETAILS	6 OF 9
STORMWATER MANAGEMENT DRAINAGE AREA MAP-NOTES & DETAILS	7 OF 9
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STORM DRAIN DRAINAGE AREA MAP AND PROFILE	
OLD SCAGGSVILLE ROAD - CROSS SECTIONS	9 OF 9

SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS:

IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME 3, CHAPTER 4 SECTION 4.7(B)(5), A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.

A. DATE OF REPORT: NOT APPLICABLE

DATE OF COUNT(S): NOT APPLICABLE

REPORT SUBMITTED AS PART OF PLAN NUMBER: NOT APPLICABLE PROVIDE STATEMENT THAT SCHOOLS WERE IN SESSION ON THAT DATE(S).

NOT APPLICABLE

LIST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION. AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION:

PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE.

MAGNOLIA MANOR. 3675 PARK AVE., SUITE ELLICOTT CITY, MD 21043

(410) 480-0023

DEVELOPER TRINITY HOMES MARY LAND, LLC 3675 PARK AVE., SUITE 30 ELLICOTT CITY, MD 21043

(410) 480-0023

DATE

HOWARD COUNTY, MARYLAN

REVISE SIDEWALK AND ADD SIDEWALK EASEMENT

FINAL SUPPLEMENTAL PLAN

COVER SHEET

MAGNOLIA MANOR EAST

A SUBDIVISION OF TAX MAP 47 - PARCEL 154 AND A RESUBDIVISION OF

MAGNOLIA MANOR - NON-BUILDABLE PARCEL A - PLAT 25489 TAX MAP: 47 PARCEL: 154 6TH ELECTION DISTRICT

VOGEL ENGINEERING

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

DESIGN BY: RHV DRAWN BY: CHECKED BY: AUGUST 2022 SCALE: W.O. NO.: 40548

F-19-022

SHEET

MINIMUM LOT SIZE CHART GROSS AREA | PIPESTEM AREA | NET AREA | MIN. LOT SIZE 6,000 SF 951 SF 6,000 SF 6,755 SF 6,000 SF 7,745 SF 990 SF 6,972 SF | 6,000 SF 8,308 SF 1,336 SF

AREA OF STEEP SLOPES (25% & GREATER): 00 S.F. OR 0.00 AC. AREA OF WETLANDS & BUFFERS: 1,980 S.F. OR 0.04 AC.

AREA OF ROAD RIGHT OF WAY (ON-SITE): 0.05 AC
OPEN SPACE REQUIRED: 25% OF GROSS AREA = 0.28 AC± PROJECT TOTAL

RESIDENTIAL, SFD

RESIDENTIAL, SFD

PUBLIC - 24-5031-D, 1-W PUBLIC - 24-5031-D, 20-1018 6,000 SF

ECP-18-024, WP-19-093, F-23-064

STORMWATER MANAGEMENT PRACTICE CHART LOT# | STREET ADDRESS **ESD PRACTICE** LOT 1 XXXX OLD SCAGGSVILLE ROAD (2) DRY WELL (M-5) LOT 2 | xxxx OLD SCAGGSVILLE ROAD XXXX OLD SCAGGSVILLE ROAD LOT 4 XXXX OLD SCAGGSVILLE ROAD (2) DRY WELL (M-5) OT 5 | xxxx OLD SCAGGSVILLE ROAD | (1) MICRO BIO-RETENTION (M-6), GRASS SWALE (M-8)

TOTAL NUMBER OF DWELLING UNITS PROPOSED :

REFER TO OFF-STREET EXCESS.

SITE DATA

AREA OF 100 YEAR FLOODPLAIN:

NUMBER OF PROPOSED RESIDENTIAL LOTS: 4 LOTS

AREA OF PROPOSED RESIDENTIAL LOTS (SFD): 0.76± AC

RECREATION OPEN SPACE PROVIDED: SEE TABULATION

OPEN SPACE PROVIDED: SEE TABULATION

GROSS AREA:

BASE DENSITY:

LIMIT OF DISTURBANCE:

