

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SOILS, GRADING, SEDIMENT EROSION, STORMWATER MANAGEMENT AND LANDSCAPE PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS
5	STORMWATER MANAGEMENT NOTES AND DETAILS

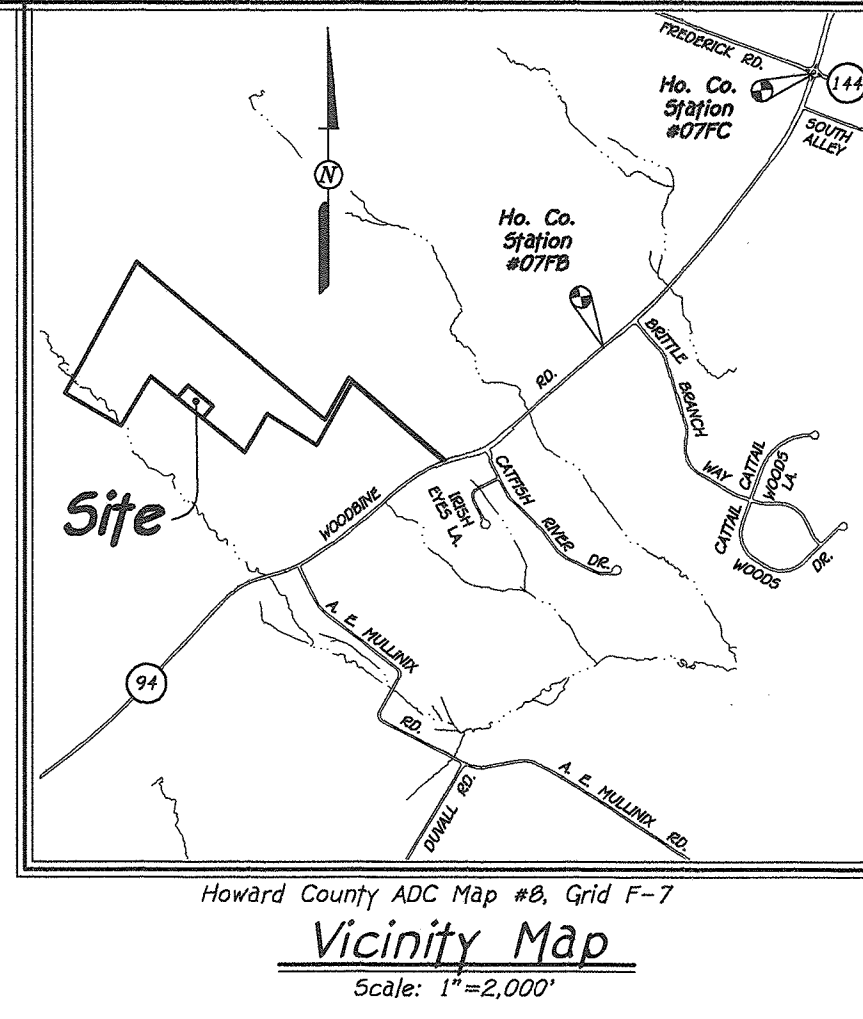
SUPPLEMENTAL, STORMWATER MANAGEMENT, SOILS, GRADING & SEDIMENT CONTROL PLAN

BROWNING PROPERTY

LOT 1 AGRICULTURAL PRESERVATION SUBDIVISION ZONING: RC-DEO

TAX MAP No. 7 GRID No. 15 PARCEL No. 508

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



STORMWATER MANAGEMENT PRACTICES				
AREA ID	DRAINAGE AREA SqFt	IMPERVIOUS SqFt	ESDv REQUIRED CuFt.	ESDv PROVIDED CuFt.
N-2 (1)	9,415	1,405	112	112
N-2 (2)	3,430	3,430	272	272
N-2 (3)	2,203	2,203	175	175
M-5 (1A)	1,000	1,000	84	84
M-5 (1B)	1,000	1,000	84	84
M-5 (1C)	400	400	32	32

