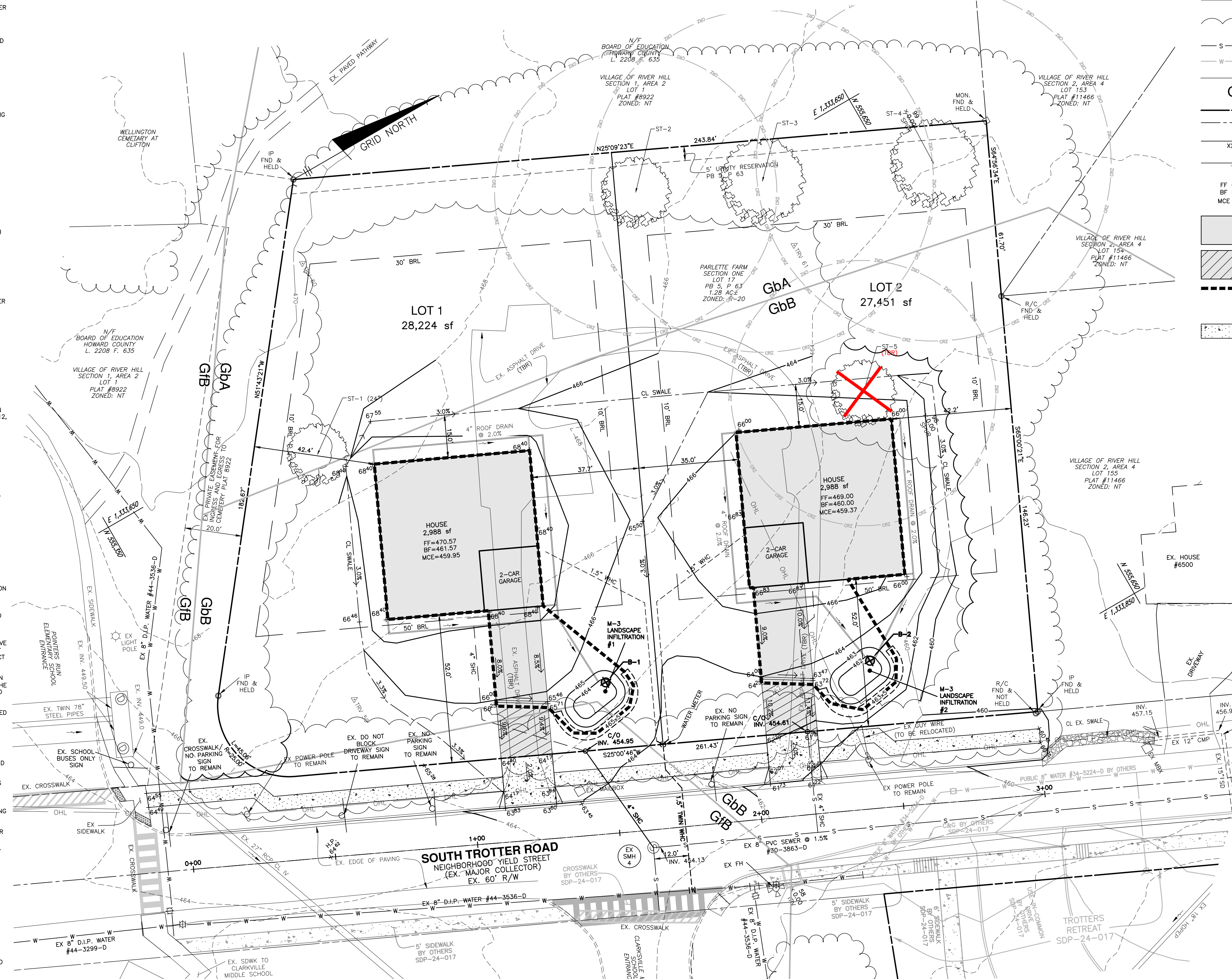


GENERAL NOTES

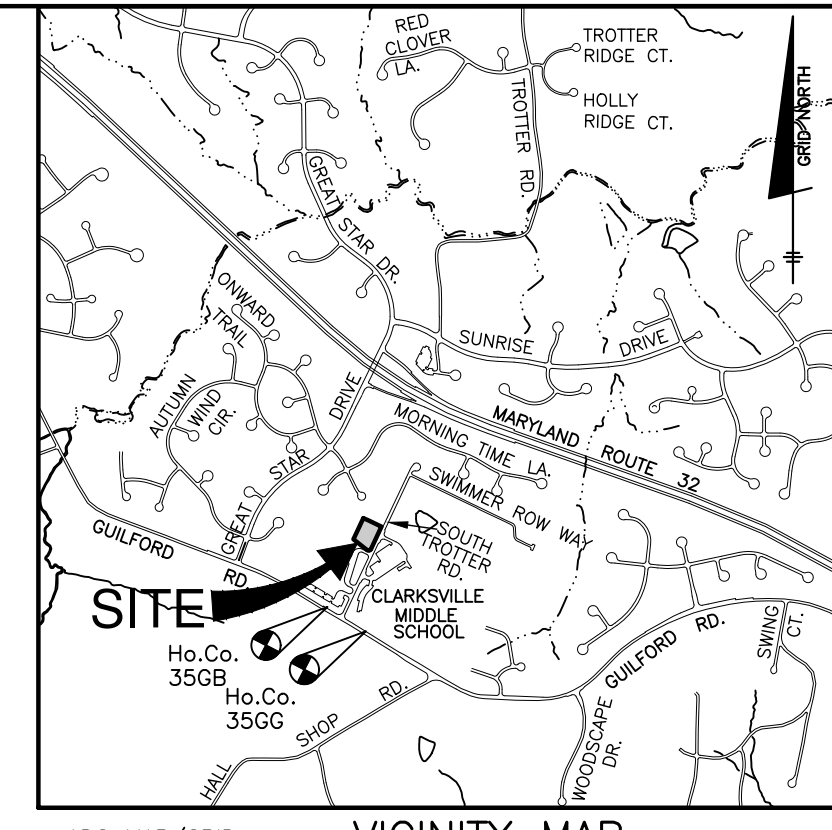
- 1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
2. SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 35GB AND 35GG WERE USED FOR THIS PROJECT.
5. ALL AREAS ARE "MORE OR LESS".
6. TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, DATED OCTOBER 19, 2023.
7. THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN, OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS PROPERTY. FIELD REVIEW WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. WITH FINDINGS IN THEIR LETTER DATED DECEMBER 14, 2023.
8. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT PER THE HOWARD COUNTY PLAN FOR WATER AND SEWER, DATED NOVEMBER, 2015.
WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBERS ARE #30-3863-D AND #44-3536-D
WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
WATER AND SEWER SERVICE SHALL BE PROVIDED VIA NEW HOUSE CONNECTIONS OFF THE EXISTING MAINS WITHIN SOUTH TROTTER ROAD. THIS SHALL BE ACCOMPLISHED VIA THE N.W.S.S. PROCESS THRU DPW.
9. TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
10. THE EXISTING STRUCTURES ON THIS LOT WERE REMOVED IN MAY, 2024 UNDER DEMO PERMIT #B24001186.
11. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).
C) GEOMETRY - MAX 10% GRADE CHANGE & MIN 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
12. THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON MARCH 20, 2024.
13. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY UTILIZING 0.2 ACRES OF FOREST CONSERVATION EASEMENT #8 ON TALLEY PROPERTY PARCEL 1 AND 2 AS SHOWN ON SHEET 12 OF THE F-07-003 KINDLER OVERLOOK ROAD CONSTRUCTION PLANS.
14. PERIMETER LANDSCAPING FOR THIS DEVELOPMENT IS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$2,100.00 (5 SHADE TREES AND 2 MITIGATION TREES FOR SPECIMEN TREE REMOVAL PER APPROVAL OF WP-24-088 AT \$300.00 EA) SHALL BE PAID AS PART OF THE DPW DEVELOPERS AGREEMENT.
15. PUBLIC STREET TREES ARE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$2,700.00 FOR THE REQUIRED 9 TREES SHALL BE COLLECTED WITH THE DPW DEVELOPERS COST ESTIMATE.
16. THE NOISE STUDY IS NOT REQUIRED SINCE THIS RESUBDIVISION AS THE SITE IS NOT LOCATED WITHIN ANY OF THE AREAS DEFINED IN SECTION 5.2.0.2 WHICH NECESSITATE A NOISE STUDY.
17. A TRAFFIC STUDY IS NOT REQUIRED SINCE THIS RESUBDIVISION DOES NOT GENERATE MORE THAN 5 PEAK HOUR TRIPS PER TRAFFIC LETTER PREPARED BY MARS GROUP INC. DATED FEBRUARY 12, 2024.
18. THE SPEED STUDY WAS PREPARED BY MARS GROUP IN OCTOBER, 2022.
19. A MULTIMODAL STUDY IS NOT REQUIRED SINCE THIS RESUBDIVISION DOES NOT GENERATE MORE THAN 5 PEAK HOUR TRIPS. THE MULTIMODAL TRANSPORTATION STUDIES CHECKLIST WAS PREPARED BY MARS GROUP, INC DATED FEBRUARY 7, 2024.
20. THE STORMWATER MANAGEMENT REPORT WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN MARCH, 2024. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT HAS BEEN PROVIDED VIA ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL (ESD TO THE MAX) AND COMPLIES WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME 1, CHAPTER 5".
STORMWATER MANAGEMENT IS PROVIDED BY THE IMPLEMENTATION OF 2 (M-3) LANDSCAPE INFILTRATION PRACTICES. THEY SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. THE GEOTECHNICAL REPORT FOR THE SOILS BORINGS FOR STORMWATER MANAGEMENT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC. DATED FEBRUARY 26, 2024.
22. THIS DEVELOPMENT IS IN ACCORDANCE WITH SECTION 16.127 "RESIDENTIAL INFILL DEVELOPMENT" OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