PROPOSED USE OF SITE

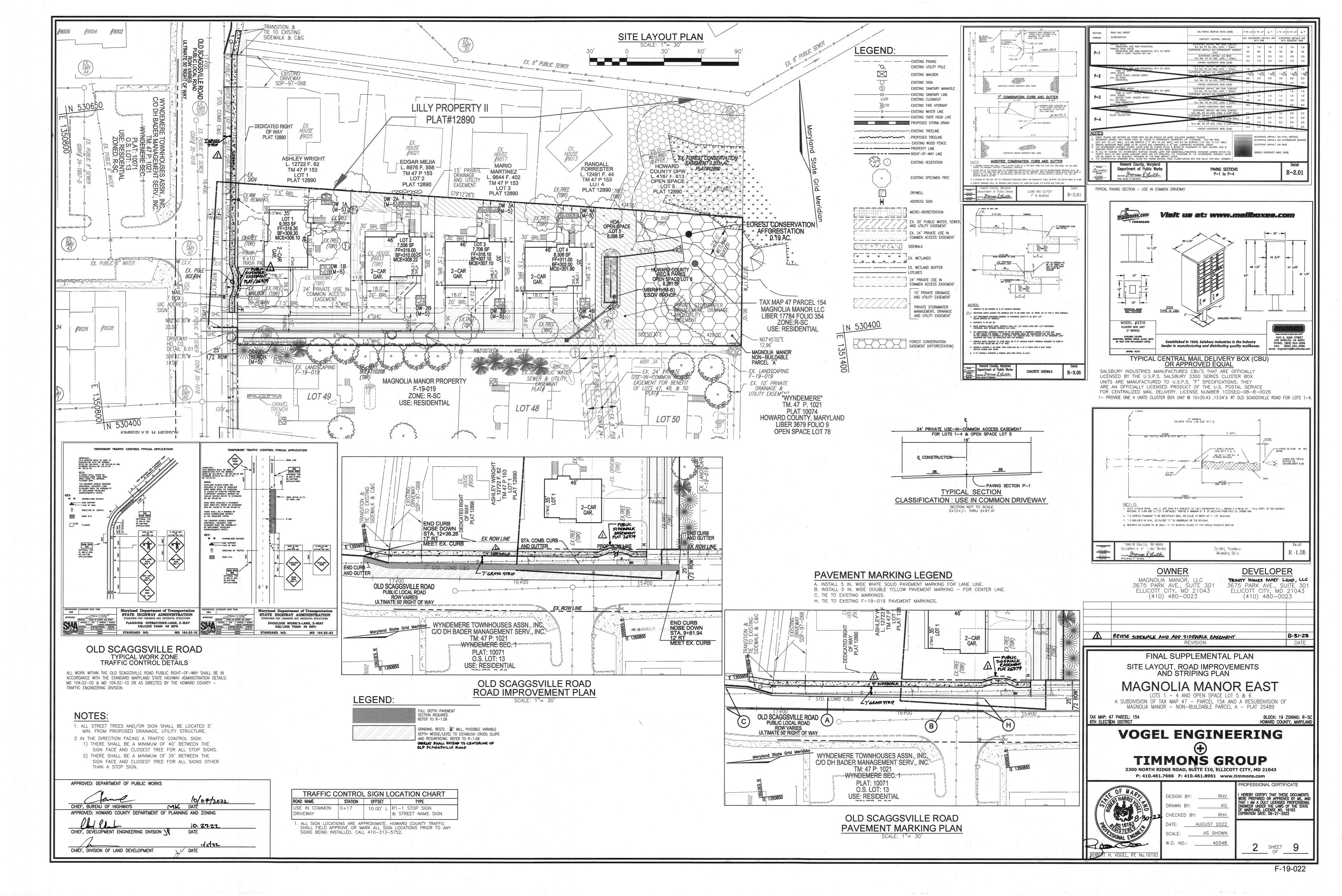
PROPOSED WATER SYSTEM

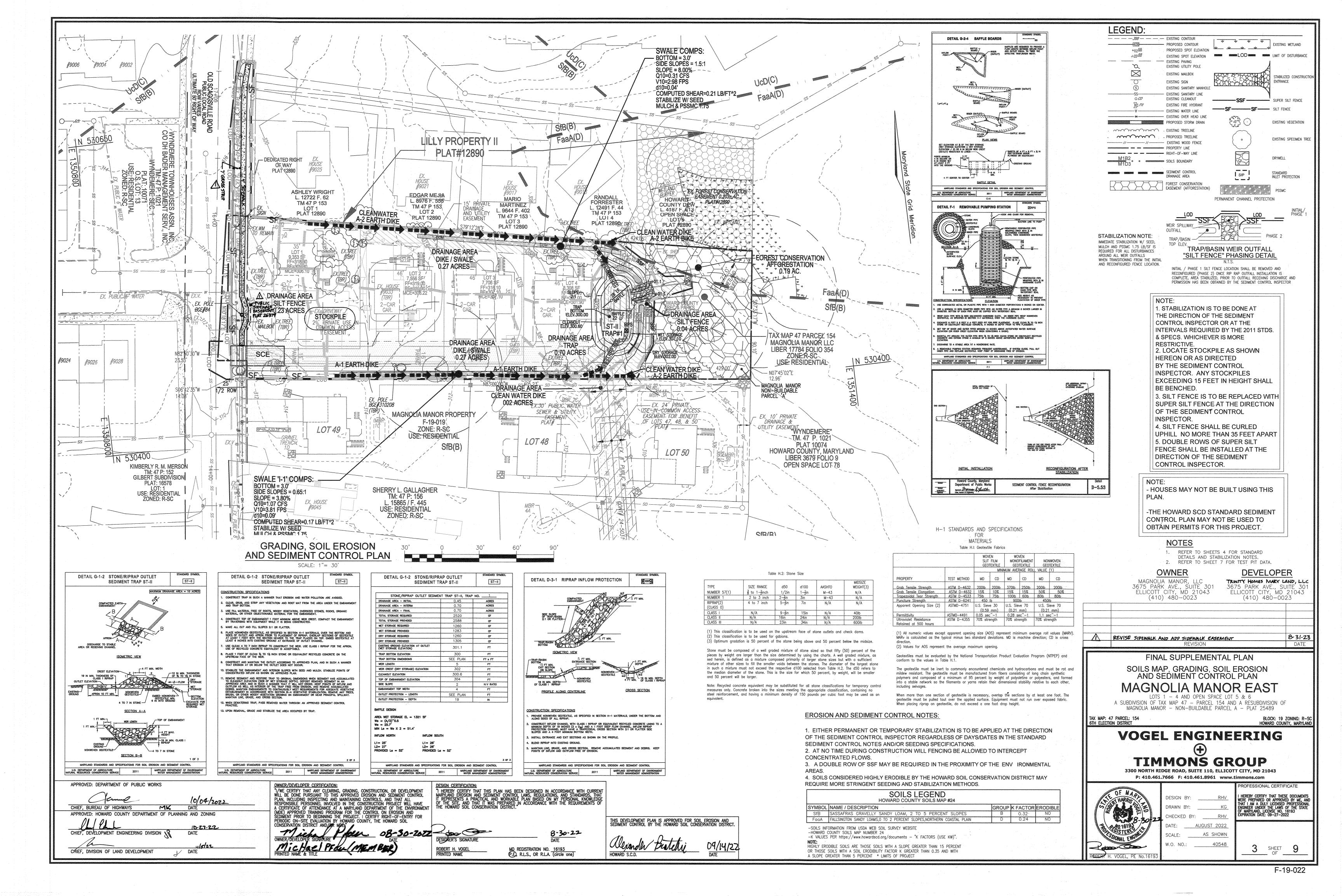
PROPOSED SEWER SYSTEM:

EXISTING USE OF SITE

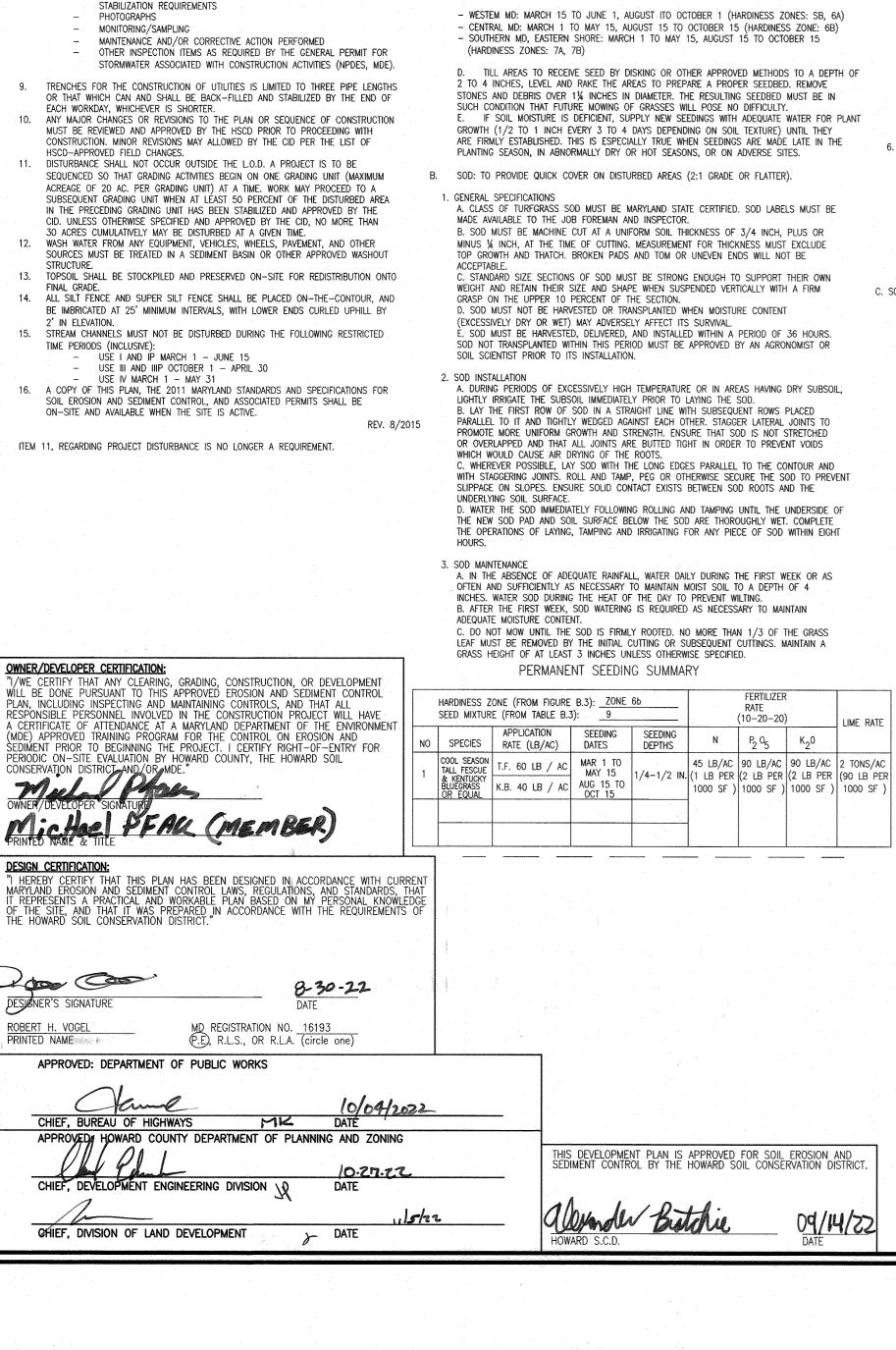
MINIMUM LOT AREA

DPZ REFERENCES:





HOWARD SOIL CONSERVATION DISTRICT TANDARD 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 FARTH 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. D. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL 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 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 LL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1): AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE 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 MUI CHING (SEC. B-4-3). EMPORARY 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 OUTLET. 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 ARFA DISTURBED AREA TO BE ROOFED OR PAVED. AREA TO BE VEGETATIVELY STABILIZED: OFFSITE WASTE/BORROW AREA LOCATION: N/A (1) REFER TO ITEM 11 BELOW 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 CID. THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY; AND THE NEXT DAY AFTER EACH RAIN EVENT. A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE: INSPECTION DATE INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT) NAME AND TITLE OF INSPECTOR WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES EVIDENCE OF SEDIMENT DISCHARGE IDENTIFICATION OF PLAN DEFICIENCIES IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS MONITORING/SAMPLING EACH WORKDAY, WHICHEVER IS SHORTER. ISCD-APPROVED FIELD CHANGES FINAL GRADE. 2' IN ELEVATION. TIME PERIODS (INCLUSIVE): USE LAND IP MARCH 1 - JUNE 15 USE III AND IIIP OCTOBER 1 - APRIL 30 USE IV MARCH 1 - MAY 31 ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE. OWNER/DEVELOPER CERTIFICATION: CONSERVATION DISTRICT AND/OR MDE." **DESIGN CERTIFICATION:** OF THE SITE, AND THAT IT WAS PREPAIRED THE HOWARD SOIL CONSERVATION DISTRIC 2000 COS DESIGNER'S SIGNATURE



R-4-2 STANDARDS AND SPECIFICATIONS SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS HE PROCESS OF PREPARING THE SOILS 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

A. SOIL PREPARATION TEMPORARY STABILIZATION A. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DIS HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMEN AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS . INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 2. PERMANENT STABILIZATION A. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: I. SOIL PH BETWEEN 6.0 AND 7.0 II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD RE ACCEPTABLE IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET C. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON

B-4-5 STANDARDS AND SPECIFICATIONS

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE 8.3 FO

THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE 8.3) AND BASED ON THE

SITE CONDITION OR PURPOSE FOUND ON TABLE 8.2. ENTER SELECTED MIXTURE(S)

APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY.

STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES,

AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE,

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES

OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0)

A AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS

AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE

B. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE

SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED

KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE

INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND

AND EASTERN SHORE, RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS

SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM

OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35

KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN

AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE

PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FU

SUN TO MEDIUM SHADE, RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE

CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5

CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT.

PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE

SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH

MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/

CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 100

FACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

III. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGH

IV. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH

MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND

PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY.

THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED

SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC

SEEDING RATE: 11/2 TO 3 POUNDS PER 1000 SQUARE FEET.

C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY

SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND

AT 3-1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

SUMMARY IS TO BE PLACED ON THE PLAN.

SECTION 342 - CRITICAL AREA PLANTING.

RECOMMENDED BY THE SOIL TESTING AGENCY.

PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

COVER ON DISTURBED SOILS.

CU. YDS. TOTAL

CONDITIONS WHERE PRACTICE APPLIES

THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE. REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION, LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE, LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

I. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCEM HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS TO STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE; A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH

TO SUPPORT PLANTS OR FLIRNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND 5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 11/2 INCHES IN DIAMETER. B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS

C. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL. 6. TOPSOIL APPLICATION A. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING B. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPA TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. . TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

AS SPECIFIED.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) I. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE LISED FOR CHEMICAL ANALYSES 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER. 3. LIME MATERIAL'S MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT

TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE. 4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL

B-4-4 STANDARDS AND SPECIFICATIONS TEMPORARY STABILIZATION

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

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS. CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE 8.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE 8.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN. 2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY 3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND

TEMPORARY SEEDING SUMMARY

MAINTAIN UNTIL THE NEXT SEEDING SEASON.

SEED MIXTURE	NE (FROM FIGURE (FROM TABLE B.1 APPLICATION RATE (LB/AC)			FERTILIZER RATE	LIME RATE
1 1		SEEDING			
NO SPECIES	IVATE (ED/AC)	DATES	SEEDING DEPTHS	(10-20-20)	
1 COOL SEASON ANNUAL RYEGRASS OR EQUAL	40 LB / AC	MAR 1 TO MAY 15 AUG 1 TO OCT 15	1/2 IN.	436 LB/AC (10 LB PER 1000 SF)	2 TONS/AC (90 LB PER 1000 SF)
2 WARM SEASON FOXTAIL MILLET OR EQUAL	30 LB / AC	MAY 16 TO JUL 31	1/2 IN.	Western Company of the Company of th	

B-4-3 STANDARDS AND SPECIFICATIONS SEEDING AND MULCHING

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

PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

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 CRITERIA A SEFDING

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. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE. B. MULICH ALONE MAY BE APPLIED RETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE

GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND C. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER, ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAK THE INOCULANT LESS FFFFCTIVE. D. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO

A. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS I. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE 8.1, PERMANENT SEEDING TABLE 8.3, OR SITE-SPECIFIC SEEDING SUMMARIES.

II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD B. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL I. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING, SEEDBED MUST BE FIRM AFTER PLANTING.

II. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. C. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND I. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE: K20 (POTASSIUM), 200 POUNDS PER ACRE II. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED

BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT

ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.

III. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION. IV. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL. B. MULCHING I. MULCH MATERIALS (IN ORDER OF PREFERENCE) A. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, LYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED. B. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE

PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATI I. WCFM IS TO BE DYFD GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY II. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. III. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOL CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER. ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT NHIBITING THE GROWTH OF THE GRASS SEEDLINGS. IV. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE V. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

A. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
B. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE. C. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A

MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. A. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:

L A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PLINCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES, THIS PRACTICE IS MOST FFFFCTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND. THIS PRACTICE SHOULD FOLLOW THE CONTOUR. II. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER. III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (ACRO-TACK) DCA-70 PETROSET

TERRA TAX II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED, FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS V. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET

> B-4-8 STANDARDS AND SPECIFICATIONS STOCKPILE AREA

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE * 1

CONDITIONS WHERE PRACTICE APPLIES STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

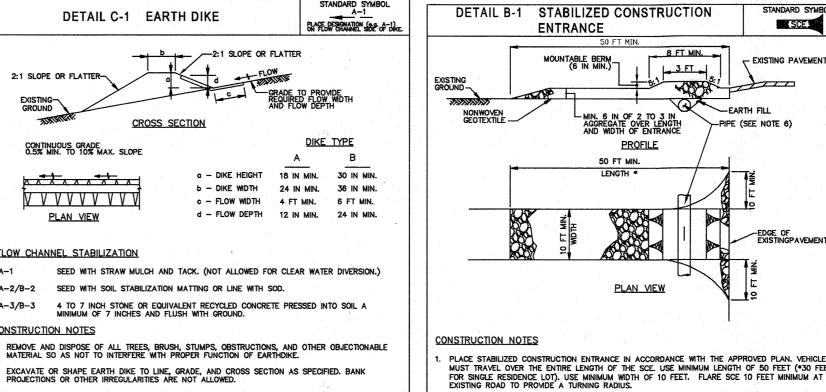
1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT

ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO

INTERCEPT THE DISCHARGE. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DA STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.

IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

MAINTENANCE THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.



DETAIL C-1 EARTH DIKE

CROSS SECTION

CONSTRUCT FLOW CHANNEL ON AN UNINTERRUPTED, CONTINUOUS GRADE, ADJUSTING THE LOCATION DUE TO FIELD CONDITIONS AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE.

STABILIZE EARTH DIKE WITHIN THREE DAYS OF INSTALLATION. STABILIZE FLOW CHANNEL FOR CLEAR WATER DIVERSION WITHIN 24 HOURS OF INSTALLATION.

MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS, AND MAINTAIN POSITIVE DRAINAGE. KEEP EARTH DIKE AND POINT OF DISCHARGE FREE OF EROSION, AND CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE VECTION B-4 VEGETATIVE STABILIZATION.

. PROVIDE OUTLET PROTECTION AS REQUIRED ON APPROVED PLAN

2:1 SLOPE OR FLATTER-

CONTINUOUS GRADE 0.5% MIN. TO 10% MAX. SLOPE

AAAAAAA

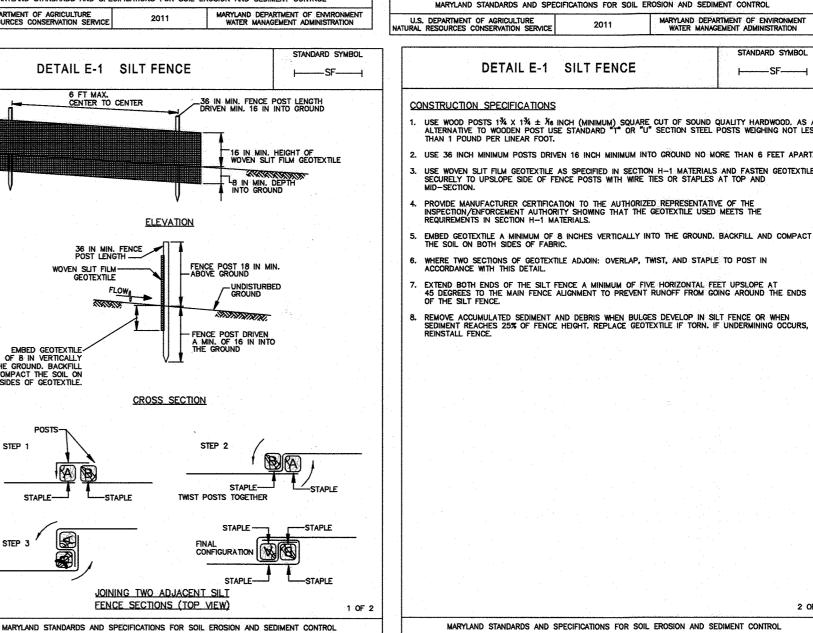
PLAN VIEW

FLOW CHANNEL STABILIZATION

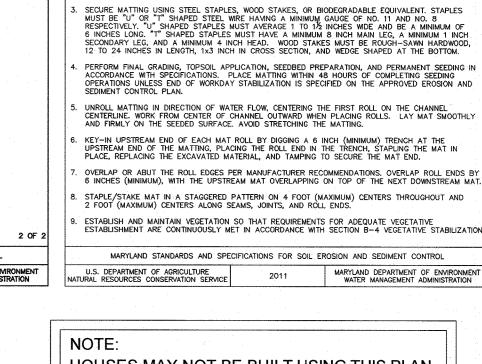
PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT), USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE, PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE, PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.

PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL



STANDARD SYMBOL DETAIL B-4-6-A |-----SF-----| CONSTRUCTION SPECIFICATIONS USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SED GERMINATION AND NON-HOURING TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING O 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL. U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOLUCES CONSERVATION SERVICE



DETAIL E-3 SUPER SILT FENCE

WOVEN SLIT FILM GEOTEXTILE-

-----SSF-----

TSSMC - 1.75 lb/f
(* INCLUDE SHEAR STRESS)

6 IN MIN. DEPTH KEY TRENCHFOR R END (TYP.)

--- PREPARED SURFACE WITH SEED IN PLACE

GALVANIZED CHAIN LINK FENCE WITH WOVEN SLIT FILM GEOTEXTILE

ELEVATION

CROSS SECTION

INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX F LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE OPENIAD.

WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.

EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.

PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THA GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.

REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

2011

STABILIZATION MATTING

CHANNEL APPLICATION

ISOMETRIC VIEW

SEQUENCE OF CONSTRUCTION

OBTAIN GRADING PERMIT. - 1 DAY

DRIVEWAY - 2 DAYS

DEVELOPER / CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE HOUSES MAY NOT BE BUILT USING THIS PLAN. APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO BEGINNING CONSTRUCTION. (1 DAY) NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK. (1 DAY) STAKEOUT LIMITS OF DISTURBANCE. - 1 DAY INSTALL STABILIZED CONSTRUCTION ENTRANCE, WHERE SHOWN HEREON. - 1 DAY COMPLETE ANY REQUIRED CLEARING AND GRUBBING ONSITE AREA FOR THE INSTALLATION OF PERIMETER CONTROLS AND TRAP 1. — 1 DAY COMPLETE THE INSTALLATION OF PERIMETER CONTROLS AND TRAP 1. - 1 DAY OWNER WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE THE INSTALLATION OF SEWER HOUSE CONNECTIONS, STORM DRAIN & WATER HOUSE CONNECTIONS FROM THE MAGNOLIA MANOR, LLC EXISTING MAIN - 1 WEEK 3675 PARK AVE., SUITE O. COMPLETE GRADING OPERATIONS TO PLACE USE-IN-COMMON DRIVEWAY TO STONE SUBBASE ELLICOTT CITY, MD 21043 (410) 480-0023 10. IMMEDIATELY STABILIZE DISTURBANCES WITH PERMANENT SEEDING MIXTURE AND STRAW 11. COMPLETE THE OLD SCAGGSVILLE ROAD RIGHT OF WAY ROAD WIDENING REQUIREMENTS, (CURB & GUTTER, SIDEWALK LANE WIDENING) 3 DAYS INSTALL STONE BASE ALONG OLD SCAGGSVILLE ROAD. - 1 DAY 4. COMPLETE ANY REMAINING OLD SCAGGSVILLE ROAD IMPROVEMENTS AS DETAILED HEREIN. — 1 15. INSTALL BASE COURSE PAVEMENT ON OLD SCAGGSVILLE ROAD AND THE USE-IN-COMMON 16. FINE GRADE AREAS FROM DRY UTILITY INSTALLATION ADD TOPSOIL PER THE SPECIFICATIONS

HEREON, INSTALL SIDEWALK, BUS PAD & TRASH PAD AND STABILIZE DISTURANCES WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. 2 DAYS PROTECT ANY INSTALLED ESD FACILITES FROM RECEIVING "DIRTY" RUNOFF 18. UPON COMPLETION OF PROJECT HOME CONSTRUCTION (SEE ASSOCIATED SITE DEVELOPMENT PLAN, NO HOMES ARE TO BE CONSTRUCTED WITH THIS PLAN) AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE ANY REMAINING FINE GRADING IN ACCORDANCE WITH STORMWATER MANAGEMENT CRITERIA, ADD TOPSOIL PER THE SPECIFICATIONS SHOWN HEREON, AND STABILIZE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW

17. FINE GRADE SITE NEAR ROAD CURBING, ADD TOPSOIL PER THE SPECIFICATIONS SHOWN

SHOWN HEREON AND STABILIZE WITH PERMANENT SEEDING MIXTURE AND STRAW MUILCH. - DAILY

19. INSTALL PROJECT LANDSCAPING AND CONVERT TRAP TO THE PROJECT MICRO-BIORETENTION (MBR-1) AND INSTALL DRIVEWAY GRAVEL TRENCH - 7 DAYS 18. ÀFTER PERMISSION HAS BEEN GIVEN BY SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING E/S CONTROLS AND STABILIZE THE DISTURBED AREAS FROM THE AFOREMENTIONED DISTURBANCES WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH

NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION

NOTES

U.S. DEPARTMENT OF AGRICULTURE
ATURAL RESOURCES CONSERVATION SERVICE

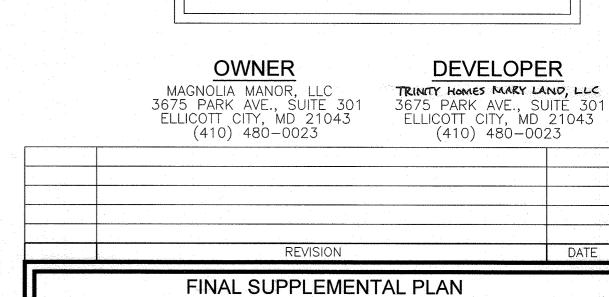
2011

DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

A. 3 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES. DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.

B. 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT

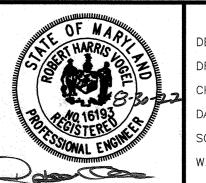


SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES AND DETAILS MAGNOLIA MANOR EAST

A SUBDIVISION OF TAX MAP 47 - PARCEL 154 AND A RESUBDIVISION OF MAGNOLIA MANOR - NON-BUILDABLE PARCEL A - PLAT 25489 TAX MAP: 47 PARCEL: 154 6TH ELECTION DISTRICT

> **TIMMONS GROUP** 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043

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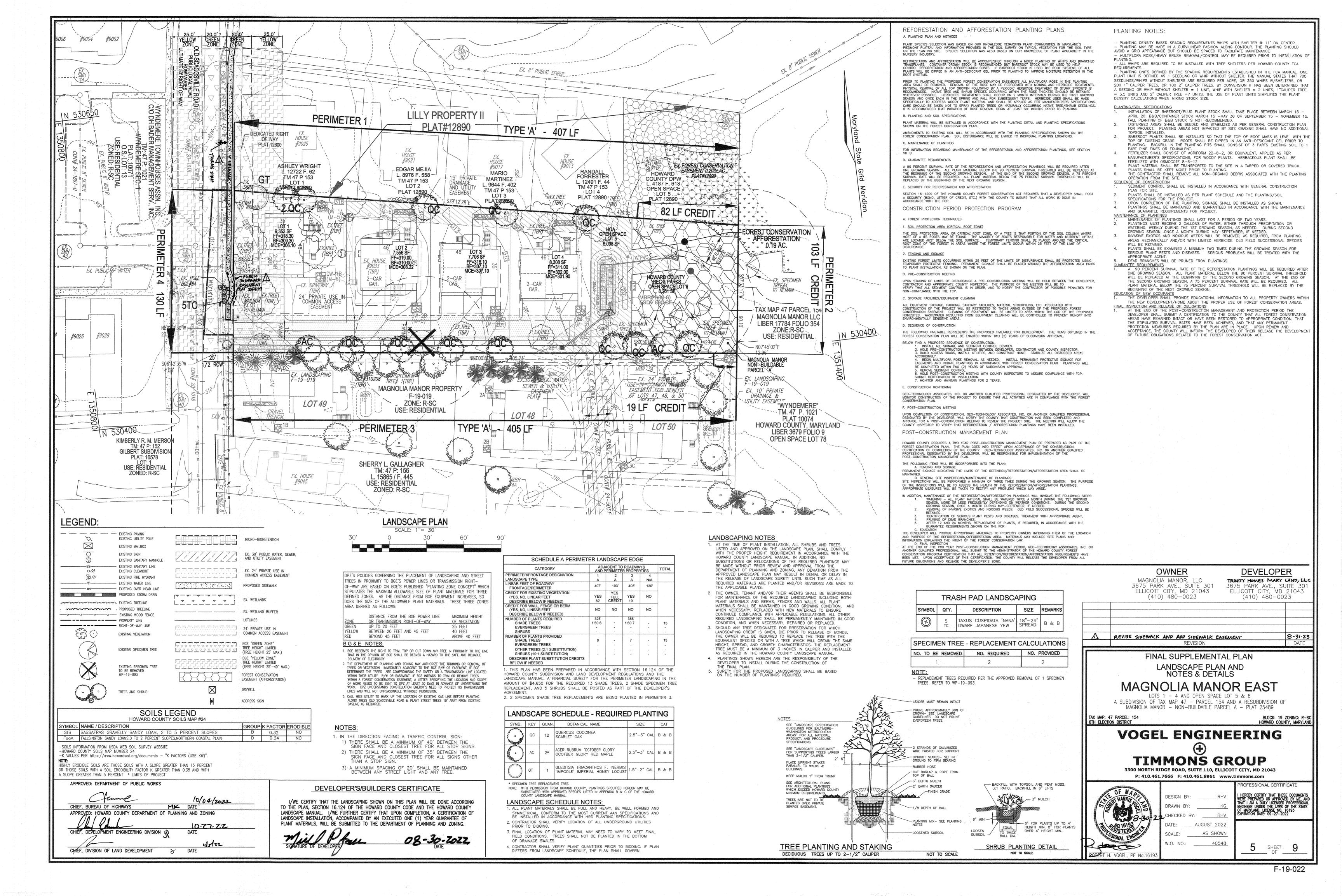