GENERAL NOTES CONTINUED

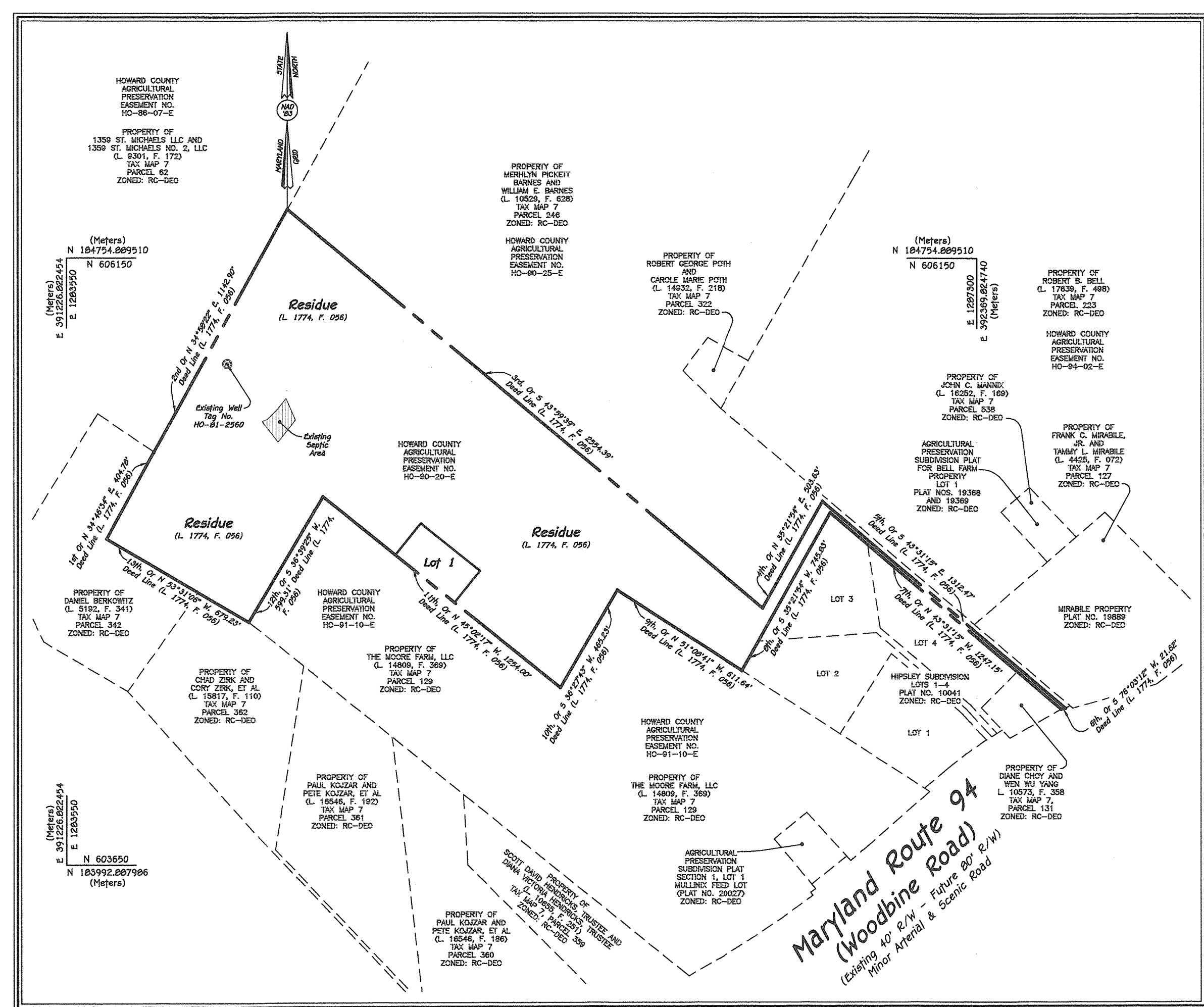
29. [Hatched] THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
30. ALL WELLS HAVE BEEN DRILLED PRIOR TO FINAL PLAT RECORDATION.
31. A LETTER OF FINDING DATED MAY 21, 2018, PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DETERMINED THAT THERE ARE NO WETLANDS, WETLAND BUFFER, STREAM AND STREAM BUFFER LOCATED WITHIN THE LIMITS OF LOT 1 AS SHOWN ON THIS PLAN.
32. THE SUBDIVISION IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
33. A COMMUNITY MEETING WAS CONDUCTED ON MARCH 9, 2018 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS, PER SECTION 16.12B(D) OF THE SUBDIVISION REGULATIONS.
34. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I, II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF 3 AREAS OF (N-2) NON-ROOFTOP DISCONNECTION CREDIT AND 3 AREAS OF (M-5) DRYWELLS. ALL ON-LOT STORMWATER MANAGEMENT DEVICES SHALL BE SUBJECT TO A STORMWATER MANAGEMENT DECLARATION OF COVENANT.
35. SOILS INFORMATION TAKEN FROM NRCS WEB SOIL SURVEY.
36. TOPOGRAPHIC CONTOURS BASED ON FIELD RUN TOPOGRAPHY BY FISHER, COLLINS AND CARTER DATED JULY, 2017.
37. AGRICULTURAL LAND PRESERVATION PROGRAM CHILD LOT (LOT 1) IS NOT SUBJECT TO M.I.H.U. REQUIREMENTS.
38. PRIVATE RANGE OF ADDRESS SIGN ASSEMBLIES SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE FOR THE THREE (3) USE-IN-COMMON DRIVEWAYS ALONG

GENERAL NOTES

1. SUBJECT PROPERTY ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 07FB AND NO. 07FC. STA. 07FB N 605,463.412 E 1,289,326.155 ELEV = 598.257 STA. 07FC N 605,315.535 E 1,291,525.340 ELEV = 591.373
3. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2017 BY FISHER, COLLINS AND CARTER, INC.
4. B.R.L. DENOTES BUILDING RESTRICTION LINE
5. # DENOTES IRON PIN SET CAPPED "F.C.C. 106"
6. * DENOTES IRON PIPE OR IRON BAG FOUND.
7. ° DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
8. # DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106"
9. # DENOTES CONCRETE MONUMENT OR STONE FOUND.
10. ALL AREAS ARE MORE OR LESS (±).
11. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO HAD '83 GRID MEASUREMENT.
12. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS DRIVEWAY EASEMENT AND THE PUBLIC ROAD RIGHT-OF-WAY AND NOT ONTO THE PRIVATE USE-IN-COMMON ACCESS DRIVEWAY EASEMENT.
13. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE 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 - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 - 1/2" MINIMUM);
 - C). GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - D). STRUCTURES (CULVERTS/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 SURFACE;
 - F). STRUCTURE CLEARANCE - MINIMUM 12 FEET;
 - G). MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
14. PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: ECP-18-058, HO-90-20-E AND F-19-026.
15. NO CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
16. THERE ARE NO EXISTING BUILDINGS OR STRUCTURES ON THE RESIDUE PARCEL WITHIN 60 FEET OF THE PROPERTY LINES FOR LOT 1. THERE ARE EXISTING STRUCTURES AND BUILDINGS WITHIN THE RESIDUE PARCEL TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
17. SITE IS ADJACENT TO A SCENIC ROAD (MARYLAND ROUTE 94, WOODBINE ROAD). THE PLACEMENT OF THE NEW HOME ON LOT 1 DOES NOT IMPACT THE SCENIC NATURE OF WOODBINE ROAD SINCE THE PROPOSED HOUSE WILL BE LOCATED APPROXIMATELY 0.40 MILES FROM WOODBINE ROAD.
18. PROPERTY IS A MINOR SUBDIVISION AND IS EXEMPT FROM APFO TRAFFIC REPORT IN ACCORDANCE WITH SECTION 4.7.B.5. OF THE HOWARD COUNTY DESIGN MANUAL.
19. NO HISTORIC STRUCTURES EXIST WITHIN THE LIMITS OF LOT 1.
20. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
21. THIS 1.200 ACRE LOT IS BEING SUBDIVIDED FROM THE PARENT PARCEL AND RELEASED FROM THE AGRICULTURAL PRESERVATION EASEMENT (HO-90-20-E), CONSISTENT WITH THE REQUIREMENTS OF THE AGRICULTURAL LAND PRESERVATION PROGRAM, HOWARD COUNTY CODE SECTION 15.514(I).
22. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT IN THE AMOUNT OF \$1,500.00 BASED ON 5 SHADE TREES @ \$300.00 EACH.
23. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
24. THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE 10/06/13 COMPREHENSIVE ZONING PLAN. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
25. NO 100 YEAR FLOODPLAIN EXISTS ON LOT 1.
26. A PRIVATE USE-IN-COMMON ACCESS DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT IS TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
27. LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6.B OF THE ZONING REGULATIONS.
28. THERE ARE NO SLOPES OF 15-24.9% OR 25% OR GREATER ON THE PROPOSED LOT 1.