23. A FEE-IN-LIEU PAYMENT OF \$3,000.00 SHALL BE MADE TO SATISFY THE OPEN SPACE REQUIREMENT PER SECTION 16.121 (b)(2). THIS FEE IS BASED ON \$1,500.00 PER LOT BASED ON THE JULY 1, 2023 FEE SCHEDULE.
24. WP-24-088, AN ALTERNATIVE COMPLIANCE TO SECTION 16.119(f)(3) AND 16.127(c)(4)(i) TO ALLOW THE TWO EXISTING DRIVEWAY ACCESS POINTS OFF SOUTH TROTTER ROAD TO REMAIN AND TO SECTION 16.120(a)(3) FOR THE REMOVAL OF ONE (1) SPECIMEN TREE WAS APPROVED ON MAY 31, 2024 SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE ALTERNATIVE COMPLIANCE APPROVAL GRANTS THE APPLICANT THE AUTHORITY TO REMOVE ONE SPECIMEN TREE, SPECIMEN TREE #5, AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT AND FINAL SUPPLEMENTAL PLAN. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS APPROVAL.
2. PROVIDE THE PLANTING OF TWO (2) 3" DBH NATIVE MARYLAND TREES ON-SITE AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREE #5. THE TWO MITIGATION TREES SHALL BE SHOWN ON THE FINAL SUBDIVISION LANDSCAPE AND FOREST CONSERVATION PLAN SHEETS AND MUST BE BONDED ALONG WITH THE DEVELOPER'S REQUIRED LANDSCAPE OBLIGATION.
3. ACCESS TO SOUTH TROTTER ROAD IS RESTRICTED TO THE 20-FOOT ACCESS POINTS APPROVED ON THE FINAL SUBDIVISION PLAN. THE STATEMENT "VEHICULAR EGRESS AND INGRESS IS RESTRICTED" SHALL BE SHOWN ALONG THE PROPERTY FRONTAGE, EXCEPT WHERE APPROVED ACCESS POINTS ARE LOCATED.
25. APPLICABLE DPZ FILE REFERENCES: ECP-24-028, PB 5 PG 63, WP-24-088
26. ALL EXISTING SIGNAGE ALONG THE FRONTAGE OF THE PROPERTY IS TO REMAIN BOTH DURING AND AFTER CONSTRUCTION.
27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
28. 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 THE START OF WORK.
29. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY ELEVATION WORK BEING DONE.
30. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNAGE 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.
31. ALL SIGN POSTS 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 TOP OF EACH POST.
32. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
33. THE EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED OCTOBER, 2023.
34. EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS, HOWARD COUNTY GIS, AND FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED OCTOBER, 2023

SUPPLEMENTAL PLANS
POINTERS VIEW
LOTS 1 AND 2



LEGEND OF SYMBOLS

- ST - EXISTING SPECIMEN TREE
CRZ - CRITICAL ROOT ZONE
EXISTING CONTOURS
EXISTING TREELINE
EXISTING SEWER
EXISTING WATER
GbB - NRCS SOILS DELINEATION LINE
NRCS SOILS TYPE
LIMIT OF SUBMISSION
CL SWALE
BUILDING RESTRICTION LINE
PROPOSED ROOF LEADER DRAIN
FIRST FLOOR ELEVATION
BASEMENT FLOOR ELEVATION
MINIMUM CELLAR ELEVATION
PROPOSED IMPERVIOUS AREA
PROPOSED UNTREATED IMPERVIOUS AREA
SWM DRAINAGE AREA LINE
INDICATES "TO BE REMOVED"
PROPOSED CONC. SIDEWALK



HO. CO. BENCHMARKS
HORIZONTAL: MARYLAND NAD83
VERTICAL: NAVD83
35GG
N 554358.875
E 1333834.183
ELEV. 477.982
35GB
N 554740.098
E 1333317.635
ELEV. 464.651

SHEET INDEX
SHEET 1-2 GRADING AND SITE PLAN
2 FRONTAGE IMPROVEMENT PLAN
3 STORMWATER MANAGEMENT DETAILS
4 PERIMETER LANDSCAPING AND STREET TREE PLAN
5-6 SEDIMENT AND EROSION CONTROL PLANS

Site Analysis Data Chart
Zoning: R-20
Gross Area: 1.28 ac
100-yr Floodplain: 0.00 ac
Steep Slopes 25% or greater (outside floodplain): 0.00 ac
Net Area: 1.28 ac
Number of Units Proposed (SFD): 2
Area of Open Space Required: 0.08 ac
Area of Open Space Provided: 0.00 ac**
Non-Credited: 0.00 ac
Credited: 0.00 ac
Area of Recreational Open Space Required: 0.00 ac
Area of Buildable Lots (SFD): 1.28 ac
Area of Bulk Parcels: 0.00 ac
Area of Proposed Public Road Right-of-way: 0.00 ac

