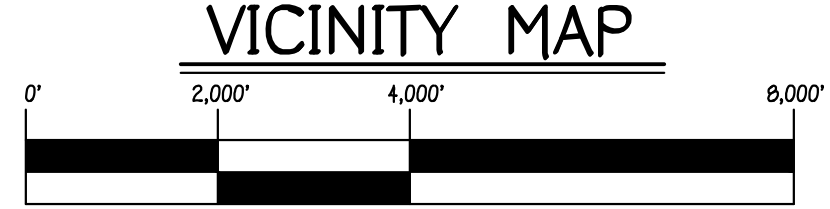
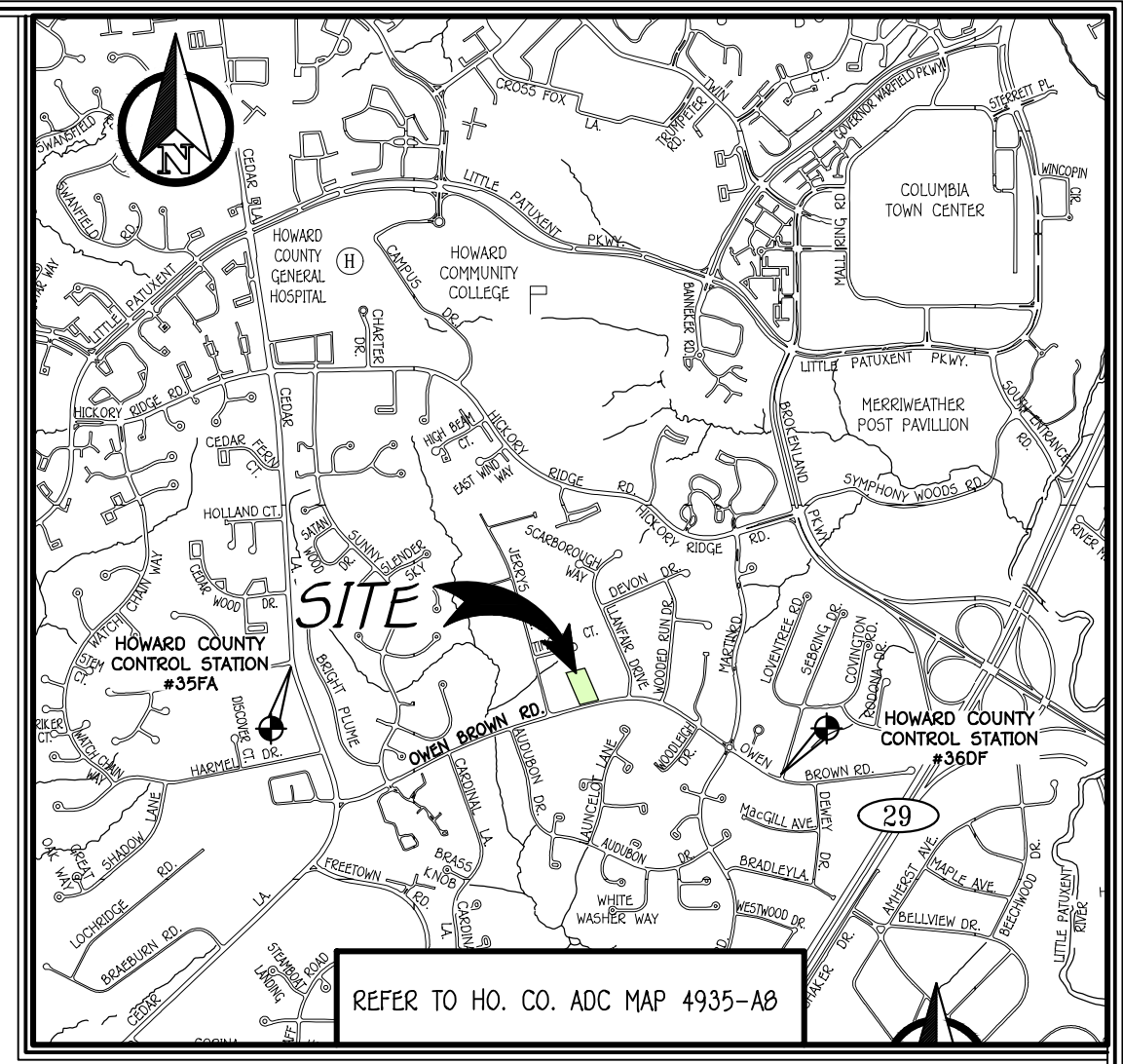


SHEET INDEX table with columns: SHEET NO., DESCRIPTION. Rows 1-9 listing title sheet, existing conditions plan, supplemental plan, landscape plan, grading plan, SWM notes, sediment erosion control, and SWM and sediment control drainage area map.

SUPPLEMENTAL PLAN
POPE PROPERTY
LOTS 1 THRU 3
A RESUBDIVISION OF
EDWIN BASSLER PROPERTY - LOT 2
R-20 (RESIDENTIAL: SINGLE) DISTRICT
TAX MAP No. 35 GRID No. 12 PARCEL NO. 179
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



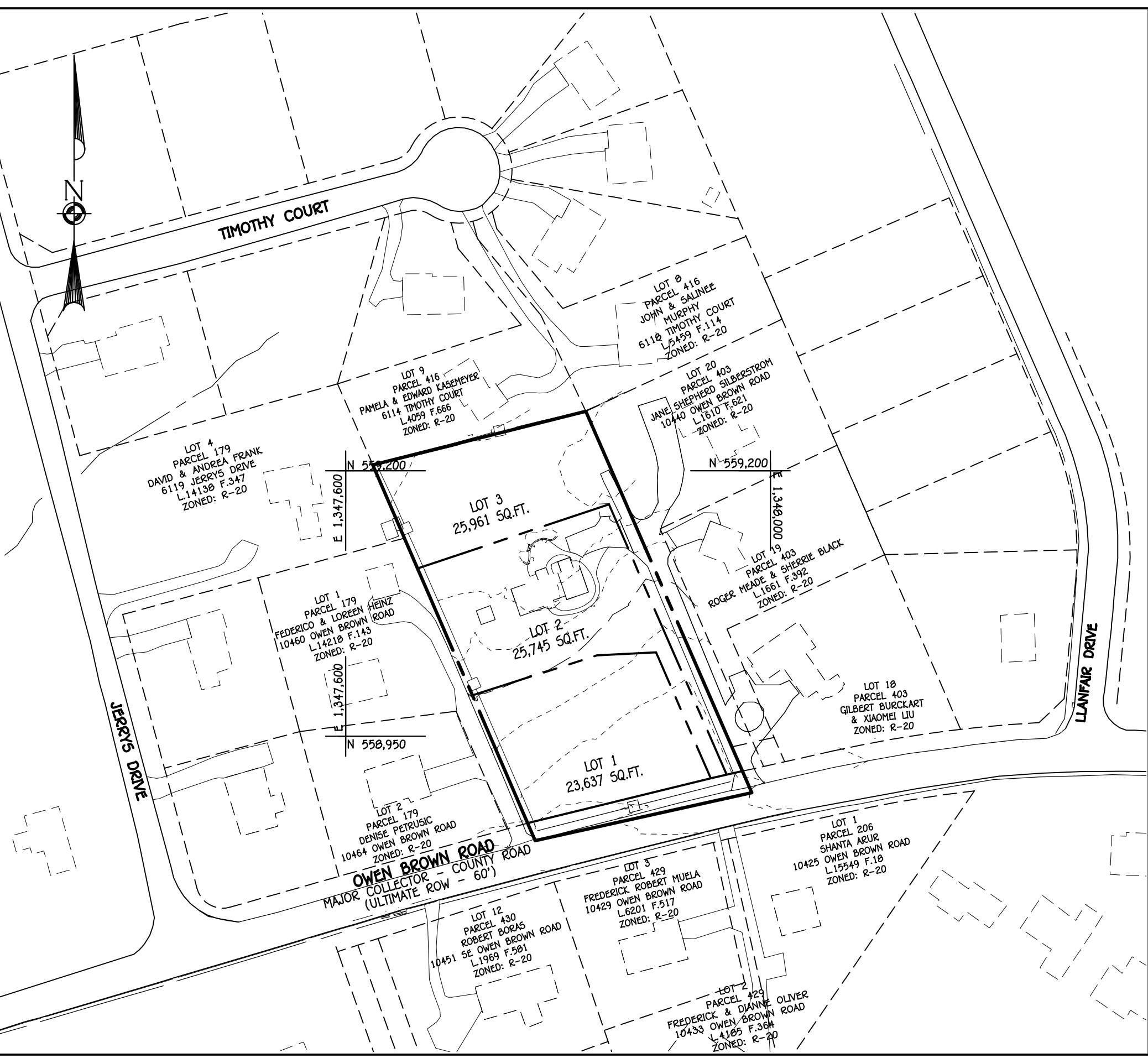
LEGEND table with columns: SYMBOL, DESCRIPTION. Lists various symbols for contours, fences, easements, trees, and parking.

GENERAL NOTES CONTINUED

- 32. THIS PROJECT IS SUBJECT TO WP-23-030, AN ALTERNATIVE COMPLIANCE PURSUANT TO SECTIONS 16.144(r)(1)(iii) AND 16.104(b)(1) OF THE HOWARD COUNTY PLANNING, ZONING, AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS...
33. THIS PROJECT IS SUBJECT TO WP-22-107 REGARDING FRONTAGE IMPROVEMENTS PURSUANT TO SECTIONS 16.132(a)(1)(i), 16.134(a)(1)(i)(ii), AND 16.135 OF THE PLANNING, ZONING, AND SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS...
34. APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION...

GENERAL NOTES

- 1. THE SUBJECT PROPERTY IS ZONED R-20 (PER 10/06/13 COMPREHENSIVE ZONING PLAN.)
2. BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, ON OR ABOUT MAY, 2019.
3. CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, ON OR ABOUT MAY, 2019.
4. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 356A AND NO. 356B:
HOWARD COUNTY MONUMENT NO. 356A N 559,266.116 E 1,344,682.707 ELEV. 410.340
HOWARD COUNTY MONUMENT NO. 360F N 558,122.368 E 1,349,924.206 ELEV. 392.348



LOCATION MAP SCALE: 1" = 100'



ADDRESS CHART table with columns: LOT NUMBER, STREET ADDRESS. Rows 1 (10444 OWEN BROWN ROAD), 2 (10446 OWEN BROWN ROAD), 3 (10448 OWEN BROWN ROAD).

SCALE: 1" = 100'

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 1.82 AC.±
B. LIMIT OF DISTURBED AREA = 55,502 Sq.Ft. (1.27 AC.±) (SWM BASED ON LOD)
C. PRESENT ZONING DESIGNATION = R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: RESIDENTIAL SINGLE FAMILY DETACHED
E. PREVIOUS HOWARD COUNTY FILES: ECP-19-055
F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC
G. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0 AC±
H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC±
I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0 AC±
J. TOTAL AREA OF EXISTING FOREST = 0 AC±
K. TOTAL AREA OF FOREST TO BE RETAINED = 0 AC±
L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 1.82 AC±
M. TOTAL GREEN OPEN AREA (PERVIOUS) = 1.61 AC±
N. TOTAL IMPERVIOUS AREA = 0.21 AC± (WITHIN LOD)
O. TOTAL AREA OF ERODIBLE SOILS = 0 AC±

FOREST CONSERVATION WORKSHEET FOR POPE PROPERTY

Table with columns: Land Use Category, Resid. Rural LD, Resid. Suburban, Resid. Linear, Inst./Office, Retail/Ind., Mixed Use/Office, PUD, and values for various categories like Afforestation Threshold, Existing Forest Cover, Break Even Point, Proposed Forest Clearing, and various thresholds.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Includes a signature line for Chief, Development Engineering Division dated 3/4/2024.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. CENTENNIAL SQUARE OFFICE - 10272 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MARYLAND 21042 (410) 461-2895

PROFESSIONAL CERTIFICATION seal for Frank John Manalansan II, License No. 21476, Expiration Date: 7/14/25.

