STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET (NOT TO SCALE)					
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE			
EXISTING NOTE	ONSITE PROPERTY	PROFOSEDNOTE			
:	LINE / R.O.W. LINE NEIGHBORING	: `			
	PROPERTY LINE / INTERIOR PARCEL LINE				
	EASEMENT LINE				
	SETBACK LINE				
		CURB AND GUTTER			
	CONCRETE CURB &	SPILL CURB TRANSITION CURB			
	GUTTER	DEPRESSED CURB AND GUTTER			
	UTILITY POLE				
	WITH LIGHT	-			
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D4	TRAFFIC LIGHT	□ €			
0	UTILITY POLE	0			
() ()	TYPICAL LIGHT				
\$	ACORN LIGHT	*			
·	TYPICAL SIGN				
<u> </u>	PARKING				
	COUNTS	<u>/X</u> <u>190</u>			
169	LINE	187			
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55			
SAN #	SANITARY LABEL	SAN #			
	STORM LABEL	#			
	FLOOD PLAIN LINE				
	UNDERGROUND				
<i></i>	WATER LINE UNDERGROUND	E			
	UNDERGROUND				
	GAS LINE OVERHEAD	G			
OH	WIRE	OH			
	TELEPHONE LINE				
	UNDERGROUND CABLE LINE	c			
	STORM SEWER				
<u> </u>	SANITARY SEWER MAIN				
TO	HYDRANT	v			
<u>S</u>	SANITARY MANHOLE	•			
(iii)	STORM MANHOLE				
⊗ ^{WM}	WATER METER	•			
w ×	WATER				
	VALVE GAS				
	VALVE GAS				
<u> </u>	METER TYPICAL END				
	SECTION HEADWALL OR) 08			
	ENDWALL YARD				
	INLET	<u> </u>			
0	CLEAN	0			
©	OUT	(E)			
7	MANHOLE TELEPHONE	①			
[B]	MANHOLE ELECTRIC	B B			
[P]	BOX ELECTRIC PEDESTAL	EP EP			
	PEDESTAL MONITORING				
	WELL				
	PIT BENCHMARK				
	BORING	4			
	STEEP SLOPES (>25%)				
(XXXXX)					
APPROVED DEPARTMENT O	DE DI ANNING AND 70	MINIC			

CHIEF, DIVISION OF LA	AND DEVELOPMENT 80	1-27-16 DATE
CHIEF DEVELOPMEN	T ENGINEERING DIVISION	1.12.16 DATE
Valais	weller !	1-28-16
DIRECTOR - DEPARTM	MENT OF PLANNING AND ZO	ONING DATE

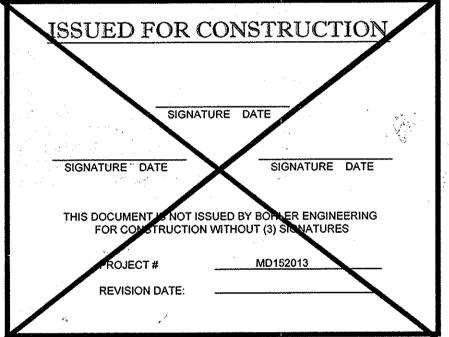
H-\2015\MD152013\DRUMNICS\PUH SETS\STE DEVELOPMENT PLANS\MD152013CND.DMG PRINTED BY: REDMEN 12.15.15 © 208 PM UST SAVED BY: R

	ADDRI CHART/STOF ANAGEMENT	RMWATER
LOT	ADDRESS	FACILITY TYPE & NUMBER
206	9815 SOAPSTONE TRAIL	DRYWELLS (MDE M-5)
007	ANA COADSTONE TOAN	DOVINGIJ C (MDE M 6)

PHASEI SITE DEVELOPMENT PLANS FOR

ESTATES AT PATAPSCO PARK BUILDABLE LOTS 206, 207, 211 & 212

LOCATION OF SITE ROGERS AVENUE ZONING: R-ED AND R-20, 2ND ELECTION DISTRICT TAX MAP 17, GRID 5, 6, 11 & 12 HOWARD COUNTY, MARYLAND



THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 12499659

UTILITY COMPANY	PHONE NUMBER
VERIZON - LAMBERT CABLE	(410) 536-0070
BGE ELECTRIC-USIC	(800) 778-9140
BGE GAS-USIC	(800) 778-9140
COMCAST- FIBER/UTILIQUEST	(410) 536-0070
HOWARD COUNTY WATER/SEWER	(410) 313-4982
COMCAST/UTILIQUEST	(410) 536-0070
COLONIAL PIPELINE	(678) 762-2403
AT&T TRANSMISSION	(800) 252-1133
QWEST GOVERNMENT SERVICES	(703) 464-7592

4 OP:	EN SPACE CH	ART
LOT No.	OWNER	PURPOSE
196	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE*
197	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE*
198	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE*
199	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE
200	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE*
201	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE*
202	HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS	OPEN SPACE*

ION OF FOREST CONSERVATION EASEMENT IS NOT UTILIZED IN FULFILLMENT OF FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION. STEEP SLOPES, STREAMS, WETLAND, STORMWATER MANAGEMENT, AND THEIR SSOCIATED BUFFERS, AND THE CREATION OF RECREATIONAL OPEN SPACE.

LOT TYPE	LOTS	MINIMUM LOT SIZE	MIN. LÓT WIDTH AT FRONT BRL
SINGLE FAMILY DETACHED	206, 207, 211 & 212	6,000 SQUARE FEET	50'
	MII V ATTAC	HED PARKING	

GENERAL NOTES (cont.)

DEPARTMENT OF INSPECTION, LICENSES AND PERMITS (DILP).

55. WATER METERS ARE TO BE PROVIDED IN OUTSIDE VAULTS.

HOWARD COUNTY TO PROVIDE WITH DEVELOPMENT

47. TRASH PAD MAINTENANCE AND LANDSCAPE SCREENING SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS WHICH ACCESS ONTO THE APPLICABLE SHARED DRIVEWAYS AND SHALL BE MADE A PART OF THE USE-IN-COMMON MAINTENANCE AGREEMENTS. HOWARD COUNTY

49. THE DEVELOPER AND THE DEPARTMENT OF PUBLIC WORKS HAVE REACHED AN AGREEMENT TO COMPLETE AN UPGRADE TO THE PUMP STATION. A DEVELOPER'S AGREEMENT WILL BE REQUIRED FOR THE PUMP STATION UPGRADE TO THE OFFSITE PUMP STATION LOCATED AT 8516 DORSEY SPRING COURT.

50. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, IN A LETTER DATED, 'ANUARY 21, 2015, APPROVED A WAIVER REQUEST OF THE REQUIREMENTS OF SECTION 4.3.B.3.B AND 4.5.E FOR LOTS 263 THROUGH 268 LOTS 213 THROUGH 276,300 AND 304 (NO BASEMENT GRAVITY

51. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, IN A LETTER DATED JANUARY 21, 2015, APPROVED A WAIVER REQUEST OF THE

53. ANY DAMAGE TO THE ADJACENT COUNTY-OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S

56. ANY FURTHER DEVELOPMENT WILL REQUIRE THE UPGRADES TO THE OLD FREDERICK ROAD PUMP STATION OR APPROVAL FROM

REFORESTATION FOR A TOTAL CONSERVATION EASEMENT AREA OF 14.6 ACRES. THE TOTAL SURETY AMOUNT FOR ONSITE REFORESTATION IS \$39,204.00 FOR A TOTAL SURETY AMOUNT OF \$39,204.00 (78.408 X .50) WHICH IS PART OF THE DEVELOPER'S

54. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES, OR DECKS, OPEN

57. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 12.8 ACRES, 1.8 ACRES FOR

AGREEMENT FOR THIS FINAL PLAN, F-14-124. THE REMAINING FOREST CONSERVATION REQUIREMENT OF 10.2 ACRES WILL BE MET B

PAYMENT OF FEE-IN-LIEU TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$333,234.00 (444,312 X .75). THE AREA OF SHA

• DR-14, C-900 PVC PIPE, WITH RESTRAINED JOINTS, SHALL BE USED BETWEEN STATION 13+06 AND STATION 14+20.
• THE MAXIMUM COVER WITHIN THE LIMITS DESCRIBED ABOVE SHALL NOT EXCEED TEN (10) FEET.

OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.

SERVICE). AS A RESULT OF TOPOGRAPHY CAUSING DEPTHS OF SEWER IN EXCESS OF 20 FEET, BASEMENT SEWER SERVICE CANNOT BE PROVIDED TO THESE PROPOSED LOTS. FOR THESE LOTS: GRAVITY SEWER SERVICE TO BE PROVIDED TO FIRST FLOOR ONLY; BASEMENT

REQUIREMENTS OF SECTION 3.3.8.5 (DEPTH OF COVER OVER WATER MAINS). THE WAIVER REQUEST TO ALLOW AN INCREASED DEPTH OF COVER OVER THE WATER MAIN CROSSING IN THE FOREST CONSERVATION EASEMENT, BETWEEN STATION 12+23 AND STATION 14+00

SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP. THE APPROVAL AND INSPECTION OF ON-SITE PUMPING UNITS INCLUDES THE

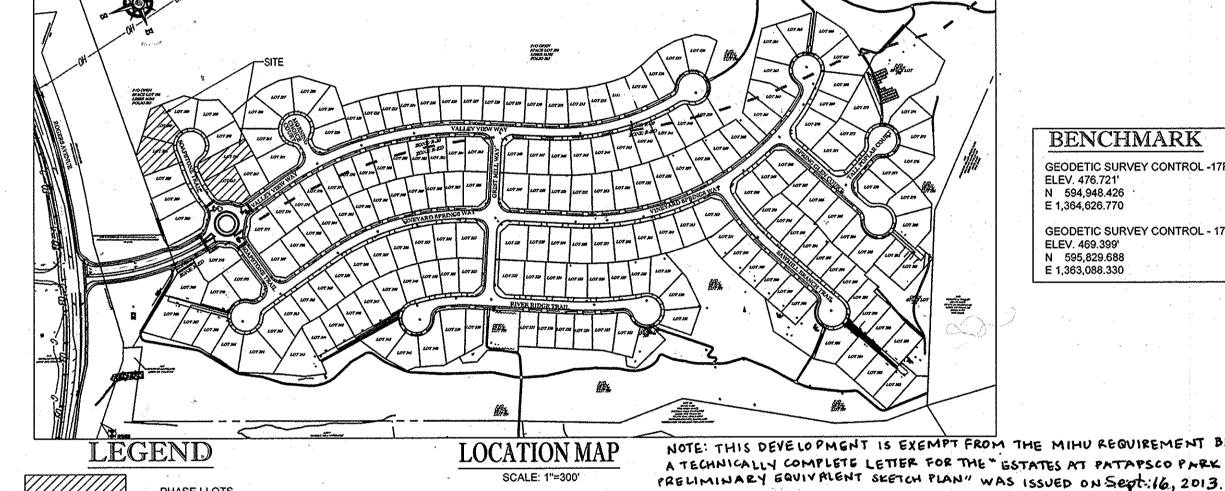
48. IMPACT TO THE STREAM, WETLANDS AND THE WETLAND BUFFER IN THE VICINITY OF LOTS 308 & 309 WAS DETERMINED TO BE A

NECESSARY DISTURBANCE BY THE DIVISION LAND DEVELOPMENT ON SEPTEMBER 23, 2014.