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING
Total Number of Lots/Units Proposed: 2
Total Number of MIHUs Required: 1
Number of MIHUs Provided Onsite (Exempt from APFO allocations): 0
Number of APFO Allocations Required (Remaining Lots/Units): 1
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers): Lots 1 & 2

MIHU NOTE: THIS SUBDIVISION IS SUBJECT TO SECTION 13.402(c)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR MODERATE INCOME HOUSING UNITS. THIS SHALL BE ACCOMPLISHED VIA FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR LOT 1 AND FOR LOT 2

STORMWATER MANAGEMENT SUMMARY CHART - INDIVIDUAL PRACTICES
Practice: (M-3) Landscape Infiltration #1, (M-3) Landscape Infiltration #2
Totals: 580, 749, 312, 749

Stormwater Management Information
Lot/Parcel Number: 1, 2
Facility Name & Number: Landscape Infiltration #1, Landscape Infiltration #2
Practice Type (Quantity): Public, Private, HOA Maintains, Misc.

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND
SYMBOL: GbA, GbB, GbC
HYDRIC: NO, NO, NO
HYDROLOGIC GROUP: A, A, A
NAME: GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES; GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES; GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES
k-VALUE: 0.32, 0.32, 0.32
ERODIBLE: NO, NO, NO

HSCD Newsletter dated April, 2013 defines erodible soils as those soils with a slope greater than 15 percent or those with a soil erodibility factor K greater than 0.35 and with a slope greater than 5%.

APPROVED: DEPARTMENT OF PUBLIC WORKS (Signature: Dave, 9/18/2024)
APPROVED: DEPARTMENT OF PLANNING AND ZONING (Signature: Ed Anderson, 8/26/2024)

BENCHMARK ENGINEERING, INC.
3300 NORTH RIDGE ROAD SUITE 140
ENGINEERING, INC.
OWNER: DEVELOPMENT PARTNERS, LLC
DEVELOPER: DEVELOPMENT PARTNERS, LLC
DESIGN: DBT CHECK: CAM
DATE: JULY 26, 2024
SCALE: AS SHOWN
SHEET 1 OF 6

Table B.4.1 Materials Specifications for Micro-Bioretentation, Rain Gardens & Landscape Infiltration-

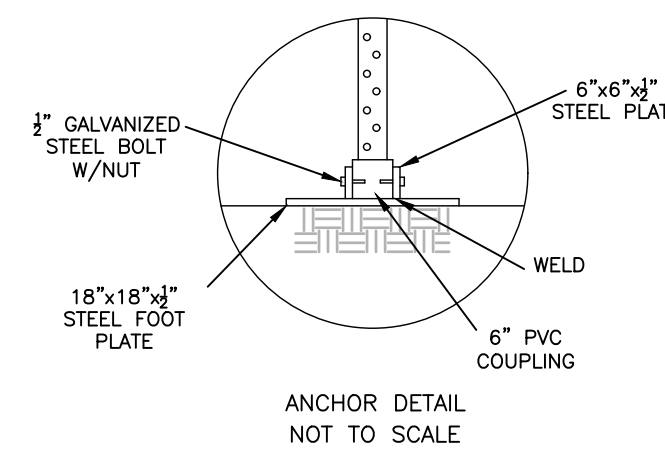
Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4 (ASTM D 2974)	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile	AASHTO M-43	n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; $f'_c = 3500$ psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) <i>not using previously approved State or local standards</i> requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

B.4.7

Supp. 1

OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3)

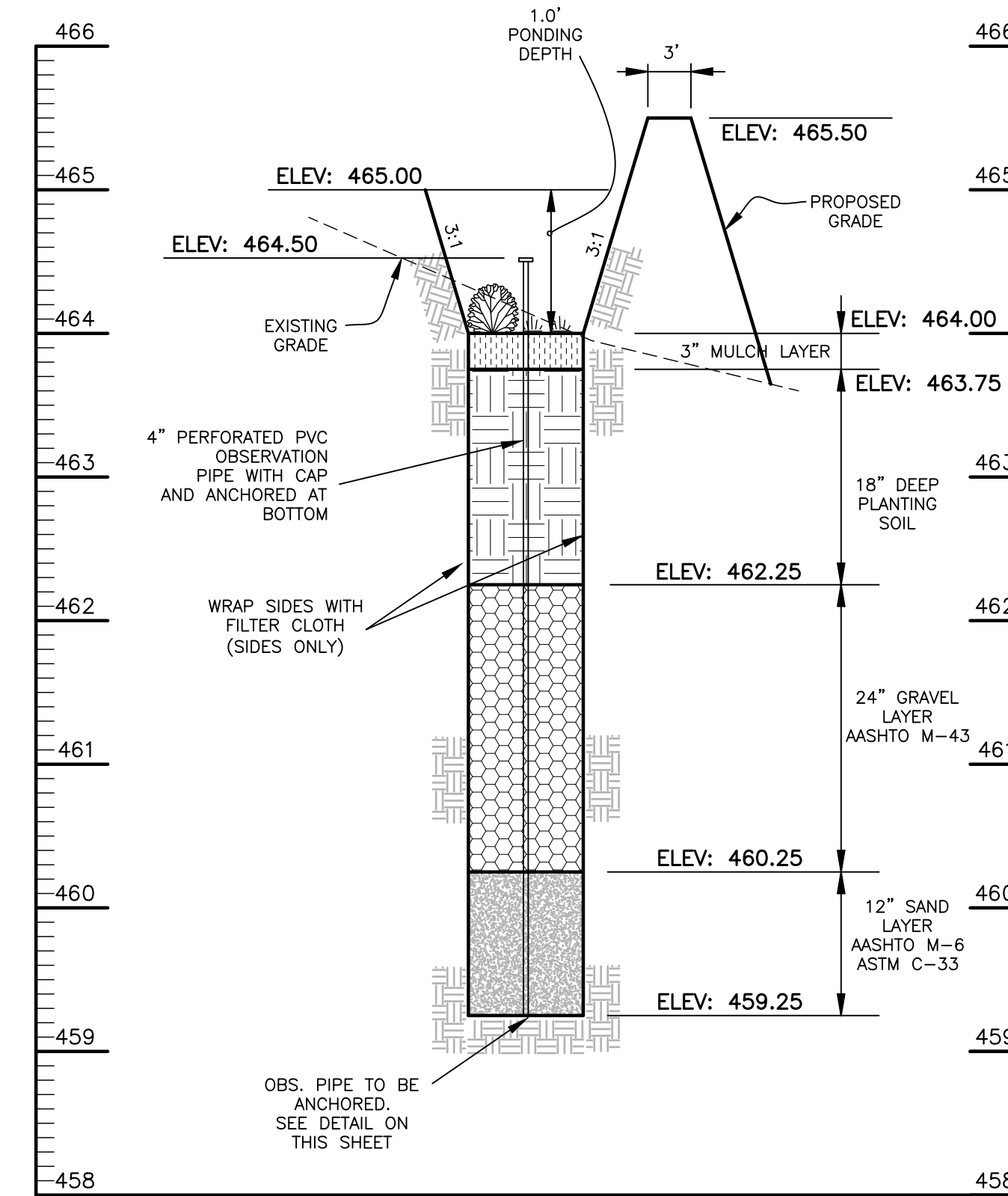
- The Owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater Design Manual Volume II, Table A.4.1 and 2.
- The Owner shall perform a plant inspection in the spring and in the fall of each year. During the inspection, the Owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs, and replace all deficient stakes and wires.
- The Owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed the new layer is applied.
- The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.