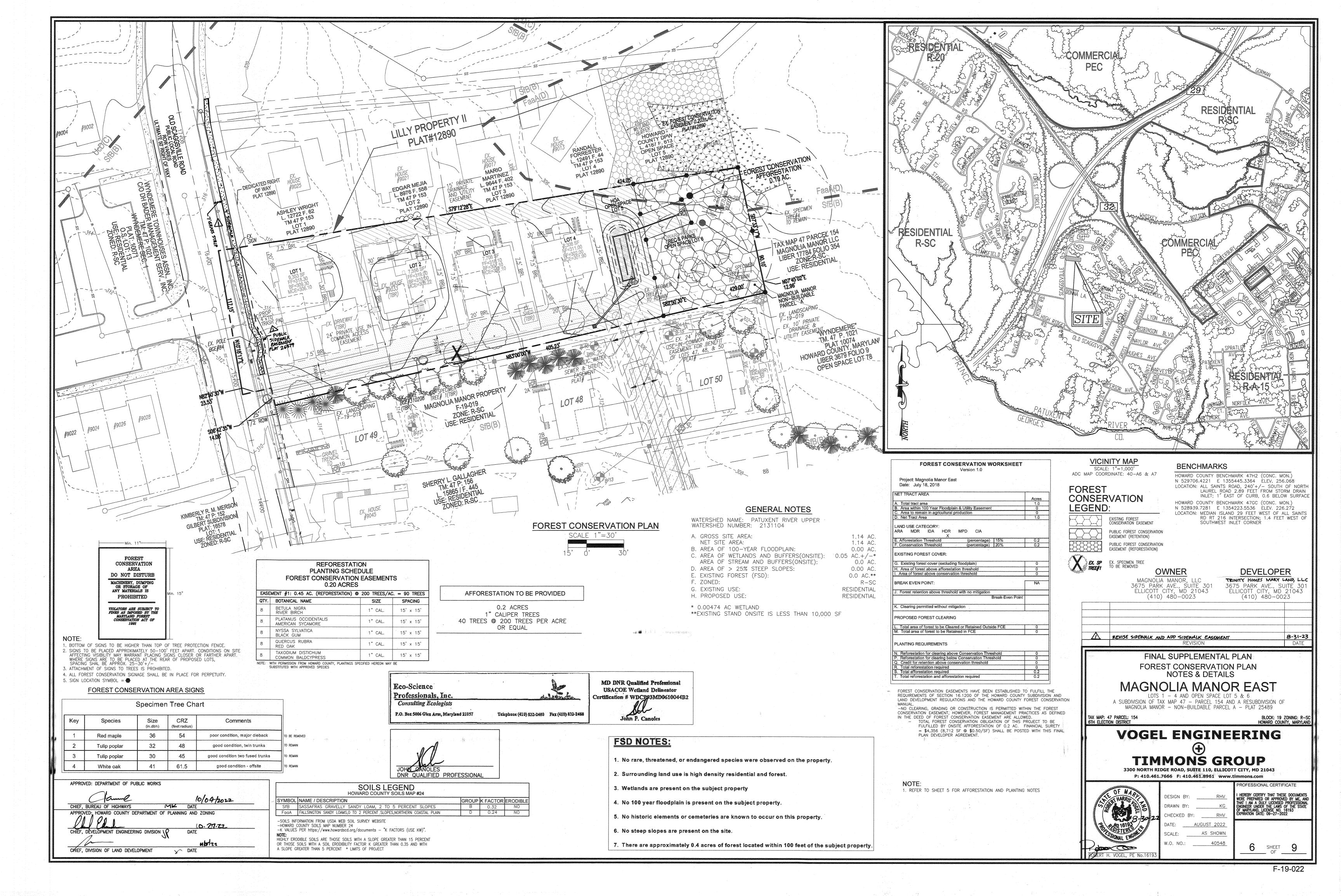
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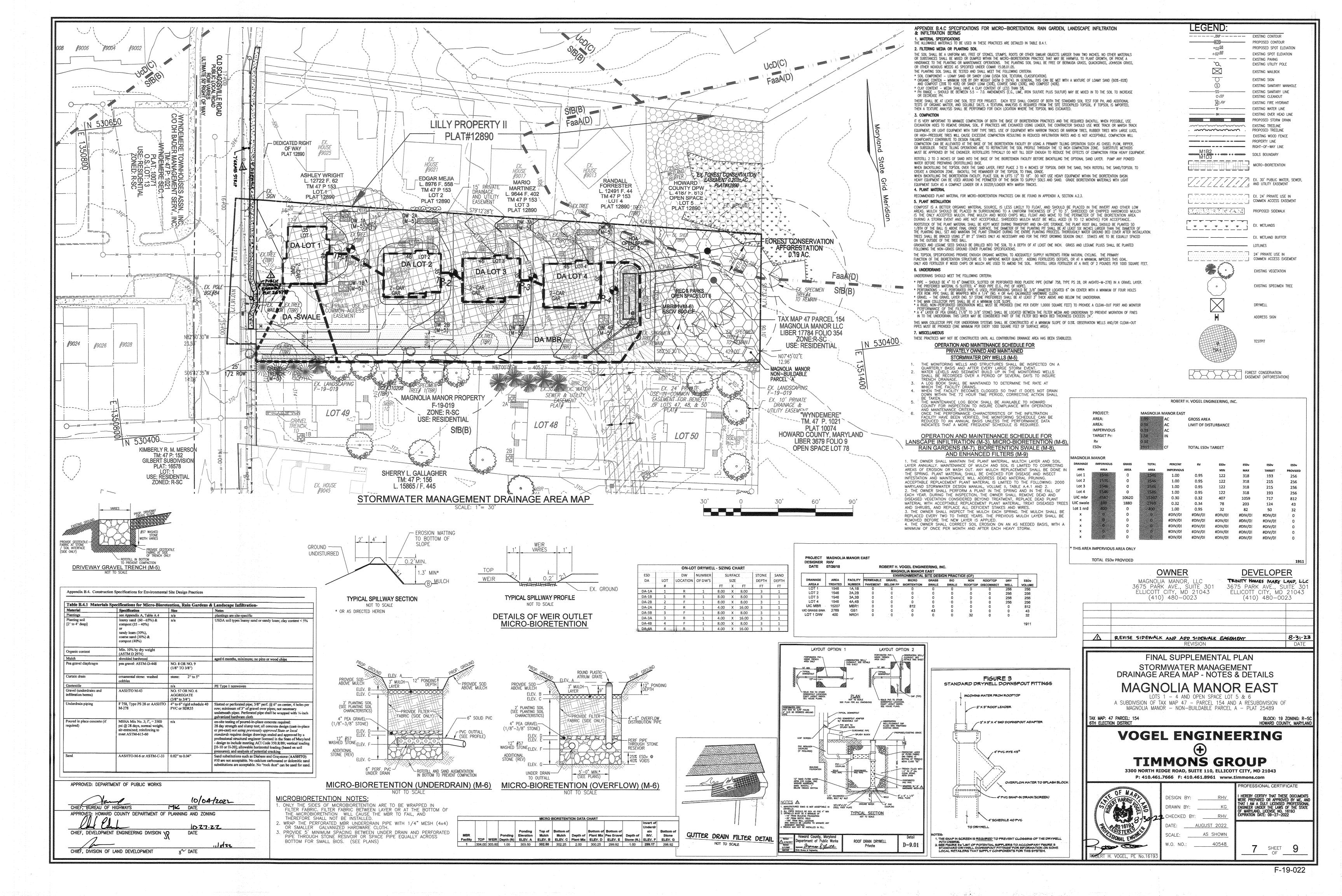
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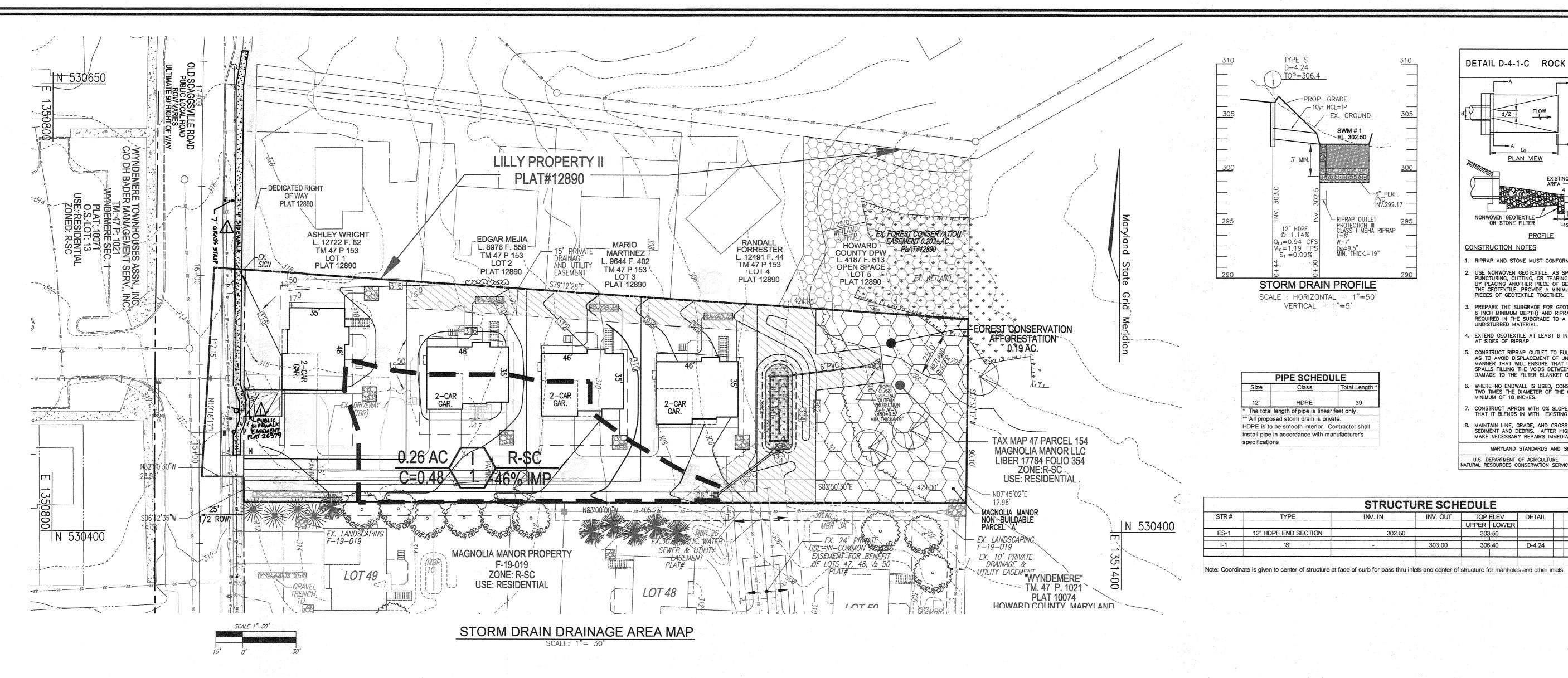
P: 410.461.7666 F: 410.461.8961 www.timmons.com HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2022 RHV 40548