REQUIRED PARKING (@ 2.5 SPACES PER SFD LOT) = 10 PER SECTION 133.0.02.4 OF THE ZONING REGULATIONS

4 SPACES/UNIT (2 GARAGE & 2 DRIVEWAY SPACES) = 16 SPACES

TOTAL REQUIRED SPACES = 10 SPACES



TOWSON, MARYLAND 21204

Phone: (410) 821-7900

MD@BohlerEng.com

CONTACT: BRANDON ROWE, P.E.

(410) 821-7987

NOTE: THIS DEVELOPMENT IS EXEMPT FROM THE MIHU REQUIREMENT BECAUSE A TECHNICALLY COMPLETE LETTER FOR THE "ESTATES AT PATAPSCO PARK

BENCHMARK

GEODETIC SURVEY CONTROL - 17F

ELEV. 476.721'

GENERAL NOTES (cont.)

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER,
STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCAT
IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE
EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELO LL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNT

GRADING AND DISTURBANCE OF ENVIRONMENTAL FEATURES AS APPLICABLE FOR OUTFALL LOCATIONS AND/OR UTILITY CONSTRUCTION IS CONSIDERED ESSENTIAL DISTURBANCE. NO OTHER GRADING, DISTURBANCE OR VEGETATIVE REMOVAL IS PERMITTED IN WETLANDS, STREAMS, THEIR BUFFERS, FLOOD PLAIN OR FOREST CONSERVATION EASEMENT AREAS.

38. THIS PROJECT IS SUBJECT TO PLANNING BOARD CASE NO. 403, WHICH WAS APPROVED ON FEBRUARY 28, 2014. 39. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON OCTOBER 2, 2012.

40. LANDSCAPING FOR THIS DEVELOPMENT HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPE SURETY HAS BEEN POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-14-124. PERIMETER STREET SIDE AND TRASH PAD SCREENING SHALL BEKAS NOW CONTAIND SCAPE PLAN SHEETS OF THE ROAD CONSTRUCTION DRAWINGS FOR F-14-124. 41. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO

42. A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED FOR THE RESIDENTS OF THIS SUBDIVISION AND PROTECTIVE COVENANTS AND COVENANTS GOVERNING THE MAINTENANCE OF THE COMMUNITY OWNED OPEN SPACE LOTS ARE RECORDED IN THE LAND RECORDS OF 43. THE SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENTS FOR THE 16' DRIVEWAYS WHICH SERVE LOTS 281 & 282,

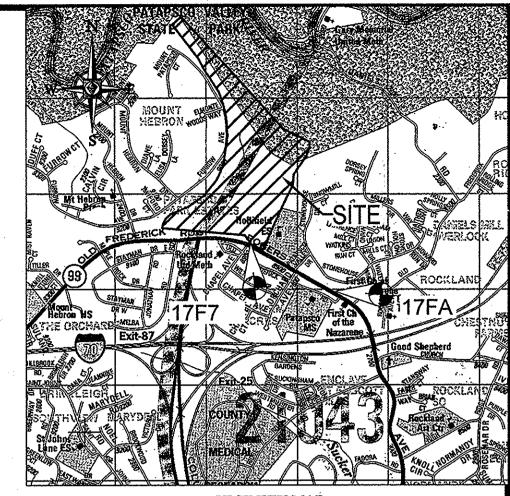
RECORDATION OF THE SUBDIVISION PLAT (F-14-124). 44. RETAINING WALLS LOCATED IN SETBACK AREAS ON INDIVIDUAL LOTS WHERE APPLICABLE WILL NOT EXCEED 3 IN HEIGHT AND WILL BE

CONSTRUCTED UNDER THE SITE DEVELOPMENT PLANS, RETAINING WALLS SHALL BE CONSTRUCTED UNDER THESE FINAL ROAD CONSTRUCTION DRAWINGS IF LOCATED ON OPEN SPACE LOTS (\$-14-124) 45. THE MARYLAND DEPARTMENT OF ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION HAS ISSUED A LETTER OF AUTHORIZATION (TRACKING NO. 13-NT-3155/201360766) FOR NON-TIDAL WETLANDS DISTURBANCE ASSOCIATED WITH THE PROPOSED STREAM CROSSING

46. USE-IN-COMMON AGREEMENT(S) ARE REQUIRED BETWEEN THE OWNERS OF LOTS 281 & 282, 299 - 304, 343 - 348, AND 366 - 369 RESPECTIVELY, COVERING THE MAINTENANCE OF TRASH PADS AND ASSOCIATED LANDSCAPE SCREENING/RECORDED WAS

SHEET INDEX TITLE SHEET GENERAL NOTES HOUSE TYPES **EXISTING CONDITIONS PLAN** 901 DULANEY VALLEY ROAD, SUITE 801

SITE DEVELOPMENT PLAN **EROSION AND SEDIMENT CONTROL PLAN** 7 - 8 SEDIMENT CONTROL NOTES & DETAILS STORM DRAIN AND STORMWATER MANAGEMENT DRAINAGE AREA MAP 9 STORMWATER MANAGEMENT NOTES & DETAILS



COPYRIGHT ADC THE MAP PEOPLE

GENERAL NOTES

GROSS AREA OF TRACT = 122.79 AC.
AREA OF FLOODPLAIN = 7.18 AC. (INCLUDES FP IN SHA FC EASEMENT (3.93 ACRES OUTSIDE OF SHA FC EASEMENT) AREA OF 25% OR GREATER SLOPES OUTSIDE FLOODPLAIN = 16.07 AC.

NET AREA OF TRACT = 99.54 AC. NUMBER OF LOTS PERMITTED: 199 LOTS (NET ACREAGE X 2) NUMBER OF LOTS IMPORTED: 1 LOT

REQUIRED OPEN SPACE = 50% OF GROSS AREA (BASED ON 6,000 S.F. LOTS) = 61.40 AC. PROVIDED OPEN SPACE = 77.415 AC. (LOTS 196-202) REQUIRED RECREATIONAL OPEN SPACE = 300 S.F./ 195 LOTS = 58,500 S.F. (1.34 AC.) PROVIDED RECREATIONAL OPEN SPACE = 70,550 S.F. ONSITE DISTURBANCE = 50.69 AC. OFFSITE DISTURBANCE = 4.74 AC.

22. AREA OF PROPOSED BUILDABLE LOTS = 35.813 AC. 23. NUMBER OF LOTS: 4 (THIS PHASE)

OPEN SPACE = 0 24. PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ECP-13-029, SP-13-012, WP13-165, PB 403, F-14-124, F-16-051, AND

25. THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT. 26. NO CEMETERIES, GRAVE SITES, OR HISTORIC STRUCTURES EXIST WITHIN THIS SUBDIVISION

THE FOLLOWING DESIGN MANUAL WAIVERS HAVE BEEN APPROVED FOR THIS PROPERTY: VOL III SECTION 2.5.B.10 INTERSECTION VERTICAL ALIGNMENT. WAIVER OF MAXIMUM ALLOWABLE LANDING GRADE AT THE SITE RANCE TO ALLOW ROAD A TO DROP QUICKLY AND MATCH ONSITE GRADES. APPROVED MAY 30, 2013. VOL III SECTION 2.5.B.10 INTERSECTION VERTICAL ALIGNMENT. WAIVER OF MAXIMUM ALLOWABLE LANDING GRADE FOR ROAD F AT INTERSECTIONS WITH ROAD A AND ROAD B. STEEPENING THE ROAD GRADE SHORTENS THE LENGTH AND THEREBY AVOIDS EXTENDING THE ROAD INTO ENVIRONMENTALLY SENSITIVE AREAS. APPROVED MAY 30, 2013

28. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THI PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE

DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS. 29. WAIVER REQUEST WP-13-165 WAS APPROVED SEPTEMBER 16, 2013 FOR THE FOLLOWING; THE REMOVAL OF 35 OUT OF 146 SPECIMEN TREES (SECTION 16.1205.(A)(4-5&7) IMPACTS TO FLOODPLAINS (SECTION 16.115)

30. PRELIMINARY EQUIVALENT SKETCH PLAN (SP-13-012) APPROVAL DATE: FEBRUARY 28, 2014 (PLANNING BOARD DECISION) 31. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLE:

PER THE FOLLOWING (MINIMUM) REQUIREMENTS SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING)

e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY f STRUCTURE CLEARANCES - MINIMUM 12 FEET

WP-13-165

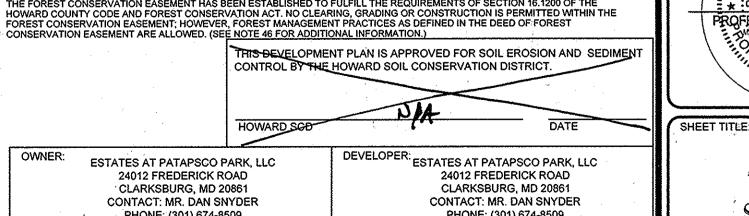
MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AS SHOWN ON THIS PLAN

33 FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY

34. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD . THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE

F-14-12451

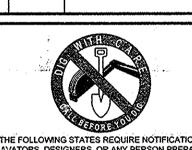
PB CASE NO. 403 PLATS 23596-



PHONE: (301) 674-8509 PERMIT INFORMATION CHART SUBDIVISION NAME: ESTATES AT PATAPSCO PARK LOT/PARCEL NO.: 206, 207, 211, \$ 212 GRID#: 5, 6, 11, 12 CENSUS TRACT: 602/00 REVIOUS FILE No.: SP-13-012 PLATS 23421 TO 23436 ECP-13-029 F-16-051

I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT LAM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2017

REVISIONS



DELAWARE CALL - 811

SCALE:

· CAD I.D.

