

**GENERAL NOTES**

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
  - VERIZON TELEPHONE COMPANY: 1-800-257-7777
  - AT&T: 1-410-954-6281
  - HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2395
  - STATE LIGHTING DIVISION: 1-800-393-3533
  - B.G.&E. CO. CONTRACTOR SERVICES: 410-850-4620
  - B.G.&E. UNDERGROUND DAMAGE CONTROL: 410-787-4620
  - STATE HIGHWAY ADMINISTRATION: 410-531-5533
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES: ECP-13-024, CONT. #24-3108, WP-13-138, SP-13-009, F-14-049, SDP-14-070, CONT. 14-478 (APPROVED) ECP-15-025 (APPROVED) F-15-105.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY WITH 2'-ROOT CONTOUR INTERVALS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2012 AND UPDATED JULY 2014. OFFSITE TOPO FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2012 BY ROBERT H. VOGEL ENGINEERING, INC. AND UPDATED SEPTEMBER 2014.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AS THE CONTRACTOR'S EXPENSE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS SUBJECT PROPERTY.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 05/05/2014, ON WHICH DATE DEVELOPER AGREEMENT #14-049 WAS FILED AND ACCEPTED.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN OR BUILDING PERMIT OR GRADING PERMIT.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNTY BILL 75-2003.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE WETLANDS DELINEATION STUDY FOR F14-049 WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2012 AND APPROVED ON JUNE 20, 2013. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- PARCEL 346 - BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANDLES, NOVEMBER 14, 2014, NO WETLANDS OR STRIPES ARE PRESENT ON OR IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.
- EXISTING UTILITIES ARE BASED ON ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER SYSTEMS PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES AND IN CONSTRUCTION ACTIVITIES AND TAKE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE COORDINATE SYSTEM SHOWN HEREON IS BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 3513 AND 4100. USED FOR THIS PROJECT.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- PARCEL 348 - FOREST STAND DELINEATION PLAN WAS PREPARED BY JOHN CANDLES BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2012.
- PARCEL 348 - BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANDLES, NOVEMBER 14, 2014, NO PORTIONS OF PARCEL 348 WOULD BE CONSIDERED FOREST AND NO SPECIEN TREES ARE PRESENT ON THE SUBJECT PROPERTY.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR THEIR ASSOCIATED BUFFERS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. A NOISE WALL IS REQUIRED FOR THIS SITE AND WILL BE CONSTRUCTED IN ACCORDANCE WITH PROJECT 10-3175 TO WHICH THE PROJECT IS REFERRED FOR FURTHER INFORMATION.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN MET.
- F14-049 MET THE OBLIGATION OF THE PLACEMENT OF 2.76 AC. (2:1 RATIO) OF RETENTION INTO AN OFF-SITE FOREST CONSERVATION BANK IDENTIFIED AS DENSITY SOLUTIONS, APPROVED UNDER SDP-13-056FC WHICH WAS SUFFICIENT TO MEET THE 1.28 ACRES OF REQUIRED REFORESTATION AND 0.10 ACRES OF REQUIRED AFFORESTATION.
  - FOREST CONSERVATION OBLIGATIONS FOR THIS PLAN HAVE BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$7,188 FOR THE 0.22 ACRE AFFORESTATION REQUIREMENT (F15-105). AREAS OF PIPESTEM WERE INCLUDED IN PREVIOUS FOREST CONSERVATION CALCULATIONS UNDER F14-049. FOREST CONSERVATION OBLIGATIONS FOR THIS PLAN (F15-105) ARE BASED ON 1.54 ACRES FOR PARCEL 346 ONLY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATINGS (1 1/2" MIN).
  - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45-FOOT TURNING RADIUS.
  - d) STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (102,000 LBS).
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- STRUCTURE CLEARANCES - MINIMUM 13 FEET.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE IS AN EXISTING DWELLING TO REMAIN LOCATED ON LOT 12.
- ANY NEW ADDITIONS OR NEW CONSTRUCTION TO THE EXISTING DWELLINGS SHALL CONFORM TO SETBACKS AS SHOWN ON THE FINAL PLAN FOR THIS SUBDIVISION.
- SHAKER DRIVE IS NOT A SCENIC ROAD, IT IS CLASSIFIED AS A MAJOR COLLECTOR.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 9 TO 17 WAS RECORDED SMALLCASE#157 WITH PLAT # 22836 IN THE LAND RECORDS OF HOWARD COUNTY, MD.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 8-17 ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- LANDSCAPING OBLIGATIONS HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.204 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
  - F14-049 PROVIDED A FINANCIAL SURETY IN THE AMOUNT OF \$8,850 FOR THE REQUIRED 25 SHADE TREES AND 45 SHRUBS WAS POSTED WITH THE F14-049 DEVELOPERS AGREEMENT.
  - A FINANCIAL SURETY IN THE AMOUNT OF \$3,900 WILL BE PROVIDED FOR THE REQUIRED PERMITTER LANDSCAPING, 13 SHADE TREES FOR LOTS 8, 12, & 13. SURETY WILL BE PROVIDED WITH THE GRADING PERMIT FOR THIS SITE PLAN, SDP-16-025.
- DEED REFERENCE: L 15747 / F. 001
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT EACH DRIVEWAY ACCESS POINT ONTO SHAKER DRIVE AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2395 FOR FURTHER INFORMATION.
- B.G.&E HAS REVIEWED AND APPROVED THE PROPOSED PERIMETER TREE PLANTINGS.
- A FEE-IN-LIEU OF OPEN SPACE FOR TWO (2) LOTS WAS PROVIDED UNDER F14-049.
- ALL EXISTING WELLS AND SEPTIC SYSTEM COMPONENTS MUST BE PROPERLY ABANDONED AND NOTIFICATION OF SUCH SENT TO THE HEALTH DEPARTMENT PRIOR TO HEALTH OFFICER SIGNATURE OF THE FINAL RECORD PLAN.
- WATER AND SEWER FOR THIS PROJECT WILL BE PROVIDED THROUGH CONTRACT 14-4794-D.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL SUPPORT SQUARE TUBE POST (14 GAUGE) WITH A 2 1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- A WHITE ON-GREEN RANGE OF ADDRESS SIGN SHALL BE PROVIDED.
- AN AMENDED COMMON MAINTENANCE AGREEMENT APPROVED THE REQUEST TO ALLOW SEVEN USERS ON A USE-IN-COMMON SHARED DRIVEWAY. THE AMENDED COMMON MAINTENANCE AGREEMENT WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION ON SEPTEMBER 11, 2015 UNDER THIS FINAL PLAN. APPROVAL IS SUBJECT TO PROVIDING A SCHOOL BUS PAD AND ADDING ITS MAINTENANCE TO THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT.
- THIS PROJECT IS SUBJECT TO WP-13-138. ON MARCH 25, 2013, THE PLANNING DIRECTOR DENIED THE REQUEST TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON DECEMBER 10, 2014 AT EAST BRANCH COLUMBIA LIBRARY.
  - A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY 12, 2012 AND WAS APPROVED AS PART OF F14-049 (JUNE 20, 2013).
  - PARCEL 348 - AN ADDENDUM/LETTER TO THE APPROVED TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. DATED JULY 12, 2012 (F14-049) HAS BEEN INCLUDED WITH THIS PLAN, APPROVED AUGUST 19, 2015.
- IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FT. IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES, OR DECKS OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO ANY FRONT OR REAR YARD SETBACK.
- WATER METERS WILL NOT BE RELEASED BY HOWARD COUNTY TO ANY NEW BUILDING UNIT WITHIN THE WETLANDS AND SEPTIC SYSTEMS. THIS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS AND THE LANDSCAPE NOTES, DETAILS & SCHEDULES REFER TO SHEET 4.
  - FOR LANDSCAPE NOTES, DETAILS & SCHEDULES REFER TO SHEET 4.
  - FOR STORMDRAIN PROFILE REFER TO SHEET 3.

# SITE DEVELOPMENT PLAN

## STELLA GLEN II - LOTS 8, 12 & 13

(SFD RESIDENTIAL)

### HOWARD COUNTY, MARYLAND

**SWM PRACTICE CHART**

**ESD PRACTICES BY LOT**

LOT #	ADDRESS	ESD PRACTICE
#8	10592 SHAKER DRIVE	DISCONNECT ROOFTOP RUNOFF (N-1), RAIN GARDEN (M-7), AND SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.
#12	10517 JUSTICE PLACE	DISCONNECT ROOFTOP RUNOFF (N-1), RAIN GARDEN (M-7), AND SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.
#13	10520 JUSTICE PLACE	SHARED RESPONSIBILITY FOR USE-IN-COMMON DRIVEWAY PRACTICES.