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 52.44 ac.±. (TOTAL AREA OF AGRICULTURAL LOT 1 = 1.200 ac.±.)
- B. LIMIT OF DISTURBED AREA = 0.59 ac.±.
- C. PRESENT ZONING DESIGNATION = RC-DEO (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
- D. PROPOSED USE: RESIDENTIAL.
- E. PREVIOUS HOWARD COUNTY FILES: HO-90-20-E, ECP-18-058 AND F-19-026.
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.
- G. TOTAL AREA OF SLOPES IN EXCESS 15% ON LOT 1 = 0.00 AC.
- H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) ON LOT 1 = 0.00 AC.
- I. TOTAL AREA OF STREAMS (INCLUDING BUFFER) ON LOT 1 = 0.00 AC.
- J. TOTAL AREA OF EXISTING FOREST = 0.00 AC.
- K. TOTAL GREEN OPEN AREA ON LOT 1 = 1.12 AC.±.
- L. TOTAL PROPOSED IMPERVIOUS AREA = 0.22 AC.±.
- M. TOTAL PROPOSED IMPERVIOUS PAVING AREA = 0.16 AC.±.
- N. TOTAL PROPOSED IMPERVIOUS ROOF AREA = 0.06 AC.±.
- O. AREA OF ERODIBLE SOILS = 0.0 AC.±.
- P. AREA OF PUBLIC ROAD R/W = 0.0 AC.±.
- Q. TOTAL AREA OF BUILDABLE LOTS = 1.20 AC.±.

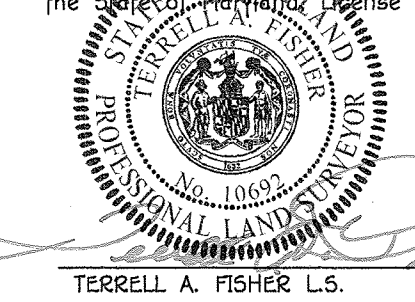


Location Map
SCALE: 1" = 400'

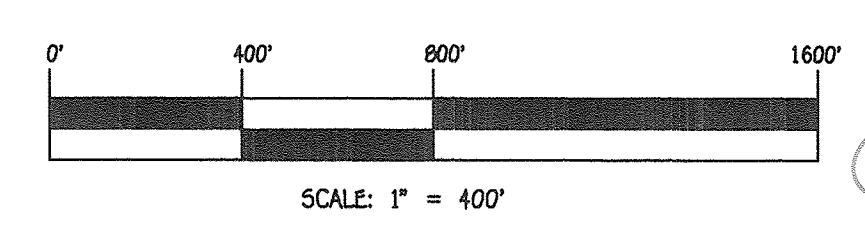
APPROVED: DEPARTMENT OF PLANNING AND ZONING		
<i>[Signature]</i>	DATE	4.15.19
CHIEF, DIVISION OF LAND DEVELOPMENT		
<i>[Signature]</i>	DATE	4.16.19
CHIEF DEVELOPMENT ENGINEERING DIVISION		
REVISIONS		
NO.	DESCRIPTION	DATE

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared by me, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 10692, Expiration Date 12-13-19."



[Signature]
DATE 3/26/19



Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Confidential Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

OWNER AND DEVELOPER
MR. CHARLES HANFORD BROWNING, JR.
MRS. PATRICIA LEE BROWNING
1874 WOODBINE ROAD
WOODBINE, MD 21797
301-252-6864

TITLE SHEET
Supplemental Plan For
Agricultural Preservation
Subdivision Plat For
The Browning Property
Lot 1
(Being A Subdivision Of Tax Map 7, Parcel 508
Liber 1774 of Folio 056)
ZONED: RC-DEO
TAX MAP: 7 GRID: 15 PARCEL: 508
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH 18, 2019 SCALE: AS SHOWN
SHEET 1 OF 5

STORMWATER MANAGEMENT PRACTICES				
LOT	DEVELOPS (N-5) Y/N, NUMBER	ROOFTOP DISCONNECTION (N-1) Y/N, NUMBER	NON-ROOFTOP DISCONNECTION (N-2) Y/N, NUMBER	MICRO BID (N-6) Y/N, NUMBER
1	Y, 3	N	Y, 3	N

Soils Legend			
SOIL	NAME	CLASS	K. FACTOR
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.37
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.43
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.55
M&C	Manor-channery loam, 8 to 15 percent slopes	B	0.32

LEGEND	
SYMBOL	DESCRIPTION
---452---	EXISTING 2' CONTOURS
---450---	EXISTING 10' CONTOURS
---	EXISTING TREENLINE
---	15% TO 24.9% STEEP SLOPES
---	25% AND GREATER STEEP SLOPES
---	EXISTING PAVING