SITE DEVELOPMENT PLANS

AS SHOWN

(PHASE I)

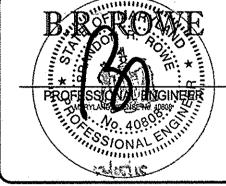
ESTATES AT PATAPSCO PARI

SINGLE FAMILY DETACH UNIT: **BUILDABLE LOTS** 206. 207, 211, & 212 PLAT NO. 23596-23609 LOCATION OF SITE ROGERS AVENUE HOWARD COUNTY



901 DULANEY VALLEY ROAD, TOWSON, MARYLAND 21204 Phone: (410) 821-7900 (410) 821-7987

www.BohlerEngineering.com



TITLE

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.
- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- SURVEY BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY AERO-METRIC, DATED 1/25/09. EXISTING UTILITIES ARE BASED ON THE AERIAL SURVEY BY AERO-METRIC AND FIELD SURVEY BY BEN DYER ASSOCIATES.
- . FINAL ROAD CONSTRUCTION PLANS PREPARED BY BOHLER ENGINEERING, TITLED "FINAL ROAD CONSTRUCTION PLANS FOR ESTATES AT PATAPSCO PARK BUILDABLE LOTS 203-397 OPEN SPACES LOTS 196-202, RODGERS AVENUE, ZONING: R-ED AND R-20, 2ND ELECTION DISTRICT, TAX MAP 17, GRID 5, 6, 11 & 12, HOWARD COUNTY, MARYLAND" DATED 9/9/15, JOB NUMBER MD152013.
- PUBLIC WATER AND SEWER FINAL CONSTRUCTION PLANS PREPARED BY BOHLER ENGINEERING, TITLED "PUBLIC WATER AND SEWER FINAL CONSTRUCTION PLANS FOR ESTATES AT PATAPSCO PARK, ROGERS AVENUE, TAX MAP 17, GRID 5, 6, 11 & 12, HOWARD COUNTY, MARYLAND, ZONING: R-ED AND R-20, 2ND ELECTION DISTRICT, " DATED 9/8/15, JOB NUMBER MD152013
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.
- 2. ALL ACCESSIBLE (A/K/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
- 8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST, HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- 4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 3. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
- 6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES
- 8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER. IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH
- 9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- 10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE

ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

OVER THIS PROJECT OR OVER CONTRACTOR.

- 11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION
- 12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- 13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT. STRUCTURES. ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING. THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS. AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SU TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- 15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- 16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEAN, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
- 18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
- 19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- 20, NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST. PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.

PPROVED: DEPARTMENT OF PLANNING AND ZONING IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT

RK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE T

THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN

IRITING PRIOR TO THE START OF CONSTRUCTION, FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE

CCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND I FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

- 21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN. WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER. TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE
- 22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
- 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
- 24 ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS
- 25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT
- 26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
- 27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- 28 CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
- 30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL DEMOLITION NOTES

- 1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION IDENTIFIED IN GENERAL NOTE 1 ON THIS SHEET (SHEET 2).
- 2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS
- 3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
- 4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK-NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE **IMPROVEMENTS**
- 5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS. OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- 6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
- A OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND

ADA INSTRUCTIONS TO CONTRACTOR

- CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS. REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING
- PARKING SPACES AND PARKING AISLES SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN
- CURB RAMPS SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE
- DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY COD.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE
- IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL GRADING & UTILITY NOTES

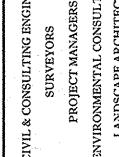
- 1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED. IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF
- 2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING. BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES. REGULATIONS. LAWS. RULES. STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD. IN WRITING OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
- 4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- 5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND
- 6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- 7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETV/EEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
- 8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
- 9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS
- 10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- 11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO IFILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
- 12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO **EXCAVATION AND TRENCHING PROCEDURES.**
- 13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- 15 DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
- 16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE SITE FLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
- 17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY. IN WRITING TO THE ENGINEER. ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR FROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES. ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME
- 18 PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
- 19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- 20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- 21. CONTRACTOR MUST REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ANY WORK
- 22. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOCTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE

23. STORM DRAINAGE PIPE:

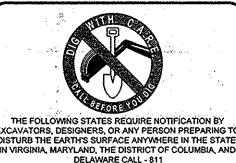
UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED

- 24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
- 25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
- 26 STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS
- RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
- 27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
- SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
- . WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE. THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
- 28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- 29 CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED DETAILS PER JURISDICTION OF AUTHORITY AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
- 30. WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED. TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADDRESSED
- 31 FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATION(S) ARE SCHEMATIC FOR GENERIC BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND /OR SIX (6) INCHES BELOW SIDING, WHICHEVER IS LOWEST, AND MUST PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- 32. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
- 33. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER

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REVISIONS EV DATE COMMENT



V 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-77 A 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-85

DRAWN BY: CHECKED BY: SCALE:

> DEVELOPMENT **PLANS**

AS SHOWN

(PHASE I ESTATES AT

INGLE FAMILY DETACH UNITS **BUILDABLE LOTS** 206, 207, 211, & 212 PLAT NO. <u>23596-2</u>3609 LOCATION OF SITE **ROGERS AVENUE** HOWARD COUNTY



901 DULANEY VALLEY ROAD. **TOWSON, MARYLAND 21204** Phone: (410) 821-7900 (410) 821-7987 www.BonlerEngineering.com



SHEET TITLE:

HIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT

DEVELOPER: ESTATES AT PATAPSCO PARK, LLC

ELECT DISTR: 2ND

24012 FREDERICK ROAD

CLARKSBURG, MD 20861

CONTACT: MR. DAN SNYDER

PHONE: (301) 674-8509

I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE

DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND

THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER

UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 40808, EXPIRATION DATE: 7/3/2017

LOT/PARCEL NO. \$206, 207, 211 1212

CENSUS TRACT: 602100

ONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SCD

SECTION/AREA: N/A

ZONING: R-20 &

F-16-051

PB CASE NO. 403 PLATS 23596-

F-14-12451

PLATS 23421 TO 23436

PERMIT INFORMATION CHART

TAX MAP NO.: 17

ESTATES AT PATAPSCO PARK, LLC

24012 FREDERICK ROAD

CLARKSBURG, MD 20861

CONTACT: MR. DAN SNYDER

PHONE: (301) 674-8509

GRID #. 5, 6, 11, 12

ECP-13-029

F-14-124

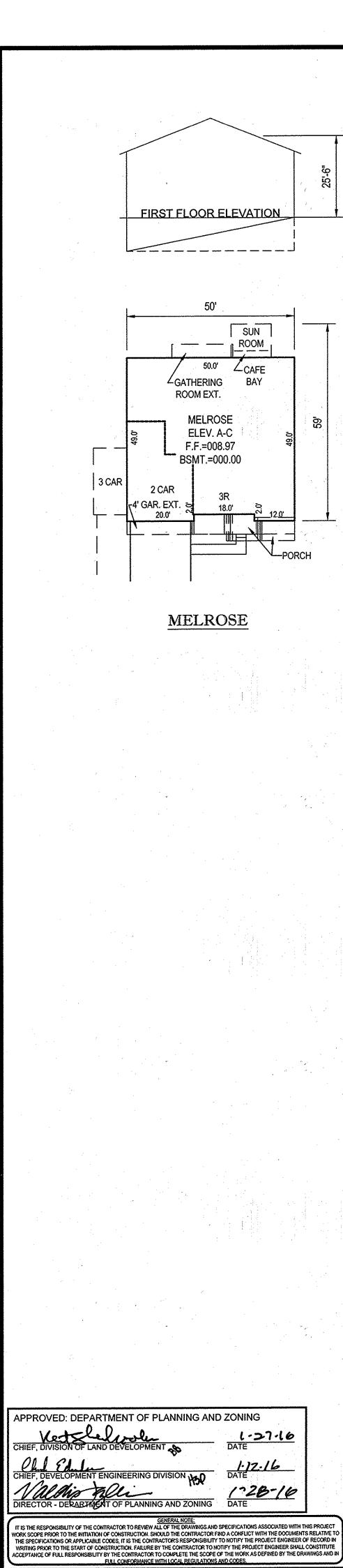
SUBDIVISION NAME: ESTATES AT PATAPSCO PARK

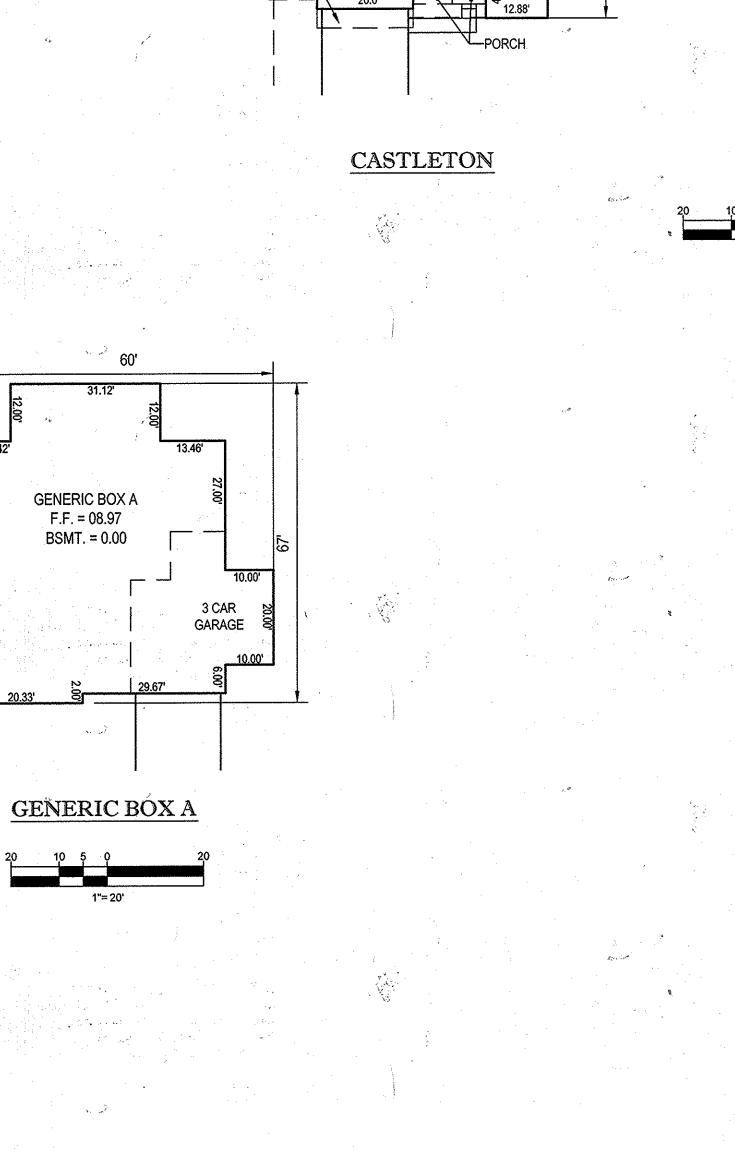
PREVIOUS FILE No.: SP-13-012

PLAT # OR UF: #23421

GENERAL

H-2015/ND152013/DRUMPKS/PLAN SETS/STE DEVELOPMENT PLANS/ND152013SDDDMC PRINTED BY: R80MEN 12.15.15 @ 225 PM LAST SWED BY: R