**MIHU AGREEMENT**

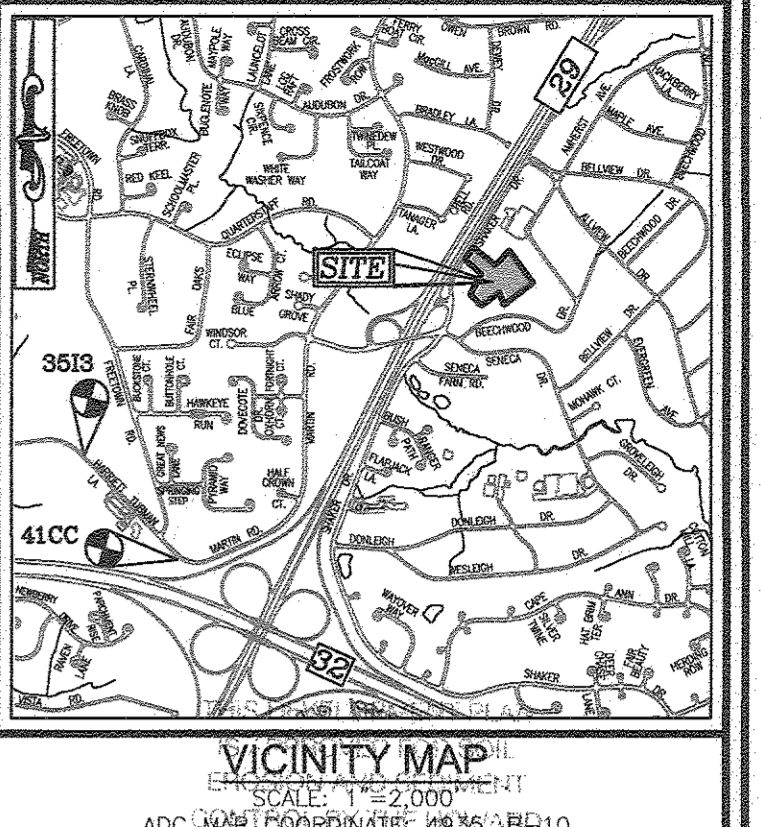
PLEASE NOTE THAT ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION (LOTS 8 & 13) ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

**MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
8	26,700 SF	6,400 SF	20,300 SF	20,000 SF
12	25,515 SF	2,052 SF	23,463 SF	20,000 SF
13	25,670 SF	2,074 SF	23,596 SF	20,000 SF

**SHEET INDEX**

DESCRIPTION	SHEET NO.
COVER SHEET, SITE LAYOUT & LANDSCAPE PLAN	1 OF 4
GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN AND SOILS MAP	2 OF 4
STORMWATER MANAGEMENT DETAILS - NOTES, STANDARD DETAILS AND HOUSE DETAILS	3 OF 4
SOIL EROSION AND SEDIMENT CONTROL - NOTES & DETAILS	4 OF 4



**BENCHMARKS**

HOWARD COUNTY BENCHMARK 3513 (CONC. MON.)  
 N 55573.69' E 134609.09' ELEV. 415.34'  
 HARRIET TUBMAN L&I: BETHOLTON JN.

HOWARD COUNTY BENCHMARK 4100 (CONC. MON.)  
 MARTIN RD. NEAR CORNER OF FREETOWN RD.  
 N 552494.26' E 1347062.39' ELEV. 399.95'

**LEGEND:**

PROPERTY LINE	EXISTING UTILITY POLE
RIGHT-OF-WAY LINE	EXISTING LIGHT POLE
ADJACENT CURB LINE	EXISTING CURB AND GUTTER
EXISTING PROPERTY LINE	EXISTING EDGE OF PAVING
EXISTING WETLANDS	EXISTING MAILBOX
EXISTING WETLAND BUFFER	EXISTING SIGN
EX. VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-7 (TO BE ABANDONED)	EXISTING SANITARY MANHOLE
PROP. VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 8-17	EXISTING SANITARY LINE
EX. 30' PUBLIC SEWER, WATER, & UTILITY EASEMENT (PLAT 22836)	EXISTING CLEANOUT
EX. 20' PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT 22836)	EXISTING FIRE HYDRANT
EX. PUBLIC SEWER & UTILITY EASEMENT PLAT MDR 9987	EXISTING WATER LINE
EXISTING BGC YELLOW ZONE	EXISTING TREELINE
EXISTING BGC GREEN ZONE	PROPOSED TREES
EXISTING BGC YELLOW ZONE	EXISTING FENCE
	PROPOSED STORMDRAIN
	PROPOSED TREELINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR

**ADDRESS CHART**

LOT NO.	STREET ADDRESS
8	10592 SHAKER DRIVE
12	10517 JUSTICE PLACE
13	10520 JUSTICE PLACE

**PERMIT INFORMATION CHART**

SUBDIVISION NAME	SECTION/AREA
STELLA GLEN II LOTS 8, 12 & 13	N/A

LOT / PARCELS	PARCEL 396 (L 15784/F. 340)
PLAT REF #	23145 & 23146
BLOCK NO.	19
ZONE	R-20
TAX MAP	36
ELECT DIST	6
CENSUS TR	6067.01

WATER / SEWER # 24-3108

**PARKING TABULATION:**

TOTAL NUMBER OF DWELLING UNITS PROPOSED: 3

1. PARKING SPACES REQUIRED: 2 SPACES PER UNIT = 6 SPACES  
 ADDITIONAL PARKING SPACES REQUIRED (VISITOR): 1.5 SPACES  
 TOTAL REQUIRED = 7.5 SPACES

2. PARKING SPACES PROVIDED:  
 2 SPACE IN GARAGE = 6 SPACES (FOR 3 UNITS)  
 2 SPACES ON DRIVEWAY = 6 SPACES (FOR 3 UNITS)  
 TOTAL PARKING SPACES PROVIDED: 12 SPACES

**LOT TABULATION**

TOTAL NO. OF PROPOSED LOTS: 3  
 TOTAL NO. OF DWELLING UNITS: 3  
 EXISTING DWELLING UNITS: 1  
 PROPOSED DWELLING UNITS: 2  
 NO. OF SINGLE FAMILY DETACHED: 3  
 NO. OF OPEN SPACE LOTS: 0

**COORDINATE TABLE**

NO.	NORTH	EAST
100	555535.96	1350366.45
104	555599.43	1350092.82
105	555727.21	1350132.06
108	555270.45	1350414.60
109	555131.86	1350230.26
110	555246.85	1350112.46
119	555365.94	1350765.16
302	554568.47	1350223.44
305	555143.65	1350461.46
314	555342.71	1350163.84
1200	555700.75	1350516.91

**OWNER**

MARY THERSE PFAU  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MD 21043  
 (410) 480-0023

**DEVELOPER**

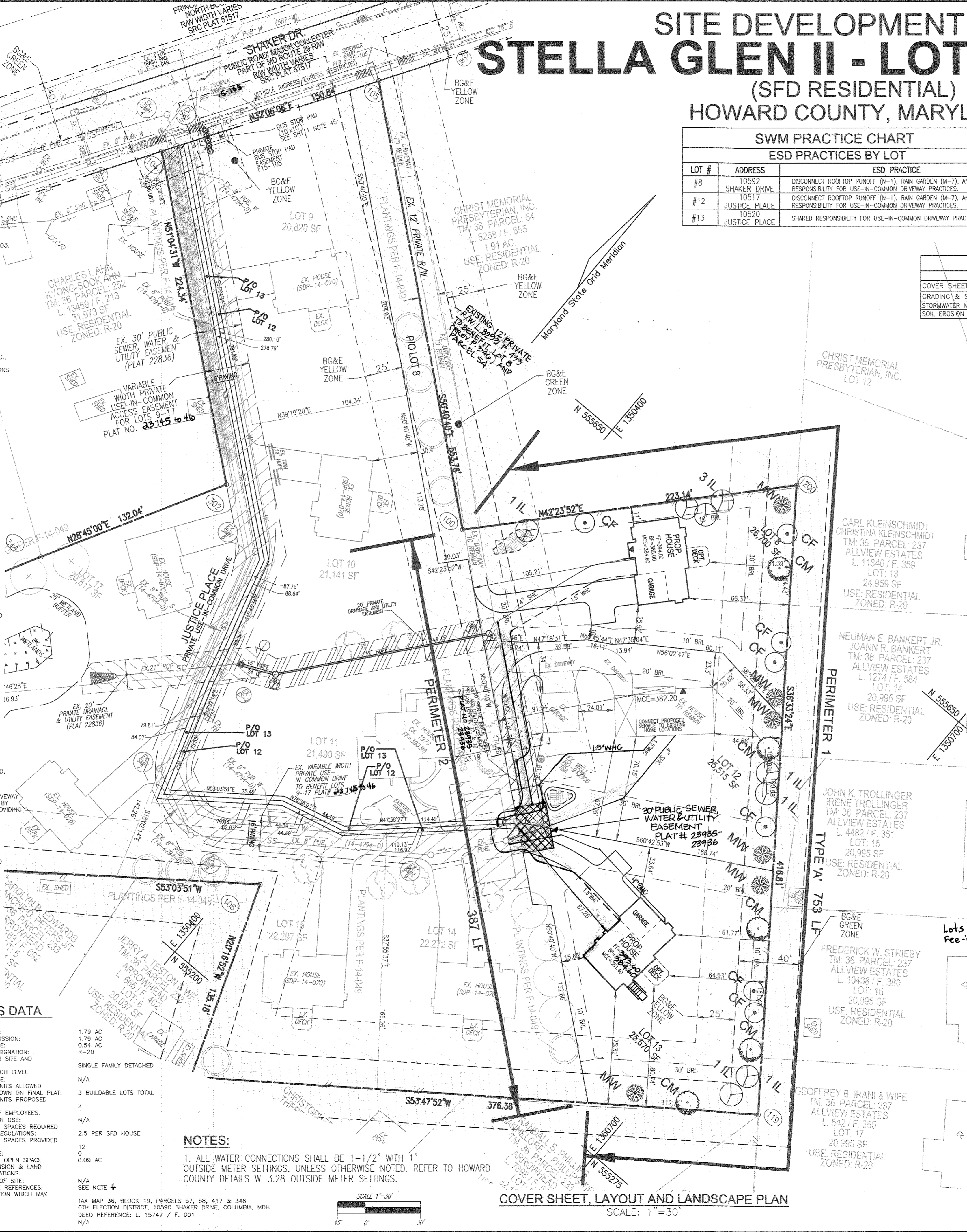
TRINITY QUALITY HOMES, INC.  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MD 21043  
 (410) 480-0023

**PROFESSIONAL CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2016

DESIGN BY: RHV/EDS  
 DRAWN BY: JMR/MDL  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2016  
 SCALE: AS SHOWN  
 W.O. NO.: 14-37