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25. Frank John Manalansan II, 02/14/2024 DATE

OWNER/DEVELOPER: ANDREW POPE, 10446 OWEN BROWN ROAD, COLUMBIA, MARYLAND 21044, 301-641-0897. DATE

TITLE SHEET POPE PROPERTY LOTS 1 THRU 3 (10446 OWEN BROWN ROAD) TAX MAP NO.: 35 GRID NO.: 12 PARCEL NO.: 179 ZONED R-20 PREVIOUS HOWARD COUNTY FILES: ECP-19-055 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: FEBRUARY, 2024 SHEET 1 OF 9 F-19-077

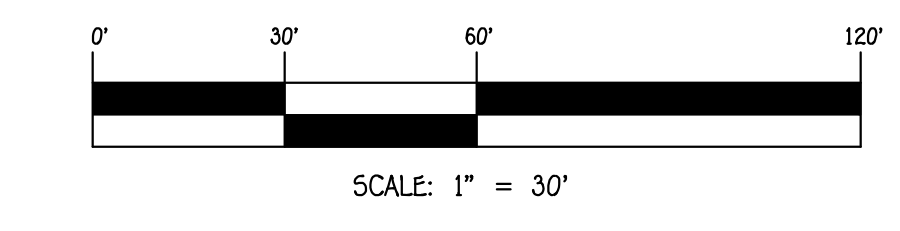


SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
GfB	Gladstone-Urban land complex, 0 to 8 percent slopes	B	0.32
GcB	Glenville-Urban land-Udorthents complex, 0 to 8 percent slopes	C	0.49

HOWARD COUNTY SOILS MAP 17; CLARKSVILLE, NE

SPECIMEN TREE DATA					
NO.	SPECIES	SIZE	CRZ	COMMENTS	TO BE REMOVED
ST-1	SOUTHERN RED OAK	42"	63'	GOOD-IMPACTED BY EXISTING PAVING	NO
ST-2	SOUTHERN RED OAK	43.5"	65.25'	GOOD-IMPACTED BY EXISTING PAVING	NO
ST-3	SOUTHERN RED OAK	30"	45'	GOOD-IMPACTED BY EXISTING PAVING	NO
ST-4	SILVER MAPLE	33"	49.5'	GOOD-IN HORSE PASTURE, MULTI-STEMMED	NO

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	EXISTING FENCE
---	EXISTING STORM DRAIN
⊙	EXISTING WELL
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	BUILDING AND DRIVES TO BE REMOVED
---	EXISTING PAVING
---	EXISTING TREE LINE
GfB GcC	SOIL LINES AND TYPES
☀	DENOTES EXISTING TREES TO REMAIN
⊙	SPECIMEN TREE
⊙	CRITICAL ROOT ZONE
⊙ B-1	DENOTES SWM TEST BORING LOCATION



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:
 Chief, Division of Planning & Development
 Chad Edmondson
 Chief, Development Engineering Division

3/6/2024
 Date
 3/4/2024
 Date

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21104
 (410) 461-2995



PROFESSIONAL CERTIFICATION
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 Frank Manalansan II
 FRANK JOHN MANALANSAN II
 2/14/2024
 DATE

OWNER/DEVELOPER
 ANDREW POPE
 10446 OWEN BROWN ROAD
 COLUMBIA, MARYLAND 21044
 301-641-0857

EXISTING CONDITIONS
POPE PROPERTY LOTS 1 THRU 3
 (10446 OWEN BROWN ROAD)
 TAX MAP NO.: 35 GRID NO.: 12 PARCEL NO.:179
 ZONED R-20
 PREVIOUS HOWARD COUNTY FILES: ECP-19-055
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: A5 SHOWN DATE: FEBRUARY, 2024
 SHEET 2 OF 9

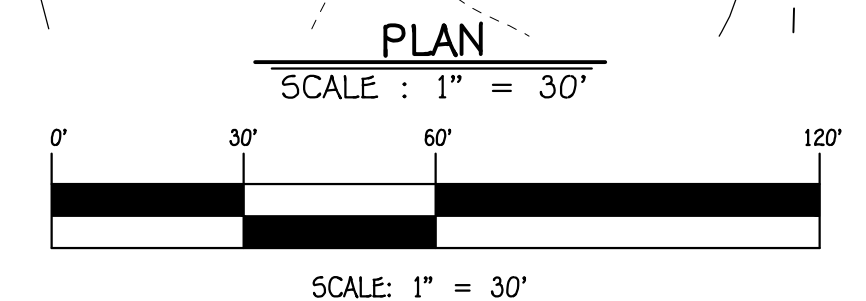
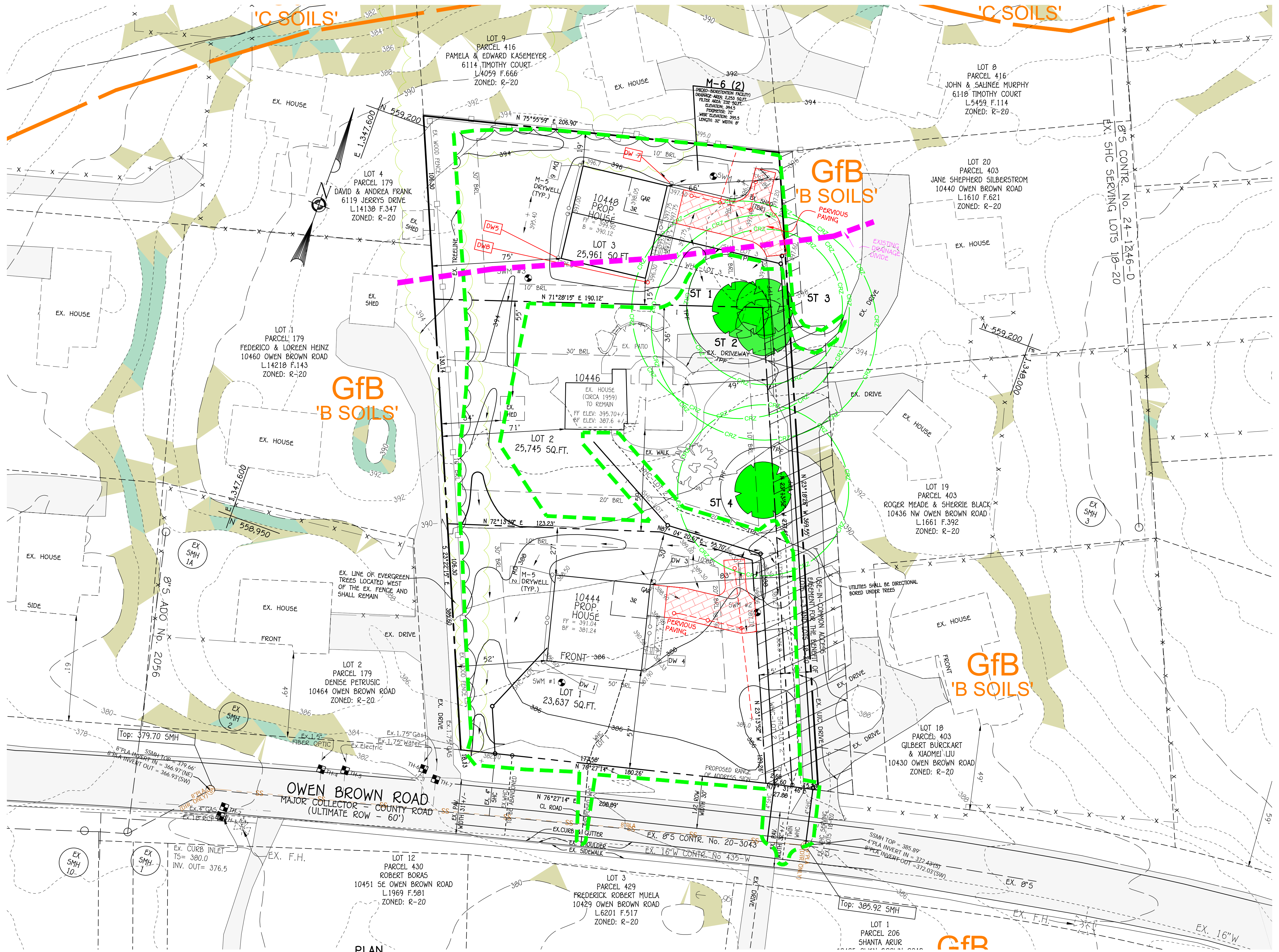
SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
GfB	Gladesville-Urban land complex, 0 to 8 percent slopes	B	0.32
GcB	Glennville-Urban land-Udorthents complex, 0 to 8 percent slopes	C	0.49

HOWARD COUNTY SOILS MAP 17; CLARKSVILLE NE

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
× 448.5	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING PAVING
---	PRIVATE UIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE/TREE PROTECTION FENCE
---	DIVERSION FENCE/TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDES TO MICRO-BIOTENTION AND BIOSWALE
---	DRAINAGE DIVIDE TO DRYWELLS
---	EXISTING DRAINAGE DIVIDE
GfB	SOIL LINES AND TYPES
LoB	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
☀	DENOTES EXISTING TREES TO REMAIN
ST 3	SPECIMEN TREE
---	CRITICAL ROOT ZONE
B-1	DENOTES SWM TEST BORING LOCATION
---	TREE PROTECTION FENCING
---	OVERFLOW PATHWAY
---	PERVIOUS PAVING

TRAFFIC CONTROL NOTES:

1. TRAFFIC CONTROL SHALL CONSIST OF A LANE CLOSURE AND FLAGGING OPERATION PER MDSHA STD DETAILS MD 104.02-02 & MD 104.02-10. SEE SHEET 8 OF 9 FOR DETAIL.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Designed by: *[Signature]* 3/6/2024
 Date: 3/6/2024

Chief, Division of Land Development
[Signature] 3/4/2024
 Date: 3/4/2024

Chief, Development Engineering Division

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
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Frank Manalansan II
 FRANK JOHN MANALANSAN II