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FIRST FLOOR ELEVATION

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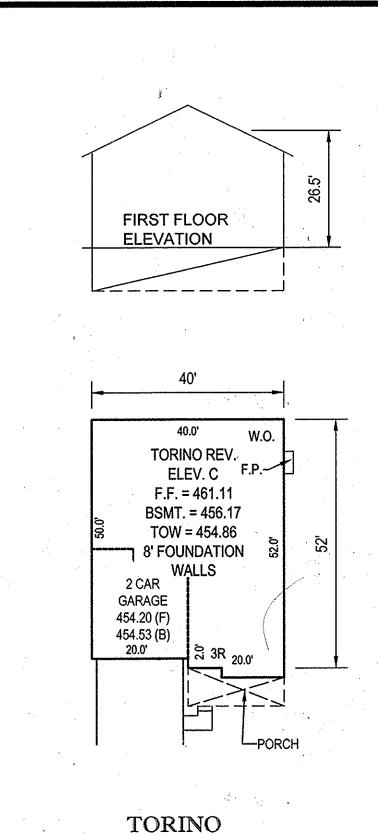
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9.04' 1.37(7.3)

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ROOM EXT.

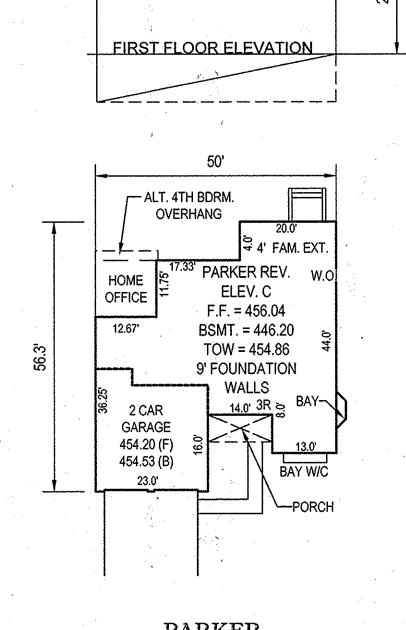


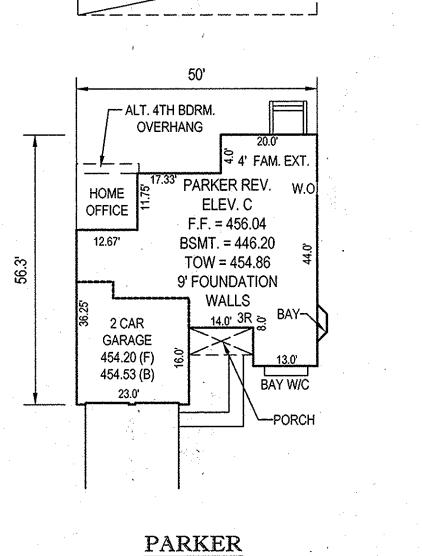
NOTE: PER SECTION 128.D.A.J. OF THE ZONING REGULATIONS, FOR R-ED LOTS RECORDED METER MAY 13,2012. SUNROOMS AND ROOM EXTENSIONS MAY ENCROACH INTO

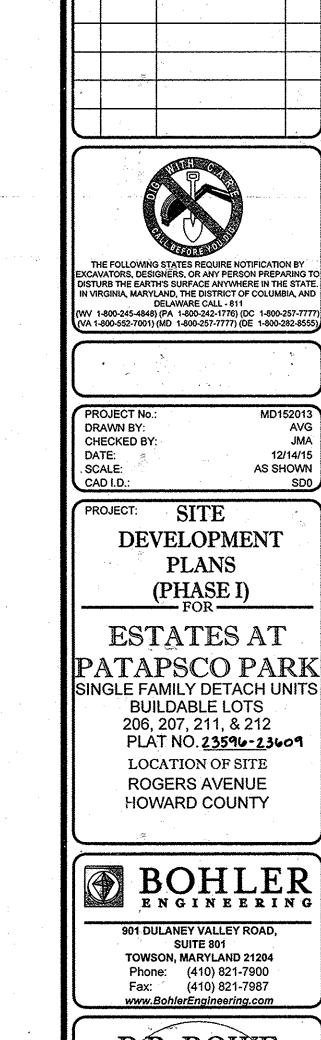
THE REAR SETBACK UP TO 10 FEET, ALONG NOT MORE THAN LO PERCENT OF THE

REAR PACE OF A DWELLING ON A LOT WHICH ADJOINS OPEN SPACE MONG

A MAJORITY OF THE REAR LOT UNE. 1



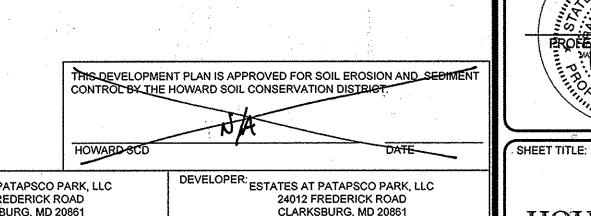




REVISIONS

COMMENT

REV DATE



UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2017

ESTATES AT PATAPSCO PARK, LLC 24012 FREDERICK ROAD CLARKSBURG, MD 20861 24012 FREDERICK ROAD CLARKSBURG, MD 20861 CONTACT: MR. DAN SNYDER CONTACT: MR. DAN SNYDER PHONE: (301) 674-8509 PHONE: (301) 674-8509 PERMIT INFORMATION CHART SUBDIVISION NAME: ESTATES AT PATAPSCO PARK SECTION/AREA: N/A LOTIPARCEL NO.: 1,204,207,241 + 212 ZONING: R-20 & R-ED CENSUS TRACT: 602100 PLAT # OR L/F: #23421 GRID #: 5, 6, 11, 12 PREVIOUS FILE No. : SP-13-012 ECP-13-029 PLATS 23421 TO 23436 F-16-051 PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE ECP-13-029 F-16-051
WP-13-165 F-14-12451
PB CASE NO. 403 PLATS 2-3596 23609 DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER

HOUSE TYPES SHEET NUMBER:

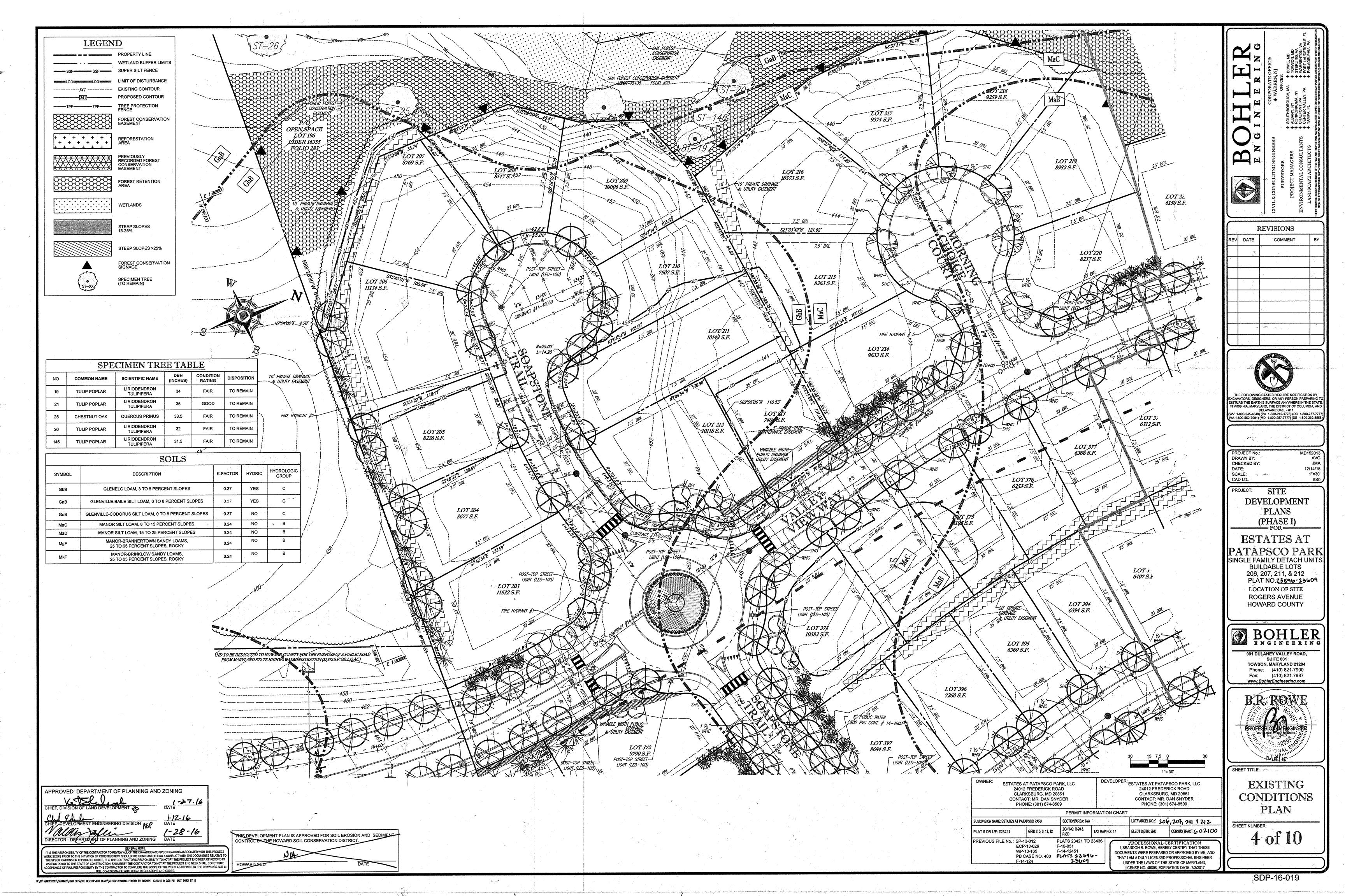
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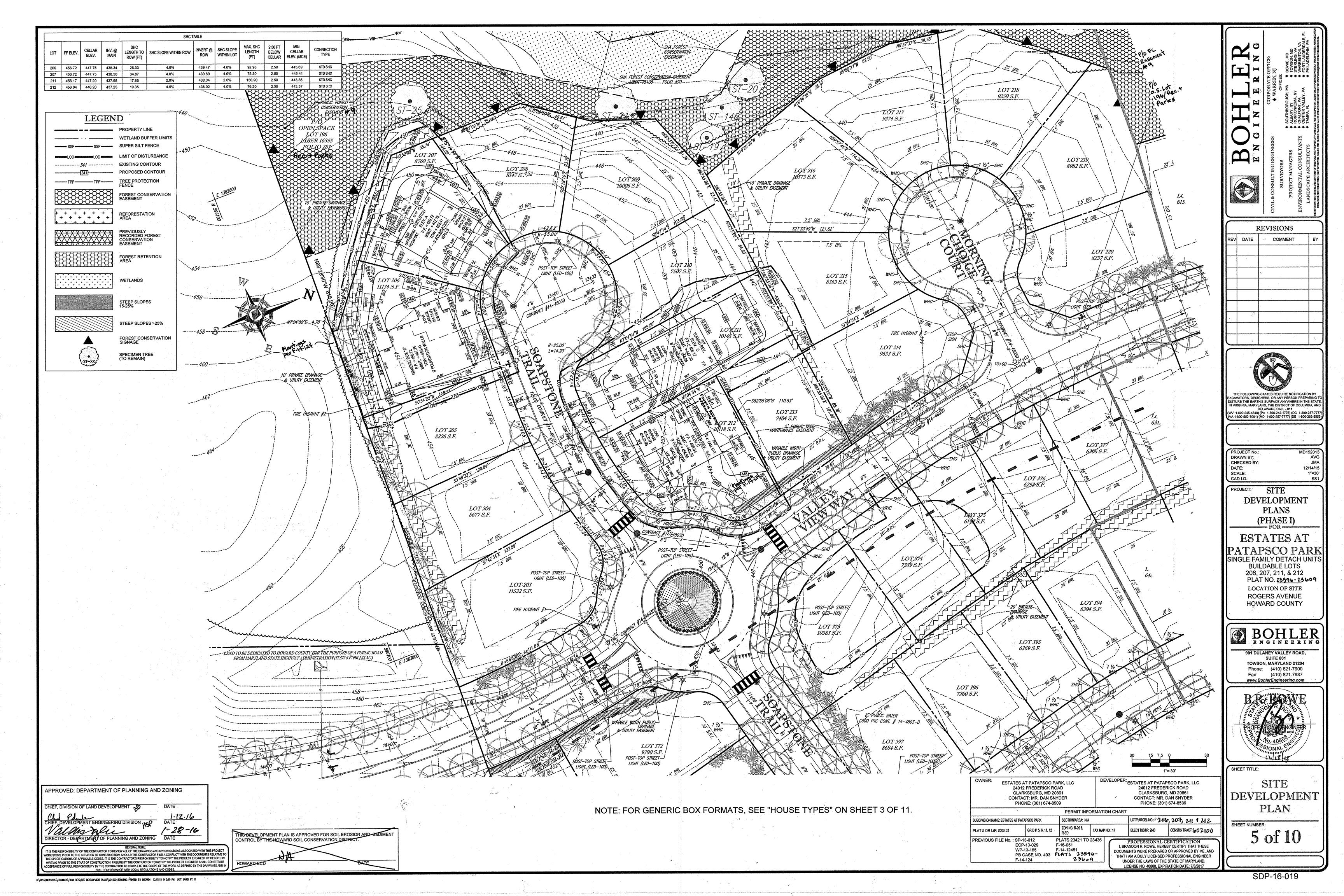
3 of 10