1 SHEET OF 4



**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Quinn, 4/26/16, DATE

Michael Quinn, 2/24/16, DATE

5-9-16, DATE

5-10-16, DATE

5-11-16, DATE

**SITE ANALYSIS DATA**

A. TOTAL PROJECT AREA:	1.79 AC
B. AREA OF PLAN SUBMISSION:	1.79 AC
C. LIMIT OF DISTURBANCE:	0.54 AC
D. PRESENT ZONING DESIGNATION:	R-20
E. PROPOSED USES FOR SITE AND STRUCTURES:	SINGLE FAMILY DETACHED
F. FLOOR SPACE ON EACH LEVEL OF BUILDING PER USE:	N/A
G. TOTAL NUMBER OF UNITS ALLOWED FOR PROJECT AS SHOWN ON FINAL PLAN:	3 BUILDABLE LOTS TOTAL
H. TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION:	2
I. MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:	N/A
J. NUMBER OF PARKING SPACES REQUIRED BY HO.C.O. ZONING REGULATIONS:	2.5 PER SFD HOUSE
K. NUMBER OF PARKING SPACES PROVIDED ON SITE:	12
L. OPEN SPACE ON SITE:	0.09 AC
M. AREA OF RECREATION OPEN SPACE REQUIRED BY SUBDIVISION & LAND DEVELOPMENT REGULATIONS:	N/A
N. BUILDING COVERAGE OF SITES:	N/A
O. APPLICABLE DPZ FILE REFERENCES:	SEE NOTE 4
P. ANY OTHER INFORMATION WHICH MAY BE RELEVANT:	
Q. FLOOR AREA RATIO:	N/A

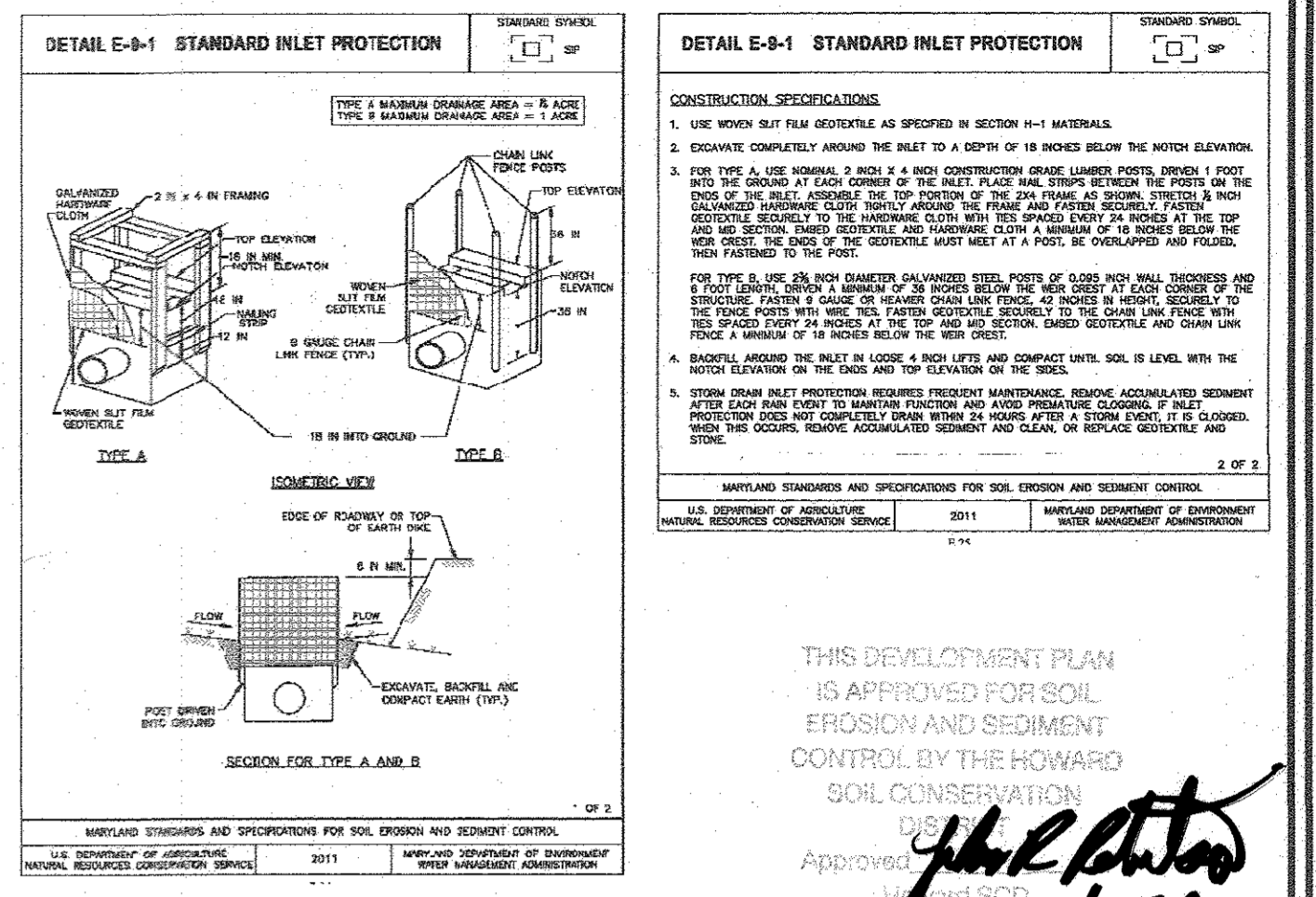
**NOTES:**

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

**COVER SHEET, LAYOUT AND LANDSCAPE PLAN**

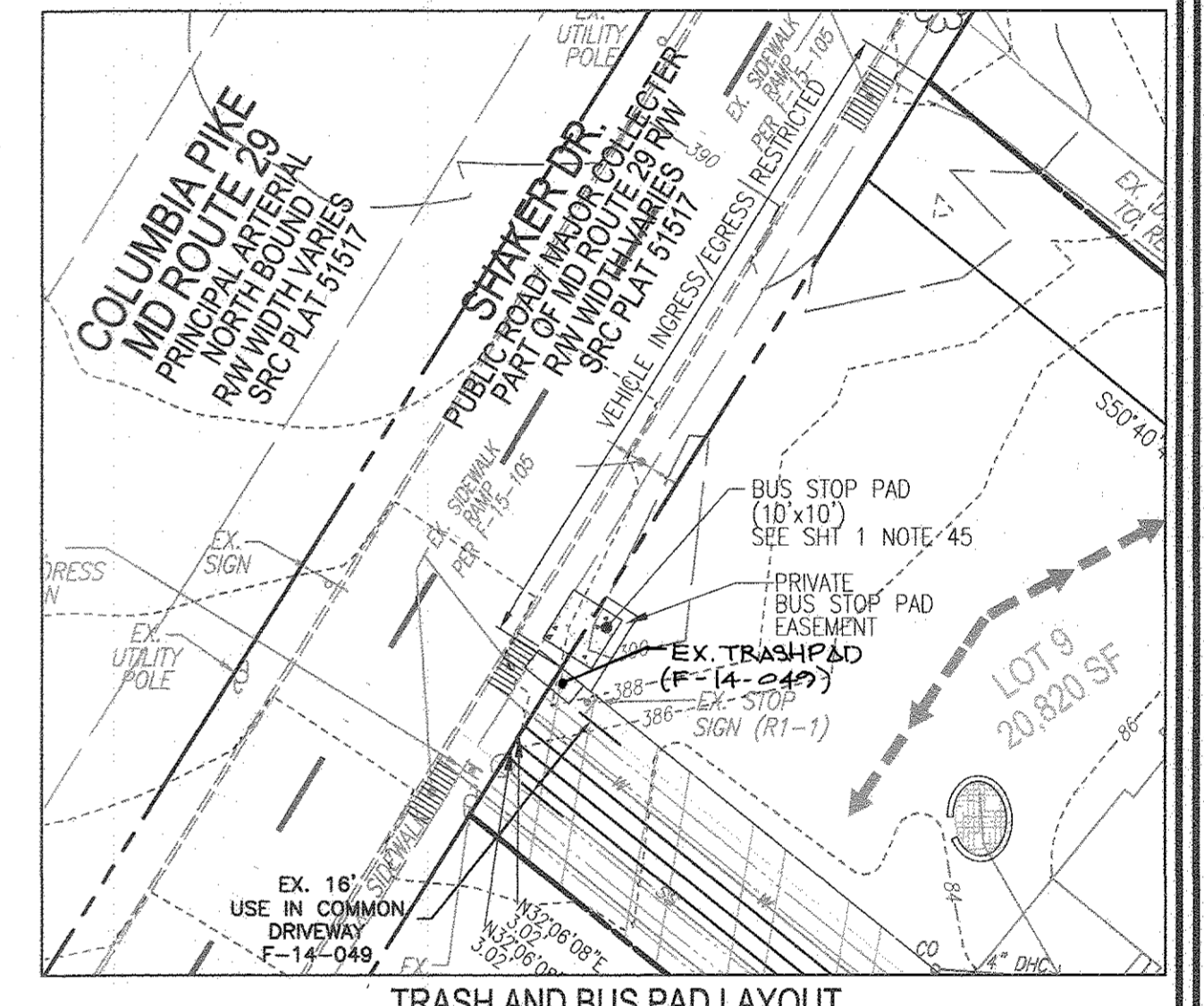
SCALE: 1" = 30'





STELLA 2 (F15-105)  
STORMWATER TEST PITS

TEST PIT	SURFACE ELEVATION	PROPOSED	BORING DEPTH	DUG	CONDITION
TP1	369.1	9.5	9.5		DRY
TP2	387.9	8.3	8.3		DRY
TP3	389.9	10	10		DRY
TP4	379.2	7.5	7.5		DRY



NOTE: EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

NO.	REVISION	DATE
2	REVISE FF ELEV. AND GRADING TO REFLECT AS-BUILT	4/07/17
1	REVISE PLAN TO SHOW THE APPROVED WATER AND SEWER EXTENSION FOR CONTRACT 14-1744-D	8/22/16

SITE DEVELOPMENT PLAN  
GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN  
AND SOILS MAP  
**STELLA GLEN II - LOTS 8, 12 & 13**