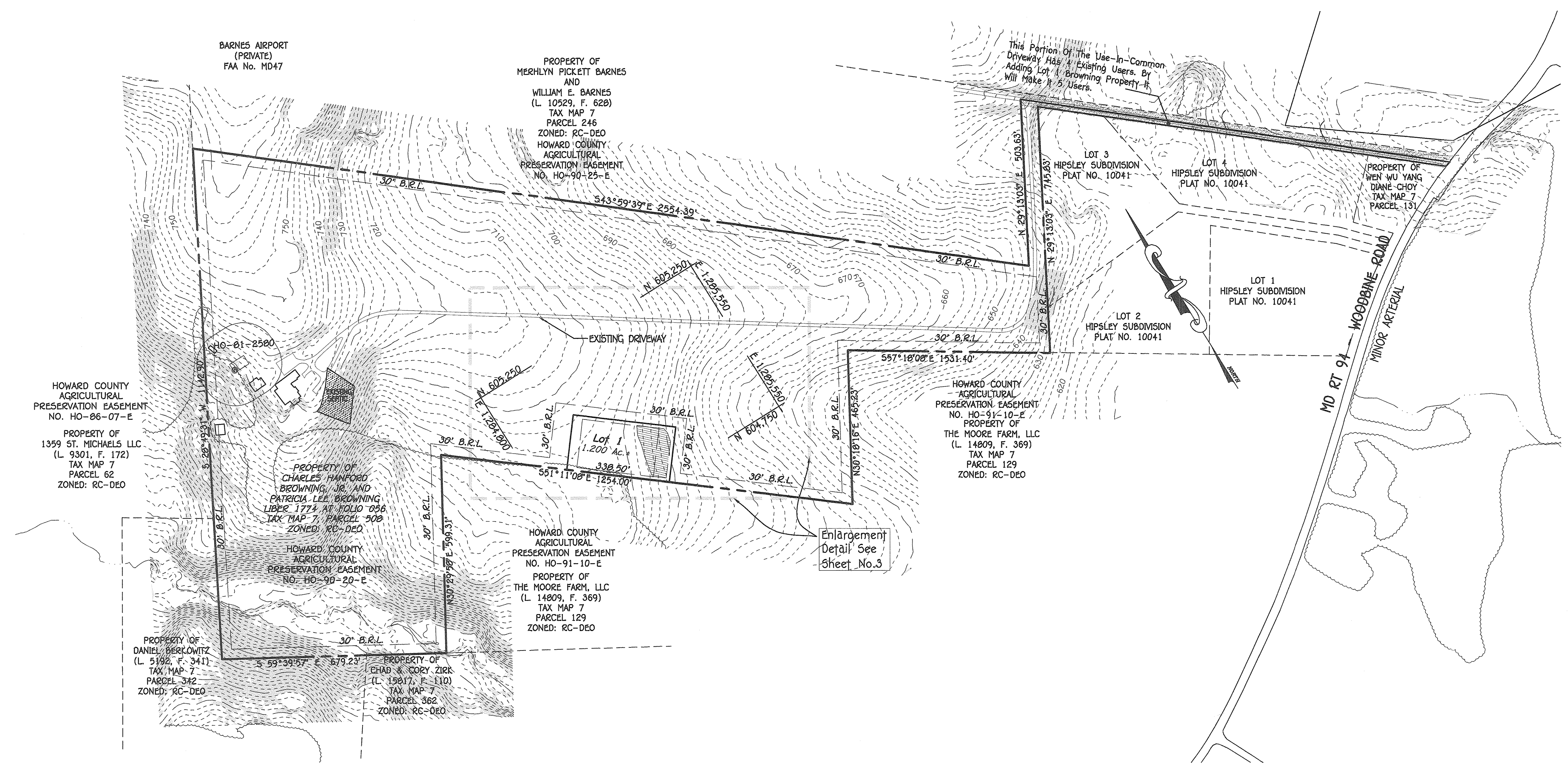
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kerth... 4-15-19
Chief, Division of Land Development

... 4-15-19
Chief, Development Engineering Division

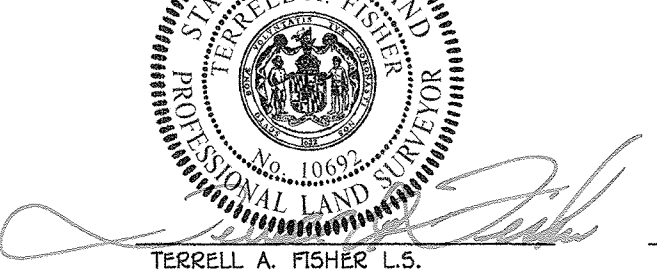
PROJECT	The Browning Property	SECTION	-	PARCEL NO.	50B
PLAT	N/A	BLOCK/GRID	15	ZONE	RC-DEO
		TAX MAP	7	ELEC. DIST.	FOURTH
				CENSUS TR.	6040.01

HO.CO. FILE NO.S:
ECP-18-058, HO-90-20-E AND F-19-026



Enlargement
Detail See
Sheet No.3

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Maryland License No. 10692, Expiration Date 12-13-19.

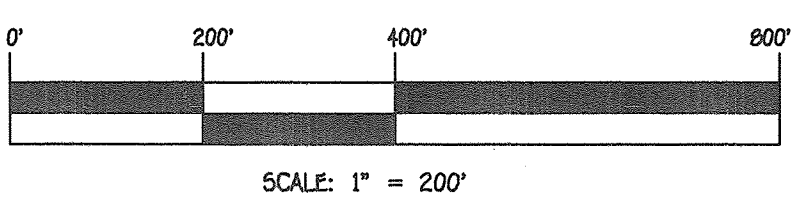


OWNER AND DEVELOPER
MR. CHARLES HANFORD BROWNING, JR.
MRS. PATRICIA LEE BROWNING
1874 WOODBINE ROAD
WOODBINE, MD 21797
301-252-6664