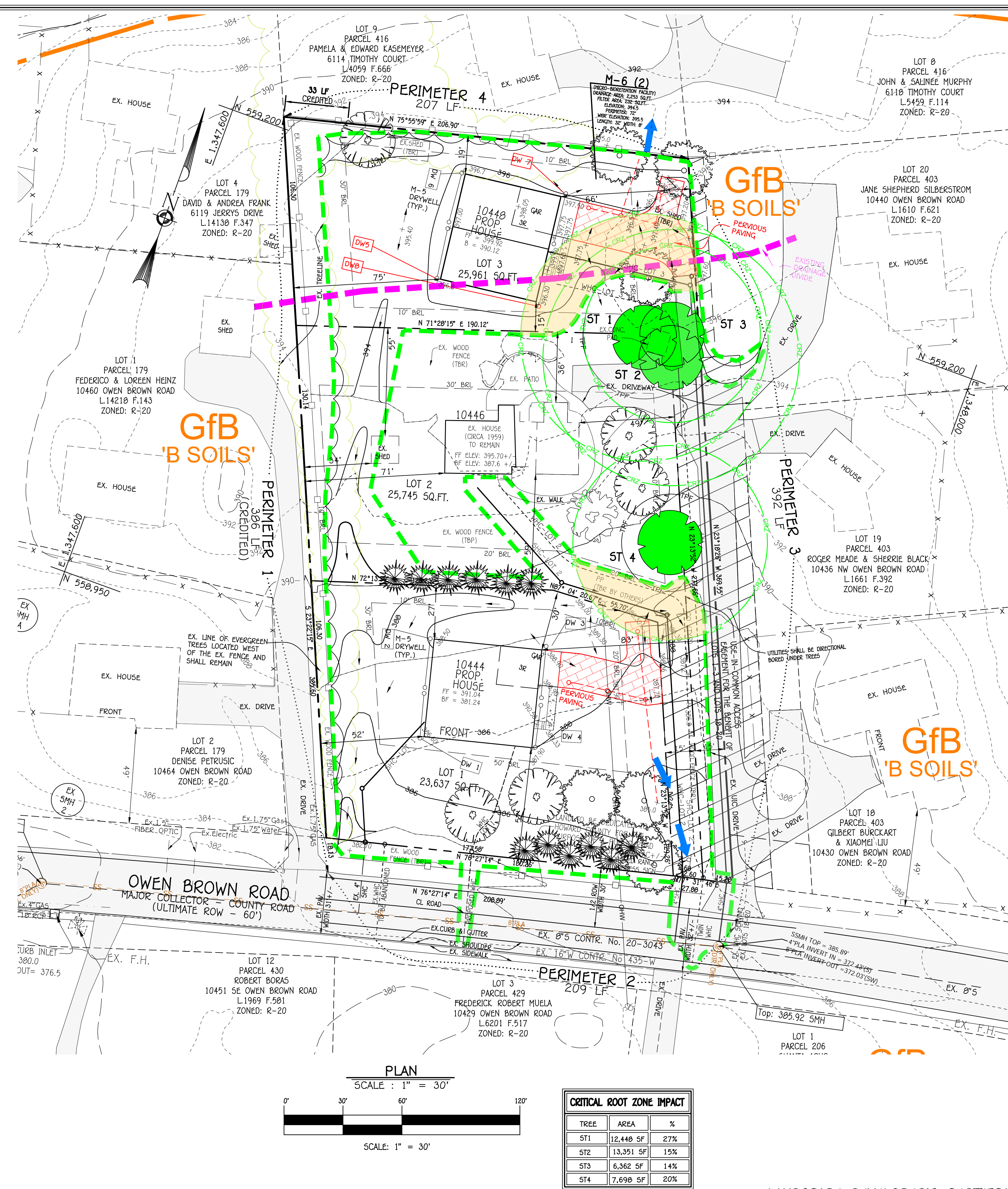
2/14/2024
 DATE

OWNER/DEVELOPER

ANDREW POPE
 10446 OWEN BROWN ROAD
 COLUMBIA, MARYLAND 21044
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SUPPLEMENTAL PLAN
POPE PROPERTY LOTS 1 THRU 3
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 SHEET 3 OF 9

F-19-077



SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	P-4	TOTAL
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	SIDE ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	A	B	A	A	
LINEAR FEET OF PERIMETER	386 L.F.	209 L.F.	392 L.F.	207 L.F.	
NUMBER OF PLANTS REQUIRED	(386/60' = 6.43) 7*	(209/50' = 4.18) 5	(392/60' = 6.53) 7	(207/60' = 3.45) 4	23
SHADE TREES	0	0	0	0	0
EVERGREEN TREES	7	5	7	4	23
CREDIT FOR EXISTING VEGETATION	396 L.F. OF EXISTING TREES = 7 SHADE TREES	0	4 SPECIMEN TREES	33 L.F. OF EXISTING TREES = 1 SHADE TREE	12
EVERGREEN TREES	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	0	5	3	3	11
SHADE TREES	0	5	0	0	5
EVERGREEN TREES	0	0	0	0	0

SOILS LEGEND

SOIL	NAME	CLASS	K'VALUE
GfB	Qadstone-Urban land complex, 0 to 8 percent slopes	B	0.32
Gub	Glenville-Urban land-Udorthents complex, 0 to 8 percent slopes	C	0.49

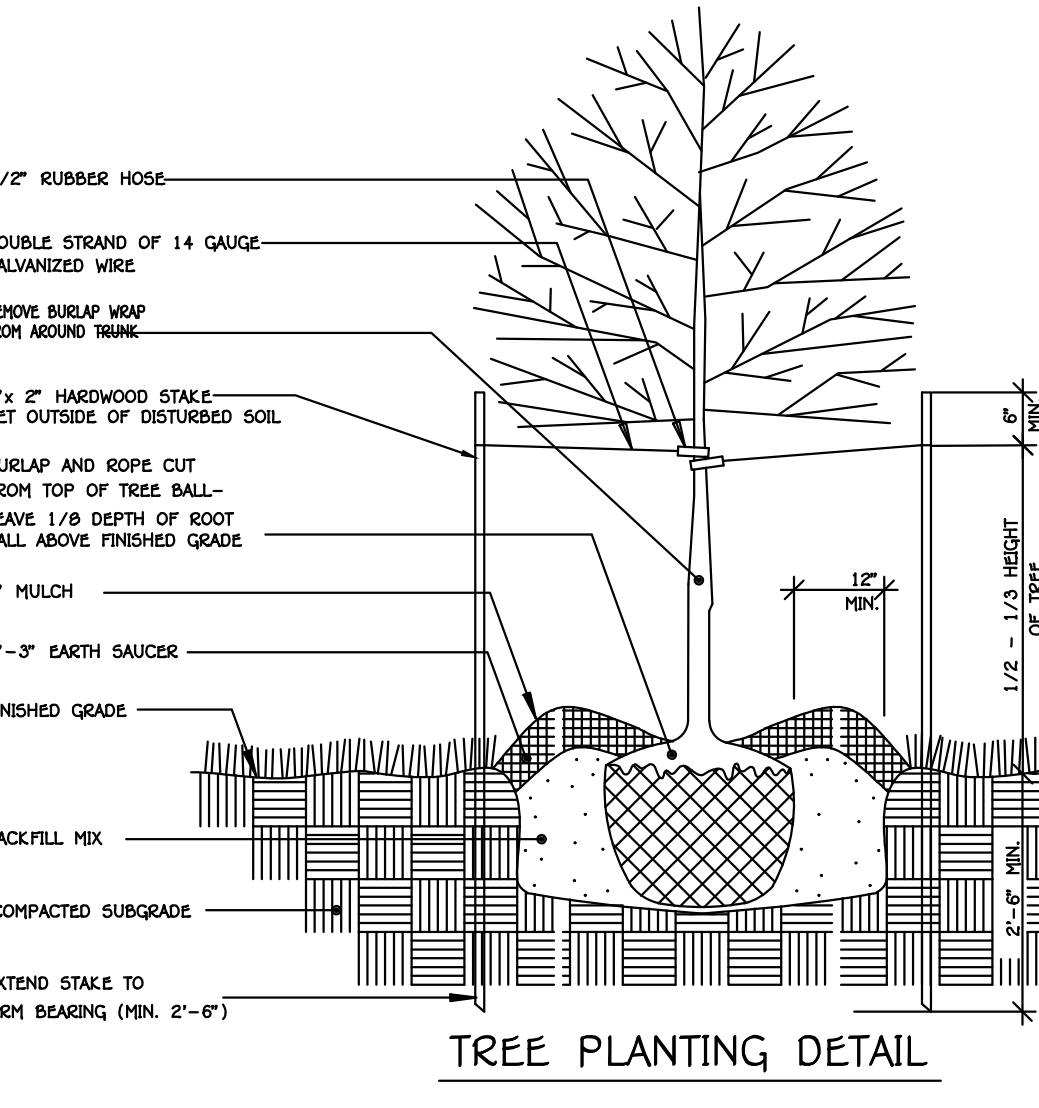
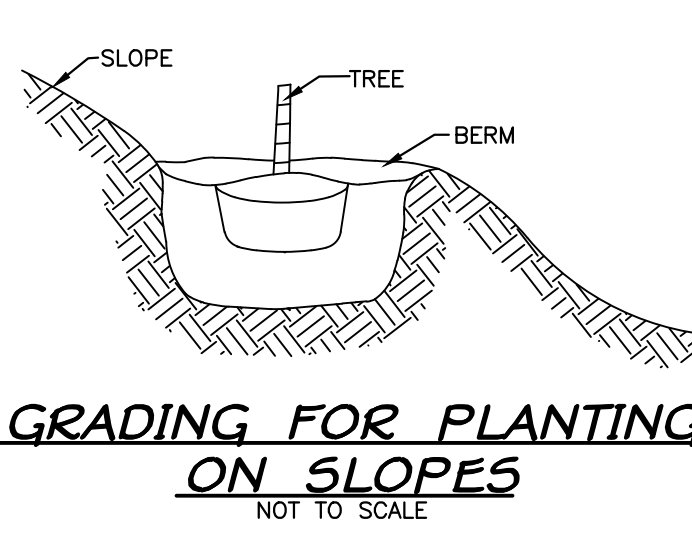
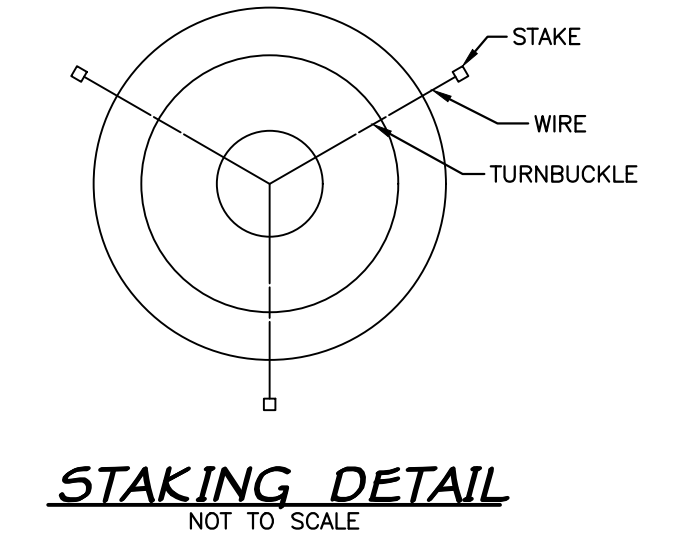
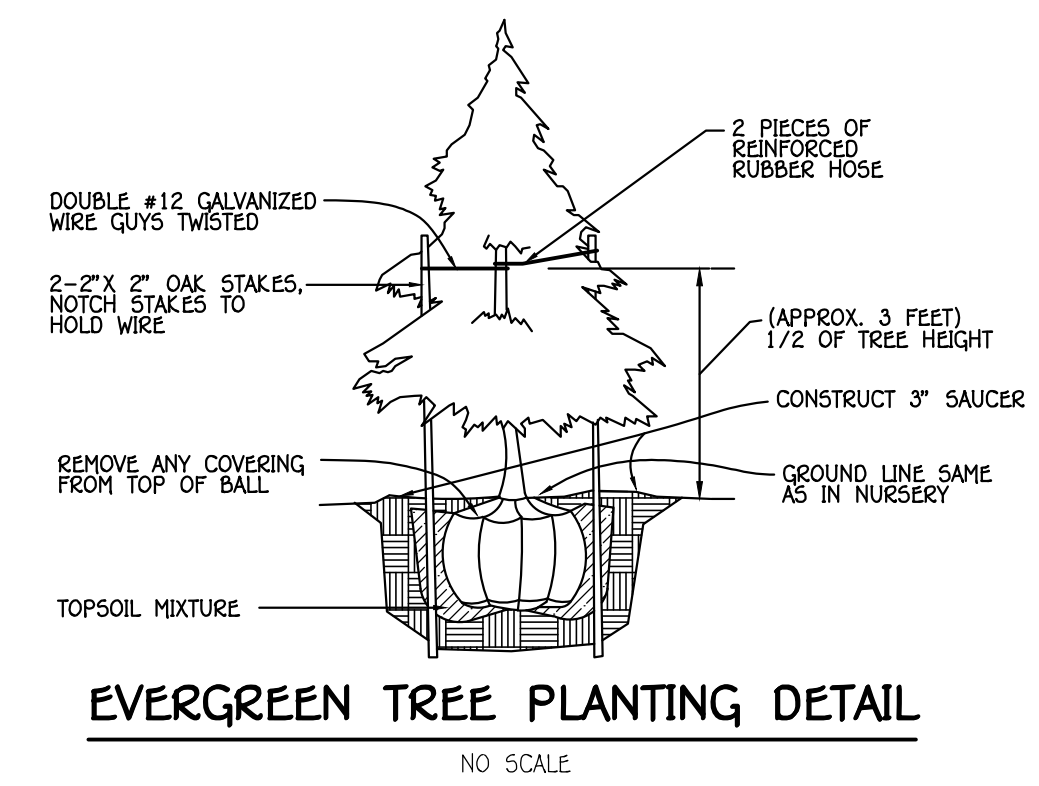
HOWARD COUNTY SOILS MAP 17; CLARKSVILLE NE