TAX MAP: 36 GRID: 19  
6TH ELECTION DISTRICT  
DPZ REF'S: SEE GENERAL NOTE #4 ON COVER SHEET

ZONED: R-20  
PARCEL: 346  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET  
ELLICOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

I 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. 16183 EXPIRATION DATE: 09-27-2016

DESIGN BY: RHW/EDS  
DRAWN BY: JMR/MDL  
CHECKED BY: RHW  
DATE: FEBRUARY 2016  
SCALE: AS SHOWN  
W.O. NO.: 14-37

2 SHEET OF 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 5-3-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 5-10-16  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 5-11-16  
DIRECTOR DATE

NOTE: FOR STORMDRAIN PROFILE REFER TO SHEET 3

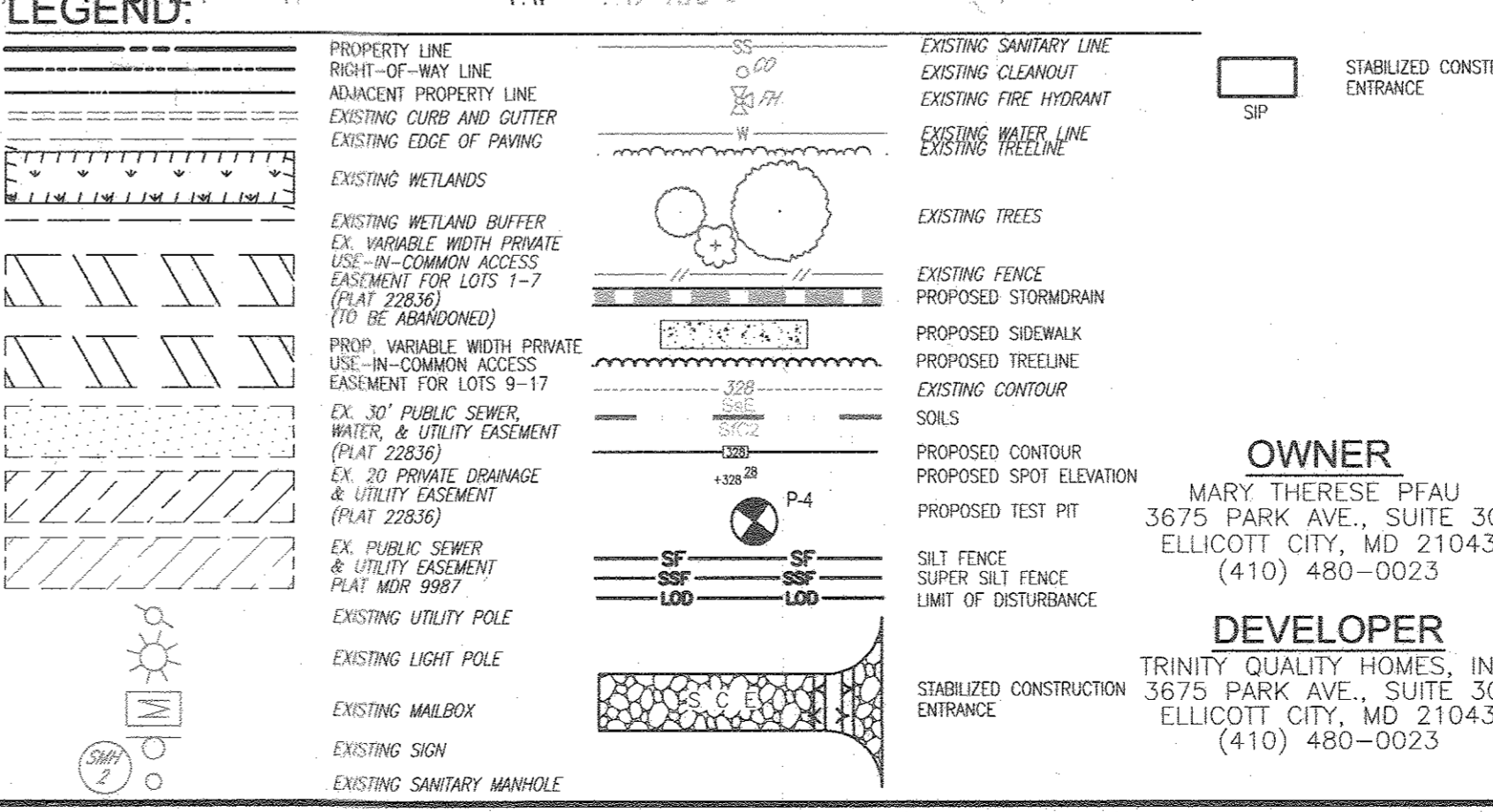
SOILS LEGEND  
SOIL MAP# 24

SYMBOL NAME / DESCRIPTION	GROUP	K-FACTOR	STICK SLOPE W/ PROVISION POTENTIAL
GIB GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.20	NO
GUB GLENVILLE-URBAN LAND-UDORNTHERNS COMPLEX, 0 TO 8 PERCENT SLOPES	C	0.37	YES
UGF UDORNTHERNS, HIGHWAY, 0 TO 65 PERCENT SLOPES	-	-	-

NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

GRADING PLAN  
SCALE: 1"=30'

NOTE:  
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
- SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART.  
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.



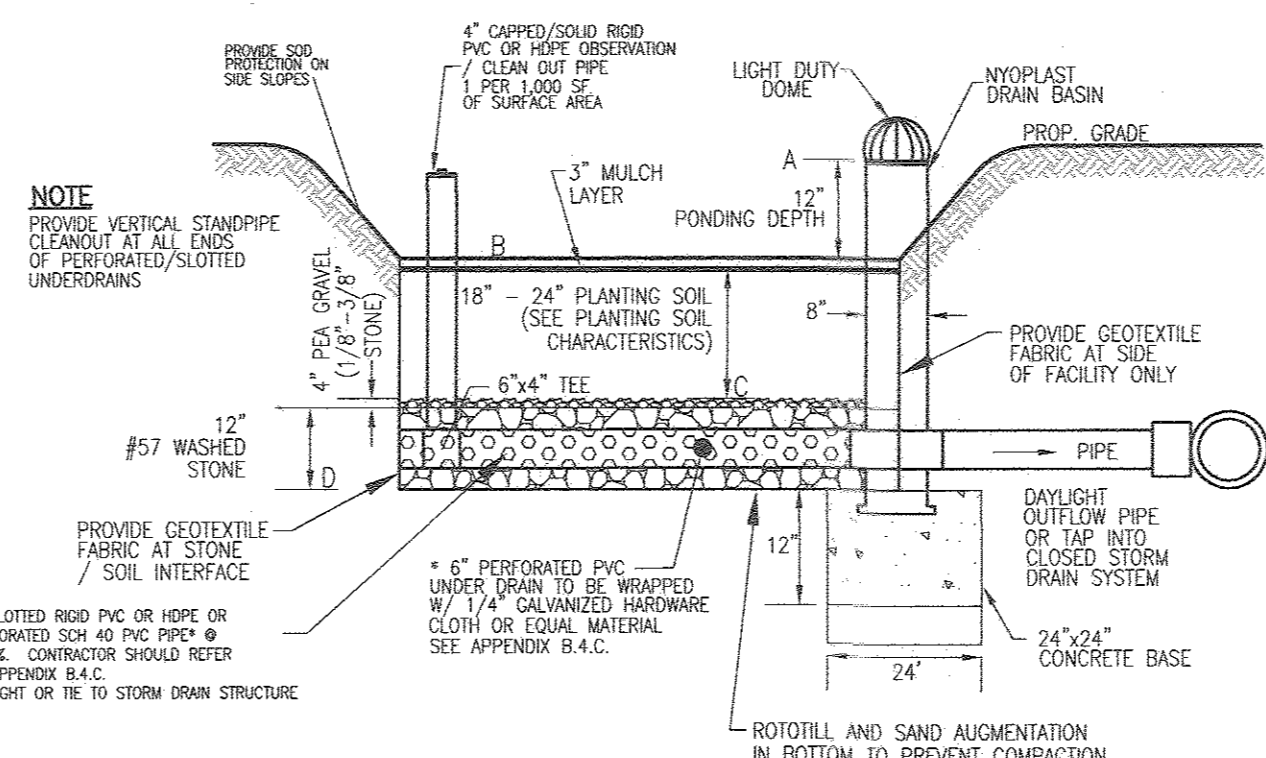


APPENDIX B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDEN, LANDSCAPE INFILTRATION & INFILTRATION BERMS

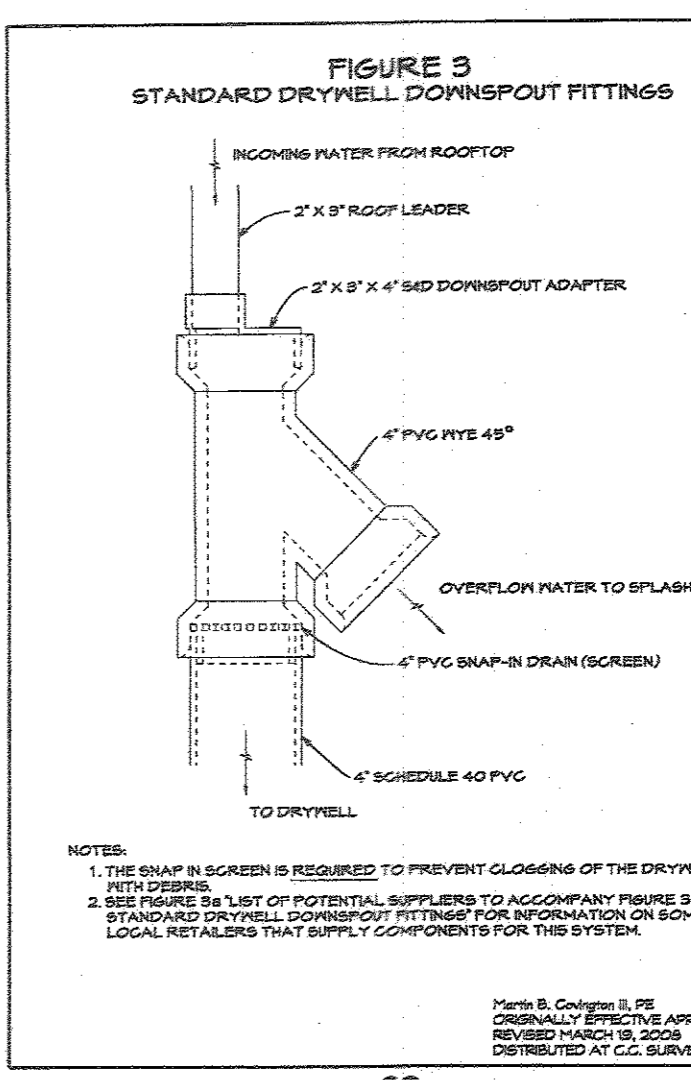
- 1. MATERIAL SPECIFICATIONS**
- 2. FILTERING MEDIA OR PLANTING SOIL**
- 3. COMPACTION**
- 4. PLANT MATERIAL**
- 5. PLANT INSTALLATION**
- 6. UNDERDRAINS**
- 7. MISCELLANEOUS**