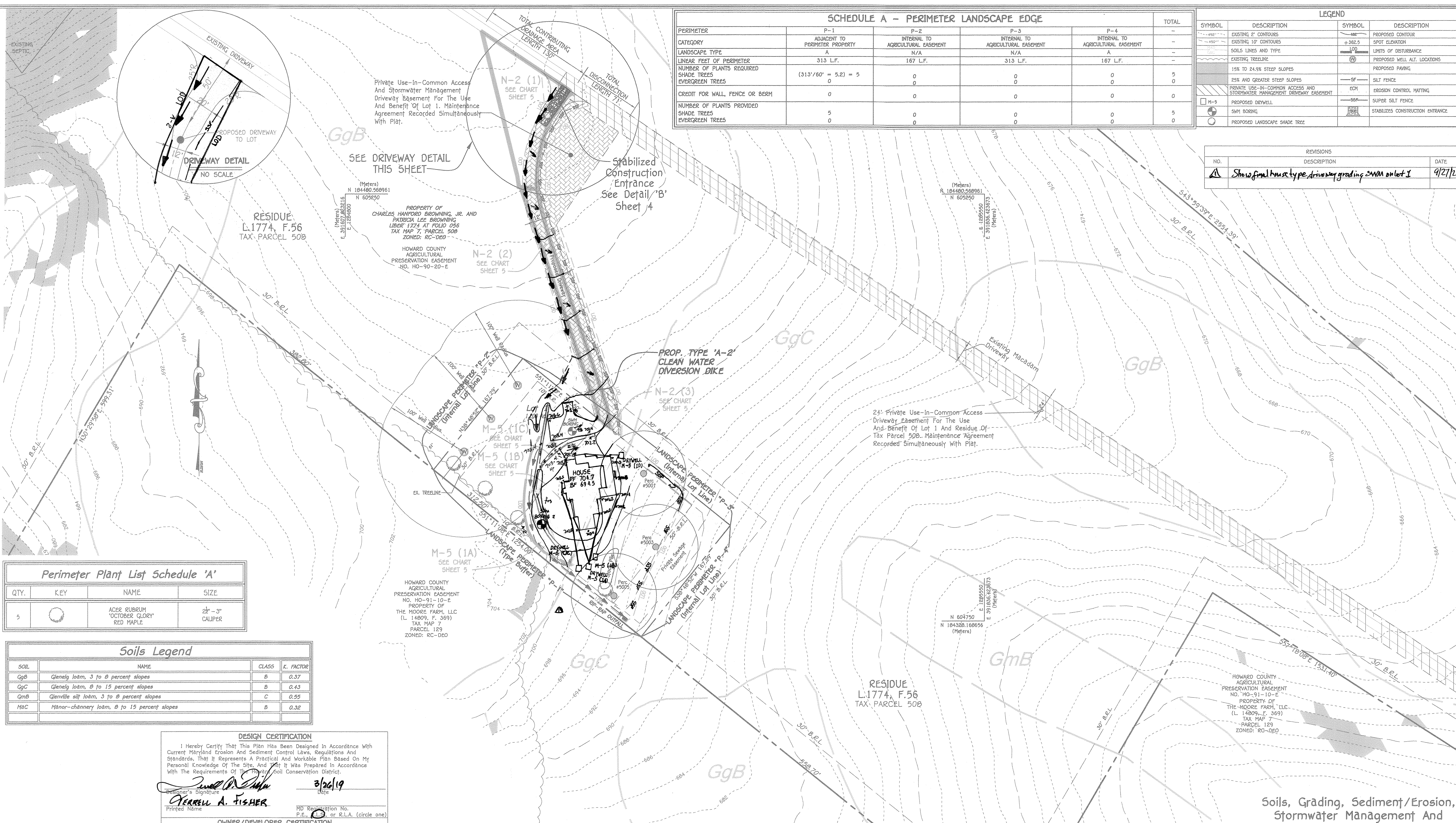
**Existing Conditions Plan
Agricultural Preservation
Subdivision Plat For
The Browning Property
Lot 1**
(Being A Subdivision Of Tax Map 7, Parcel 50B
Liber 1774 At Folio 056)

ZONED: RC-DEO
TAX MAP: 7 GRID: 15 PARCEL: 50B
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH 18, 2019 SCALE: AS SHOWN
SHEET 2 OF 5

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Cilcott City, Maryland 21042
(410) 461-2855



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SCHEDULE A - PERIMETER LANDSCAPE EDGE					TOTAL
PERIMETER CATEGORY	P-1 ADJACENT TO PERIMETER PROPERTY	P-2 INTERNAL TO AGRICULTURAL EASEMENT	P-3 INTERNAL TO AGRICULTURAL EASEMENT	P-4 INTERNAL TO AGRICULTURAL EASEMENT	
LANDSCAPE TYPE	A	N/A	N/A	A	
LINEAR FEET OF PERIMETER	313 L.F.	167 L.F.	313 L.F.	167 L.F.	
NUMBER OF PLANTS REQUIRED	(313'/60' = 5.2) = 5	0	0	0	5
SHADE TREES	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0
CREDIT FOR WALL, FENCE OR BERM	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	5	0	0	0	5
SHADE TREES	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0

SYMBOL		DESCRIPTION	SYMBOL		DESCRIPTION
(---)	48'	EXISTING 2' CONTOURS	(---)	48'	PROPOSED CONTOUR
(---)	48'	EXISTING 10' CONTOURS	(---)	48'	SPOT ELEVATION
(---)	100'	SOILS LINES AND TYPE	(---)	100'	LIMITS OF DISTURBANCE
(---)	(---)	EXISTING TREETRUE	(---)	(---)	PROPOSED WELL ALT. LOCATIONS
(---)	(---)	15% TO 24.9% STEEP SLOPES	(---)	(---)	PROPOSED PAWING
(---)	(---)	25% AND GREATER STEEP SLOPES	(---)	(---)	SILT FENCE
(---)	(---)	PRIVATE USE-IN-COMMON ACCESS AND STORMWATER MANAGEMENT DRIVEWAY EASEMENT	(---)	(---)	EROSION CONTROL MATING
(---)	(---)	PROPOSED DRYWELL	(---)	(---)	SUPER SILT FENCE
(---)	(---)	SWM BORING	(---)	(---)	STABILIZES CONSTRUCTION ENTRANCE
(---)	(---)	PROPOSED LANDSCAPE SHADE TREE	(---)	(---)	

REVISIONS		
NO.	DESCRIPTION	DATE
1	Show final house type, driveway grading & SWM on lot 1	9/27/19

QTY.	KEY	NAME	SIZE
5	(Symbol)	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2" - 3" CALIPER