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
6	(Symbol)	ACER RUBRUM "OCTOBER GLORY" (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B
5	(Symbol)	ZELKOVA SERRATA (JAPANESE ZELKOVA)	2 1/2" - 3" CALIPER FULL CROWN, B&B
12	(Symbol)	THUNIA STANDISHI X PLICATA (GREEN GIANT ARBOVITAE)	5'-6" HT. B&B

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING CONTOUR 2' INTERVAL
(Symbol)	EXISTING CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 10' INTERVAL
(Symbol)	PROPOSED CONTOUR 2' INTERVAL
(Symbol)	EXISTING FENCE
(Symbol)	SPOT ELEVATION
(Symbol)	EXISTING STORM DRAIN
(Symbol)	EXISTING WATER LINE
(Symbol)	EXISTING SEWER LINE
(Symbol)	EXISTING OVERHEAD WIRE
(Symbol)	EXISTING PAVING
(Symbol)	PRIVATE UIC EASEMENT
(Symbol)	PRIVATE DRAINAGE & UTILITY EASEMENT
(Symbol)	LIMIT OF DISTURBANCE
(Symbol)	SUPER SILT FENCE/TREE PROTECTION FENCE
(Symbol)	DIVERSION FENCE/TREE PROTECTION FENCE
(Symbol)	EXISTING TREE LINE
(Symbol)	PROPOSED TREE LINE
(Symbol)	DRAINAGE DIBBES TO MICRO-BIOTRETION AND BIOSWALL
(Symbol)	DRAINAGE DIVIDE TO DRYWELLS
(Symbol)	EXISTING DRAINAGE DIVIDE
(Symbol)	SOIL LINES AND TYPES
(Symbol)	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
(Symbol)	PROPOSED ROOF LEADER
(Symbol)	DENOTES EXISTING TREES TO REMAIN
(Symbol)	ST 3 SPECIMEN TREE
(Symbol)	CRITICAL ROOT ZONE
(Symbol)	B-1 DENOTES SWM TEST BORING LOCATION
(Symbol)	TREE PROTECTION FENCING
(Symbol)	OVERFLOW PATHWAY
(Symbol)	PERVIOUS PAVING
(Symbol)	PROPOSED TREES
(Symbol)	PERIMETER XX LANDSCAPE PERIMETER LABEL AND LEADER
(Symbol)	CRITICAL ROOT ZONE IMPACT AREA



PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PESTS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

BID SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE).

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

LANDSCAPE NOTES

- THE PERIMETER LANDSCAPE AND STREET TREE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$5,100.00 BASED ON 11 SHADE TREES @ \$300/SHADE TREE AND 12 EVERGREEN TREES @ \$150 SHALL BE BONDED AS PART OF THE DDP DEVELOPERS AGREEMENT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERM, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FOR ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE DPT TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

CRITICAL ROOT ZONE IMPACT

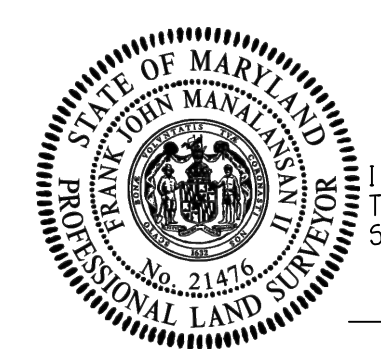
TREE	AREA	%
ST1	12,449 SF	27%
ST2	13,351 SF	15%
ST3	6,362 SF	14%
ST4	7,699 SF	20%

LANDSCAPE DEVELOPER'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 certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Mindy Pope 2/14/2024

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the developer's agreement.



PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.

Frank Manalansan II 2/14/2024

FRANK JOHN MANALANSAN II DATE

OWNER/DEVELOPER

ANDREW POPE
10446 OWEN BROWN ROAD
COLUMBIA, MARYLAND 21044
301-641-0857

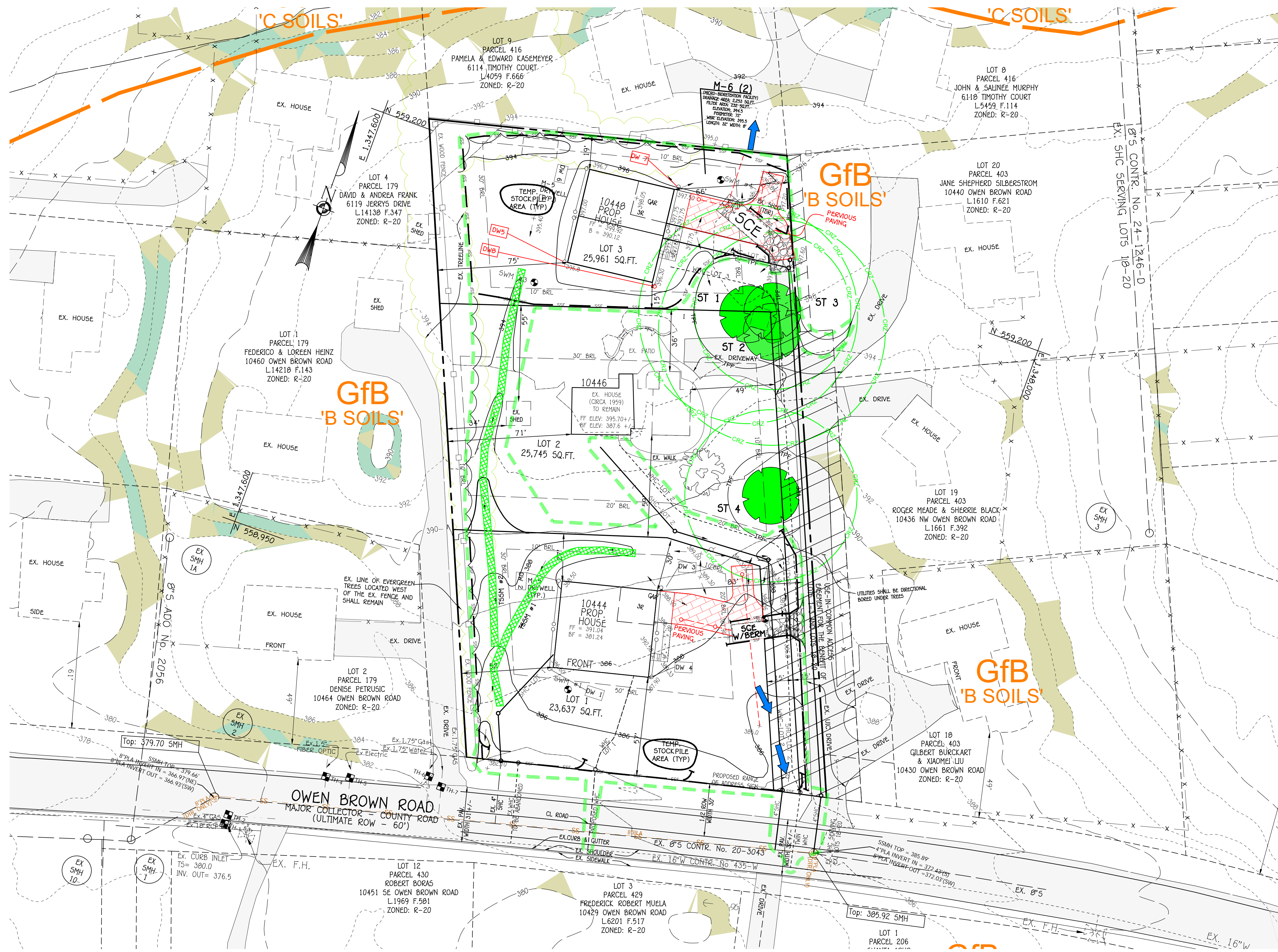
LANDSCAPE PLAN AND DETAILS

POPE PROPERTY LOTS 1 THRU 3
(10446 OWEN BROWN ROAD)
TAX MAP NO.: 35 GRID NO.: 12 PARCEL NO.: 179
ZONED R-20
PREVIOUS HOWARD COUNTY FILES: ECP-19-055
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY, 2024
SHEET 4 OF 9

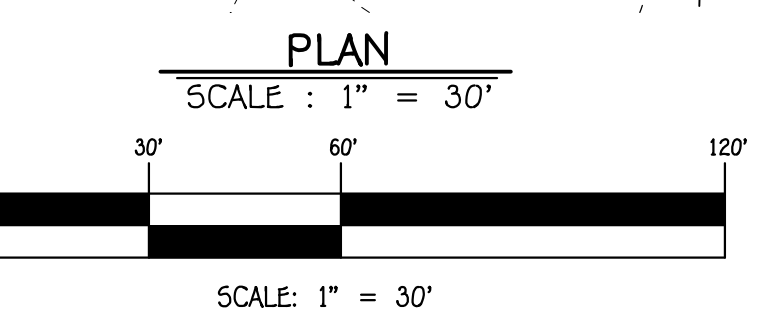
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Documented by: 3/6/2024
Date
Chief, Division of Land Development
3/4/2024
Date
Chief, Development Engineering Division

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ELLSWORTH CITY, MARYLAND 21042
(410) 461-2995



LEGEND	
SYMBOL	DESCRIPTION
--- (dashed)	EXISTING CONTOUR 2' INTERVAL
--- (dashed)	EXISTING CONTOUR 10' INTERVAL
--- (dashed)	PROPOSED CONTOUR 10' INTERVAL
--- (dashed)	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
x 448.5	SPOT ELEVATION
18" 50	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING PAVING
---	PROPOSED PAVING
---	PRIVATE UIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE/TREE PROTECTION FENCE
---	DIVERSION FENCE/TREE PROTECTION FENCE
---	EARTH DIKE
---	AT-GRADE INLET PROTECTION
---	CURB INLET PROTECTION
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO REMAIN
ST 3	SPECIMEN TREE
---	CRITICAL ROOT ZONE
B-1	DENOTES SWM TEST BORING LOCATION
---	TREE PROTECTION FENCING
---	OVERFLOW PATHWAY



SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
GfB	Gladstone-Urban land complex, 0 to 8 percent slopes	B	0.32
GcB	Glenville-Urban land-Udorthents complex, 0 to 8 percent slopes	C	0.49

HOWARD COUNTY SOILS MAP 17: CLARKSVILLE NE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:
 Chief, Development Engineering Division
 Date: 3/6/2024

Chief, Development Engineering Division
 Date: 3/4/2024

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLSWORTH CITY, MARYLAND 21104
 (410) 461-2895