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Material	Specification	Size	Notes
Planting Soil	See Appendix A, Table A.4	n/a	Planting soil is site-specific
Planting soil	loamy sand (60-65%) & compost (35-40%) or sandy loam (30%) & coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5% (2" to 4" deep)
Organic content	Min. 10% by dry weight (ASTM D 2974)	n/a	aged 6 months, minimum; no pine or wood chips
Mulch	shredded hardwood	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile	n/a	n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (D8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" surf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipe; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth.
Poured in place concrete (if required)	MSHA Mix No. 3; f'c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-61-60	n/a	on-site testing of poured-in-place concrete required; 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [F-10 or F-20]; allowable horizontal loading (based on soil pressure); and analysis of potential cracking. Sand substitutions such as Diabase and Gneiss (AASHTO) #10 are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.
Sand	AASHTO M-6 or ASTM-C-33	0.02" to 0.04"	



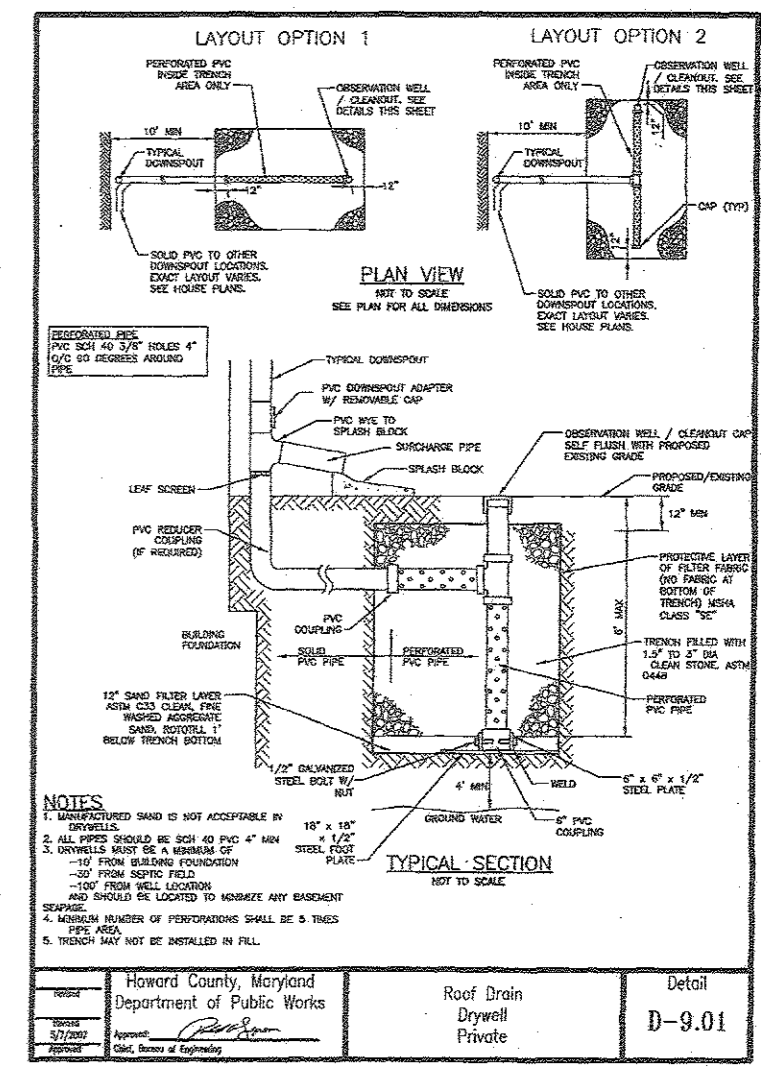
TYPICAL SMALL MICRO-BIORETENTION NOT TO SCALE



ON-LOT DRYWELL - DESIGN ELEVATION CHART

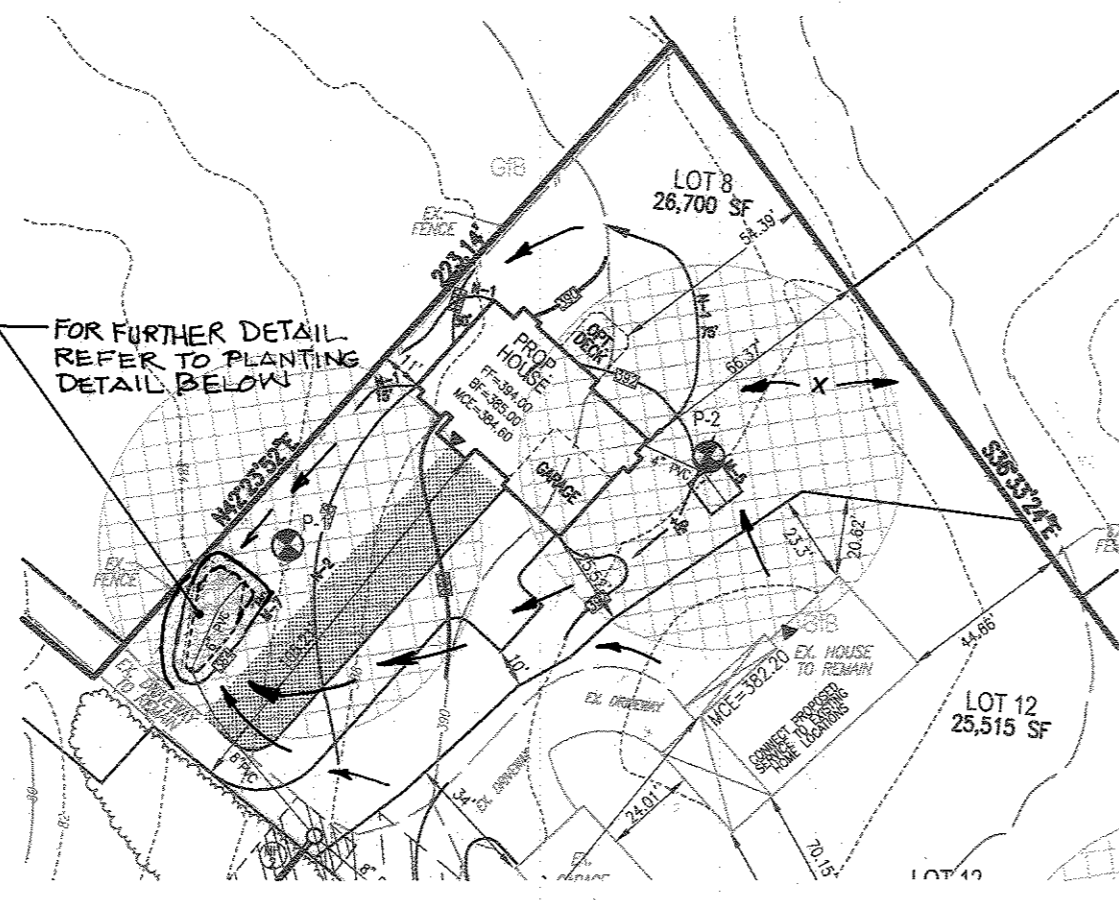
DW LOT #	NUMBER OF DW'S OVER	PROP STONE	TOP STONE	INV. STONE	ENV. STONE	SURFACE SIZE	DEPTH
8	1	392.00	391.00	387.00	7 X 7	4	
13F	1	387.00	386.00	382.00	8 X 8	4	
13S	1	387.00	386.00	382.00	6 X 6	4	