(M-3) Landscape Infiltration Landscaping Chart

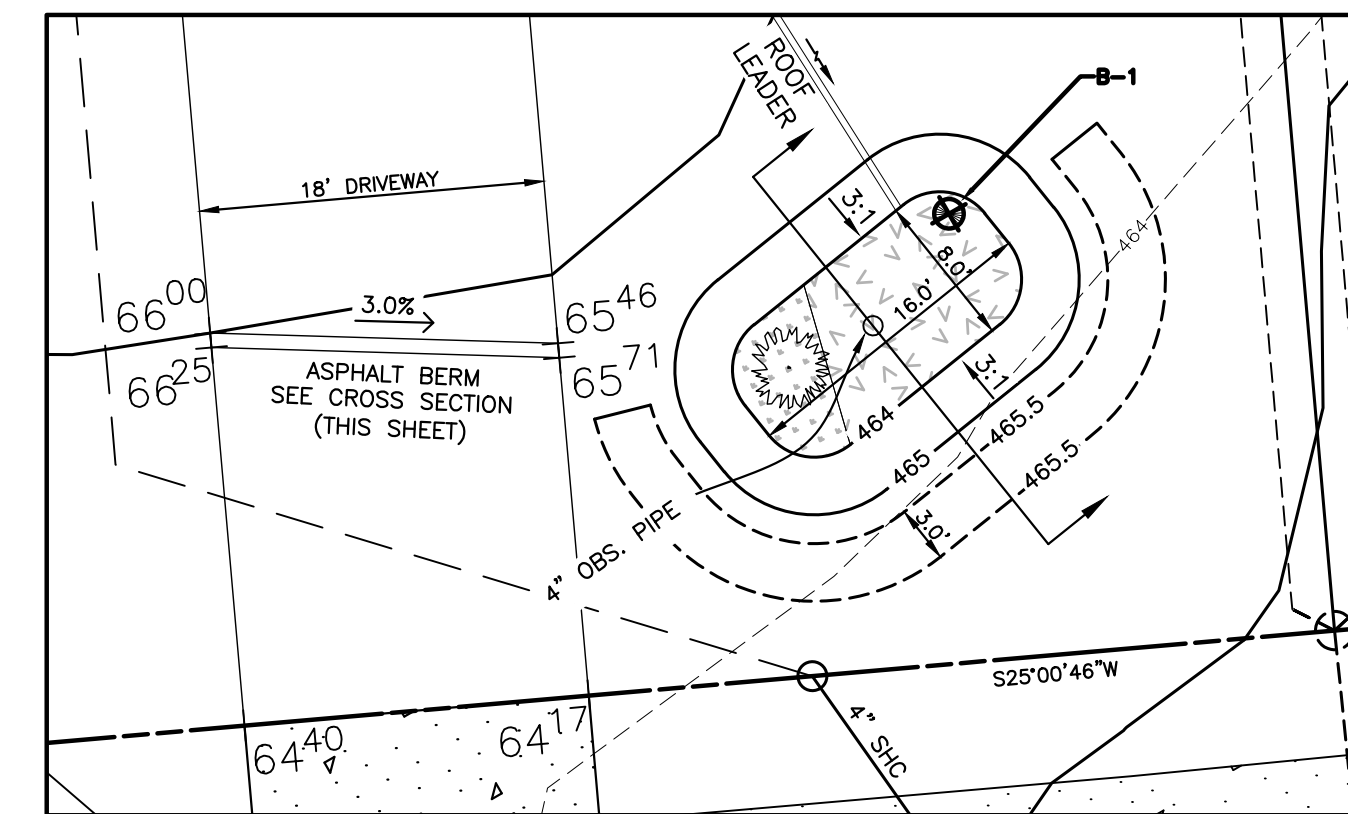
PLANT NAME	COMMON NAME	Surface Area TYPE	SIZE	#1 QUANTITY	#2 QUANTITY
Comus Amomum	Silky Dogwood	deciduous shrub	18-24" ht. #3 CAN	1	1
Echinacea Purpurea	Purple Coneflower	perennial	2 gal. container	8	8
Juncus Effusus	Common Rush	perennial	1 qt.	23	23