PROFESSIONAL CERTIFICATION

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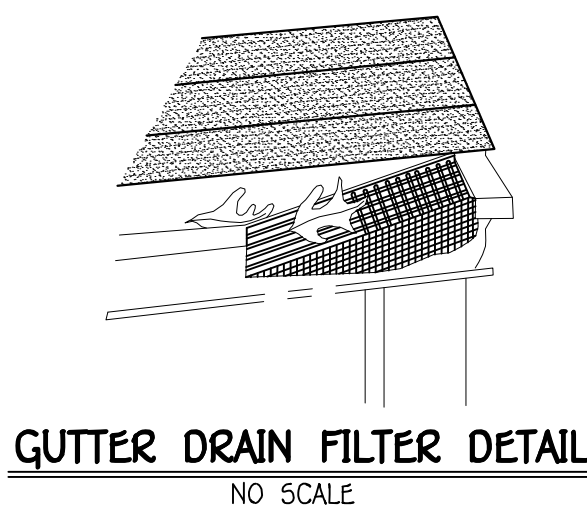
Frank Manalansan II
 FRANK JOHN MANALANSAN II

2/14/2024
 DATE

OWNER/DEVELOPER

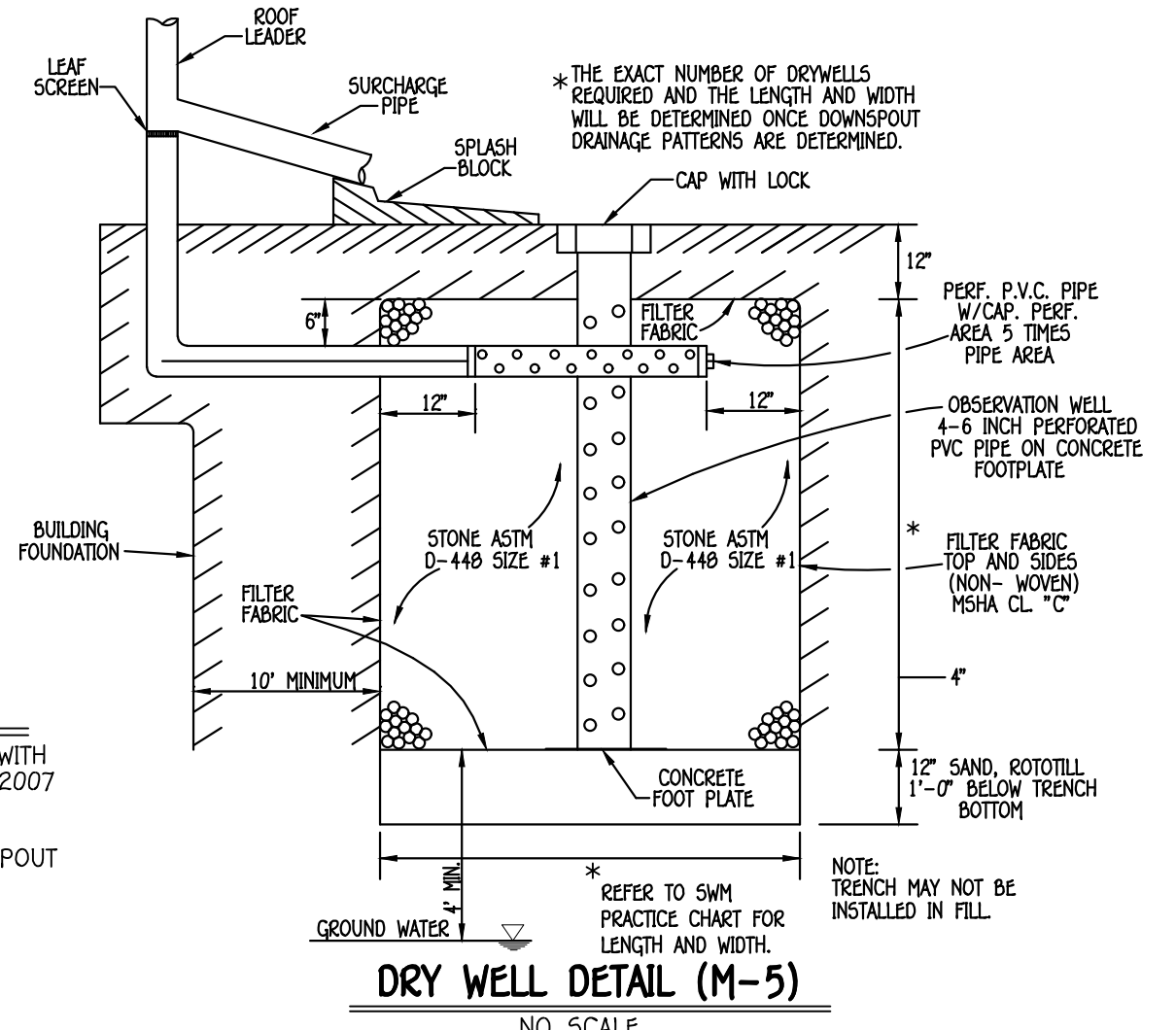
ANDREW POPE
 10446 OWEN BROWN ROAD
 COLUMBIA, MARYLAND 21044
 301-641-0857

GRADING, SEDIMENT AND EROSION CONTROL PLAN
POPE PROPERTY LOTS 1 THRU 3
 (10446 OWEN BROWN ROAD)
 TAX MAP NO.: 35 GRID NO.: 12 PARCEL NO.:179
 ZONED R-20
 PREVIOUS HOWARD COUNTY FILES: ECP-19-055
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: A5 SHOWN DATE: FEBRUARY, 2024
 SHEET 5 OF 9



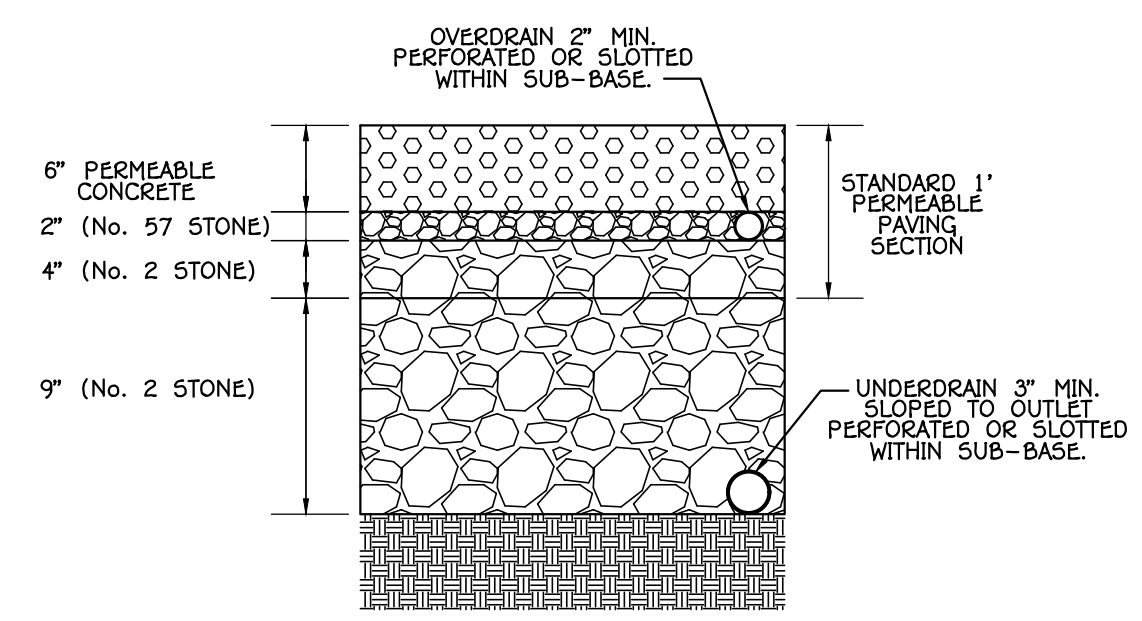
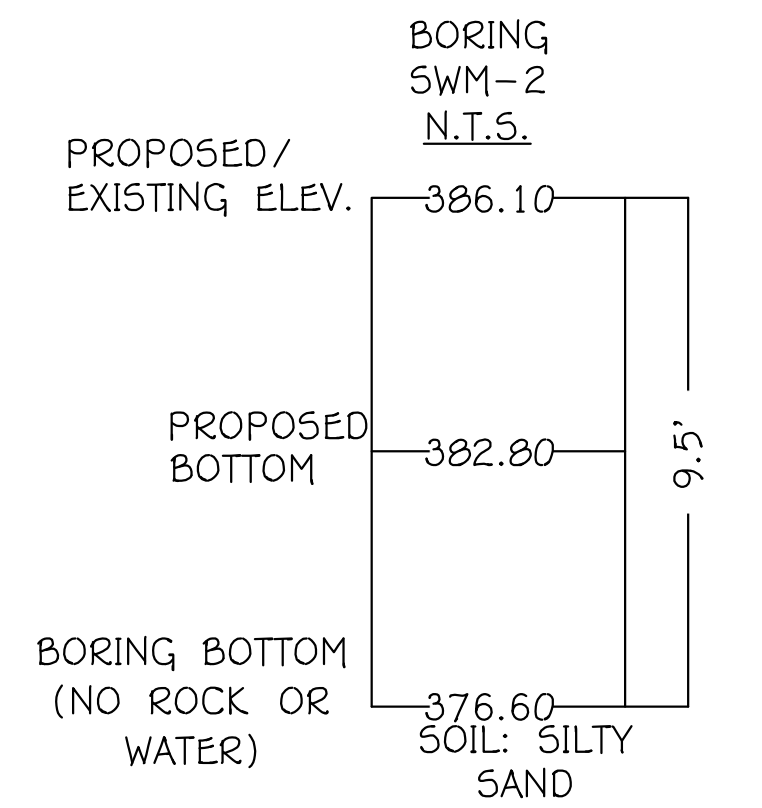
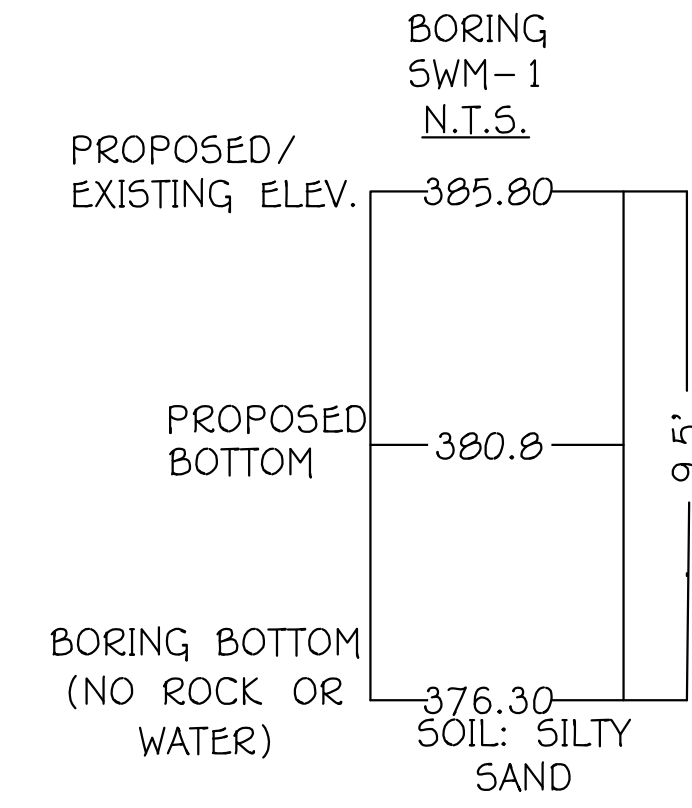
STORMWATER MANAGEMENT NOTES

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 500 SQ. FT. OR LESS.