F=FRONT OF LOT  
S=SIDE OF LOT



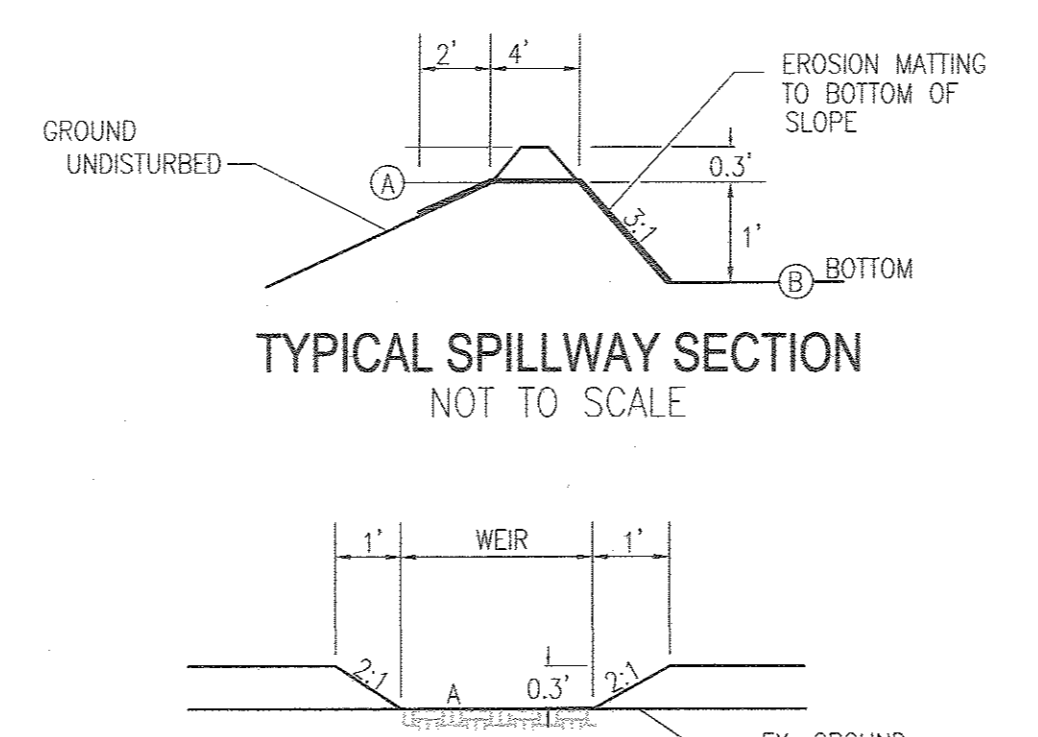
HOWARD COUNTY - OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRYWELL (M-5)

- THE OWNER SHALL INSPECT & CLEAN ANNUALLY, INCLUDING PIPES, GUTTERS, DOWNSPOUTS AND FILTERS.
- PONDING STANDING WATER OR ALGAL GROWTH ON THE TOP OF A DRYWELL 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.



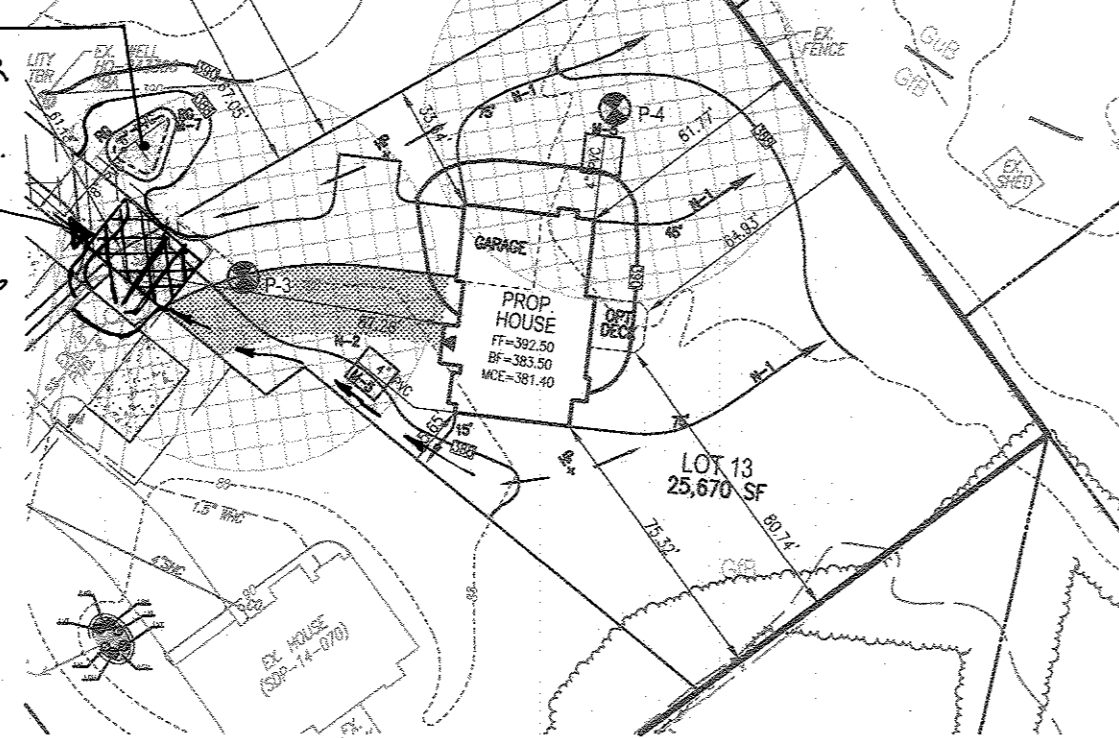
STORMWATER MANAGEMENT DETAIL - LOT 8

WEIR OUTLET MICRO-BIORETENTION/RAINGARDEN



TYPICAL SPILLWAY SECTION NOT TO SCALE

TYPICAL SPILLWAY PROFILE NOT TO SCALE



STORMWATER MANAGEMENT DETAIL - LOT 13

N-1 & N-2. DISCONNECTION OF ROOFTOP AND NON-ROOFTOP RUNOFF

CONSTRUCTION CRITERIA:

- EROSION AND SEDIMENT CONTROL: EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS) SHALL NOT BE LOCATED IN VEGETATED AREAS RECEIVING DISCONNECTED RUNOFF.
- SITE DISTURBANCE: CONSTRUCTION VEHICLES AND EQUIPMENT SHOULD AVOID AREAS RECEIVING DISCONNECTED RUNOFF TO MINIMIZE DISTURBANCE AND COMPACTION. SHOULD AREAS RECEIVING DISCONNECTED RUNOFF BECOME COMPACTED, SCARPING THE SURFACE OR ROTILLING THE SOIL TO A DEPTH OF FOUR TO SIX INCHES SHALL BE PERFORMED TO ENSURE PERMEABILITY. ADDITIONALLY, AMENDMENTS MAY BE NEEDED FOR TIGHT, CLAYEY SOILS.

INSPECTION:

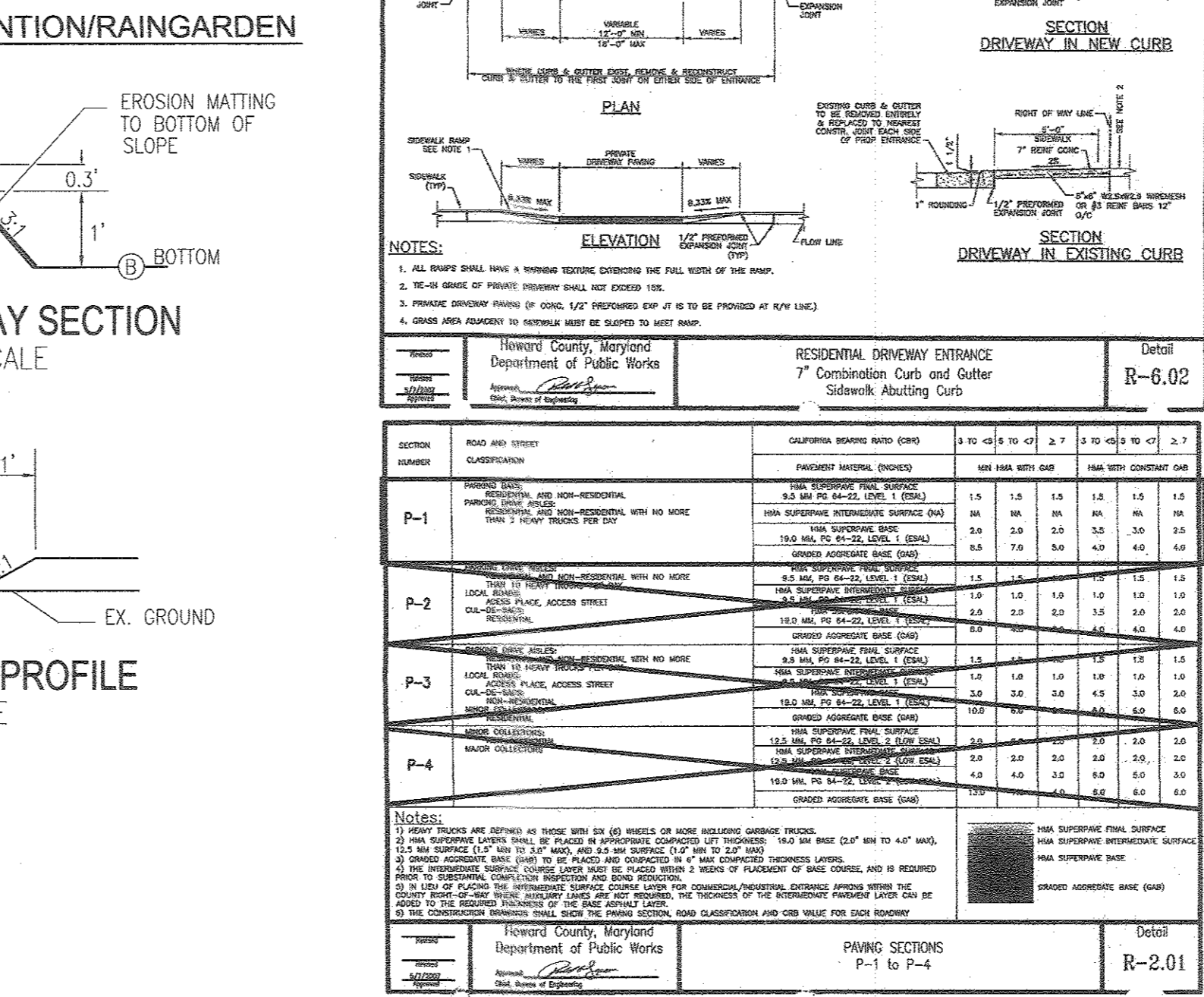
A FINAL INSPECTION SHALL BE CONDUCTED BEFORE USE AND OCCUPANCY APPROVAL TO ENSURE THAT SIZING FOR TREATMENT AREAS HAVE BEEN MET AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

MAINTENANCE CRITERIA:

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

HOWARD COUNTY - OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

- MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



STORM DRAIN PROFILE MIN THICK. 7.19"