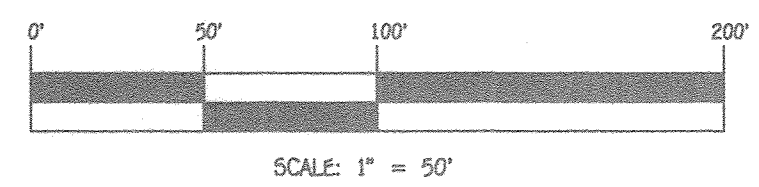
SOIL	NAME	CLASS	K. FACTOR
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GgC	Glenely loam, 8 to 15 percent slopes	B	0.43
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.55
MgC	Manor-channery loam, 8 to 15 percent slopes	B	0.32

DESIGN CERTIFICATION
 I hereby certify that this plan has been designed in accordance with current Maryland Erosion and Sediment Control Laws, Regulations and Standards, that it represents a practical and workable plan based on my personal knowledge of the site, and that it was prepared in accordance with the requirements of the Maryland Soil Conservation District.
 Designer's Signature: *Terrell A. Fisher* Date: 3/26/19
 Printed Name: **TERRELL A. FISHER** MD Registration No. P.E., C.E., or R.L.A. (circle one) **P.E.**

OWNER/DEVELOPER CERTIFICATION
 "I/We certify that any clearing, grading, construction or development will be done pursuant to this approved erosion and sediment control plan, including inspecting and maintaining controls and that the responsible personnel involved in the construction project will have a certificate of training at a Maryland Department of the Environment (MDE) approved training program for the control on erosion and sediment prior to beginning the project. I certify right-of-entry for periodic on-site evaluation by Howard County, the Howard Soil Conservation District and/or MDE.
 Owner's/Developer's Signature: *Charles H. Browning Jr.* Date: 3/26/19
 Printed Name & Title: **Charles H. Browning Jr., Ann**
 Approved: This Plan is Approved For Soil Erosion And Sediment Control By The Howard Soil Conservation District.
 Howard Soil Conservation District: *John R. [Signature]* Date: 4/1/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development: *Kathleen [Signature]* Date: 4-15-19
 Chief, Development Engineering Division: *Chad [Signature]* Date: 4-11-19
 PROJECT: The Browning Property SECTION: PARCEL NO. 50B
 PLAT: BLOCK/GRID: TAX MAP: ELEC. DIST.: CENSUS TR. N/A 15 RC-DEO 7 FOURTH 6040.01
 HO.CO. FILE NO.S: ECP-18-058, HO-90-20-E AND F-19-026

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 CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 Charles H. Browning Jr. 3/26/19
 NAME: DATE:
PROFESSIONAL CERTIFICATION
 "I hereby certify that these documents were prepared by me, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 10692, Expiration Date 12-13-19."
 Terrell A. Fisher L.S. 3/26/19
 DATE:



Soils, Grading, Sediment/Erosion, Stormwater Management And Landscape Plan
Agricultural Preservation Subdivision Plat For The Browning Property Lot 1
 (Being A Subdivision Of Tax Map 7, Parcel 50B Liber 1774 At Folio 056)
 ZONED: RC-DEO
 TAX MAP: 7 GRID: 15 PARCEL: 50B
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MARCH 18, 2019 SCALE: AS SHOWN
 SHEET 3 OF 5

OWNER AND DEVELOPER
 MR. CHARLES HANFORD BROWNING, JR.
 MRS. PATRICIA LEE BROWNING
 1874 WOODBINE ROAD
 WOODBINE, MD 21797
 301-252-6864

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (8-4-2)

A. SOIL PREPARATION

1. 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 DISC HARROWS OR CHISEL PLOWS OR DISK HARROWS ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.

B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.

C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

2. PERMANENT STABILIZATION

A. SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 3 ACRES OR MORE. THE MINIMUM CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

I. SOIL PH BETWEEN 6.0 AND 7.0.

II. SOLUBLE SALTS LESS THAN 900 PARTS PER MILLION (PPM).

III. SOIL CONTAINS LESS THAN 10 PERCENT FINE SAND (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION IF LIVOROUS WOULD BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.

IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.

V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.

C. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCRAPPED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.

D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.

E. NIX 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 BRANCHED, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO REMOVE 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 FRAGILE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRAINADION.

2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.

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 TOLERANT PLANTS AND PLANT NUTRIENTS. C. THE ORIGINAL SOIL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT TOLERANT PLANTS AND PLANT NUTRIENTS. 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 DESIGN.

5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA: A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IN AN AGREEMENT WITH THE DESIGNER AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURES, SUCH AS HEAVY CLAY AND SANDY SILT. B. THE ORIGINAL SOIL MUST BE VEGETATED CONTAINING MATERIAL TOXIC TO PLANT GROWTH. D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

6. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERNIERIA GRASS, QUACK GRASS, JOHNSON GRASS, NAT SEDGE, POISON Ivy, THISTLE OR OTHERS AS SPECIFIED.

7. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED GEOSCIENTIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

D. TOPSOIL APPLICATION

A. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.

B. UNFORMALLY DISTURBED TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SOODING OR SOODING CAN BE PREVENTED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

C. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETERMINAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 3 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.

2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANUFACTURER'S ANALYSIS MUST BE OBTAINED 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 MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME) 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 90 TO 100 PERCENT WILL PASS THROUGH A #200 MESH SIEVE.