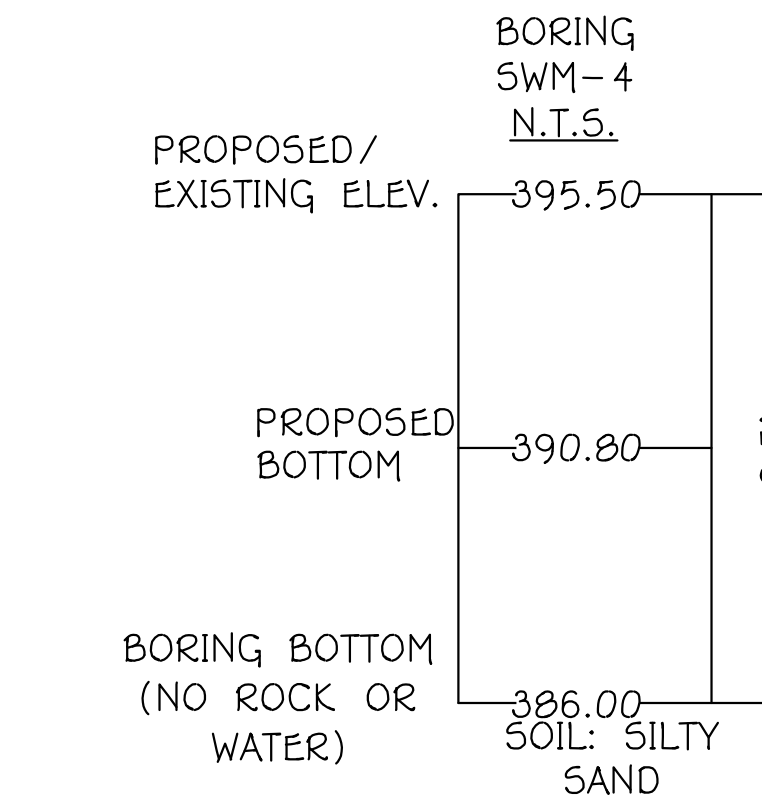
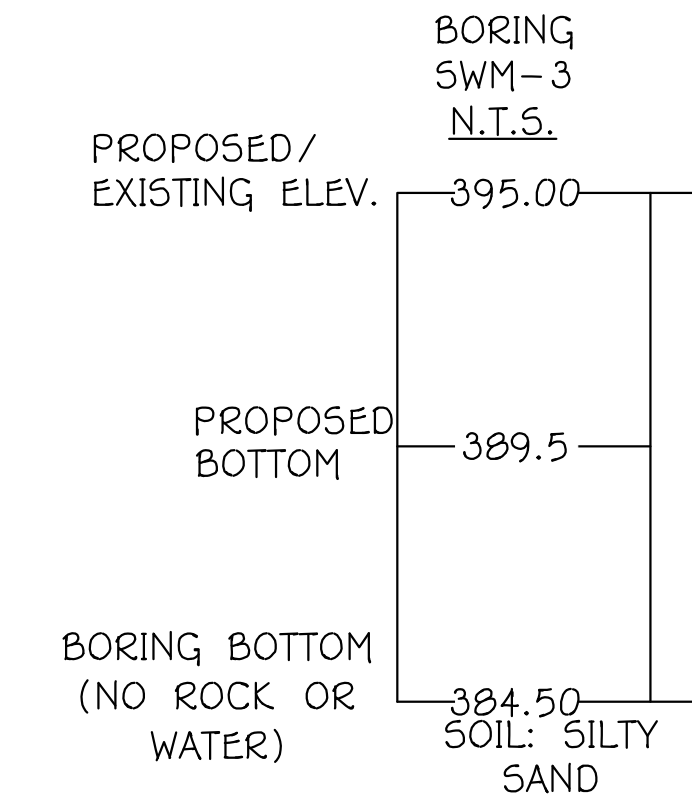
OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- 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 ENSURE 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.



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- A. THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND INSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- B. THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.
- C. THE OWNER SHALL USE DEICERS IN MODERATION. DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.
- D. THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.



LOT NO.	#DOWNSPOUTS PER DRYWELL	IMPERVIOUS AREA	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF STORAGE	AREA OF TREATMENT	BMP LABEL	DIMENSIONS OF DRYWELLS	PERMEABLE PAVEMENT (A-2) Y/N	DRY WELLS (M-5) Y/N
LOT 1 10444	2	688 SqFt	83 CuFt	96 CuFt	100%	100%	DW 1	10' X 6' X 4'	-	Y
	2	688 SqFt	83 CuFt	96 CuFt	100%	100%	DW 2	10' X 6' X 4'	-	Y
	2	688 SqFt	83 CuFt	96 CuFt	100%	100%	DW 3	10' X 6' X 4'	-	Y
	2	688 SqFt	83 CuFt	96 CuFt	100%	100%	DW 4	10' X 6' X 4'	-	Y
	-	1,394 SqFt	243 CuFt	243 CuFt	-	100%	A-2 (1)	-	Y	-
LOT 3 10448	2	688 SqFt	83 CuFt	96 CuFt	100%	100%	DW 5	10' X 6' X 4'	-	Y
	2	688 SqFt	83 CuFt	96 CuFt	100%	100%	DW 6	10' X 6' X 4'	-	Y
	2	688 SqFt	83 CuFt	96 CuFt	100%	100%	DW 7	10' X 6' X 4'	-	Y
	2	688 SqFt	83 CuFt	96 CuFt	100%	100%	DW 8	10' X 6' X 4'	-	Y
	-	1,713 SqFt	305 CuFt	305 CuFt	-	100%	A-2 (2)	-	Y	-

PERM. PAV. AREA NO.	DEPTH
A-2(1)	1.75'
A-2(2)	1.75'

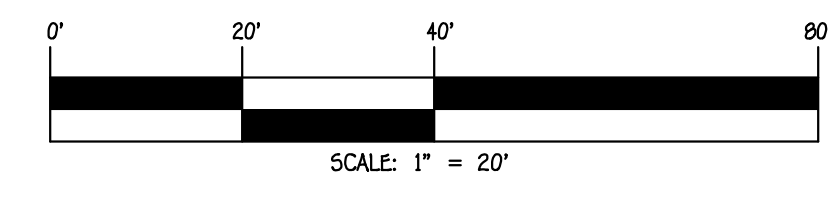
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Designed by: [Signature] 3/6/2024
Date

Chief, Division of Land Development
[Signature] 3/4/2024
Date

Chief, Development Engineering Division

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ELICOTT CITY, MARYLAND 21042
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Frank Manalangan II
FRANK JOHN MANALANGAN II

DATE: 2/14/2024

OWNER/DEVELOPER

ANDREW POPE
10446 OWEN BROWN ROAD
COLUMBIA, MARYLAND 21044
301-641-0857

STORMWATER MANAGEMENT NOTES, DETAILS AND BORINGS
POPE PROPERTY LOTS 1 THRU 3
(10446 OWEN BROWN ROAD)
TAX MAP NO.: 35 GRID NO.: 12 PARCEL NO.:179
ZONED R-20
PREVIOUS HOWARD COUNTY FILES: ECP-19-055
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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SHEET 6 OF 9

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

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

- B. TOPSOILING
1. TOPSOILING PLACES OVER PREPARED SUBSOIL PADS TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH...
2. TOPSOILING SAUGHTER FROM EXISTING PROFILES THAT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS...

- C. SOIL AMENDMENTS (FERTILIZER & LIME SPECIFICATIONS)
1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT TYPES AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE...

PERMANENT SEEDING NOTES (B-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 HARDINESS ZONE...
2. TURFGRASSES MIXTURES
a. AREAS WHERE TURFGRASSES MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES...

Table with 4 columns: HARDNESS ZONE (FROM FIGURE B.3), FERTILIZER RATE (10-20-20), LIME RATE (SEED MIXTURE FROM TABLE B.3), and SPECIES APPLICATION RATE (LB./AC).

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

- 1. GENERAL SPECIFICATIONS
a. CLASSES OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR...
2. APPLICATION
a. STRAWING SOD SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE...

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
a) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1).

B-4-B STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

- A mound or pile of soil protected by appropriately designed erosion and sediment control measures.
PURPOSE: TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.
CONDITIONS WHERE PRACTICE APPLIES: THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN...

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

- DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.
PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.
CONDITIONS WHERE PRACTICE APPLIES: TO THE SURFACE OF ALL PERIMETER CONTROL, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.
A. SEEDING
1. SPECIFICATIONS
a. ALL SEED MUST MEET THE REQUIREMENT OF THE MARYLAND STATE SEED LAW...

- B. MULCHING
1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
a. STRAW CONSISTING OF THRESHING-TREATED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...
b. WOOD CELLULOSE FIBER MULCH (WCM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO UNIFORM FINESSE PHYSICAL STATE...
2. APPLICATION
a. APPLY MULCH TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING...

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

- 1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1895 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: a. Prior to the start of earth disturbance...
2. Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding any other earth disturbance or grading...
3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, 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...

Table with 2 columns: Description and Value. Includes Total Area of Site (1.82+/- Acres), LOD Total Area Disturbed (1.31+/- Acres), Area to be roofed or paved (0.21+/- Acres), Area to be vegetatively stabilized (1.61+/- Acres), Total Cut (1,000 Cu.Yds.), Total Fill (1,000 Cu. Yds.), and Offsite waste/borrow area location (N/A).

- 7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
8. 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 discharges
• Identification of plan deficiencies
• Identification of sediment controls that require maintenance
• Identification of missing or improperly installed sediment controls
• Compliance status regarding the sequence of construction and stabilization requirements
• Photographs
• Monitoring/sampling
• Maintenance and/or corrective action performed
• Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE).

TABLE B.1 TEMPORARY SEEDING FOR SITE STABILIZATION

Table with columns: PLANT SPECS, SEEDING RATE (LB./AC. and LB./1000 FT.2), SEEDING DEPTH (INCHES), and RECOMMENDED SEEDING DATES BY PLANT HARDINESS ZONE (5b AND 6a, 6b, 7a AND 7b).

NOTES:
1. SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED.
2. 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.
3. THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4-1 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE 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.

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

POPE PROPERTY LOTS 1 THRU 3 (10446 OWEN BROWN ROAD)