SCALE: HORIZONTAL - 1"=50'  
VERTICAL - 1"=5'

NO.	TYPE	LOCATION	TOP	INV.	COMMENTS
MH-2	4"-0" STANDARD PRECAST MANHOLE	N 555494 E 1350424	387.50	378.00	HO. CO. STD. G-5.12
MH-1	4"-0" STANDARD PRECAST MANHOLE	N 555383 E 1350333	379.00	373.00	HO. CO. STD. G-5.12
I-1	"TYPE 2"	N 555374 E 1350311	375.20	372.50	HO. CO. STD. D-4.10
EX ES-1	EX 21" CONCRETE END SECTION	N 555317 E 1350256	372.75	371.00	HO. CO. STD. SD-5.21

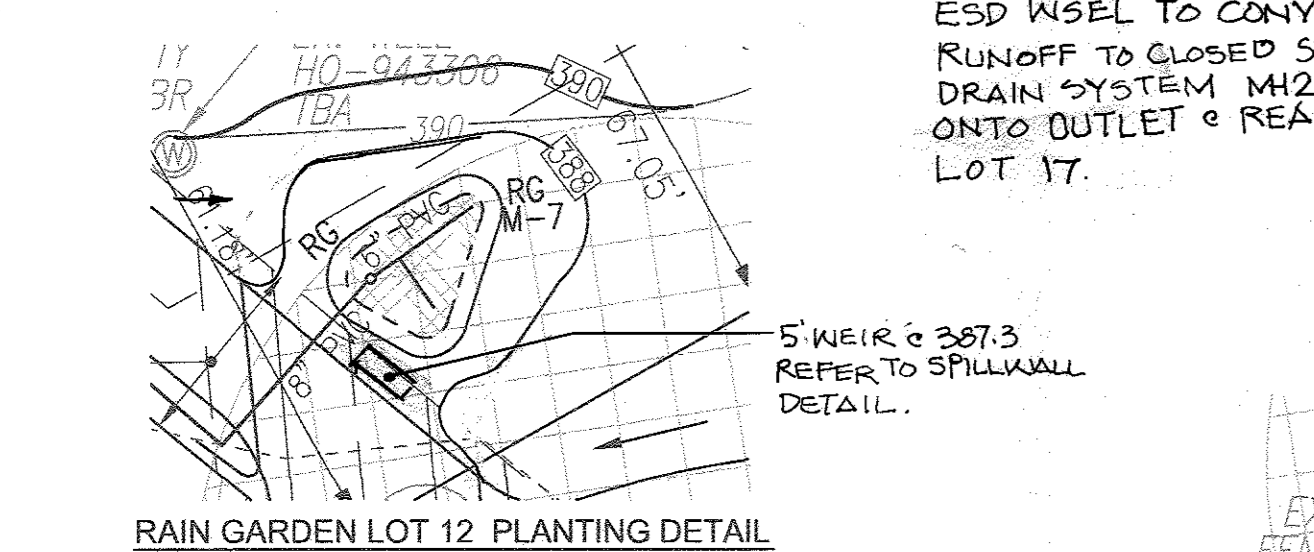
\* REPLACE F14-049 ES-2 END SECTION

OPERATION AND MAINTENANCE SCHEDULE FOR M-6, M-7 AND M-8 AREAS

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISKED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DEFOLIATED STEMMS AND BRANCHES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.
- FILTER MATERIAL MUST BE REPLACED WHEN WATER REMAINS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 24 HOURS FOLLOWING A 1- OR 2-YEAR STORM EVENT OR MORE THAN 48 HOURS FOLLOWING A 10-YEAR STORM EVENT.

NOTE: UNDERDRAIN AND CHECK DAMS OF BIOSWALE SHALL BE PUBLICLY MAINTAINED.

MBA FACILITY #	ESD WSEL	TOP MULCH	BOTTOM PLANT SOIL	INV. STONE	SURFACE AREA SF	APPROX DIM
8	384.00	383.00	380.75	379.42	245	SEE PLAN
12	387.00	386.00	383.75	382.42	127	SEE PLAN

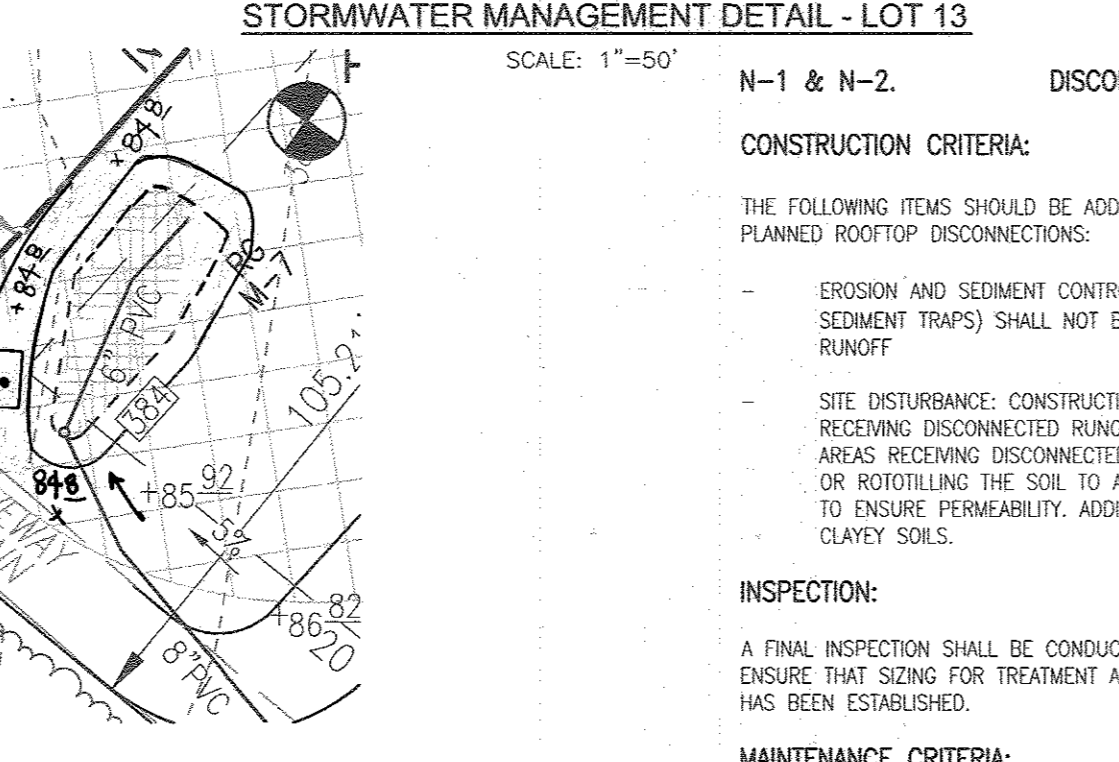


RAIN GARDEN LOT 12 PLANTING DETAIL

QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
10	CONVALLEARIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
10	ACORUS GRAMMELIUS 'ODON' GOLDEN VAREGATED SWEET FLAG	1 QT.	12" O.C.

127 SF X 75X X .0229 STEMS PER SQUARE FOOT = 2 PLANTS REQUIRED  
2 PROVIDED

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 5-9-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 5-10-16  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 5-11-16  
 DIRECTOR



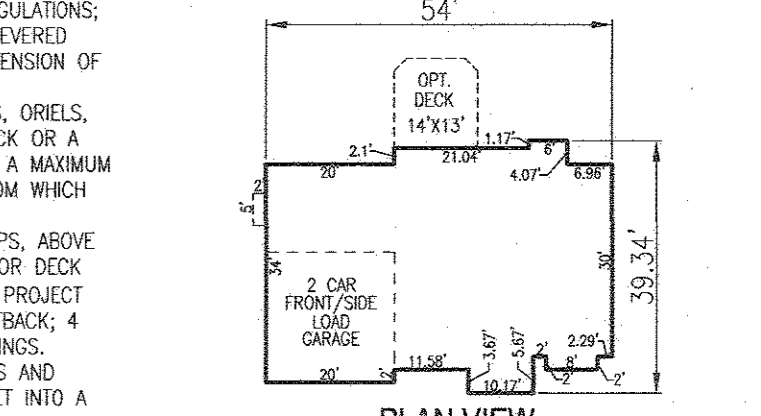
RAIN GARDEN LOT 8 PLANTING DETAIL

QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
10	CONVALLEARIA MAJALIS LILY-OF-THE-VALLEY	1 QT.	12" O.C.
10	ACORUS GRAMMELIUS 'ODON' GOLDEN VAREGATED SWEET FLAG	1 QT.	12" O.C.

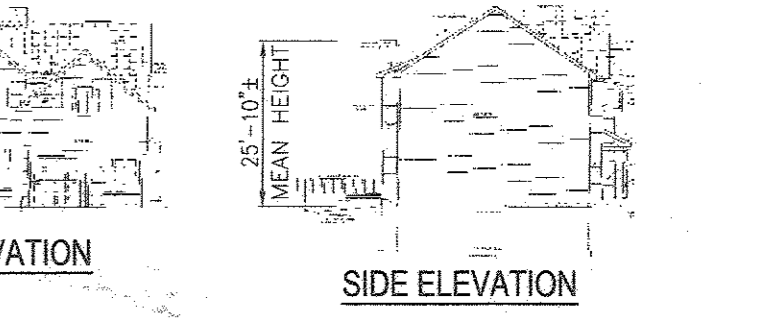
245 SF X 75X X .0229 STEMS PER SQUARE FOOT = 4 PLANTS REQUIRED  
4 PROVIDED

NOTES:

- ADDITIONAL HOUSE TYPES AND OPTIONS MAY FIT ON ANY GIVEN LOT.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTIONS IS RECOMMENDED.
- A MINIMUM OF 10 FEET SHALL BE PROVIDED BETWEEN THE CHOSEN HOME MODEL AND A MICRO-BIORETENTION FACILITY.
- MODEL ELEVATION SHALL NOT EXCEED 34" MAX HEIGHT AS ALLOWED BY R-20 ZONE IN ACCORDANCE WITH SECTION 128.0.4 OF THE HOWARD COUNTY ZONING REGULATIONS.
  - MAX ENCROACHMENT INTO SETBACK FOR CORNICES, EAVES AND EXTENDED BUILDING FEATURES WHICH DO NOT CONTAIN ANY FLOOR AREA OR CANTILEVERED INTERIOR LIVING SPACE IS: 3 FEET INTO ANY SETBACK.
  - MAX ENCROACHMENT INTO SETBACK FOR BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS IS: 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET AS MEASURED HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.
  - MAX ENCROACHMENT INTO SETBACK FOR EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL, EXCLUDING THOSE ATTACHED TO A PORCH OR DECK (SEE L) IS: 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY OR DIFFERENT ZONING DISTRICT; 16 FEET INTO A REAR SETBACK; 4 FEET INTO A SIDE SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
  - MAX ENCROACHMENT INTO SETBACK FOR OPEN OR ENCLOSED PORCHES, AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERETO IS: 10 FEET INTO A FRONT OR REAR SETBACK, A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT, OR A REQUIRED DISTANCE BETWEEN BUILDINGS.