4. LIME AND FERTILIZERS 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, TOPSOIL SHOULD LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (2000-4000 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

STANDARD STABILIZATION NOTE

1. THIS NOTE IS TO BE USED IN CONJUNCTION WITH THE STANDARD SYMBOL FOR PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:

A.) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER RIDGES, SMALLS, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 VERTICAL TO 1 HORIZONTAL. (1:1); AND

B.) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT. (7 DAYS)

2. NOTIFY "MISS UTILITY" AT 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 48 HOURS BEFORE STARTING WORK.

3. REQUEST FOR A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY. (1 DAY)

4. CLEARING AND GRUBBING AS NECESSARY.

5. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT CONTROLS AS INDICATED ON SHEET 3 THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON ALL SEDIMENT CONTROL DEVICES/PRACTICES ON A DAILY BASIS AND IMMEDIATELY AFTER A RAINFALL. (7 DAY)

6. INSTALL REMAINING PERIMETER CONTROL MEASURES AND INSTALL TEMPORARY SEEDING AS REQUIRED. (1 DAY)

7. CONSTRUCT PRIVATE RESIDENTIAL DRIVEWAY TO LOT 1.

8. APPROVAL OF THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO REMOVAL OF SEDIMENT CONTROLS. (1 DAYS)

9. REMOVAL OF CONTROLS AND STABILIZATION OF AREAS THAT ARE DISTURBED BY REMOVAL OF SEDIMENT CONTROLS. (7 DAYS)

10. PROPOSED DRIVELLS FOR FUTURE HOUSE TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT APPLICATION.

PERMANENT SEEDING NOTES (8-4-5)

A. SEED MIXTURES

1. GENERAL USE

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

2. TURFGRASS MIXTURES

A. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A HIGH LEVEL OF MAINTENANCE.

B. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

C. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MO. MARCH 15 TO JUNE 1, AUGUST 15 TO OCTOBER 1 (HARDNESS ZONES: 5B, 6A) CENTRAL MO: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 6B, 6C) SOUTHWEST MO: EASTERN SEEDING: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)

D. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREA TO PREPARE A PROPER SEEDBED. REMOVE STONES AND 1/2 INCHES IN DIAMETER. THE RESULTS OBTAINED SHOULD BE IN SUCH A CONDITION THAT FUTURE MOVING OF GRASSES WILL BE DIFFICULT.

E. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FULLY ESTABLISHED. THIS IS ESPECIALLY TRUE WITH SEEDINGS MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVANCE SITES.

PERMANENT SEEDING SUMMARY

Table with columns: Hardness Zone, Species, Application Rate, Seeding Dates, Seeding Depth, N, P2O5, K2O, and Lime Rate.

3. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

4. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

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5. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

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D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

6. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

7. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

8. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

9. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

10. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

11. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

12. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

13. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

14. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

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15. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

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16. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

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17. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

B. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNE OR FORE SEEDING PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

C. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.

D. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY URSA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

18. CENTRAL MARYLAND AND EASTERN SEEDING

A. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURES, APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

TEMPORARY SEEDING NOTES (8-4-4)

PERMANENT STABILIZATION

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

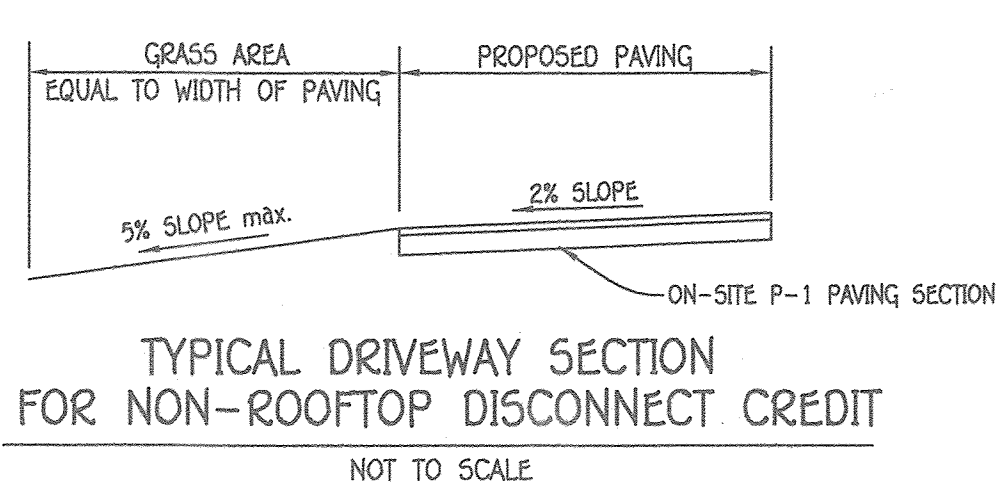
Keith Sanderson 4-15-19
 Chief, Division of Land Development Date

Chris Chamberlain 4-11-19
 Chief, Development Engineering Division Date

PROJECT: The Browning Property SECTION: - PARCEL NO.: 508

PLAT: N/A BLOCK/GRID: 15 ZONE: RC-DEO TAX MAP: 7 ELEC. DIST.: FOURTH CENSUS TR.: 6040.01

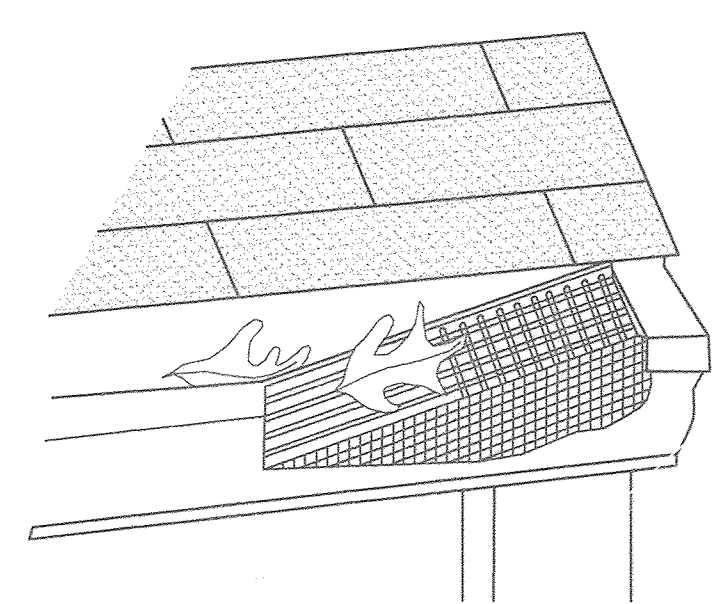
HO.CO. FILE NO.S: ECP-18-058, HO-90-20-E AND F-19-026