TAX MAP NO.: 35 ZONED R-12 PARCEL NO.:179 GRID NO.-20
PREVIOUS HOWARD COUNTY FILES: ECP-19-055
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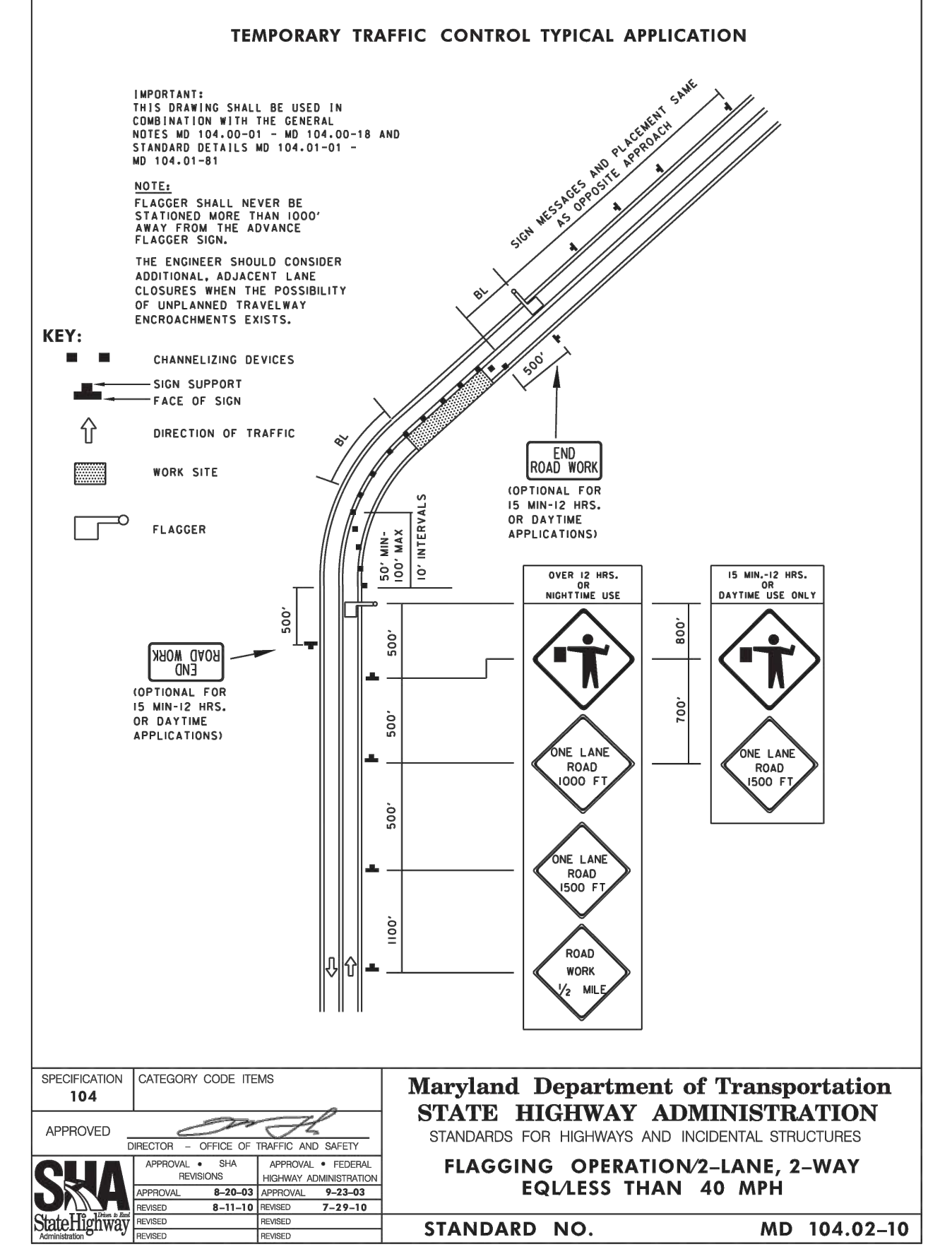
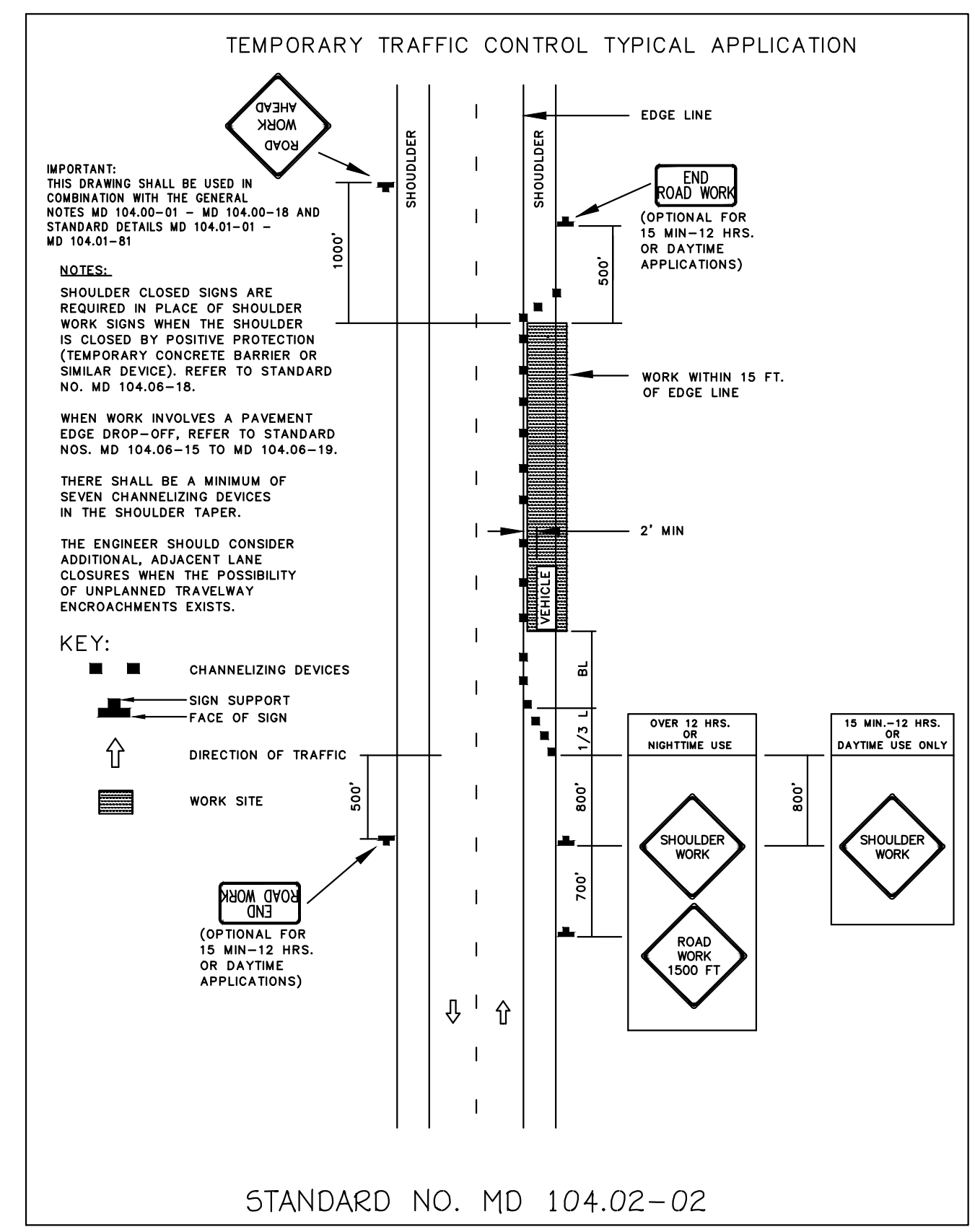


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Frank Malalangan II
2/14/2024
FRANK JOHN MALALANGAN II DATE

OWNER/DEVELOPER
ANDREW POPE
10446 OWEN BROWN ROAD
COLUMBIA, MARYLAND 21044
301-641-0857

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Digitally signed by CHAD Edmondson, Chief, Division of Land Development, on 3/6/2024 at 14:04:19 EDT.
Digitally signed by CHAD Edmondson, Chief, Development Engineering Division, on 3/4/2024 at 14:04:19 EDT.

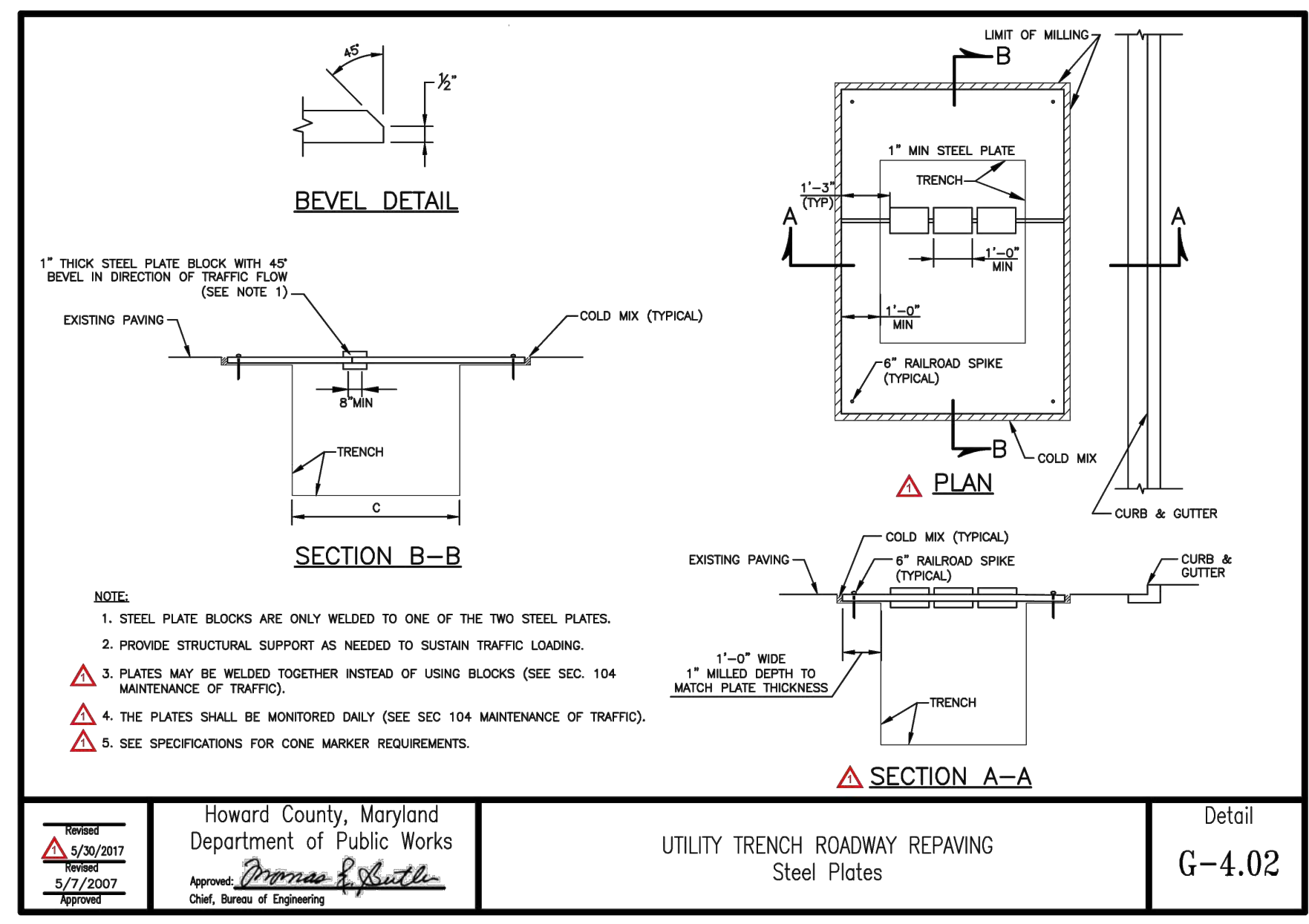
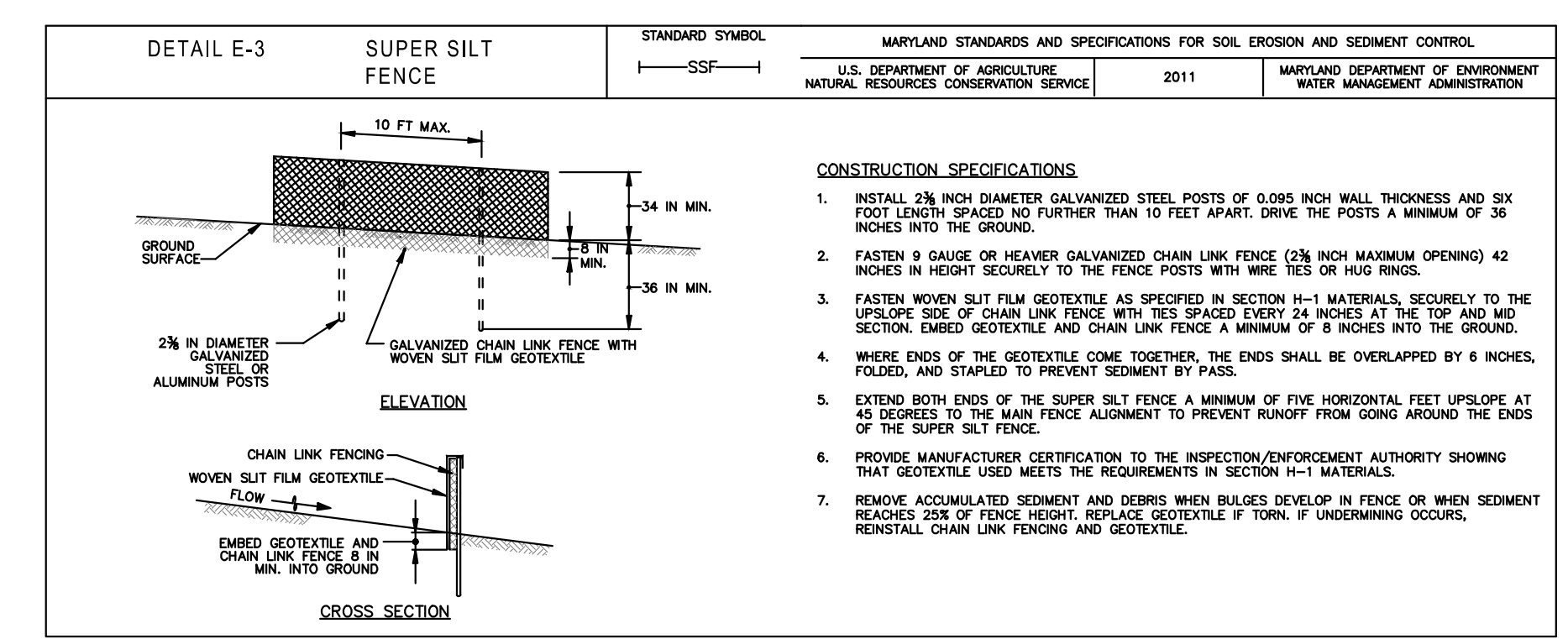
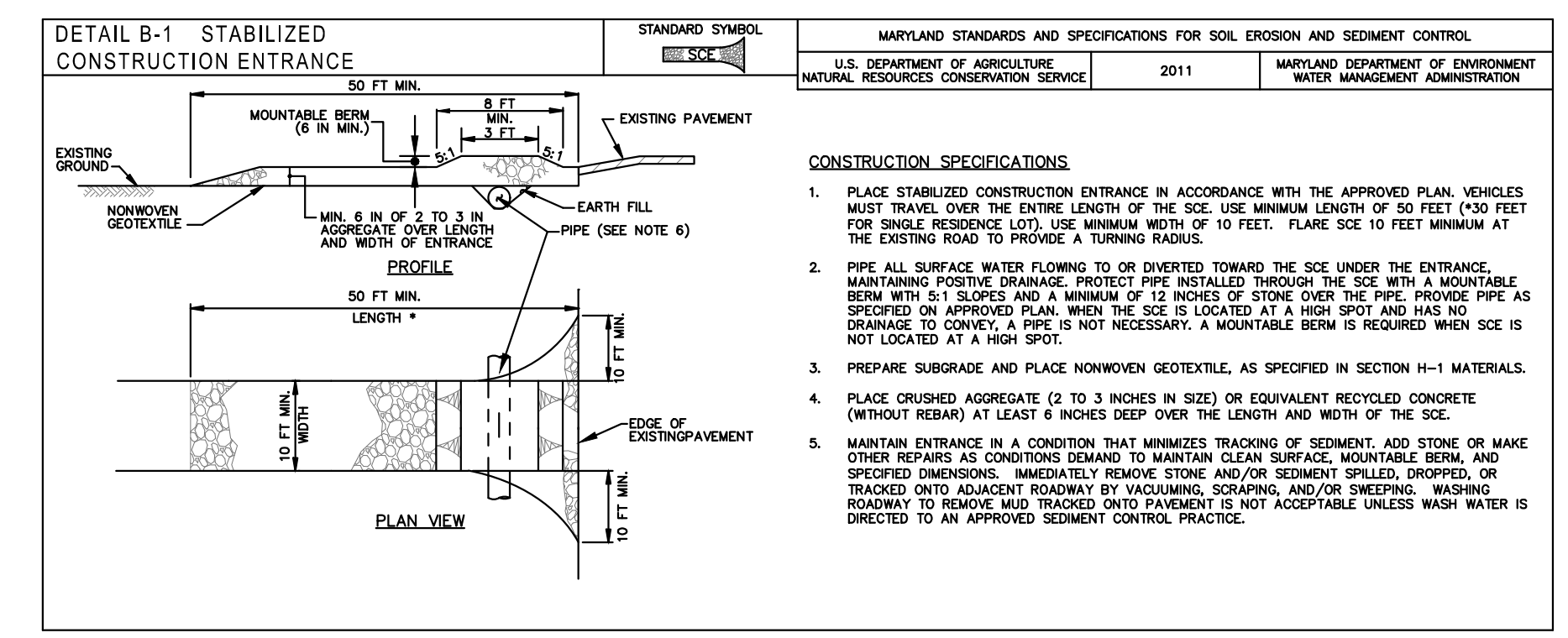
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Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
**FLAGGING OPERATION-2-LANE, 2-WAY
 EQL/LESS THAN 40 MPH**