PLANTING LEGEND	
SYMBOL	NAME
	SILKY DOGWOOD
	PURPLE CONEFLOWER
	COMMON RUSH



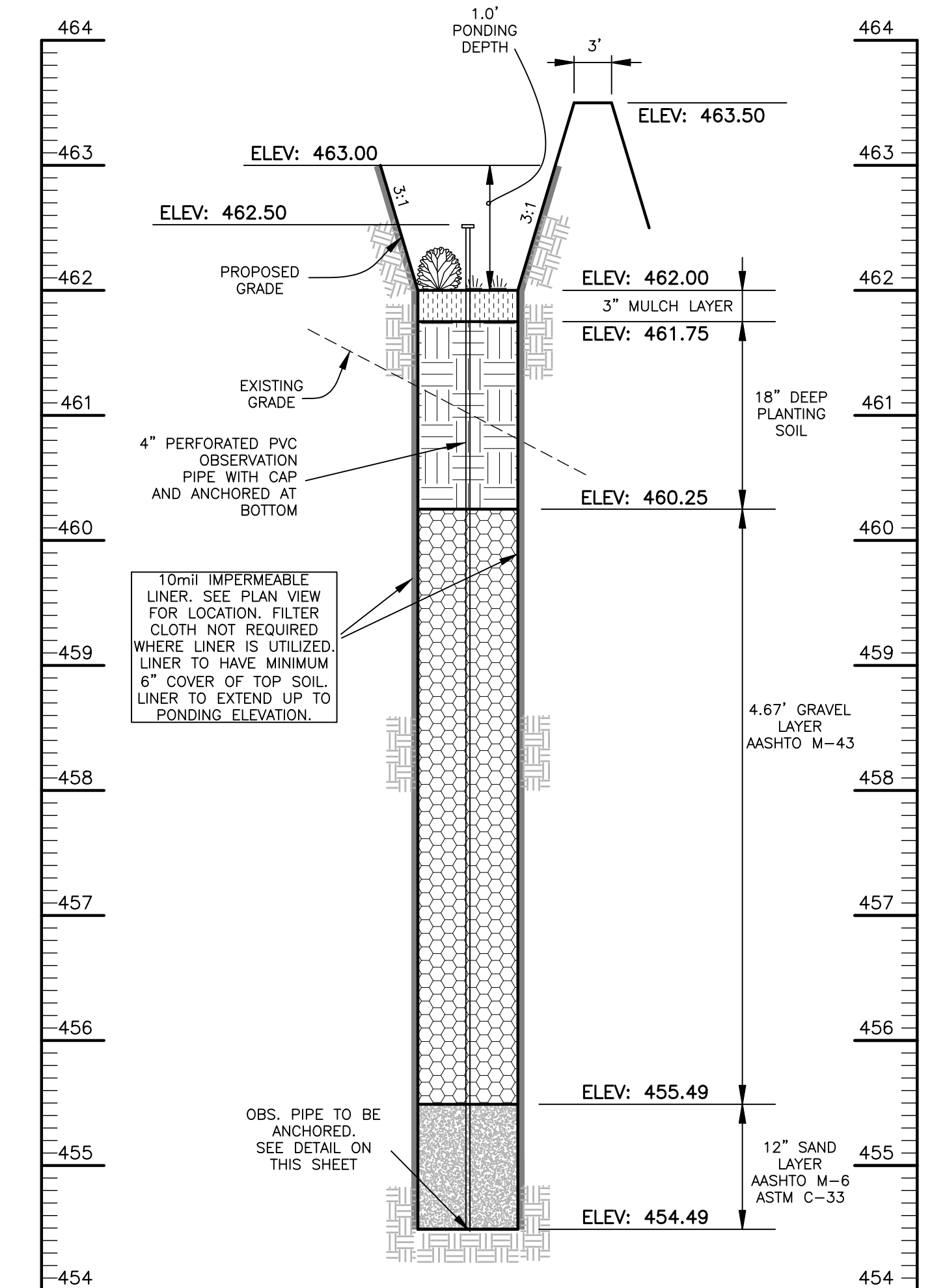
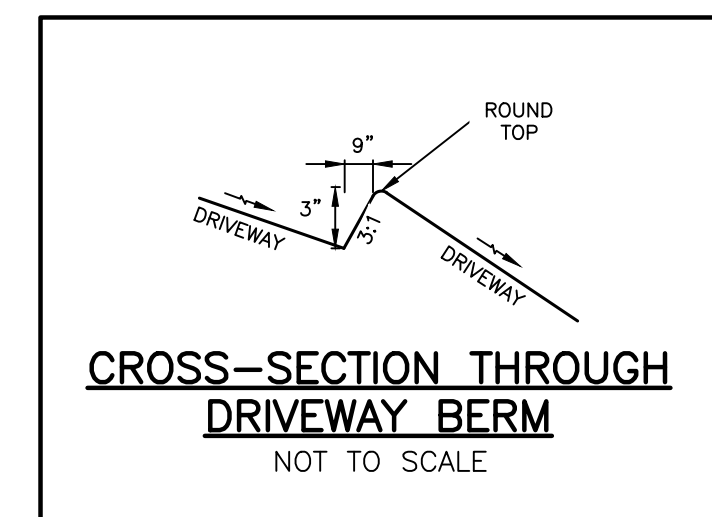
(M-3) LANDSCAPE INFILTRATION #1 CROSS SECTION

SCALE: 1"=10' HORIZ., 1"=1' VERT.



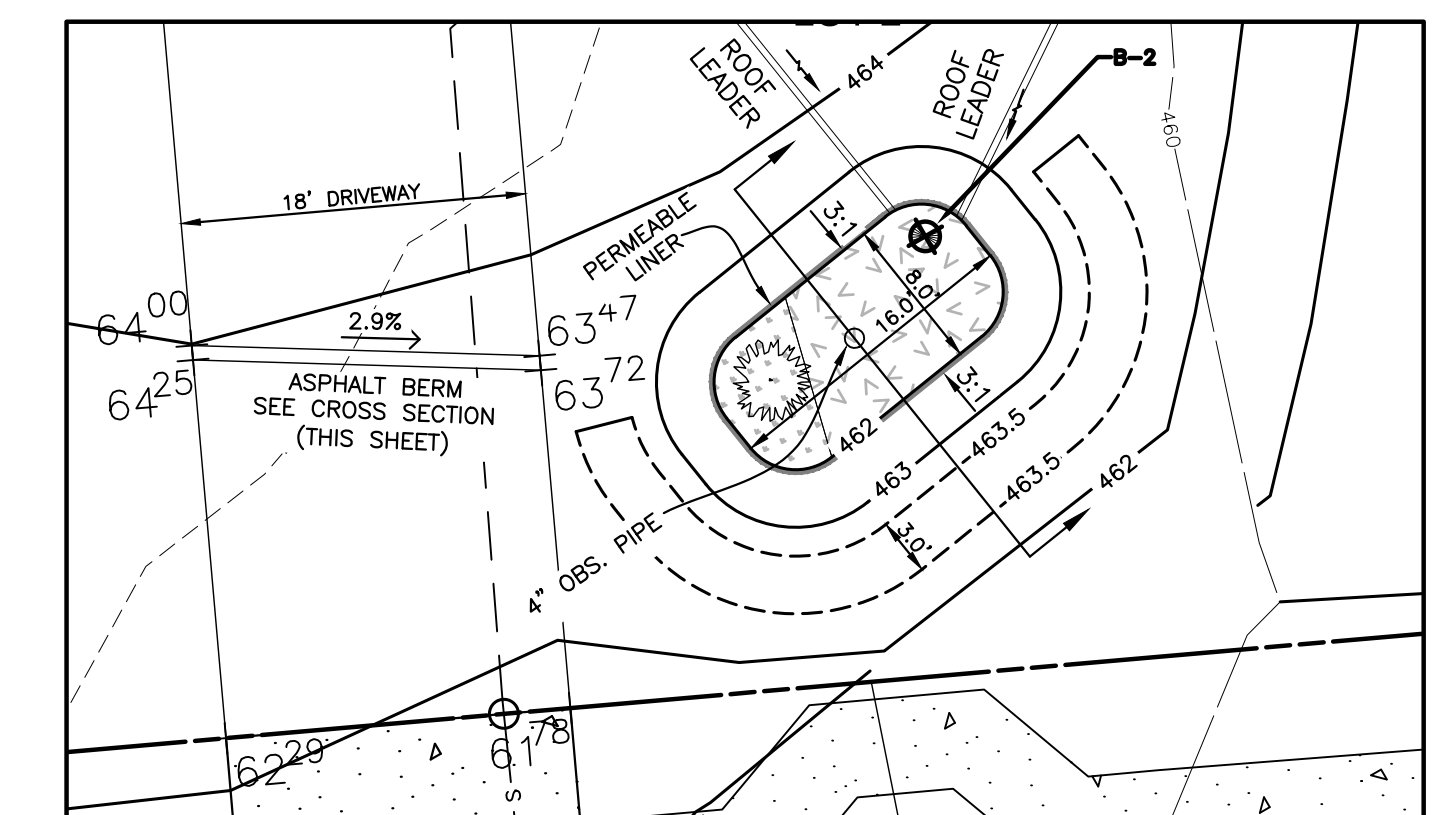
(M-3) LANDSCAPE INFILTRATION #1 PLAN VIEW DETAIL

1 inch = 10 ft.



(M-3) LANDSCAPE INFILTRATION #2 CROSS SECTION

SCALE: 1"=10' HORIZ., 1"=1' VERT.



(M-3) LANDSCAPE INFILTRATION #2 PLAN VIEW DETAIL

1 inch = 10 ft.