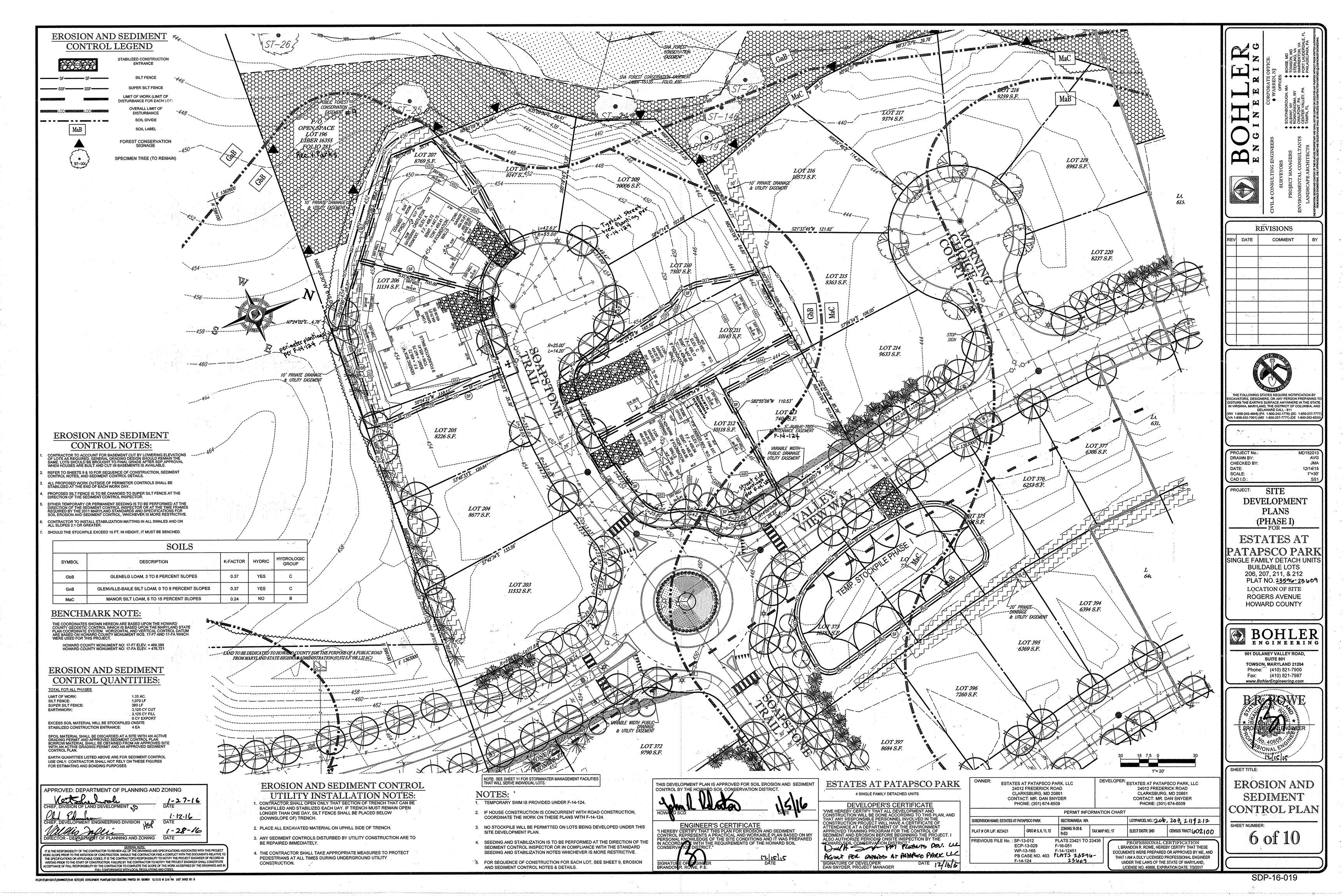
H-2015/MD152013/DRAMMCS/PUAN SETS/SITE DEVELOPMENT PLANS/MD152013500.DMC PRANTED BY: REDWEN 12.15.15 © 227 PM UST SOVED BY: R

UNIT NAME CASTLETON GENERIC FOOTPRINT 3 CAR 4' GARAGE GARAGE EXTENSION 3 CAR GARAGE COVERED PORCH SUN ROOM COVERED PORCH 4' GARAGE EXTENSION SUN ROOM BASE BASE ROOM EXTENSION

HOUSE OPTIONS







B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. A. SOIL PREPARATION a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. c. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. 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 SOIL PH BETWEEN 6.0 AND 7.0. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM) SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT BLUS CLAY) WILL BE ACCEPTABLE. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. THE RESULTS OF A SOIL TEST.

MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY. THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE. AREAS HAVING SLOPES STEEPER THAN 2: REQUIRE SPECIAL CONSIDERATION AND DESIGN. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1½ INCHES IN DIAMETER. TOPSOIL APPLICATION C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) CHEMICAL ANALYSES. B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

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

SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. CRITERIA

A. SEEDING

SPECIFICATIONS

ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS

SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS. **APPLICATION**

DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST 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. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.

CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED

IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P205 (PHOSPHOROUS), 200 POUNDS PER ACRE; K2O POTASSIUM), 200 POUNDS PER ACRE. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME

MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL

B. MULCHING MULCH MATERIALS (IN ORDER OF PREFERENCE) REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.

I. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY

WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEED LINGS.

II. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING

WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.

WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

APPLICATION a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. 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.

WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS

3. ANCHORING PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND FROM

i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR. ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS CENTRALLY DEPOLISION.

LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

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.

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS, IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT

	TEM	IPORARY	Y SEED!	ING SU	JMMARY		
·	HARDINESS SEED	FERTILIZER RATE	LIME RATE				
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	(10-20-20)		
	*	CC	OOL SEASON GF	RASSES			
1	ANNUAL RYEGRASS	40	3/1 - 5/15 8/1 - 10/15	0.5"			
2	BARLEY	96	3/1 - 5/15 8/1 - 10/15	1"			
3	OATS	72	3/1 - 5/15 8/1 - 10/15	1"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)	
4	WHEAT	120	3/1 - 5/15 * 8/1 - 10/15	1"	38		
5	CEREAL RYE	112	3/1 - 5/15 8/1 - 10/15	1"	A	·	
		· WA	RM SEASON GI	RASSES		10.3	
6	FOXTAIL MILLET	30	5/16 - 7/31	0.5"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)	
		T	t	1	1 (10 20 1000 01)	(00 25, 1000 01.)	

B-4-4 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PEARL MILLET 20 5/16 - 7/31 0.5"

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

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

A. SEED MIXTURES

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

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

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

FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 ½ POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY.

AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED

I. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

II.KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.

TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET ONE OR MORE CULTIVARS MAY BE BLENDED. FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.

KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1½ TO 3 POUNDS PER 1000 SQUARE FEET.