APPROVED: **SHA** State Highway Administration

APPROVAL	DATE	APPROVAL	DATE
APPROVED	8-23-03	APPROVED	6-23-03
REVISION	8-11-10	REVISION	7-29-10
REVISION		REVISION	



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-4-6-C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: PSSMC1 - *0.093 lb/ft², PSSMC2 - *0.16 lb/ft² (* INCLUDE SHEAR STRESS)

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 PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2.52 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
- SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "T" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "U" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1-3/4 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
- PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS. UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDBED SURFACE. AVOID STRETCHING THE MATTING.
- OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
- KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
- IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEPT AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
- ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by: [Signature] 3/6/2024

Chief, Division of Planning & Development Date: 3/4/2024

Chief, Development Engineering Division Date:

FISHER, COLLINS & CARTER, INC.
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 301-641-0957

SEDIMENT AND EROSION CONTROL AND TRAFFIC CONTROL DETAILS

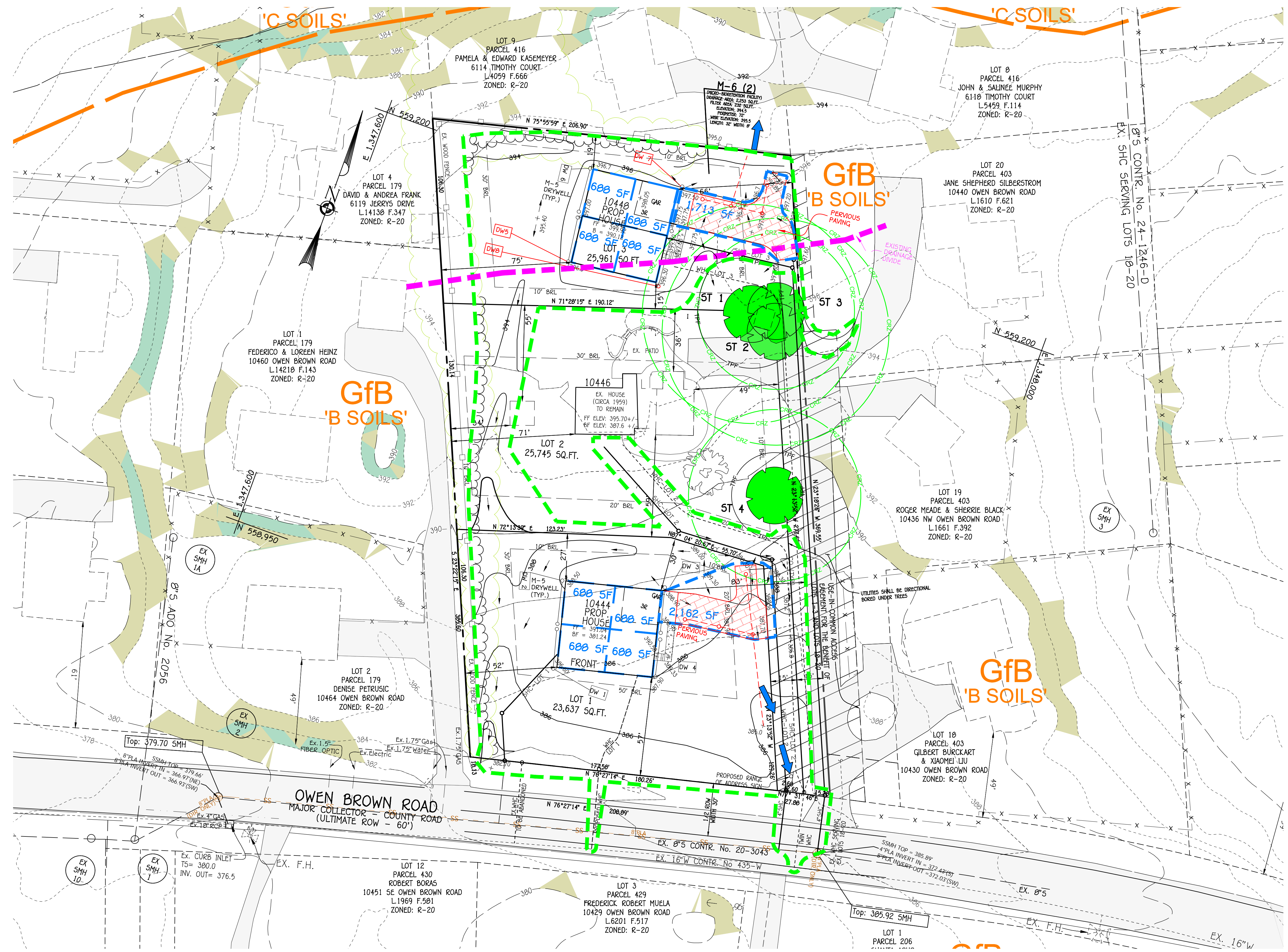
POPE PROPERTY LOTS 1 THRU 3
 (10446 OWEN BROWN ROAD)
 TAX MAP NO.: 35 GRID NO.: 12 PARCEL NO.:179
 ZONED R-20
 PREVIOUS HOWARD COUNTY FILES: ECP-19-055
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: A5 SHOWN DATE: FEBRUARY, 2024
 SHEET 8 OF 9

F-19-077

SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
GfB	Gladstone-Urban land complex, 0 to 8 percent slopes	B	0.32
GdB	Glenville-Urban land-Udorthents complex, 0 to 8 percent slopes	C	0.49

HOWARD COUNTY SOILS MAP 17; CLARKSVILLE NE

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
x 4.48.5	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING PAVING
---	PRIVATE UIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE/TREE PROTECTION FENCE
---	DIVERSION FENCE/TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDES TO MICRO-BIORETENTION AND BIOSWALE
---	DRAINAGE DIVIDE TO DRYWELLS
---	EXISTING DRAINAGE DIVIDE
---	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO REMAIN
ST 3	SPECIMEN TREE
---	CRITICAL ROOT ZONE
B-1	DENOTES 5WV TEST BORING LOCATION
---	TREE PROTECTION FENCING
---	OVERFLOW PATHWAY
---	PERVIOUS PAVING



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Documented by: *ADD Edmondson* 3/6/2024
 Chief, Division of Planning & Development Date

Chief, Development Engineering Division 3/4/2024 Date

FISHER, COLLINS & CARTER, INC.
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 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2855



PROFESSIONAL CERTIFICATION
 HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/25.
 Frank Manalansan II 2/14/2024
 FRANK JOHN MANALANSAN II DATE

OWNER/DEVELOPER
 ANDREW POPE
 10446 OWEN BROWN ROAD
 COLUMBIA, MARYLAND 21044
 301-641-0857

STORMWATER MANAGEMENT DRAINAGE AREA MAP
POPE PROPERTY LOTS 1 THRU 3
 (10446 OWEN BROWN ROAD)
 TAX MAP NO.: 35 GRID NO.: 12 PARCEL NO.: 179
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