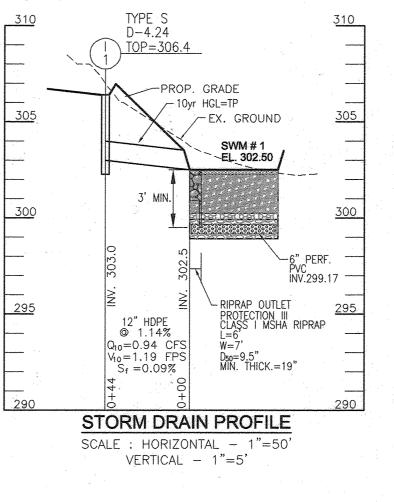
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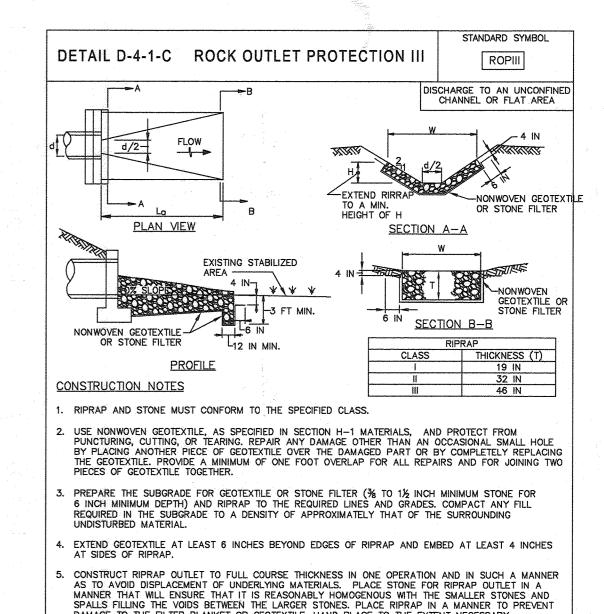








PIPE SCHEDULE Class HDPE The total length of pipe is linear feet only. ** All proposed storm drain is private. HDPE is to be smooth interior. Contractor shall install pipe in accordance with manufacturer's specifications



6.			O OF THE APRON SO THAT THE WIDTH IS THE STONE UNDER THE OUTLET BY A				
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.							
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND RIPRAP DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.							
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL							
	U.S. DEPARTMENT OF AGRICULTURE RAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION				

DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.

STRUCTURE SCHEDULE							
STR#	TYPE	INV. IN	INV. OUT	TOP ELEV	DETAIL	REMARKS	}
				UPPER LOWER	Manager or age make, I got all a gray on a	andre et a fant e ee de ee effer e agenerate e eels de passe et e e 2 au ete ee A	
ES-1	12" HDPE END SECTION	302.50		303.50			
1-1	'S'	-	303.00	306.40	D-4.24		

"MICRO-BIORETENTION/RAINGARDEN" PLANTING SCHEDULE NOTES:

- 1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY PLANTING SPECIFICATIONS.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO

FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN. MICROBIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (.0229 STEMS PER SQUARE FOOT). ABOVE PLANTING RATIOS ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESDV SUMMARY. 6. FILTER AREA SHALL BE 50% COVERED BY PLANTINGS AT FULL GROWTH

TILILIN AINE	A SHAL	E BE 30% COVERED BY FLANTING	3 AI	1 01	L GIVO	VV.111
BIORETE	NOITME	I PLANTING SCHEDULE (SHRUB	/ORI	NIME	NTAL	GRASSES)
LEGEND/KEY	QTY	BOTANICAL NAME/COMMON NAME			IZE	REMARKS
IG	2	ILEX GLABRA 'SHAMROCK' INKBERRY HOLLEY			ALLON	
₩ IV	2	ITEA VIRGINICA 'HENRY'S GARNETT' VIRGINIA SWEETSPIRE			ALLON	
НО	2	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA			ALLON	
LR	4	LEUCOTHEO RACEMOSA FETTERBUSH		1	GAL.	
PV	4	PANICUM VIRGATUM SWITCHGRASS			GAL.	-
BIORE	TENTI	ON PERENNIALS/GROUNDCOVE	R PI	_AN7	ING S	CHEDULE
LEGEND	QTY	BOTANICAL NAME/COMMON NAME	SIZ	Έ	RI	EMARKS
* * * * * * * * * * * * * * * * * * *	21	BAPTISIA AUSTRALIS FALSE INDIGO	4"	POT	AND BO MIX ALI NATURA	" O.C. FOR SIDES OTTOM OF MBR, - VARIETIES IN A LIZED RANDOM
	21	ACORUS GRAMINEUS 'OGON' GOLDEN VARIEGATED SWEET FLAG	1 (QT.	PLANT	N THROUGHOUT, IN GROUPS OF S THAN 9 PLANTS UMP