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

c. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, CENTRAL MD: MARCH 1 TO MAY 15, ÁUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B) SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15

(HARDINESS ZONES: 7A, 7B) TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1½ INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO

e. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (½ TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE

		PERM	ANENT	SEED	ING SUM	IMARY		
		IE (from Figure B.3) TURE (from Table I				FERTILIZER RATE (10-20-20)		LINE DATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P2O5	K20	LIME RATE
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYE GRASS	60 40 20	2/15 - 4/30 8/15 - 11/30	1/4" - 1/2"				
5	HARD FESCUE PERENNIAL RYE GRASS FLAT PEA	20 10 15	2/15 - 4/30 8/15 - 11/30	1/4" - 1/2"	45 LB/AC (1.0 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
1.	SWITCH GRASS CREEPING RED FESCUE PARTRIDGE PEA	10 15 4	2/15 - 5/31	1/4" - 1/2")

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

GENERAL SPECIFICATIONS CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.

SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF % INCH, PLUS OR MINUS % INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE

STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.

SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.

2. 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.

LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.

c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.

WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.

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.

AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.

DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN ½ OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

B-4-6 STANDARDS AND SPECIFICATIONS FOR SOIL STABILIZATION MATTING

MATERIAL USED TO TEMPORARILY OR PERMANENTLY STABILIZE CHANNELS OR STEEP SLOPES UNTIL GROUNDCOVER IS ESTABLISHED.

TO PROTECT THE SOILS UNTIL VEGETATION IS ESTABLISHED.

CONDITIONS WHERE PRACTICE APPLIES

ON NEWLY SEEDED SURFACES TO PREVENT THE APPLIED SEED FROM WASHING OUT; IN CHANNELS AND ON STEEP SLOPES WHERE THE FLOW HAS EROSIVE VELOCITIES OR CONVEYS CLEAR WATER; ON TEMPORARY SWALES, EARTH DIKES, AND PERIMETER DIKE SWALES AS REQUIRED BY THE RESPECTIVE DESIGN STANDARD; AND, ON STREAM BANKS WHERE MOVING WATER IS LIKELY TO WASH OUT NEW

VEGETATION MUST BE ESTABLISHED AND MAINTAINED SO THAT THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE

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PHONE: (301) 674-8509

GRID #: 5, 6, 11, 12

ECP-13-029

WP-13-165

SUBDIVISION NAME: ESTATES AT PATAPSCO PARK

PREVIOUS FILE No.: SP-13-012

PLAT # OR L/F: #23421

DATE COMMENT

REVISIONS



W 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-777 VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-855)

MD152013

12/14/15

AS SHOWN

PROJECT No. DRAWN BY: CHECKED BY: SCALE:

CAD I.D.:

PROJECT: SITE DEVELOPMENT **PLANS**

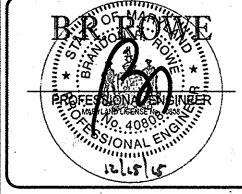
(PHASE I)

ESTATES AT PATAPSCO PARK SINGLE FAMILY DETACH UNITS **BUILDABLE LOTS** 206, 207, 211, & 212

PLAT NO. 23596-23609 LOCATION OF SITE **ROGERS AVENUE** HOWARD COUNTY



SUITE 801 TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7987 www.BohierEngineering.com



SEDIMENT CONTROL NOTES & **DETAILS**

I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND,

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT

PERMIT INFORMATION CHART

TAX MAP NO.: 17

SECTION/AREA: N/

ZONING: R-20 &

F-16-051

PB CASE NO. 403 PLATS 23574-

F-14-1245

PLATS 23421 TO 23436

DEVELOPER: ESTATES AT PATAPSCO PARK, LLC

ELECT DISTR: 2ND

24012 FREDERICK ROAD

CLARKSBURG, MD 20861

CONTACT: MR. DAN SNYDER

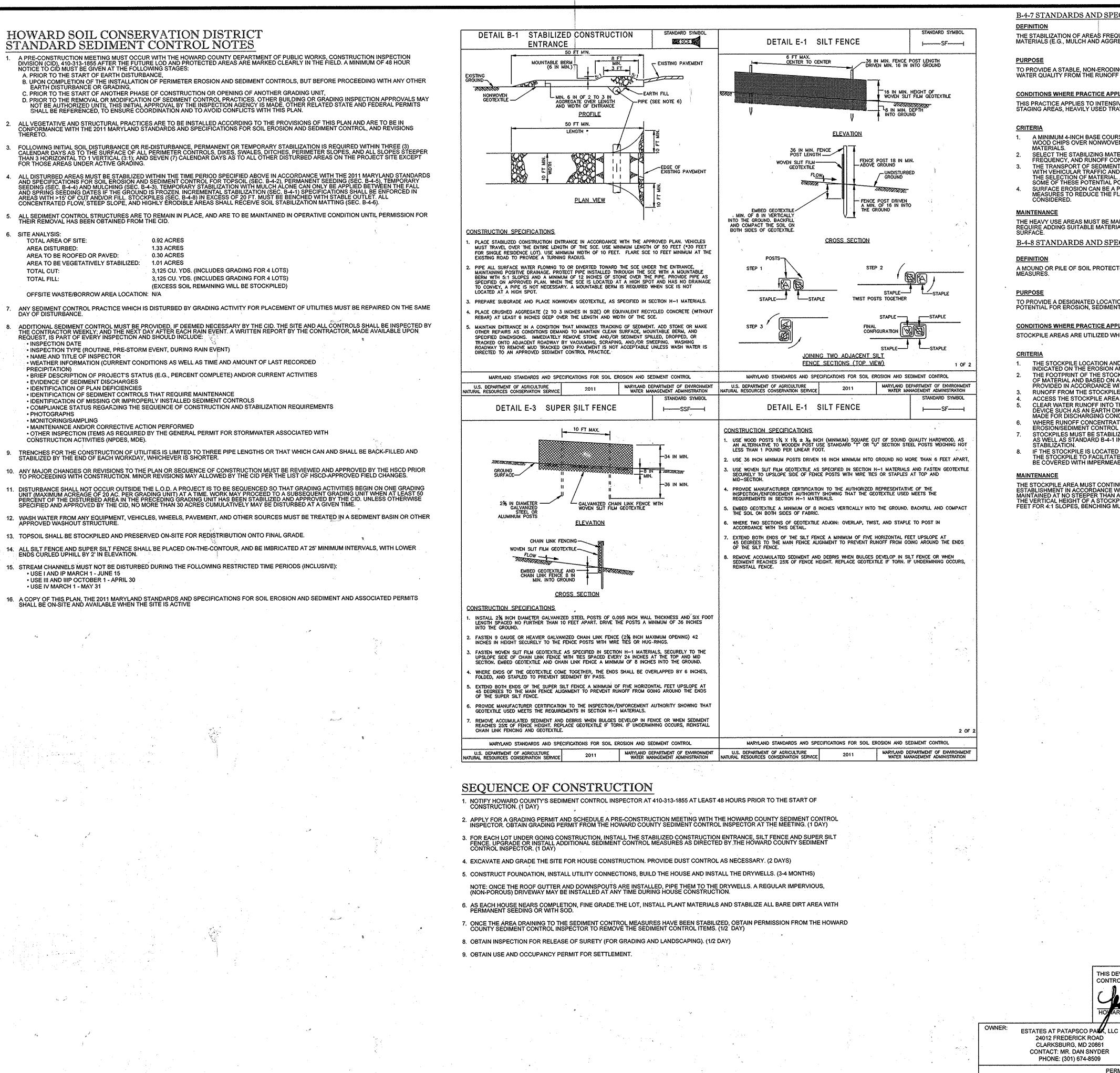
PHONE: (301) 674-8509

LICENSE NO. 40808, EXPIRATION DATE: 7/3/2017

LOT/PARCEL NO. 1206, 207, 2117212

CENSUS TRACT: 602100

SDP-16-019



B-4-7 STANDARDS AND SPECIFICATIONS FOR HEAVY USE AREA PROTECTION THE STABILIZATION OF AREAS FREQUENTLY AND INTENSIVELY USED BY SURFACING WITH SUITABLE MATERIALS (E.G., MULCH AND AGGREGATE). TO PROVIDE A STABLE, NON-ERODING SURFACE FOR AREAS FREQUENTLY USED AND TO IMPROVE THE WATER QUALITY FROM THE RUNOFF OF THESE AREAS. THIS PRACTICE APPLIES TO INTENSIVELY USED AREAS (E.G., EQUIPMENT AND MATERIAL STORAGE, STAGING AREAS, HEAVILY USED TRAVEL LANES). A MINIMUM 4-INCH BASE COURSE OF CRUSHED STONE OR OTHER SUITABLE MATERIALS INCLUDING WOOD CHIPS OVER NONWOVEN GEOTEXTILE SHOULD BE PROVIDED AS SPECIFIED IN SECTION H-1 SELECT THE STABILIZING MATERIAL BASED ON THE INTENDED USE, DESIRED MAINTENANCE FREQUENCY, AND RUNOFF CONTROL. THE TRANSPORT OF SEDIMENTS, NUTRIENTS, OILS, CHEMICALS, PARTICULATE MATTER ASSOCIATED WITH VEHICULAR TRAFFIC AND EQUIPMENT, AND MATERIAL STORAGE NEEDS TO BE CONSIDERED IN THE SELECTION OF MATERIAL. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY TO CONTROL SOME OF THESE POTENTIAL POLLUTANTS. SURFACE EROSION CAN BE A PROBLEM ON LARGE HEAVY USE AREAS. IN THESE SITUATIONS, MEASURES TO REDUCE THE FLOW LENGTH OF RUNOFF OR EROSIVE VELOCITIES NEED TO BE

THE HEAVY USE AREAS MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES EROSION. THIS MAY REQUIRE ADDING SUITABLE MATERIAL, AS SPECIFIED ON THE APPROVED PLANS, TO MAINTAIN A CLEAN SURFACE. B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

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

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

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

THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

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

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

STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMEN AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

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

THE FOLLOWING STATES REQUIRE NOTIFICATION I

REVISIONS

COMMENT

DATE

VATORS, DESIGNERS, OR ANY PERSON PREPARING N VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, A DELAWARE CALL - 811 WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-77 A 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-855

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PROJECT N

DRAWN BY: CHECKED BY: SCALE: CAD I.D.:

> DEVELOPMENT PLANS

AS SHOWN

(PHASE I)

ESTATES AT

PATAPSCO PARI

SINGLE FAMILY DETACH UNITS **BUILDABLE LOTS** 206, 207, 211, & 212 PLAT NO. 23596-23609

LOCATION OF SITE **ROGERS AVENUE** HOWARD COUNTY

901 DULANEY VALLEY ROAD, SUITE 801

TOWSON, MARYLAND 21204 Phone: (410) 821-7900 (410) 821-7987 www.BohlerEngineering.com



SEDIMENT CONTROL NOTES & DETAILS

8 of 10

H-\2015\40152013\DRAWNSS\PLAN SETS\STE DEVELOPMENT PLANS\MD152013500.DNC PRINTED BY: RECORDN 12.15.15 © 228 PM LAST SAVED BY: R

YORK SCOPE PRICE TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD

WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTRUCT ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CO ISEF VATION DISTRICT."