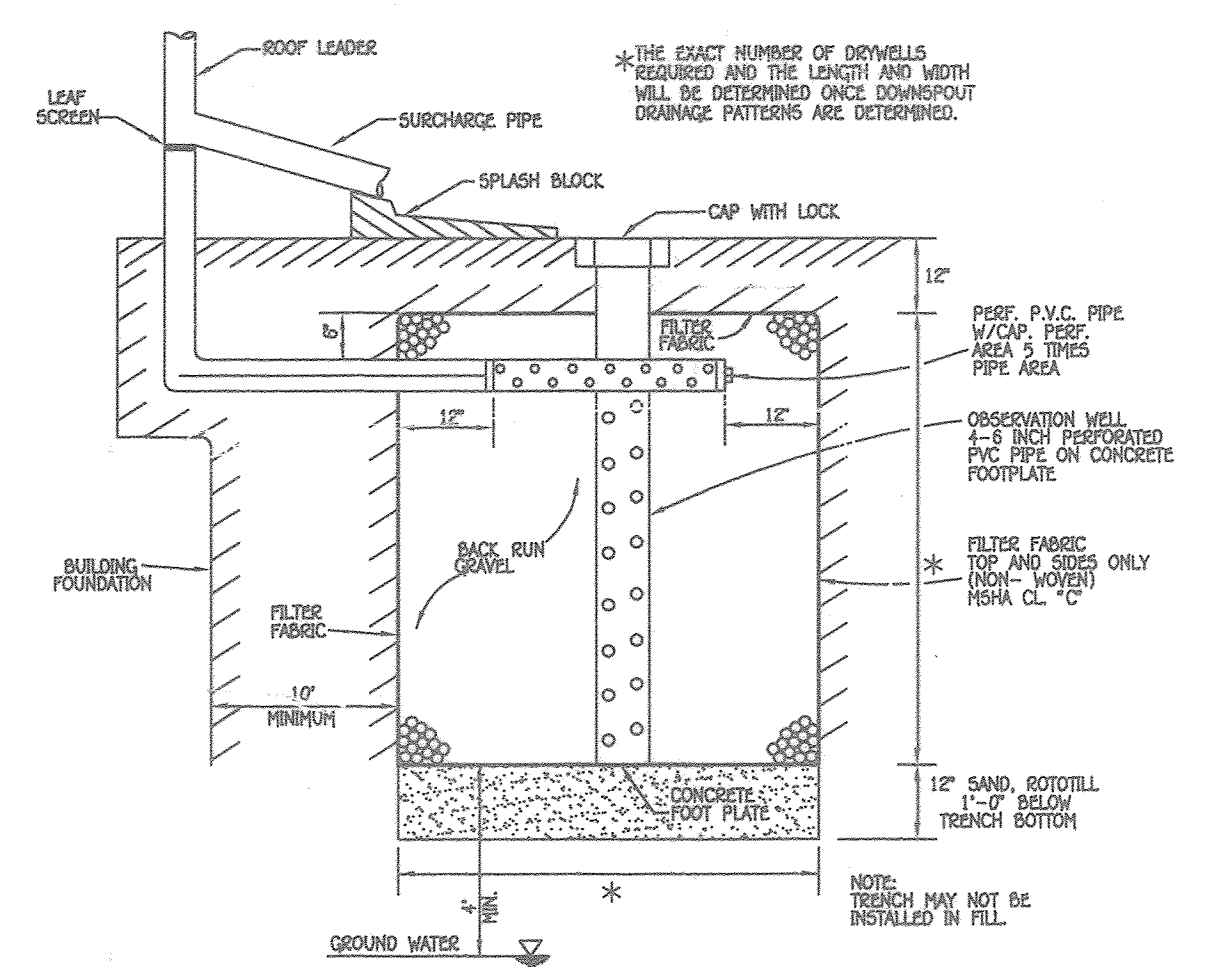
TYPICAL DRIVEWAY SECTION FOR NON-ROOFTOP DISCONNECT CREDIT
 NOT TO SCALE

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



GUTTER DRAIN FILTER DETAIL
 NOT TO SCALE

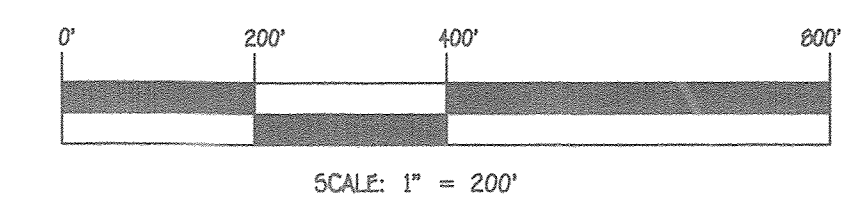


OPERATION AND MAINTENANCE SCHEDULE FOR DRYWELLS (M-5)

- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

STORMWATER MANAGEMENT PRACTICES				
AREA ID	DRAINAGE AREA Sqft	IMPERVIOUS Sqft	ESDV REQUIRED Cuft.	ESDV PROVIDED Cuft.
N-2 (1)	3,415	1,405	112	112
N-2 (2)	3,409	2,802	222	222
N-2 (3)	2,203	2,203	175	175
M-5 (1A)	929	929	84	84
M-5 (1B)	773	773	84	84
M-5 (1C)	869	869	84	84
M-5 (1D)	971	971	84	84

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Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park - 10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2955

PROFESSIONAL CERTIFICATION
 "I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 10892, Expiration Date 12-13-19."

 Terrell A. Fisher L.S.
 DATE: 3/26/19

OWNER AND DEVELOPER
 MR. CHARLES HANFORD BROWNING, JR.
 MRS. PATRICIA LEE BROWNING
 1874 WOODBINE ROAD
 WOODBINE, MD 21797
 301-292-6064

STORM WATER MANAGEMENT NOTES & DETAILS
 Agricultural Preservation Subdivision Plat For The Browning Property Lot 1
 (Being A Subdivision Of Tax Map 7, Parcel 508 Liber 1774 At Folio 056)
 ZONED: RC-DEO
 TAX MAP: 7 GRID: 15 PARCEL: 508
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MARCH 18, 2019 SCALE: AS SHOWN
 SHEET 5 OF 5

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