PLAN VIEW AMESBURY II SCALE: 1"=30'



FRONT ELEVATION SIDE ELEVATION

NO.	REVISION	DATE
1	REVISE PLAN TO SHOW THE APPROVED WATER AND SEWER EXTENSION FOR CONTRACT 14-4794-D	0/22/17

SITE DEVELOPMENT PLAN STORMWATER MANAGEMENT DETAILS - NOTES, STANDARD DETAILS AND HOUSE DETAILS  
**STELLA GLEN II - LOTS 8, 12 & 13**

TAX MAP: 36 GRID: 19  
 6TH ELECTION DISTRICT  
 DPZ REF'S: SEE GENERAL NOTE #4 ON COVER SHEET

ZONED: R-20  
 PARCEL: 346  
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21043  
 TEL: 410.461.7866 FAX: 410.461.8961

DESIGN BY: RHW/EDS  
 DRAWN BY: JMR/MDL  
 CHECKED BY: RHW  
 DATE: FEBRUARY 2016  
 SCALE: AS SHOWN  
 W.O. NO.: 14-37

PROFESSIONAL CERTIFICATE  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE 09-27-2018

3 SHEET OF 4



**HOWARD SOIL CONSERVATION DISTRICT  
STANDARD SEDIMENT CONTROL NOTES**

- A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (DOD), 410-313-1855 AFTER THE FUTURE LOU AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 16 HOURS NOTICE TO THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS IS REQUIRED PRIOR TO THE START OF EARTH DISTURBANCE.
  - PRIOR TO THE START OF EARTH DISTURBANCE.
  - UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
  - PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
  - PRIOR TO THE REMOVAL OF MODIFICATION OF SEDIMENT CONTROL PRACTICES.

REV. 8/2015  
B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION	PURPOSE	CONDITIONS WHERE PRACTICE APPLIES
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.	TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.	EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.
GENERAL USE	SEED MIXTURES	SEED MIXTURES
1. GENERAL USE	A. SEED MIXTURES	1. GENERAL USE
2. TURFGRASS MIXTURES	B. TURFGRASS MIXTURES	2. TURFGRASS MIXTURES

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

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

**B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY SEEDING**

**B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA**

- OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS HERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DICES, SLOPES, STOKES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 1:3 HORIZONTAL TO 1 VERTICAL (3:1), AND SEVEN (7) CALENDAR DAYS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR THOSE AREAS UNDER ACTIVE GRADING.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR TOPSOIL (SEC. B-4-2), PERMANENT SEEDING (SEC. B-4-3), TEMPORARY SEEDING (SEC. B-4-4) AND MULCHING (SEC. B-4-5). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE APPLIED BETWEEN THE FILL AND SPRING SEEDING DATES IF THE GROUND IS FROZEN, INDICATED IN THE STABILIZATION (SEC. B-4-1) SPECIFICATIONS SHALL BE ENFORCED IN AREAS WITH >15% OF CUT AND/OR FILL, STOCKPILES (SEC. B-4-4) AND EXPOSED OF 20 FT. MUST BE BANNED WITH STAKE OUTLET, ALL CONCENTRATED FLOW, STEEP SLOPES, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (SEC. B-4-6). ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAVE BEEN OBTAINED FROM THE C.D.
- AREA ANALYSIS:
 

TOTAL AREA OF SITE, ACRES	1.95
TOTAL AREA OF DISTURBED AREA TO BE ROOFED OR PAVED, ACRES	0.98
AREA TO BE VEGETATIVELY STABILIZED, ACRES	0.17
TOTAL CUT, CU YDS.	1,030
TOTAL FILL, CU YDS.	1,030
OFFSITE WASTE/BROWARD AREA LOCATION:	TB1

- ESTIMATE ONLY; CONTRACTOR SHALL VERIFY QUANTITIES TO HIS OWN SATISFACTION. THIS IS TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, WITH AN APPROVED AND ACTIVE GRADING PERMIT.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE INSPECTION AGENCY AND ALL CONTROLS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND THE NEXT DAY AFTER EACH EVENT, A WRITTEN REPORT BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:
  - INSPECTION DATE (ROUTINE, PRE-INSPECTION DURING RAIN EVENT)
  - NAME AND TITLE OF INSPECTOR
  - WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
  - BRIEF DESCRIPTION OF PROJECT'S STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES
  - EVIDENCE OF SEDIMENT DISCHARGES
  - IDENTIFICATION OF PLAN DISCREPANCIES
  - IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
  - IDENTIFICATION OF MISSING OR INADEQUATELY INSTALLED SEDIMENT CONTROLS
  - OTHER AREAS WHERE THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
  - PHOTOGRAPHS
  - CONTROVERSIAL FINDINGS
  - MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
  - OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL PERMIT FOR CONSTRUCTION ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).
- REQUIREMENTS FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS THAT MUST BE COVERED, BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY, WHICHEVER IS SHORTER.
- ANY MAJOR CHANGES TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE C.D. PRIOR TO PROCEEDING WITH CONSTRUCTION. MAJOR REVISIONS MAY BE ALLOWED BY THE C.D. PER A LETTER OF CORRECTION TO THE PLAN.
- DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A NOTICE IS TO BE SUBMITTED SO THAT GRADING ACTIVITIES BEGON ON A GRADING UNIT (MAXIMUM GRADE OF 30 AC. PER GRADING UNIT) AT THE END OF THE WORKDAY. ALL SUBSEQUENT GRADING UNIT SHALL BE AT LEAST 50 PERCENT OF THE DISTURBED AREA THAT WAS PREVIOUSLY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE CUT UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE C.D. NO MORE THAN 30 ACRES COLLECTIVELY MAY BE DISTURBED AT A GIVEN TIME.
- CASH WATER FROM ANY EQUIPMENT, VEHICLES, FACILITY, AND FROM OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WITHOUT STRUCTURE.
- TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

- IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES
  - WESTERN MD: MARCH 15 TO JUNE 1, AUGUST TO OCTOBER 1 (HARDNESS ZONES: 5B, 6A)
  - CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONE: 6B)
  - SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)
- TALL FERTILE/ KENTUCKY BLUEGRASS: FULL SUN MIXTURE; FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE, CULMINS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULMINS 9 TO 5 PERCENT, SEEDING RATE: 9 TO 8 POUNDS PER 1000 SQUARE FEET, ONE OR MORE CULTIVARS MAY BE BLENDED.
- KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE; FOR USE IN AREAS WITH SHADE IN FULL SUN TO MEDIUM SHADE. FOR ESTABLISHMENT IN HIGH QUALITY, INTERMEDIATELY MAINTAINED AREAS. RECOMMENDED MIXTURE INCLUDES: CERTIFIED TALL FESCUE, CULMINS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULMINS 9 TO 5 PERCENT, SEEDING RATE: 1/6 TO 3 POUNDS PER 1000 SQUARE FEET.

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

*Michael Row* 2/24/16  
SIGNATURE OF DEVELOPER DATE

BY THE DEVELOPER: I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Michael Row* 2/24/16  
SIGNATURE OF DEVELOPER DATE

BY THE ENGINEER: I 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 THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*John F. Kauter* 2/22/16  
SIGNATURE OF ENGINEER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

*John F. Kauter* 3/15/16  
SIGNATURE OF ENGINEER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*John F. Kauter* 5-9-16  
DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*John F. Kauter* 5-10-16  
DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT  
*John F. Kauter* 5-11-16  
DATE  
DIRECTOR

DEFINITION	PURPOSE	CONDITIONS WHERE PRACTICE APPLIES
TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.	TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.	EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.
GENERAL USE	SEED MIXTURES	SEED MIXTURES
1. GENERAL USE	A. SEED MIXTURES	1. GENERAL USE
2. TURFGRASS MIXTURES	B. TURFGRASS MIXTURES	2. TURFGRASS MIXTURES

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

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

**B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY SEEDING**

**B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION**

**B-4-6 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA**

**B-4-7 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA**

**B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA**

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**TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:**

- A. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSTRATES AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CONCRETES, STONES, CLAY FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 INCHES IN DIAMETER.
- B. TOPSOIL MUST BE FREE OF NOxious WEEDS OR PLANT PARTS SUCH AS BERBERIS, GRASS, QUACK GRASS, JOHNSON GRASS, NAT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- C. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
- D. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
- E. 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 SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL TOPSOIL. SOIL PREPARATION AND TOPSOIL APPLICATIONS IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POOLS.
- F. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MILDLY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETERMINED TO PROCEED GRADING AND SEEDING PREPARATION.

- A. LINE AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- B. WHERE STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED SPREADER AND STRAW MULCH ALONE AS DESCRIBED IN SECTION B-4-4-3A.1.8 AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

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