BORING LOG					
Client: Development Partners, LLC Date: 2/23/2024					
Project: Pointers View, 6536 South Trotter Road, Clarksville, Howard County, MD Project No: 124-029					
Boring No: B-1 (1 of 1) Date: 2/19/2024 Location: See Boring Location Plan					
Type of Boring: Hand Auger Started: 2/19/2024 Completed: 2/19/2024 Other: B. King & N. Vass					
Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Sample Depth (Feet)	Moisture Content	REMARKS
464.25	0.0	Grass with topsoil and root (organic) matter			Groundwater was not encountered during drilling or at completion.
463.92	0.33	Light brown silty CLAY with little fine sand, moist (USCS: CL, USDA: Clay Loam)			
	2.0			19.2	
	2.5	Orange-brown silty CLAY with some fine sand, moist (USCS: CL, USDA: Sandy Clay Loam)			
	4.0				
	4.5				
	5.0	Brown to light brown fine to medium SAND with little clay and silt, moist (USCS: SM, USDA: Sandy Loam)			
	6.0				
	6.5				
	8.0			18.9	
	8.5				
	9.5				
	10				
	10.5				
	11.0	End of Boring		12.9	

BORING LOG					
Client: Development Partners, LLC Date: 2/23/2024					
Project: Pointers View, 6536 South Trotter Road, Clarksville, Howard County, MD Project No: 124-029					
Boring No: B-2 (1 of 1) Date: 2/19/2024 Location: See Boring Location Plan					
Type of Boring: Hand Auger Started: 2/19/2024 Completed: 2/19/2024 Other: B. King & N. Vass					
Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Sample Depth (Feet)	Moisture Content	REMARKS
460.43	0.0	Grass with topsoil and root (organic) matter			Groundwater was not encountered during drilling or at completion.
460.14	0.33	Light brown silty CLAY with little fine sand, moist (USCS: CL, USDA: Clay Loam)			
	2.0			18.3	
	2.5				
	3.0	Light gray sandy and silty CLAY, moist (USCS: CL, USDA: Sandy Clay Loam)			
	4.0				
	4.5				
	6.0	Light brown and light gray fine to medium SAND with little silt and little clay, moist (USCS: SM, USDA: Sandy Loam)			
	6.5			15.8	
	8.0				
	8.5				
	9.5				
	10				
	10.5				
	11.0	End of Boring		17.3	

APPROVED: DEPARTMENT OF PUBLIC WORKS
 9/18/2024
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 8/23/2024
 CHIEF, DIVISION OF LAND DEVELOPMENT
 APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION
 8/26/2024

BENCHMARK ENGINEERING, INC.
 3300 NORTH RIDGE ROAD SUITE 140 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer upon the laws of the State of Maryland. License No. 20998. Expires: 6-30-2025.

POINTERS VIEW LOTS 1 AND 2
 A Resubdivision of Lot 17 previously recorded as Plat Book 5 Page 63
 #6536 SOUTH TROTTER ROAD
 TAX MAP: 35 GRID: 20 PARCEL: 60
 ZONED: R-20
 ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

STORMWATER MANAGEMENT

DATE: JULY 26, 2024 BEI PROJECT NO. 3181
 SCALE: AS SHOWN SHEET 3 OF 6

NO.	DATE	REVISION

Specimen Tree Chart

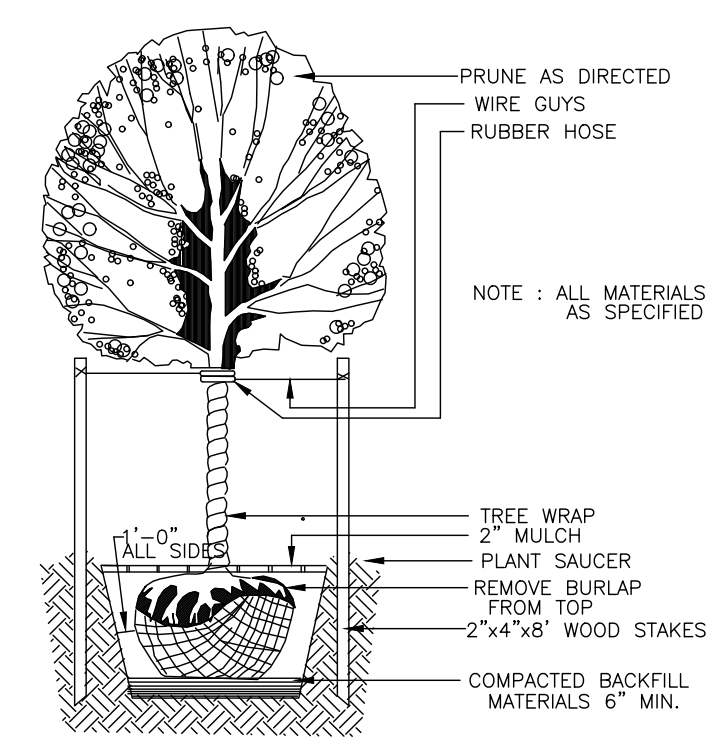
Key (X#)	Species	Size (in.dbh)	CRZ 1:1.5 (feet radius)	Condition (good unless otherwise noted)	State Champion (in. dbh)
1	Red maple	29	43.5	Good	86.94
2	Silver maple	33	49.5	Poor, multistem, leaning, dieback, trimmed	93.95
3	Tulip poplar	40	60	Fair, some dieback, English ivy	101.27
4	Silver maple	41.5	62.25	Fair, multistem, dieback, impacted by building	93.95
5	Norway Spruce	31	46.5	Good, not native	57.32

TO BE REMOVE WP-24-088

FOREST CONSERVATION WORKSHEET FOR POINTERS VIEW F-24-048

Net Tract Area		A = 1.30				
A. Total (Gross) Tract Area		B = 0.00				
B. Area within 100-year Floodplain		C = 0.00				
C. Other Deductions (Identify: _____)		D = 1.30				
D. Net Tract Area						
Land Use Category						
Insert the number "1" under the appropriate land use (limit to only one entry)						
Resid. Rural LD	Resid. Rural MD	Resid. Suburban	Inst./Linear	Retail/Office	Ind./PUD	Mixed Use
0	0	0	0	0	0	0
E. Afforestation Threshold (Net Tract Area x 15%)		E = 0.20				
F. Reforestation Threshold (Net Tract Area x 20%)		F = 0.30				
Existing Forest Cover						
G. Existing Forest Cover within the Net Tract Area		G = 0.00				
H. Area of Forest above Afforestation Threshold		H = 0.00				
I. Area of Forest above Reforestation Threshold		I = 0.00				
Break Even Point						
J. Break Even Point		J = 0.00				
K. Forest Clearing Permitted without Mitigation		K = 0.00				
Proposed Forest Clearing						
L. Total Area of Forest to be Cleared		L = 0.00				
M. Total Area of Forest to be Retained		M = 0.00				
Planting Requirements Inside Watershed						
N. Reforestation for Clearing above the Reforestation Threshold		N = 0.00				
P. Reforestation for Clearing below the Reforestation Threshold		P = 0.00				
Q. Credit for Retention above the Reforestation Threshold		Q = 0.00				
R. Total Reforestation Required		R = 0.00				
S. Total Afforestation Required		S = 0.20				
T. Total Reforestation and Afforestation Requirement		T = 0.20				
U. 75% of Total Obligation (Retention + Planting)		U = 0.20				
V. Planting Required Onsite to meet 75% Obligation		V = 0.20				
Planting Requirements Outside Watershed						
W. Total Planting within Development Site Watershed		W = 0.00				
X. Total Afforestation Required		X = 0.20				
Y. Remaining Planting within Watershed for Reforestation Credit		Y = 0.00				
Z. Reforestation for Clearing above the Reforestation Threshold		Z = 0.00				
AA. Reforestation for Clearing below the Reforestation Threshold		AA = 0.00				
BB. Credit for Retention above the Reforestation Threshold		BB = 0.00				
CC. Total Afforestation Required		CC = 0.00				
DD. Total Afforestation and Reforestation Requirement		DD = 0.20				