DEVELOPER'S CERTIFICATE

"I/WE HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

6-27-16

AGOUT FOR ESTATOS AT PATAPSCO PANCILL

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT

HOWARD SOIL CONSERVATION DISTRICT

C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT,

0.92 ACRES

1.33 ACRES

0.30 ACRES

• WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED

• BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES

• COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS

• OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH

3,125 CU. YDS. (INCLUDES GRADING FOR 4 LOTS)

3,125 CU. YDS. (INCLUDES GRADING FOR 4 LOTS)

(EXCESS SOIL REMAINING WILL BE STOCKPILED)

STANDARD SEDIMENT CONTROL NOTES

A. PRIOR TO THE START OF EARTH DISTURBANCE,

6. SITE ANALYSIS:

TOTAL AREA OF SITE:

• INSPECTION DATE

PRECIPITATION)

PHOTOGRAPHS

MONITORING/SAMPLING

AREA TO BE ROOFED OR PAVED:

• NAME AND TITLE OF INSPECTOR

• EVIDENCE OF SEDIMENT DISCHARGES

• IDENTIFICATION OF PLAN DEFICIENCIES

CONSTRUCTION ACTIVITIES (NPDES, MDE).

• USE I AND IP MARCH 1 - JUNE 15 • USE III AND IIIP OCTOBER 1 - APRIL 30

SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE

USE IV MARCH 1 - MAY 31

AREA TO BE VEGETATIVELY STABILIZED: 1.01 ACRES

• INSPECTION TYPE (ROUTINE, PRE-STORM EVENT, DURING RAIN EVENT)

• IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE

MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED

· IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS

13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE):

OFFSITE WASTE/BORROW AREA LOCATION: N/A

AREA DISTURBED:

TOTAL CUT:

TOTAL FILL:

PB CASE NO. 403 PLATS 23590 F-14-124 23609 THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER

F-16-051

F-14-12451

SECTION/AREA: N/A

ZONING: R-20 &

PLATS 23421 TO 23436

PERMIT INFORMATION CHART

24012 FREDERICK ROAD

CLARKSBURG, MD 20861

CONTACT: MR. DAN SNYDER

PHONE: (301) 674-8509

GRID #: 5, 6, 11, 12

ECP-13-029

SUBDIVISION NAME: ESTATES AT PATAPSCO PARK

PREVIOUS FILE No. : SP-13-012

PLAT # OR L/F: #23421

UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 40808, EXPIRATION DATE: 7/3/2017

HIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT

DEVELOPER: ESTATES AT PATAPSCO PARK, LLC

ELECT DISTR: 2ND

24012 FREDERICK ROAD

CLARKSBURG, MD 20861 CONTACT: MR. DAN SNYDER

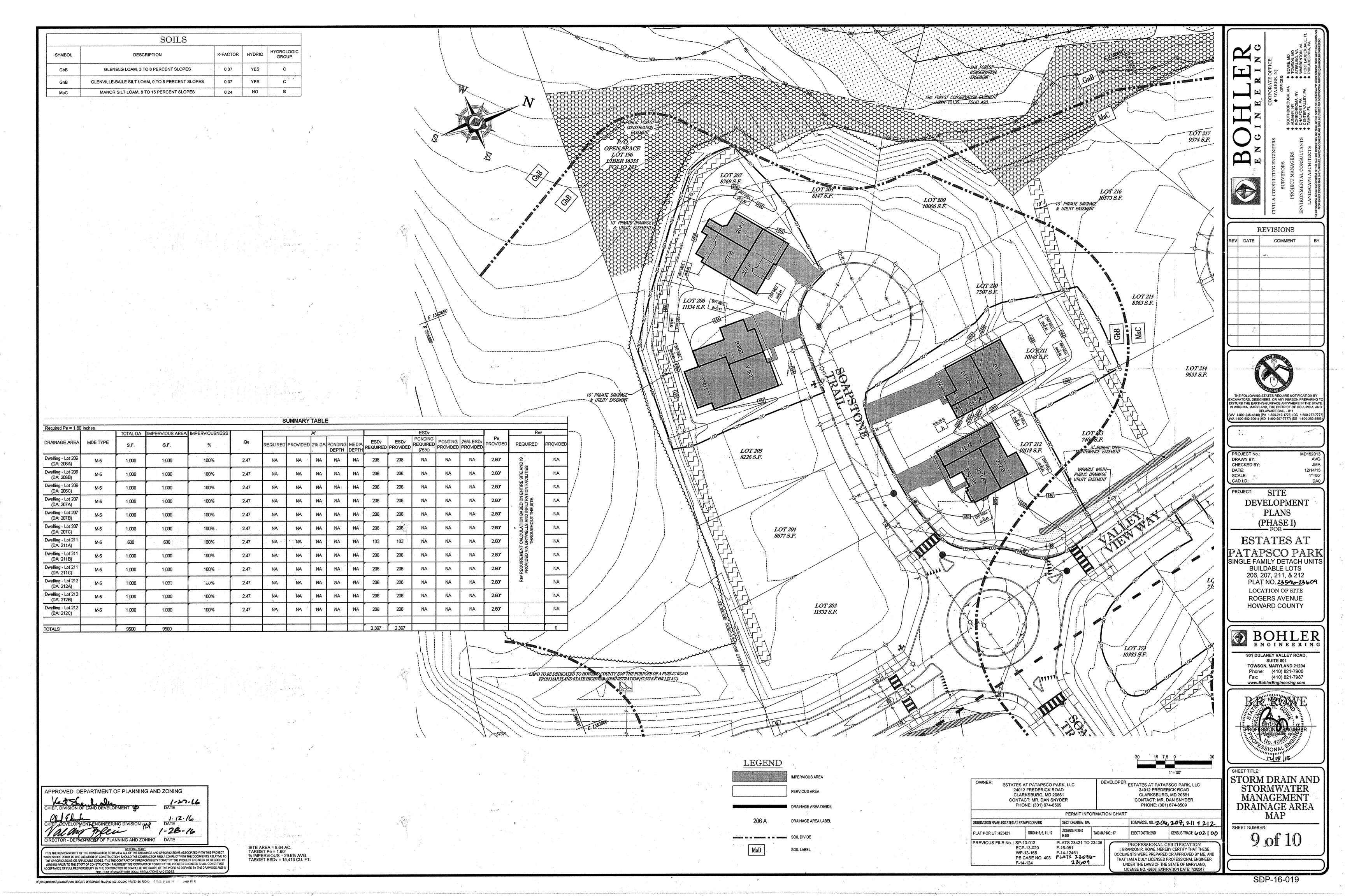
PHONE: (301) 674-8509

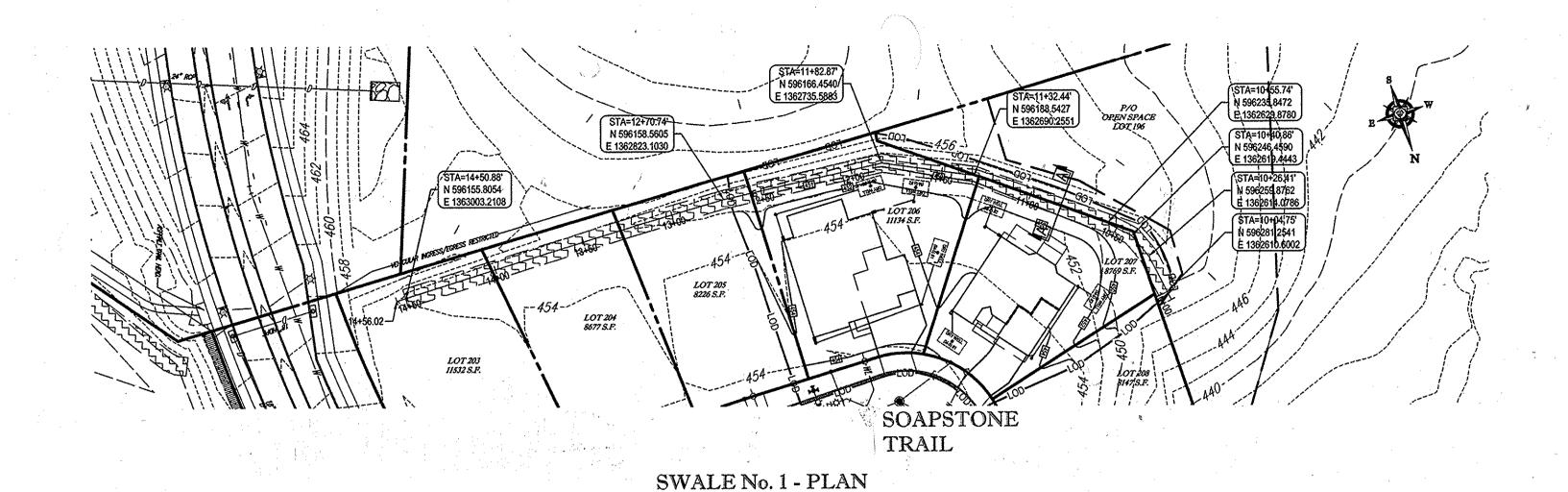
I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE

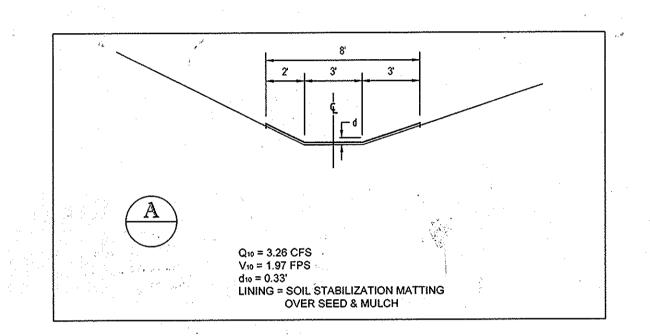
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND

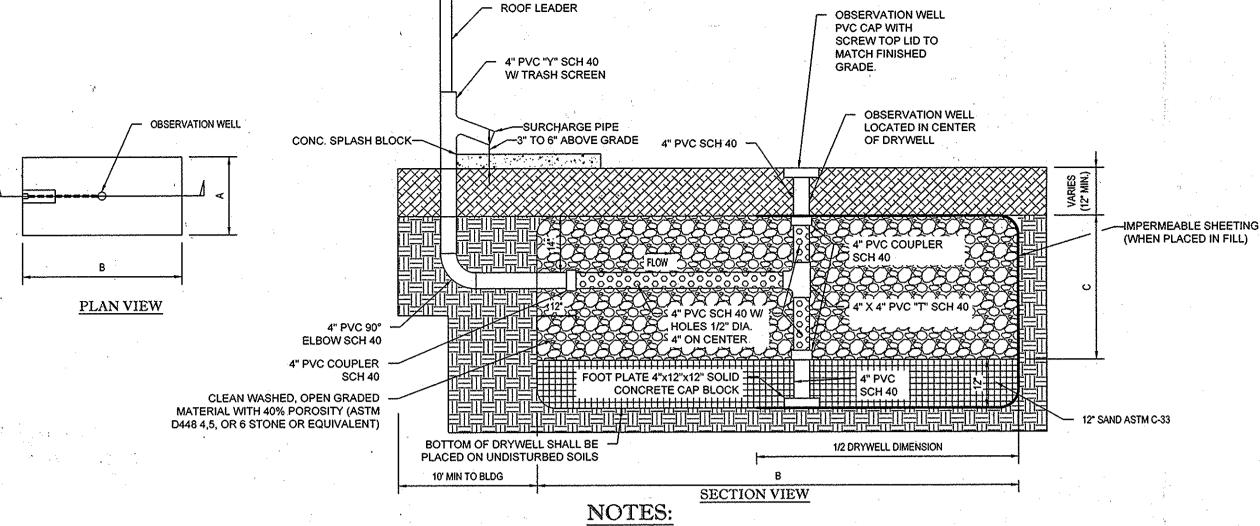
LOT/PARCEL NO.: 204, 207, 211 4212

SDP-16-019









DRYWELL SIZE TABLE (MELROSE, CASTLETON & PARKER)

DRYWELL NO.	DRYV	DRYWELL ESDV STORAGE		
DRYWELL NO.	A	В	C	PROVIDED (CUBIC FOOT)
#1	8.00'	14.00'	4.67'	209.20
#2	8.00'	14.00'	4.67'	209.20
#3	8.00'	14.00'	4.67'	209.20

DRYWELL SIZE TABLE (TORINO)						
SDWATH NO	DRY	DRYWELL DIMENSIONS				
DRYWELL NO.	A	В	c	PROVIDED (CUBIC FOOT)		
#1	6.00'	9.25'	4.67'	52.30		
#2	8.00'	. 14.00'	4.67'	209.20		
#3	8.00'	14.00'	4.67	209.20		





 DURING EXCAVATION TO SUBGRADE • DURING PLACEMENT OF BACKFILL AND PERFORATED INLET PIPE AND OBSERVATION WELL

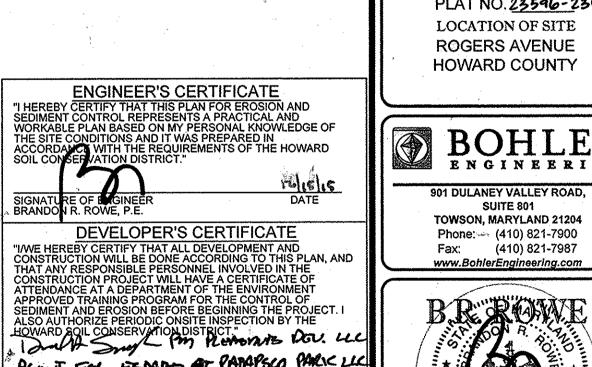
• DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA • DURING CONSTRUCTION OF THE APPURTENANT CONVEYANCE • UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED DRY WELLS

1. PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASEMENT, DEED RESTRICTION, ORDINANCE, OR OTHER LEGAL MEASURES PREVENTING ITS NEGLECT, ADVERSE ALTERATION, AND REMOVAL.

2. DRY WELLS SHALL BE INSPECTED AND CLEANED ANNUALLY BY THE OWNER. THIS INCLUDES GUTTERS, DOWNSPOUTS, AND ALL FILTERS.

3. PONDING, STANDING WATER, OR ALGAL GROWTH ON THE TOP OF A DRY WELL MAY INDICATE FAILURE DUE TO SEDIMENTATION IN THE GRAVEL MEDIA. IF WATER PONDS FOR MORE THAN 48 HOURS AFTER A MAJOR STORM OR MORE THAN SIX INCHES OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.



AGINT FOR ESMADO OF PARAPECO PARIC LLC THIS DEVELOPMENT PLANTS APPROVED FOR SOIL EROSION AND SEDIMENT DEVELOPER: ESTATES AT PATAPSCO PARK, LLC

ESTATES AT PATAPSCO PARK, LLC 24012 FREDERICK ROAD 24012 FREDERICK ROAD CLARKSBURG, MD 20861 CLARKSBURG, MD 20861 CONTACT: MR. DAN SNYDER CONTACT: MR. DAN SNYDER PHONE: (301) 674-8509 PHONE: (301) 674-8509 PERMIT INFORMATION CHART LOT/PARCEL NO. 5.206, 207, 211 + 212 SUBDIVISION NAME: ESTATES AT PATAPSCO PARK SECTION/AREA: N/A GRID #: 5, 6, 11, 12 ELECT DISTR: 2ND PLAT # OR L/F: #23421

PREVIOUS FILE No.: SP-13-012

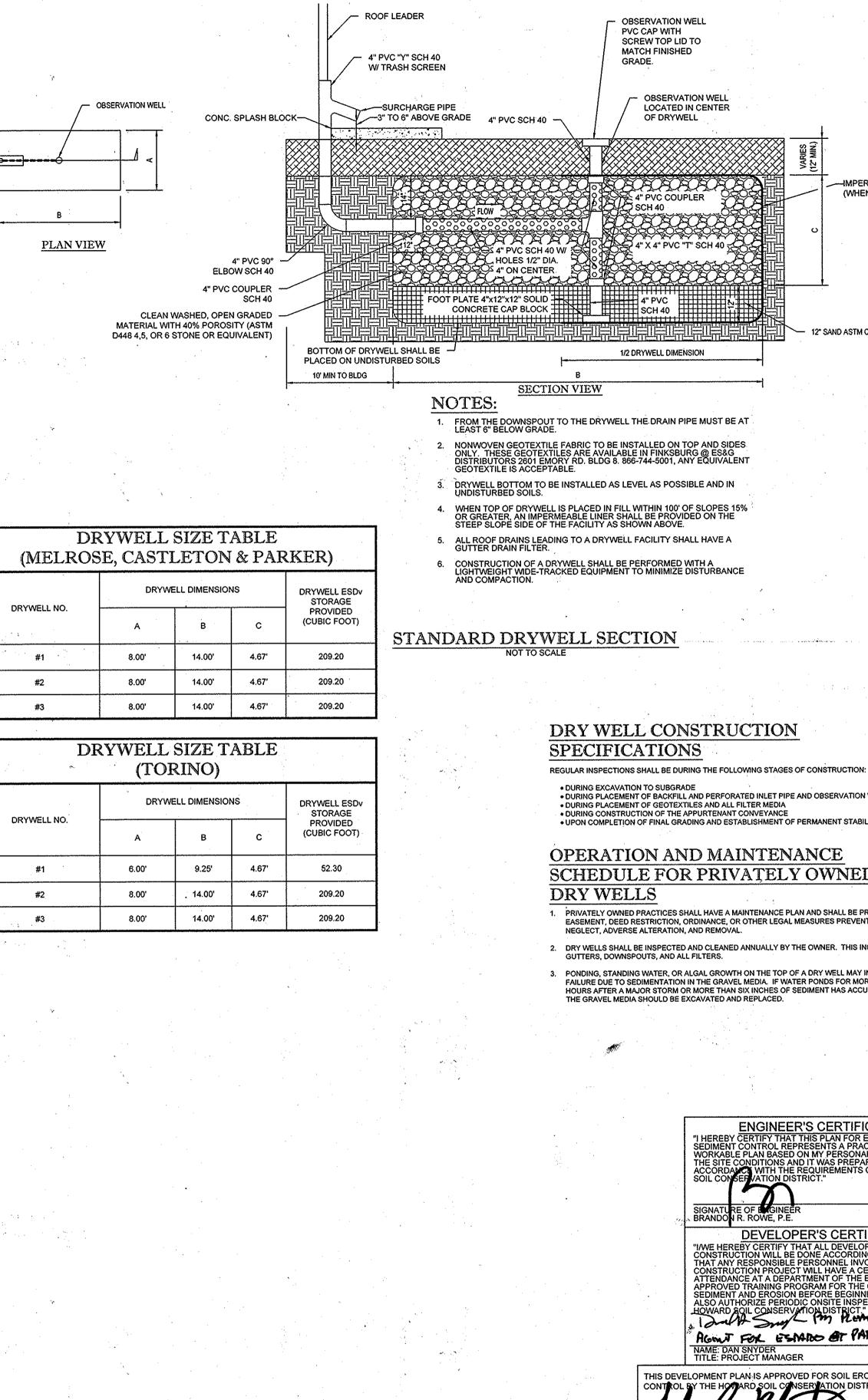
ECP-13-029

WP-13-165

PLATS 23421 TO 23436 F-16-051 I, BRANDON R. ROWE, HEREBY CERTIFY THAT THESE F-14-12451 DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND PB CASE NO. 403 PLATS 23596-THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER

1-28-16 WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE. ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND I FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

PPROVED: DEPARTMENT OF PLANNING AND ZONING



◆◆◆◆◆ 🖔 ***** REVISIONS COMMENT REV DATE THE FOLLOWING STATES REQUIRE NOTIFICATION BY AVATORS, DESIGNERS, OR ANY PERSON PREPARING DELAWARE CALL - 811 V 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-77 A 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-85 PROJECT No.: DRAWN BY: CHECKED BY: SCALE: AS SHOWN CAD I.D.: PROJECT: DEVELOPMENT **PLANS** (PHASE I) ESTATES AT PATAPSCO PARK INGLE FAMILY DETACH UNITS BUILDABLE LOTS 206, 207, 211, & 212 PLAT NO. 23596-23609 STORMWATER MANAGEMENT NOTES & DETAILS CENSUS TRACT: 602100 UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40808, EXPIRATION DATE: 7/3/2017

HE\2015\MD152017\DRVINKGS\PLAK SETS\SITE DEVELOPMENT PLAKS\MD152013SMOLDING PRINTED BY: RBOWEN 12.15.15 @ 2:14 PM LAST SAVED BY: R