NOTE: WITH PERMISSION FROM HOWARD COUNTY, PLANTINGS SPECIFIED HEREON MAY BE SUBSTITUTED WITH APPROVED

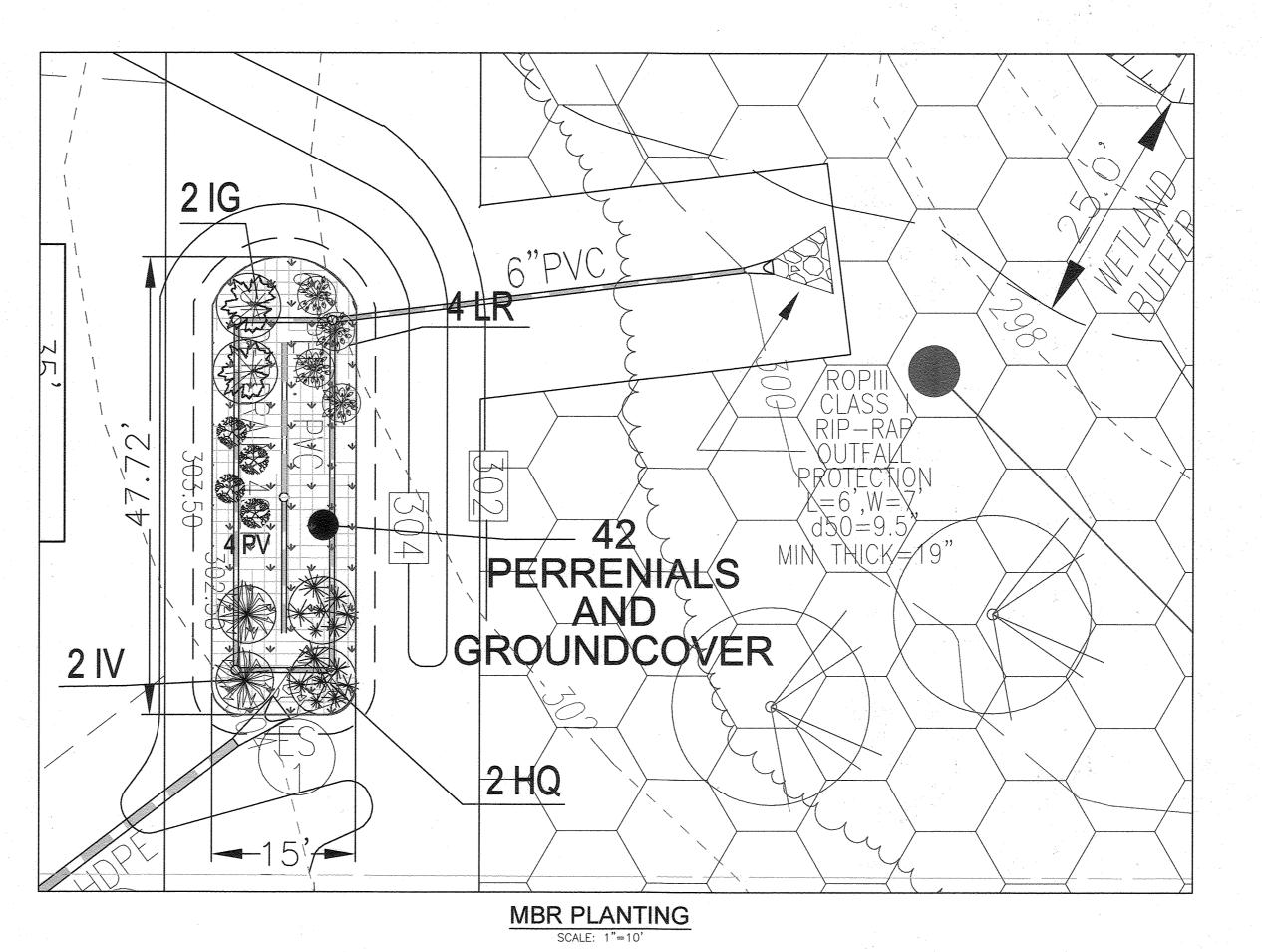
APPROVED: DEPARTMENT OF PUBLIC WORKS 10/04/2022 CHIEF, BUREAU OF HIGHWAYS CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE ₩ DATE CHIEF, DIVISION OF LAND DEVELOPMENT

MICRO-BIORETENTION PLANTING REQUIREMENTS			PLANTINGS PROVIDED					PERRENIALS/GROUND COVER PROVIDED				
MBR-RG #	LF.	AREA	STEMS REQUIRED (0.0229)	STEMS PROVIDED	IG	iv	HQ	LR	PV	BA	AG	тота
MBR-1	117	610	14	14	2	2	2	4	4	21	21	42
TOTALS :	117	610	14	14	2	2	2	4	4	21	21	42
BIORETENTI	ON AREAS	S ARE TO B	PLANTED BA	SED ON A	-			-	:			
MINIMUM D	ENSITY O	F 1000 STE	MS PER PLANT	TED ACRE					-		-	
(0.0229 STEN	VIS PER SC	UARE FOO	T).	1					1	-	-	

Amendix A. Landscaning Guidance for Stormwater RMPs Specific Landscaning Criteria

rees	Shrubs	Herbaceous Species
cer rubrum ed Maple	Aesculus parivifiora Boulebrush Buckeye	Andropogon virginicus Broomsedge
ula nigra ti er Birch	Cephalanthus occidentalis Buttonbush	Eupatorium perpurea Joe Pye Weed
uniperus virginiana Easter Red Cedar	Hamemelis virginiana Witch Hazel	Scirpus pungens Three Square Bulrush
Chional thus virgini us Fringe-tree	Vaccinium corymbosum Highbush Blueberry	Iris versicolor Blue Flag
Nyssa sylvetica Black Gum	Ilex glabra Inkberry	Lobelia cardinalis Cardinal Flower
Diospyros vir niana Persimmon	Ilex verticillata Winterberry	Panicum virgatum Switchgrass
Platanus o ciden alis Sycamore	Viburnum dentatum Arrowwood	Dichanthelium scoparium Broom Panic Grass
Quercus palustris Pin Oze	Lindera benzoin Spicebush	Rudbeckia laciniata Tall Coneflower
Querus phellos Willow Oak	Myrica pennsylvanica Bayberry	Scirpus cyperinus Woolgrass
Scaix nigra ack willow		Vernonia noveboracensis New York Ironweed

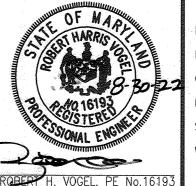
- 1. TABLE A.4 IS TAKEN FROM THE "2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II - APPENDIX A.
- 2. CONTRACTOR SHALL BE FAMILIAR WITH APPENDIX B.4.C. CONSTRUCTION SPECIFICATIONS AND TABLE B.4.1 MATERIAL SPECFICAITIONS. IN ADDITION THE "2000 MARYLAND STORMWATER DESIGN MANUAL - VOLUME II - APPENDIX A OFFERS ADDITIONAL HELPFUL INFORMATION.
- 3. NO TREES SHALL BE PLANTED WITHIN A RAIN GARDEN FACILITY. USE ONLY SHRUB OR HERBACEOUS SPECIES.
- 4. ABOVE TABLE A.4. IS FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL INSTALL PLANTINGS SPECIFIED OR USE APPROVED EQUAL SPECIES WHICH ARE TOLERANT TO FLUCTUATING WATER LEVELS. 5. PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL



OWNER MAGNOLIA MANOR, LLC TRINITY HOMES MARY LAND, LLC 3675 PARK AVE., SUITE 301 ELLICOTT CITY, MD 21043 3675 PARK AVE., SUITE 301 ELLICOTT CITY, MD 21043 (410) 480-0023 REVISE SIDEWALK AND ADD SIDEWALK EASEMENT FINAL SUPPLEMENTAL PLAN MICRO-BIORETENTION - NOTES & DETAILS AND STORM DRAIN DRAINAGE AREA MAP & PROFILE MAGNOLIA MANOR EAST LOTS 1 - 4 AND OPEN SPACE LOT 5 & 6 A SUBDIVISION OF TAX MAP 47 - PARCEL 154 AND A RESUBDIVISION OF MAGNOLIA MANOR - NON-BUILDABLE PARCEL A - PLAT 25489 TAX MAP: 47 PARCEL: 154 6TH ELECTION DISTRICT

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

VOGEL ENGINEERING



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	PROFESSIONAL CER
DESIGN BY: RHV	I HEREBY CERTIFY THAT WERE PREPARED OR APP
DRAWN BY: KG	THAT I AM A DULY LICEN ENGINEER UNDER THE LA
CHECKED BY: RHV	OF MARYLAND, LICENSE EXPIRATION DATE: 09-27
DATE: AUGUST 2022	
SCALE: AS SHOWN	
v.o. No.: 40548	O 2HE

DEVELOPER

(410) 480-0023

8-31-23

DATE