Date: 6/7/2024



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Justin Boy 07/26/2024
DEVELOPMENT PARTNERS, LLC DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
9/18/2024
CHIEF, BUREAU OF HIGHWAYS

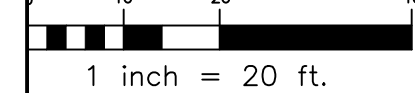
APPROVED: DEPARTMENT OF PLANNING AND ZONING
8/23/2024
CHIEF, DIVISION OF LAND DEVELOPMENT

8/26/2024
CHIEF, DEVELOPMENT ENGINEERING DIVISION

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
(+)	9	ARMUR MAPLE, JAPANESE RED MAPLE, BURGUNDY LACE, PAPERBACK MAPLE, TRIDENT MAPLE, TRUNCATUM MAPLE, OR PACIFIC SUNSET	2.5" - 3" cal.	STREET TREES, SPECIES THAT GROWS NO MORE THAN 25 FEET TALL TO BE PROVIDED BY DEVELOPER
(*)	5	RED MAPLE	2.5" - 3" cal.	PERIMETER EDGE SHADE TREE. PROVIDED BY DEVELOPER
(O)	2	WHITE OAK OR BLACK OAK	3" dbh or greater	SPECIMEN TREE MITIGATION PLANTING FOR THE REMOVAL OF ONE SPECIMEN TREE PER WP-24-088 APPROVAL. SEE GENERAL NOTE 24.
(X)		EXISTING SPECIMEN TREE TO BE REMOVED AS APPROVED UNDER WP-24-088		

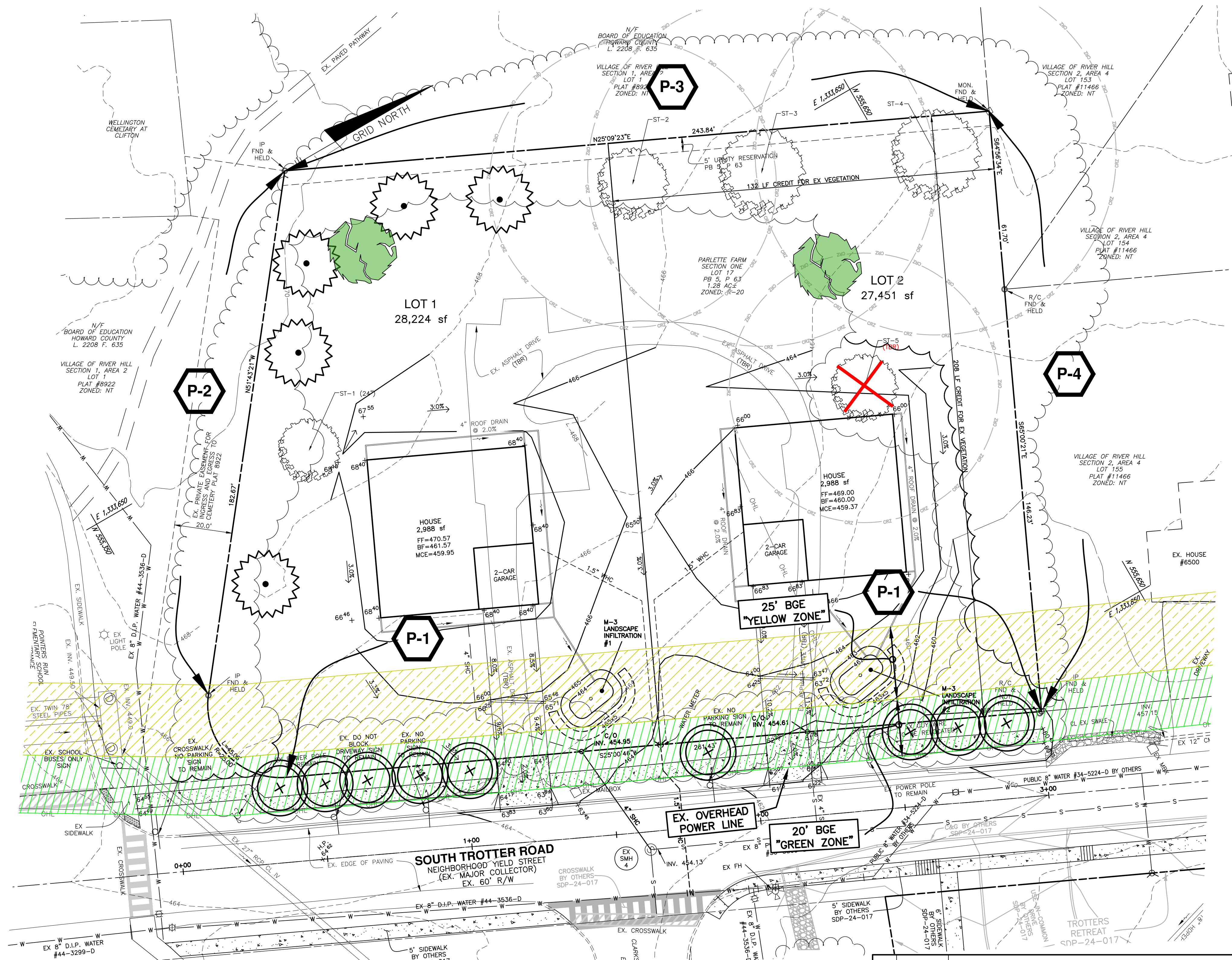
Schedule A					
Perimeter Landscape Edge					
Category	P-1	P-2	P-3	P-4	
Landscape Type	N/A	A	A	A	
Linear Feet of Road Frontage or Perimeter	262	183	244	208	
Credit for Existing Vegetation (Yes, No, Linear Feet)	0	0	0	0	Totals
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet)	0	0	132	208	
Linear Feet of Planting	262	183	112	0	
Number of Plants Required					
Shade Trees	0	3	2	0	5
Evergreen Trees	0	0	0	0	0
Other Trees (2:1 substitute)	0	0	0	0	0
Shrubs	0	0	0	0	0
Number of Plant Provided					
Shade Trees	0	3	2	0	5
Evergreen Trees	0	0	0	0	0
Other Trees (2:1 substitute)	0	0	0	0	0
Shrubs	0	0	0	0	0

Street Tree Schedule					
Road Name	LF of ROW	Tree Size	Requirement	Trees Required	Trees Provided
S Trotter Road	262	SMALL	1 per 30 LF	9	9



LANDSCAPE NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- STREET TREE LOCATIONS:
 - A. WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS 6 FEET OR GREATER, THE TREES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK.
 - B. WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 6 FEET, TREES MAY BE PLANTED 3 FEET FROM THE SIDEWALK IN THE DIRECTION AWAY FROM THE ROAD. A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT-OF-WAY IS LIMITED.
 - C. TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
 - D. TREES TO BE PLANTED MINIMUM 30 FEET FROM SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A STORM DRAIN INLET, OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.
 - E. STREET TREES SHALL BE PLANTED TO AVOID WATER AND SEWER HOUSE CONNECTIONS.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT 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 RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SEE GENERAL NOTE 14 ON SHEET 1 FOR SURETY INFORMATION.



NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS LAND SURVEYORS PLANNERS
3300 NORTH RIDGE ROAD SUITE 140 BELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

OWNER: DEVELOPMENT PARTNERS, LLC
82 EAST LAKE DRIVE ANNAPOLIS, MARYLAND 21403 410-792-2565

DEVELOPER: DEVELOPMENT PARTNERS, LLC
82 EAST LAKE DRIVE ANNAPOLIS, MARYLAND 21403 410-792-2565

POINTERS VIEW
LOTS 1 AND 2
A Resubdivision of Lot 17 previously recorded as Plat Book 5 Page 63
#6536 SOUTH TROTTER ROAD
TAX MAP: 35 GRID: 20 PARCEL: 60
ZONED: R-20
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND

PERIMETER LANDSCAPING AND STREET TREE PLAN

DATE: JULY 26, 2024 BEI PROJECT NO. 3181
DESIGN: DBT CHECK: CAM SCALE: AS SHOWN SHEET 4 OF 6

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Using vegetation as cover to protect exposed soil from erosion. To promote the establishment of vegetation on exposed soil. On all disturbed areas not stabilized by other methods...

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCENTRAL STABILIZATION

Establishment of vegetative cover on cut and fill slopes. To provide timely vegetative cover on cut and fill slopes as work progresses.

A. Incremental Stabilization - Cut Slopes
1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all cut slopes as the work progresses.

B. Incremental Stabilization - Fill Slopes
1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all fill slopes as the work progresses.

C. Soil Amendments (Fertilizer and Lime Specifications)
1. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more.

D. Seeding
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.

E. Mulching
1. Mulch Materials (in order of preference)
a. Straw consisting of thoroughly treshed wheat, rye, 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.

2. Application
a. Dry Seeding: This includes use of conventional drop or broadcast spreaders. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.

3. Sod Installation
a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other.

4. Sod Maintenance
a. In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.

5. Sod Seeding
a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other.

6. Sod Seeding
a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other.

7. Sod Seeding
a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other.

8. Sod Seeding
a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other.

9. Sod Seeding
a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other.

10. Sod Seeding
a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other.

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

The process of preparing the soils to sustain adequate vegetative stabilization. To provide a suitable soil medium for vegetative growth. Where vegetative stabilization is to be established. 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...

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).

3. Anchoring
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 area and erosion hazard:

4. Anchoring
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 area and erosion hazard:

B-4-3 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

To stabilize disturbed soils with permanent vegetation. To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils. Exposed soils where ground cover is needed for 6 months or more. 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.

2. Turfgrass Mixtures
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 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.

3. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

4. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

5. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

6. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

7. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

8. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

9. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

10. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

11. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

12. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

13. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Kentucky Bluegrass/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1,000 square feet. Choose a minimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of total mixture by weight.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

To stabilize disturbed soils with vegetation for up to 6 months. To use fast growing vegetation that provides cover on disturbed soils. 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. A. Temporary Stabilization 1. Selection of Species a. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness 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 B.1 plus fertilizer and lime rates must be put on the plan.

2. Temporary Stabilization
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 a mulch anchoring tool, increase the application rate to 2.5 tons per acre.

3. Temporary Stabilization
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.

4. Temporary Stabilization
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.

5. Temporary Stabilization
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.

6. Temporary Stabilization
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.

7. Temporary Stabilization
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.

8. Temporary Stabilization
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.

9. Temporary Stabilization
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.

10. Temporary Stabilization
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.

11. Temporary Stabilization
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.

12. Temporary Stabilization
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.

13. Temporary Stabilization
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.

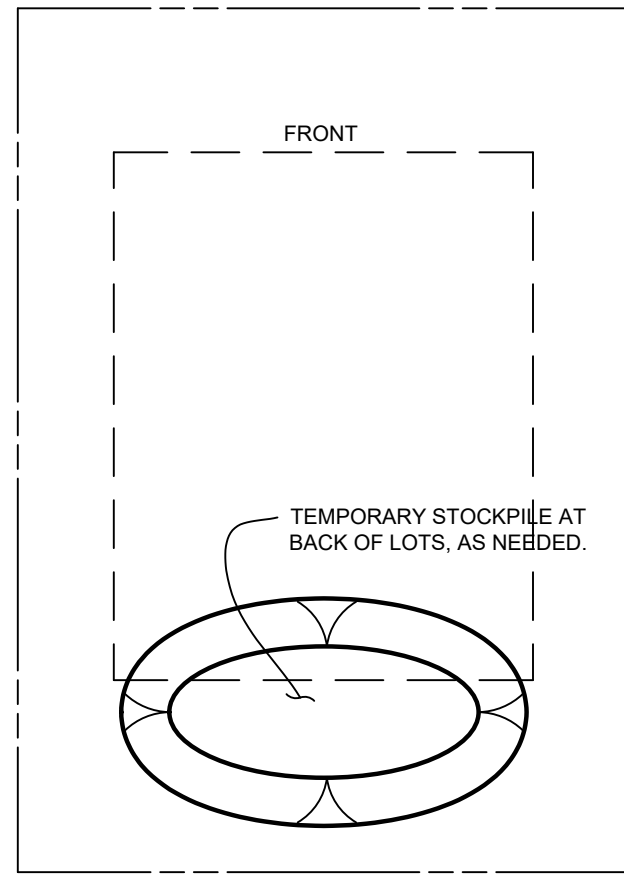
14. Temporary Stabilization
a. Apply mulch to all seeded areas immediately after seeding.
b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed.

15. Temporary Stabilization
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.

16. Temporary Stabilization
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.

17. Temporary Stabilization
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.

18. Temporary Stabilization
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.



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), 410-3133-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hours notice to CID must be given at the following stages:

2. 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.

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.

4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch does not have to 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-4-3A) in excess of 20' must be banked with mulch or silt control. All concentrated flow, steep slopes, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-6).

5. 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. 6. Site Analysis: Total Area of Site: 1.28 Acres. Area Disturbed: 0.98 Acres. Area to be roofed or paved: 0.30 Acres. Area to be vegetatively stabilized: 0.68 Acres. Total cut: 1,109 Cu Yds. Total fill: 1,109 Cu Yds.

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:

- 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

9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back filled and stabilized by the end of each work day, whichever is shorter. 10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.

11. Disturbance shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum size of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the CID, unless otherwise specified and approved by the HSCD, no more than 20 acres cumulatively may be disturbed at a given time.

12. Wash water from any equipment, vehicles, wheel, pavement, and other sources must be treated in a sediment basin or other approved washout structure. 13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.

14. All silt fence and super silt fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower ends curled uphill by 2' in elevation. 15. Stream channels must not be disturbed during the following restricted time periods (inclusive):

- Use I and IP March 1 - June 15
Use III and IIP October 1 - April 30
Use IV March 1 - May 31

16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

Professional Certification and design information for BENCHMARK ENGINEERING, INC. Includes owner and developer information, project location, and design details.

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY.