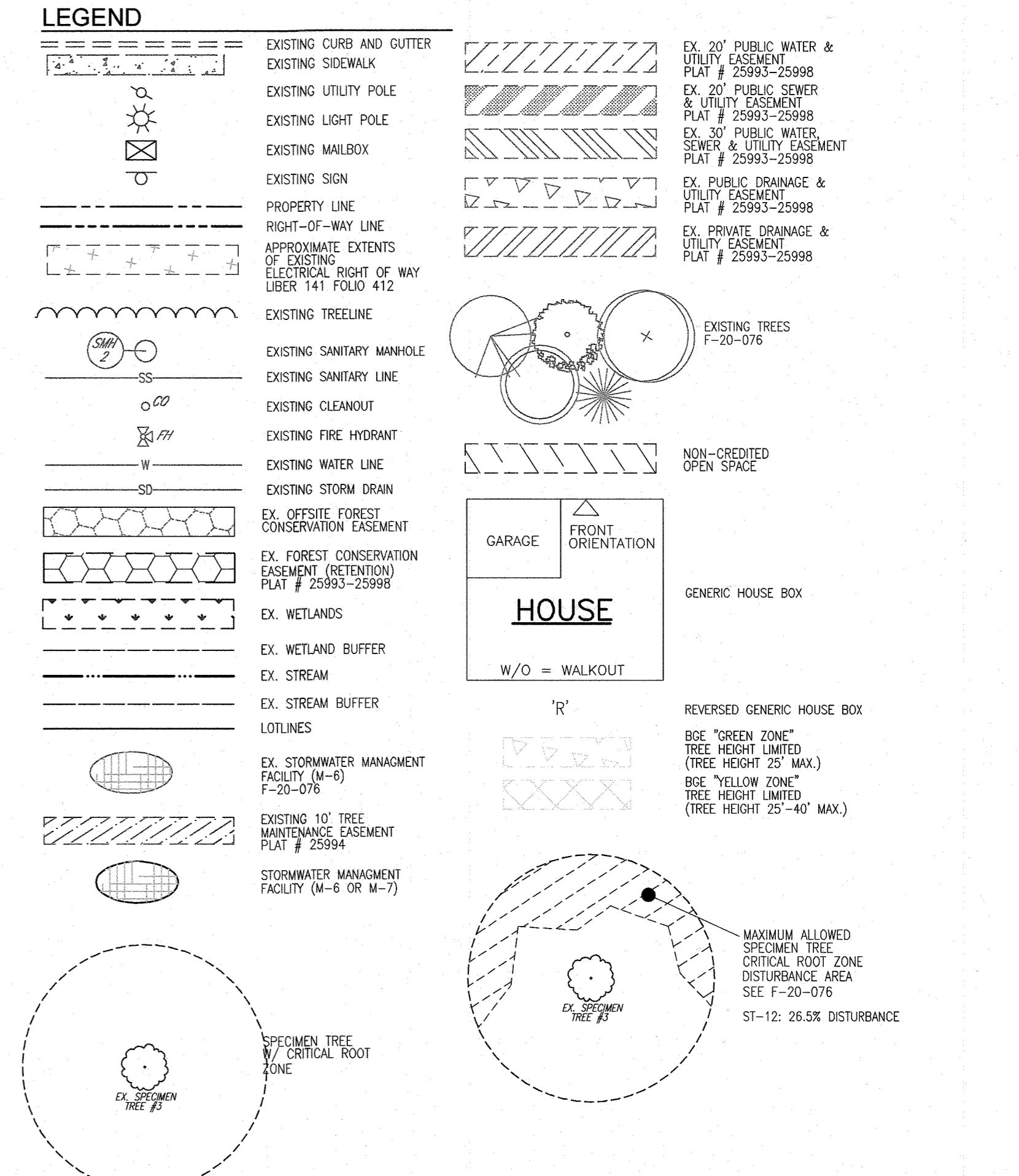
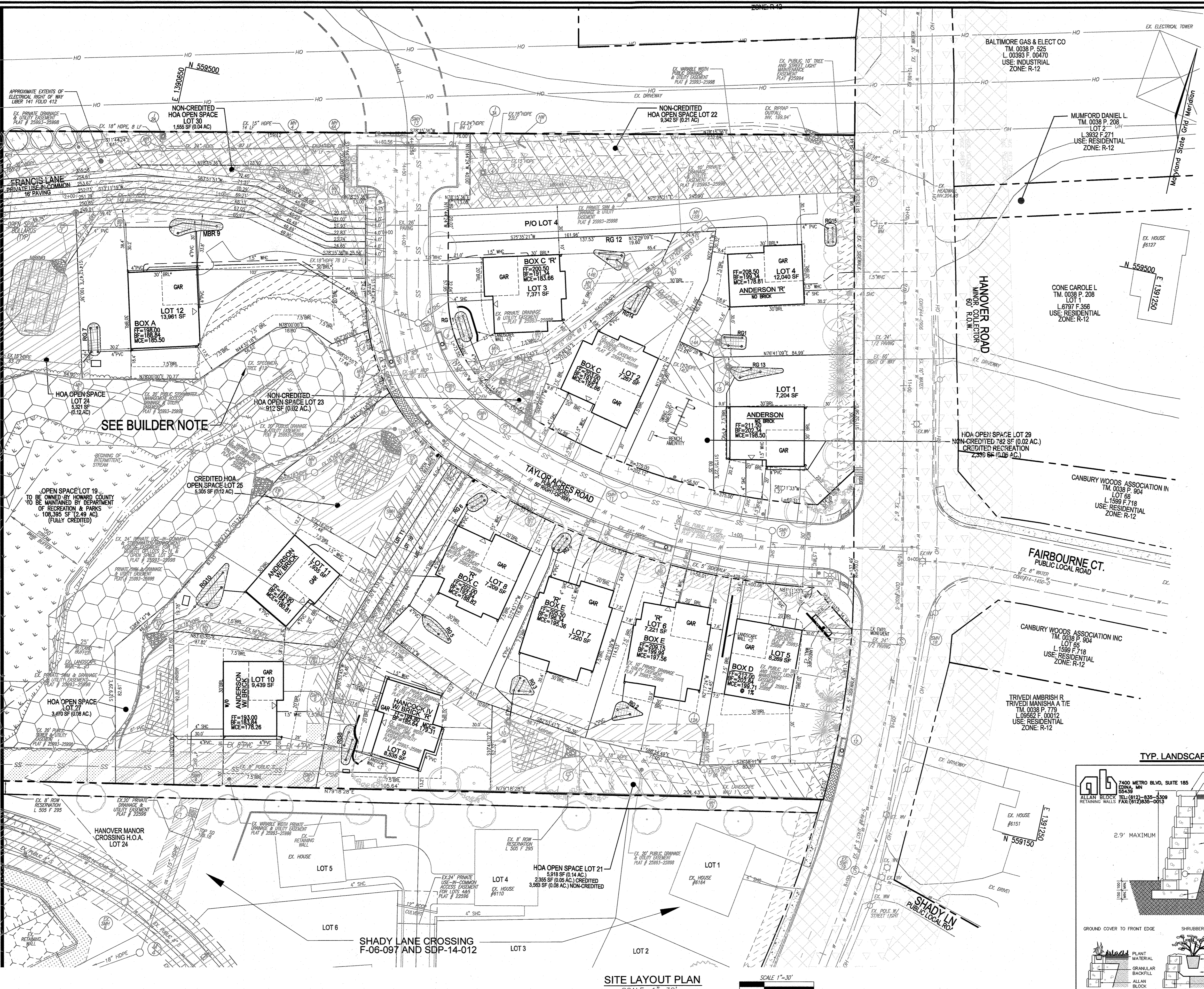
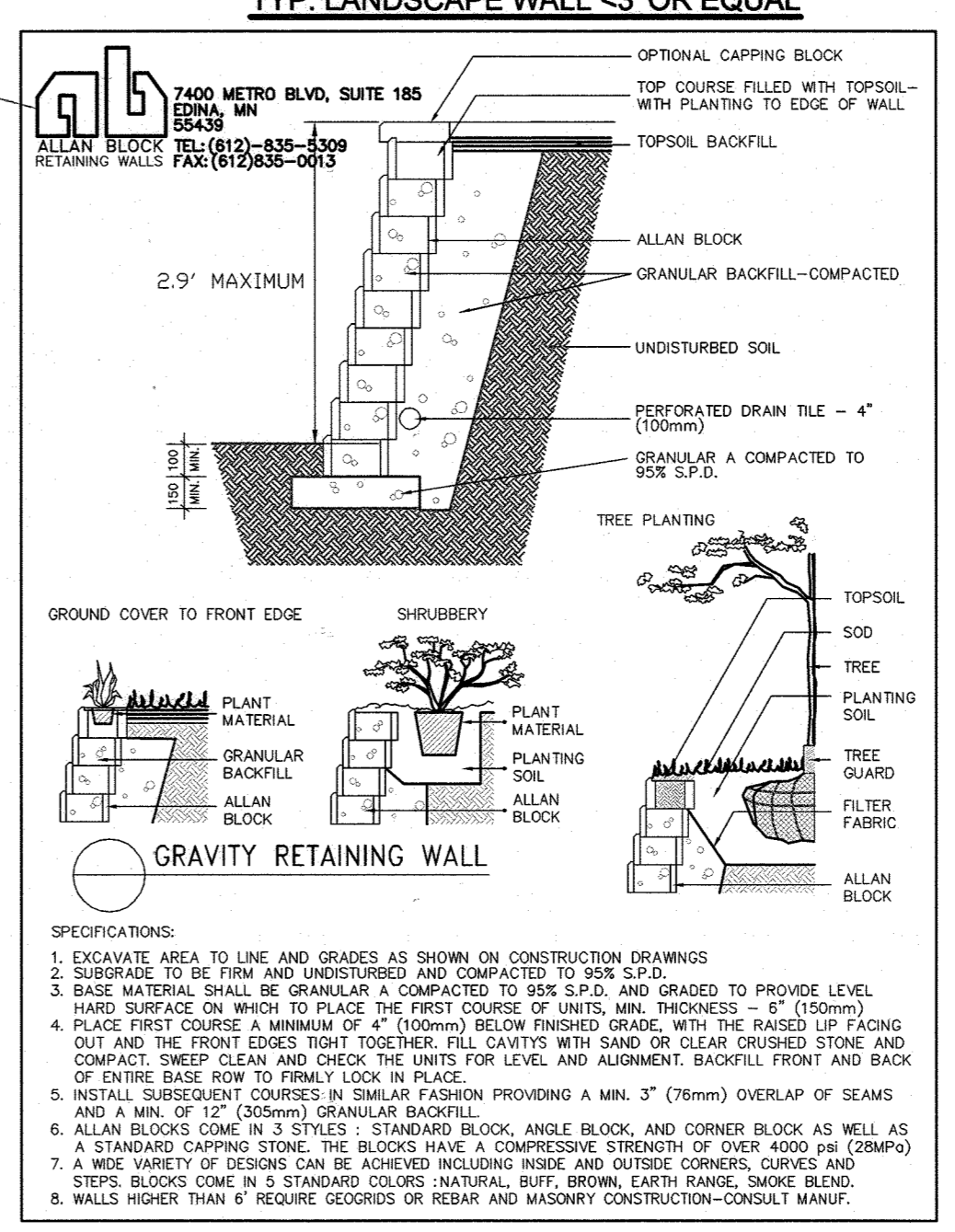


MATCHLINE - SEE SHEET 3



BUILDER NOTE:
SPECIMEN TREE:
1. SPECIMEN TREE #9 SHALL BE PROTECTED WITH TREE PROTECTION & SUPER SILT FENCE DURING ALL PHASES OF CONSTRUCTION. TREE PROTECTION MEASURES SHALL BE USED AS NECESSARY.
2. SPECIMEN TREE #12 SHALL BE PROTECTED WITH THE USE OF TREE PROTECTION MEASURES.
3. REFER TO SHEET 5 FOR TREE PROTECTION MEASURES.

OWNER/DEVELOPER
GRACE TAYLOR SCHUTT, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST
6132 HANOVER ROAD
HANOVER, MD 21076
443-463-6760



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/31/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 5/12/22
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 5/12/22
 DIRECTOR

ADJOINER INFORMATION FOR SHADY LANE CROSSING

LOT NO.	STREET ADDRESS	OWNERS	TAX MAP/PARCEL	LIBER/FOLIO	USE	ZONING
1	6184 HANOVER ROAD	ADEOSUN ADEDOTUN AFOLARIN, ADEOSUN BETTY LANDU	38/235	16022/196	RES	R-12
2	6100 PHELPS LANE	TREICH BRIAN P., TREICH SARAH M.	38/235	18298/204	RES/COMM	R-12
3	6106 PHELPS LANE	NADKAR AMOL, SANKARANARAYANAN SOMAYYA	38/235	16190/286	RES	R-12
4	6110 PHELPS LANE	OH JUNG WHAN THOMAS, OH CECELIA H.	38/235	16190/310	RES	R-12
5	6114 PHELPS LANE	SAIKO ANDREA, PHALEN LUCAS	38/235	16315/006	RES	R-12
6	6118 PHELPS LANE	MEHERET TEMESGEN B.	38/235	16022/298	RES	R-12

GENERAL NOTES:
 1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT. REFER TO SHEET 10 FOR HOUSE BOXES MATRIX.
 2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER REQUEST.
 3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE FRONT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

NOTE:
 REFER TO SHEET 7 FOR SWM NOTES AND DETAILS.
NOTE (30' BRL*):
 IN ACCORDANCE WITH SECTION 16-120(b)(9)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, 30' BRL* (LOTS 3, 4 AND 12) REPRESENTS A SETBACK FROM THE EXISTING BOKE ELECTRICAL RIGHT-OF-WAY (L 141 / F. 412).

1 REVISE THE HOUSE BOXES SHOWN ON THE LOTS, THE HOUSE BOX INFORMATION ON SHEET 10 AND SHOW RELOCATED FIRE HYDRANT 05/06/22

NO.	REVISION	DATE

REVISED SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
GRACE MEADOWS
 LOTS 1-18

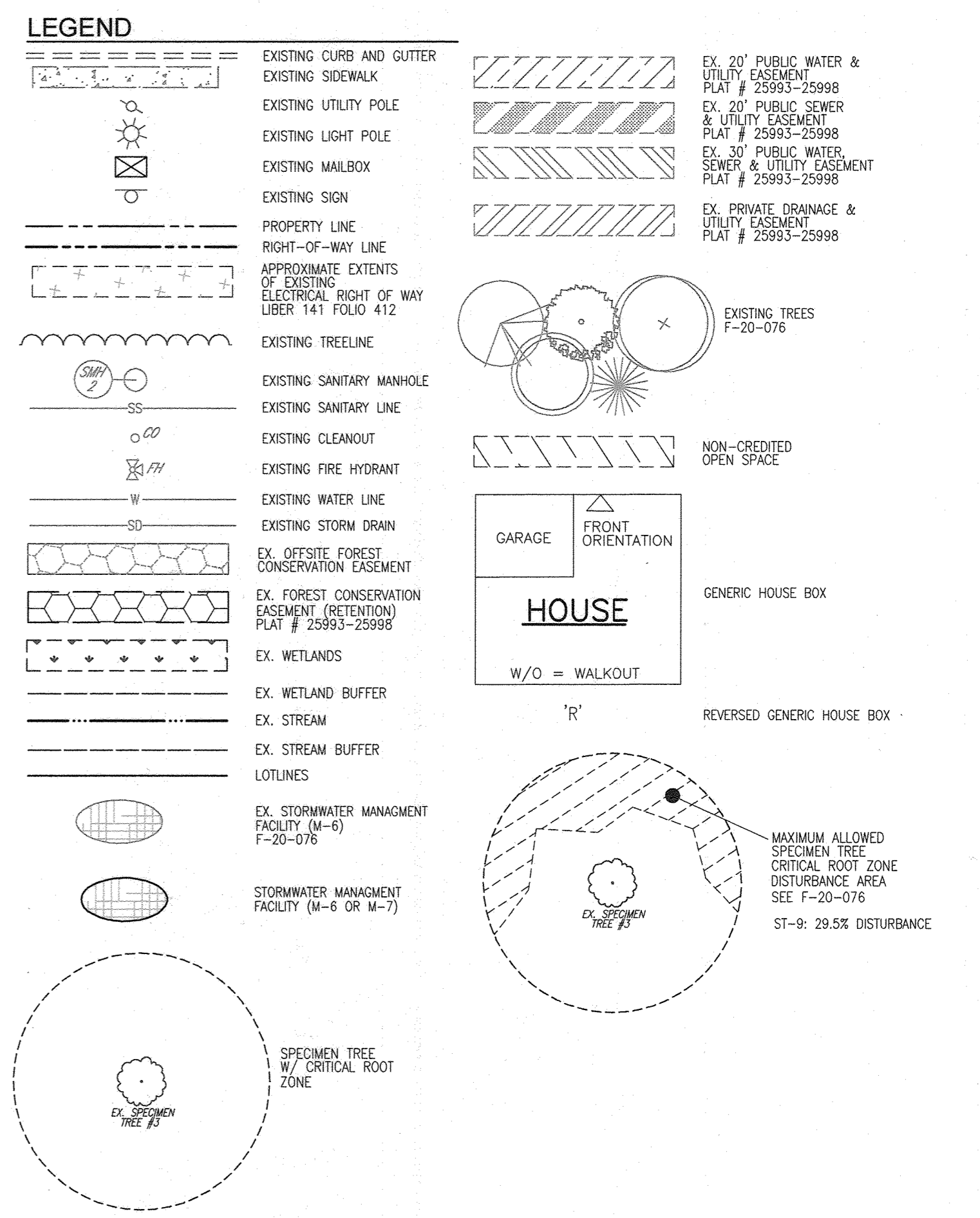
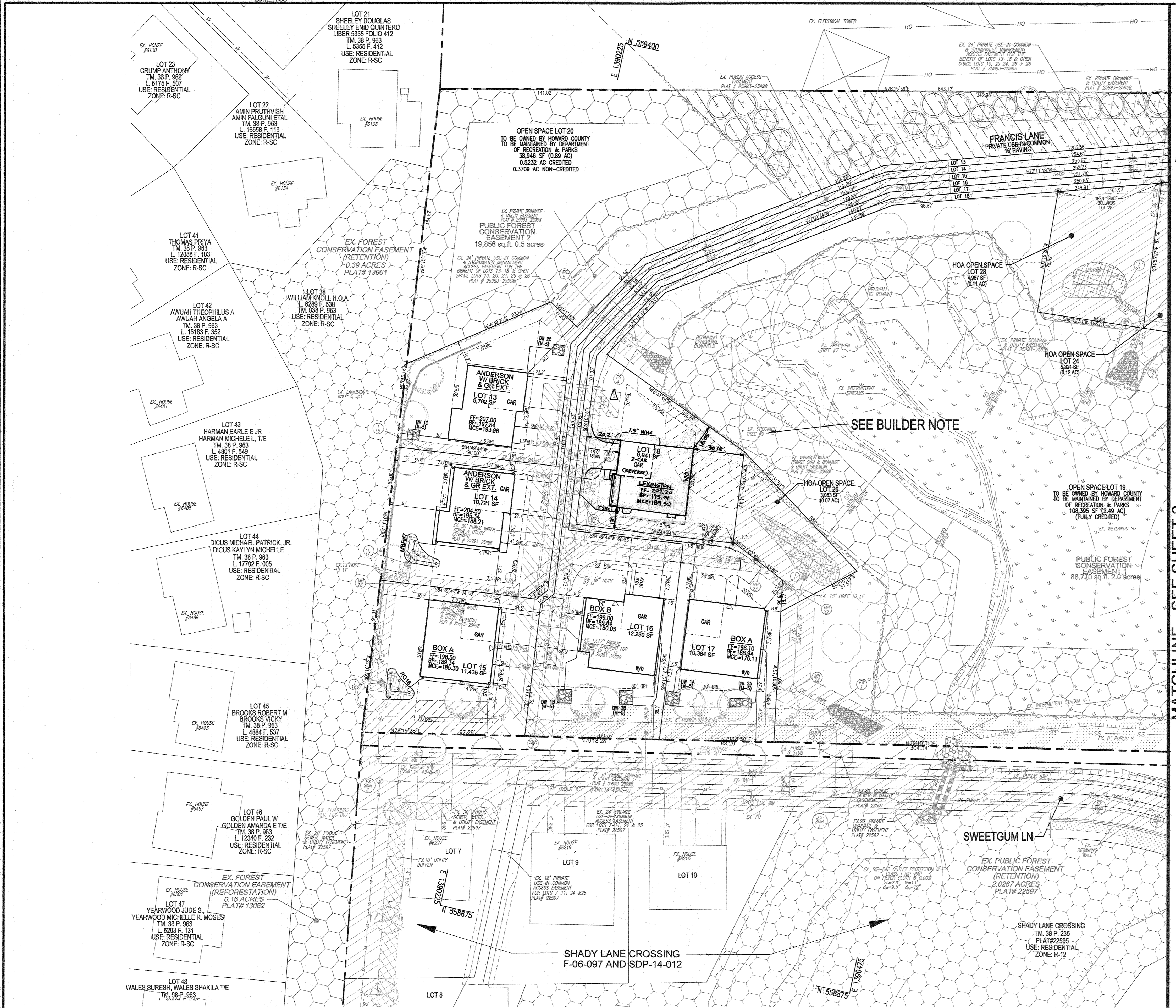
L 14536 / F. 269
 TAX MAP 38 BLOCK 09
 1ST ELECTION DISTRICT
 REFERENCE: SEE SITE DATA

VOGEL ENGINEERING
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

TIMMONS GROUP
 PROFESSIONAL ENGINEER

DESIGN BY: RHY
 DRAWN BY: MYP
 CHECKED BY: EDS
 DATE: MAY 2022
 SCALE: AS SHOWN
 W.O. NO.: 40077

2 SHEET OF 10



BUILDER NOTE:
 SPECIMEN TREE:
 1. SPECIMEN TREE #9 SHALL BE PROTECTED WITH TREE PROTECTION & SUPER SILT FENCE DURING ALL PHASES OF CONSTRUCTION. TREE PROTECTION MEASURES SHALL BE USED AS NECESSARY.
 2. SPECIMEN TREE #12 SHALL BE PROTECTED WITH THE USE OF TREE PROTECTION MEASURES.
 3. REFER TO SHEET 5 FOR TREE PROTECTION MEASURES.

OWNER/DEVELOPER
 GRACE TAYLOR SCHUTT
 TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST
 6132 HANOVER ROAD
 HANOVER, MD 21076
 443-463-6760

NO.	REVISION	DATE
2	REVISE THE HOUSE TYPE AND GRADING ON LOT 18	5-1-23
1	REVISE THE HOUSE BOXES SHOWN ON THE LOTS, THE HOUSE BOX INFORMATION ON SHEET 10 AND SHOW RELOCATED FIRE HYDRANT	05/06/22

REVISED SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
GRACE MEADOWS
 LOTS 1-18
 L. 14536 / F. 269
 TAX MAP 38 BLOCK 09
 1ST ELECTION DISTRICT
 DPZ REFERENCE: SEE SITE DATA
 HOWARD COUNTY, MARYLAND
 ZONED R-12
 PARCEL 731

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

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: 09-27-2023

DESIGN BY: RHV
 DRAWN BY: MVP
 CHECKED BY: EDS
 DATE: MAY 2022
 SCALE: AS SHOWN
 W.O. NO.: 40077

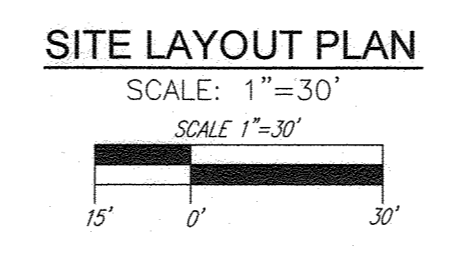
3 SHEET OF 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

5.31.22
 5/2/22
 5/2/22

ADJOINER INFORMATION FOR SHADY LANE CROSSING

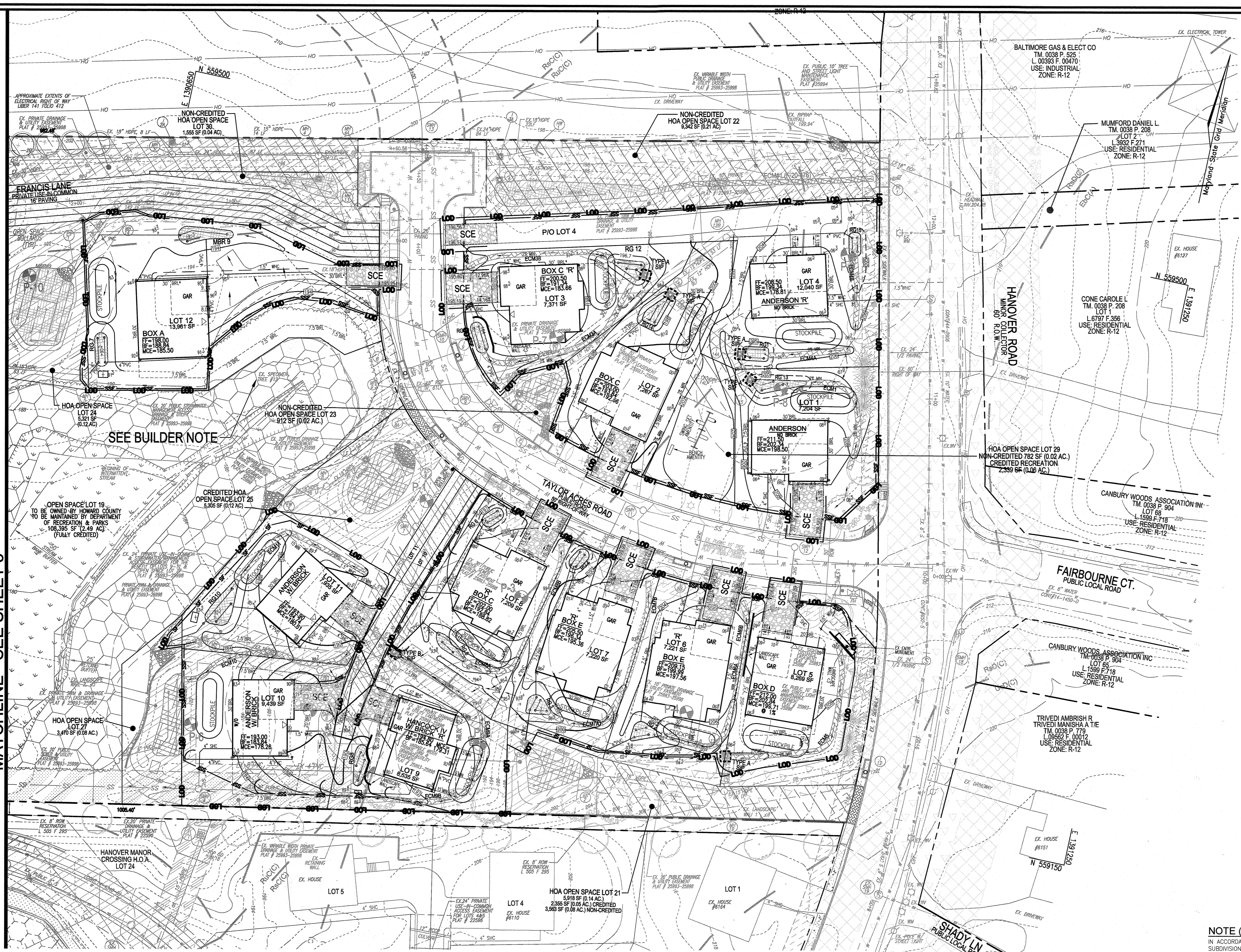
LOT NO.	STREET ADDRESS	OWNERS	TAX MAP/PARCEL	LIBER/FOLIO	USE	ZONING
7	6227 SWEETGUM LANE	JOHN RAJESH DAVID, RAJESH JEDIVASANTHA P.	38/235	18189/305	RES	R-12
8	6223 SWEETGUM LANE	AQUINO RAPHAEL LLAGAN, AQUINO CARLA SUE	38/235	16406/048	RES	R-12
9	6219 SWEETGUM LANE	PARMAR ANKIT M., PARMAR MAHIPALSINH M.	38/235	16088/050	RES	R-12
10	6215 SWEETGUM LANE	ALI FNU MOHAMMED EHSAN, PATTAN SHAHEEN	38/235	18655/416	RES	R-12



GENERAL NOTES:
 1. GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT. REFER TO SHEET 10 FOR HOUSE BOXES MATRIX.
 2. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 16 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESIST.
 3. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THIS SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

NOTE:
 REFER TO SHEET 7 FOR SWM NOTES AND DETAILS.

MATCHLINE - SEE SHEET 5



LEGEND:

- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- APPROXIMATE EXTENTS OF EXISTING ELECTRICAL RIGHT OF WAY
- EXISTING TREE LINE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EX. FOREST CONSERVATION EASEMENT
- EX. FOREST CONSERVATION CASHEM (RETENTION) PLAT # 25993-25998
- EX. WETLANDS
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- LOT LINES
- EX. STORMWATER MANAGEMENT FACILITY (M-6) F-20-076
- STORMWATER MANAGEMENT FACILITY (M-6 OR M-7)
- EXISTING 10' TREE MAINTENANCE EASEMENT PLAT # 25994
- EXISTING 30' PUBLIC WATER & UTILITY EASEMENT PLAT # 25993-25998
- EXISTING 30' PUBLIC WATER SEWER & UTILITY EASEMENT PLAT # 25993-25998
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT PLAT # 25993-25998
- EX. PRIVATE DRAINAGE & UTILITY EASEMENT PLAT # 25993-25998
- SPECIMEN TREE W/ CRITICAL ROOT ZONE
- EXISTING TREES F-20-076
- SOILS BOUNDARY
- NON-CREDITED OPEN SPACE
- GARAGE
- FRONT ORIENTATION
- HOUSE
- W/O = WALKOUT
- GENERIC HOUSE BOX
- REVERSED GENERIC HOUSE BOX
- STORMWATER MANAGEMENT TEST PITS

SEDIMENT CONTROL LEGEND:

- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- STOCKPILE
- STANDARD INLET PROTECTION
- PERMANENT SOIL STABILIZATION MATING CHANNEL APPLICATION USE 1.5 LB/FT²
- ST-12: 26.5% DISTURBANCE SPECIMEN TREE CRITICAL ROOT ZONE DISTURBANCE AREA SEE F-20-076 (SEE SHEET 5 FOR PROTECTION MEASURES)

OWNER/DEVELOPER
 GRACE TAYLOR SCHULTZ
 TRUSTEE OF THE GRACE T. SCHULTZ REVOCABLE TRUST
 6152 HANOVER ROAD
 HANOVER, MD 21076
 443-463-6760

NOTE:
 REFER TO SHEET 7 FOR SWM NOTES AND DETAILS.

NO.	REVISION	DATE
1	REVISE THE HOUSE BOXES SHOWN ON THE LOTS, THE HOUSE BOX INFORMATION ON SHEET 10 AND SHOW RELOCATED FIRE HYDRANT	05/06/22

REVISED SITE DEVELOPMENT PLAN
 GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN
GRACE MEADOWS
 LOTS 1-18

L. 14536 / F. 269
 TAX MAP 38 BLOCK 09
 1ST ELECTION DISTRICT
 DPZ REFERENCE: SEE SITE DATA

ZONED R-12
 PARCEL 731
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

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: 05-27-2025

DESIGN BY: RHV
 DRAWN BY: MDP
 CHECKED BY: EDS
 DATE: MAY 2022
 SCALE: AS SHOWN
 W.O. NO.: 40077

4 SHEET OF 10

MAPPED SOILS TYPES

SYMBOL / DESCRIPTION	GROUP	HYDRIC	Kw	CRIM	SLOPE	WATER
Rg	FULLINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	YES	0.24	NO	
Rsc	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	C	NO	0.43	YES	
Rsd	RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	C	NO	0.43	YES	
Rsc	RUSSETT AND BETTSVILLE SOILS, 5 TO 10 PERCENT SLOPES	C	NO	0.43	YES	
Sfc	SASAFRAS AND CROOM SOILS, 15 TO 25 PERCENT SLOPES	B	NO	0.32	YES	
Sfd	SASAFRAS AND CROOM SOILS, 10 TO 15 PERCENT SLOPES	B	NO	0.37	YES	
Ucd	URBAN LAND-CHILLUM-BETSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	C	NO	-	NO	

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 5/31/22

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 6/2/22

[Signature]
 DIRECTOR
 DATE: 6/2/22

OWNER/DEVELOPER CERTIFICATION:
 I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-WAY ENTER FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

[Signature]
 OWNER/DEVELOPER SIGNATURE
 Nick Gonzalez, V.P. Land Development
 DATE: 5-17-22

DESIGNER CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature]
 DESIGNER'S SIGNATURE
 ROBERT H. VOGEL
 PRINTED NAME
 DATE: 5/13/22

MD REGISTRATION NO. 16193
 R.L.S., OR R.L.A. (circle one)

BUILDER NOTE:

SPECIMEN TREE:

- SPECIMEN TREE #9 SHALL BE PROTECTED WITH TREE PROTECTION & SUPER SILT FENCE DURING ALL PHASES OF CONSTRUCTION. TREE PROTECTION MEASURES SHALL BE USED AS NECESSARY.
- SPECIMEN TREE #12 SHALL BE PROTECTED WITH THE USE OF TREE PROTECTION MEASURES.
- REFER TO SHEET 5 FOR TREE PROTECTION MEASURES.

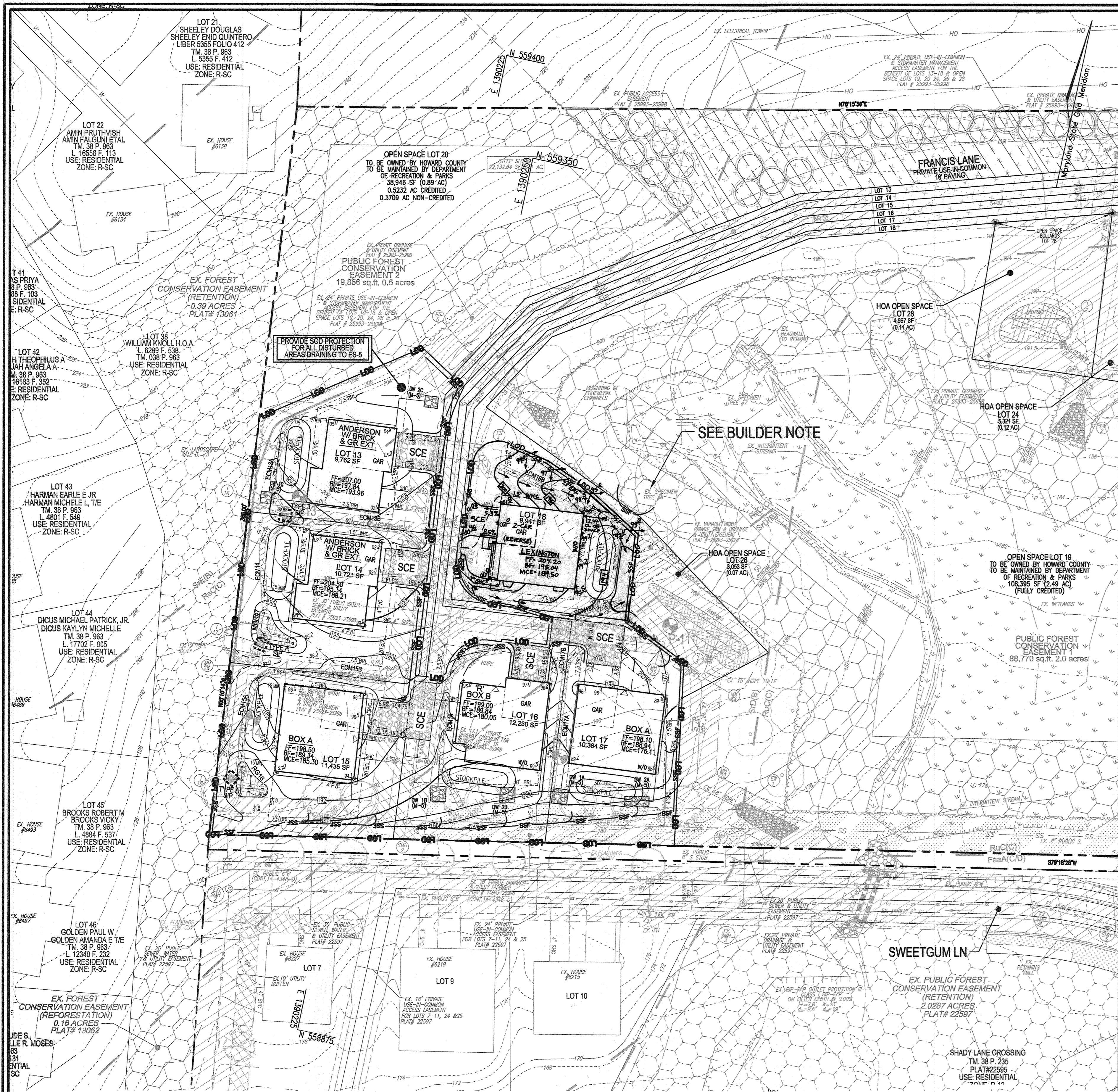
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature]
 DATE: 05/23/22
 HOWARD S.C.D.

GENERAL NOTES:

- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
- LOCATE STOCKPILES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 16 FEET IN HEIGHT SHALL BE BENCHED. SEE STABILIZATION SPECS ON SHEET 06.
- STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS, WHICHEVER IS MORE RESTRICTIVE.
- FOR SOILS ON-SITE THAT WOULD BE CONSIDERED HIGHLY ERODIBLE BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT, MORE STRINGENT SEEDING AND STABILIZATION METHODS MAY BE EXPECTED AT SITE DEVELOPMENT STAGE.
- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
- REFER TO PLAN SHEET 06 FOR SEQUENCE OF CONSTRUCTION.
- REFER TO PLAN SHEET 06 FOR STANDARD DETAILS AND STABILIZATION NOTES.

NOTE (30' BRL*):
 IN ACCORDANCE WITH SECTION 16.120(b)(9)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, 30' BRL* (LOTS 3, 4 AND 12) REPRESENTS A SETBACK FROM THE EXISTING B&E ELECTRICAL RIGHT-OF-WAY (L. 141 / F. 412)



MATCHLINE - SEE SHEET 4

LEGEND:

- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- APPROXIMATE EXTENTS OF EXISTING ELECTRICAL RIGHT OF WAY
- EXISTING TREE LINE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EX. FOREST CONSERVATION EASEMENT
- EX. FOREST CONSERVATION EASEMENT (RETENTION)
- EX. WETLANDS
- EX. WETLAND BUFFER
- EX. STREAM
- EX. STREAM BUFFER
- LOT LINES
- EX. STORMWATER MANAGEMENT FACILITY (M-6)
- EX. STORMWATER MANAGEMENT FACILITY (M-6 OR M-7)
- STORMWATER MANAGEMENT FACILITY (M-6 OR M-7)
- PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION USE 1.5 LB/FT²

SEDIMENT CONTROL LEGEND:

- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- STOCKPILE
- STANDARD INLET PROTECTION
- PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION USE 1.5 LB/FT²

EXHIBIT G-15: TREE PROTECTION DETAILS

Root Pruning

1. Retention Areas will be set as part of the review process.
 2. Boundaries of Retention Areas should be staked and flagged prior to trenching.
 3. Exact location of trench should be identified.
 4. Trench should be immediately backfilled with soil removed or other high organic soil.
 5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

EXHIBIT H-9

1. SEE SHEET 4 FOR HOODING PROTECTIVE SOIL.
 2. SEE SHEET 4 FOR TREE PROTECTION AREA.
 3. Boundaries of Retention Areas will be established as part of the forest conservation plan review process.
 4. Specimens of Retention Areas should be staked and flagged prior to trenching.
 5. Trench should be immediately backfilled with soil removed or other high organic soil.
 6. Trench should be properly maintained throughout construction.
 7. Protection signs are also required. See Table C-1.
 8. Location of trees to be retained is shown on the site plan.

GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=30'

BUILDER NOTE:

- SPECIMEN TREE #9 SHALL BE PROTECTED WITH TREE PROTECTION & SUPER SILT FENCE DURING ALL PHASES OF CONSTRUCTION. TREE PROTECTION MEASURES SHALL BE USED AS NECESSARY.
- SPECIMEN TREE #12 SHALL BE PROTECTED WITH THE USE OF TREE PROTECTION MEASURES.
- REFER TO SHEET 5 FOR TREE PROTECTION MEASURES.

GENERAL NOTES:

- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.
- LOCATE STOCKPILES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 16 FEET IN HEIGHT SHALL BE BENCHED. SEE STABILIZATION SPECS ON SHEET 06.
- STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 SDIS & SPECS, WHICHEVER IS MORE RESTRICTIVE.
- FOR SOILS ON SITE THAT WOULD BE CONSIDERED HIGHLY ERODIBLE BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT, MORE STRINGENT SEEDING AND STABILIZATION METHODS MAY BE EXPECTED AT SITE DEVELOPMENT STAGE.
- ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.
- REFER TO PLAN SHEET 06 FOR SEQUENCE OF CONSTRUCTION.
- REFER TO PLAN SHEET 06 FOR STANDARD DETAILS AND STABILIZATION NOTES.

MAPPED SOILS TYPES

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	Kw	CRP	PERCENT
F0	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	YES	0.24	NO	
R4C	RUSSETT FINE SANDY LOAM, 3 TO 10 PERCENT SLOPES	C	NO	0.43	YES	
R4D	RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	C	NO	0.43	YES	
R4C	RUSSETT AND BELLSALE SOILS, 5 TO 10 PERCENT SLOPES	C	NO	0.43	YES	
S1E	SASSAFRAS AND CROOK SOILS, 15 TO 25 PERCENT SLOPES	B	NO	0.32	YES	
S1D	SASSAFRAS AND CROOK SOILS, 10 TO 15 PERCENT SLOPES	B	NO	0.37	YES	
USP	URBAN LAND-CHILLUM-BELLSALE COMPLEX, 5 TO 15 PERCENT SLOPES	C	NO	-	NO	

TAKEN FROM: USDA, SCS-WEBB SOIL SURVEY, HOWARD COUNTY.
 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.
 1. SOURCE: HOWARD SOIL CONSERVATION DISTRICT WEBSITE: <http://www.howardsoil.org/>
 2. HYDRIC SOILS INFORMATION ADAPTED FROM THE NATIONAL HYDRIC SOILS SURVEY, COMPILED ON DECEMBER 20, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/31/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/2/22
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 6/2/22
 DIRECTOR DATE

OWNER/DEVELOPER CERTIFICATION:
 I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD COUNTY CONSERVATION DISTRICT AND/OR MDE.

[Signature] 5-17-22
 OWNER/DEVELOPER SIGNATURE DATE
 Nick Groselove V.P. Land Development
 PRINTED NAME & TITLE

DESIGN CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 5/13/22
 DESIGNER'S SIGNATURE DATE
 ROBERT H. VOGEL
 PRINTED NAME
 M.D. REGISTRATION NO. 16193
 P.E., R.L.S., OR R.L.A. (circle one)

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

[Signature] 05/23/22
 HOWARD S.C.D. DATE

OWNER/DEVELOPER
 GRACE TAYLOR SCHUTT
 TRUSTEE OF THE GRACE T.
 SCHUTT REVOCABLE TRUST
 6132 HANOVER ROAD
 HANOVER, MD 21076
 443-463-6760

NOTES:
 REFER TO SHEET 7 FOR SWM NOTES AND DETAILS.
 REFER TO SHEET 4 FOR SOILS LEGEND.

NO.	REVISION	DATE
2	REVISE THE HOUSE TYPE AND GRADING ON LOT 18	5-1-23
1	REVISE THE HOUSE BOXES SHOWN ON THE LOTS, THE HOUSE BOX INFORMATION ON SHEET 10 AND SHOW RELOCATED FIRE HYDRANT	05/06/22

REVISED SITE DEVELOPMENT PLAN
GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN
GRACE MEADOWS
 LOTS 1-18

L. 14536 / F. 269
 TAX MAP 38 BLOCK 09
 1ST ELECTION DISTRICT
 DPZ REFERENCE: SEE SITE DATA

ZONED R-12
 PARCEL 751
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
 +
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

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: 09-27-2022.

DESIGN BY: RHV
 DRAWN BY: MVP
 CHECKED BY: EDS
 DATE: MAY 2022
 SCALE: AS SHOWN
 W.O. NO.: 40077

5 SHEET OF 10

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

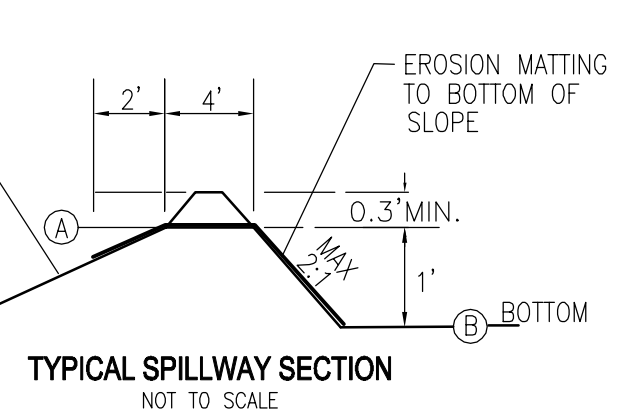
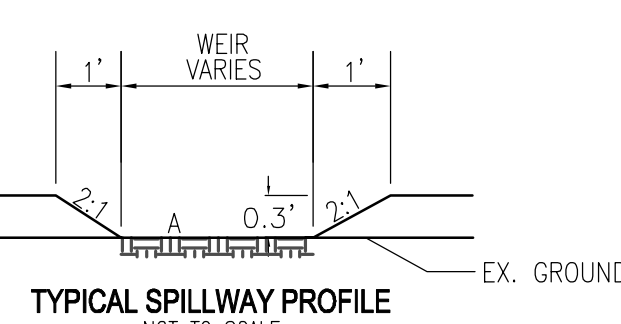
1. MATERIAL SPECIFICATIONS
THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.
2. FILTERING MEDIA OR PLANTING SOIL
THE SOIL SHALL BE A UNIFORM MIX FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES.

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

Table B.4.1 Materials Specifications for Micro-Bioretenion, Rain Gardens & Landscape Infiltration
Material Specification Size Notes
Planting soil loamy sand (60-65%) & compost (35-40%) or sandy loam (50%), coarse sand (10%) & compost (40%)

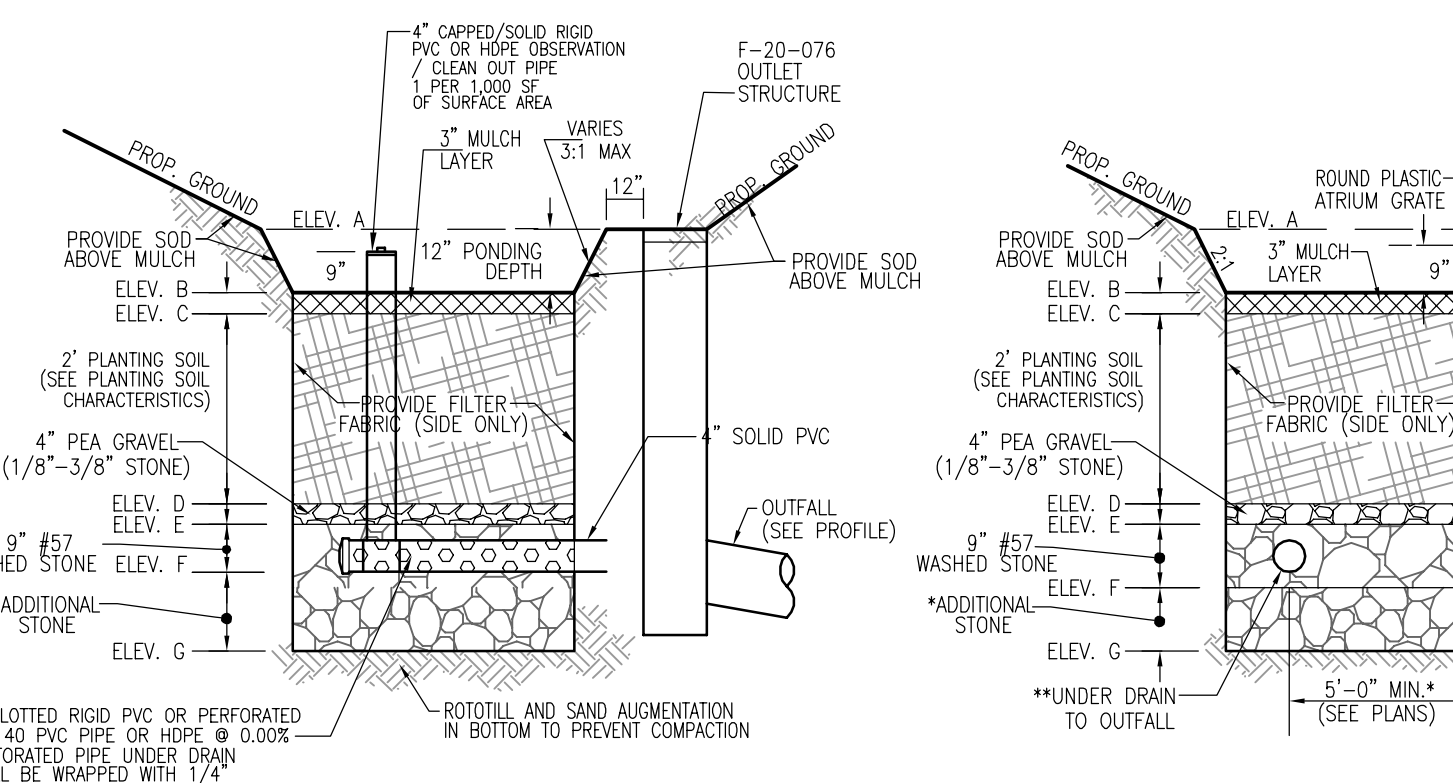
ON-LOT MICRO-BIORETENTION FACILITY - DESIGN ELEVATION CHART

Table with columns: MBR FACILITY, ESD WSEL, TOP MULCH, TOP PLANT SOIL, BOTTOM PLANT SOIL, BOTTOM PEA GRAVEL, INV PIPE (1), INV STONE, SURFACE AREA, APPROX DIM, OWNER PRIVATE/PUBLIC, MAINTENANCE PRIVATE/PUBLIC/JOINT
Rows for facilities # 7, 8, 9 with elevation data.



DETAILS OF WEIR OUTLET MICRO-BIORETENTION

3. COMPACTION
IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION PRACTICES AND THE REQUIRED BACKFILL.
4. PLANT MATERIAL
RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTION PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.3.
5. PLANT INSTALLATION
COMPOST IS A BETTER ORGANIC MATERIAL SOURCE, IS LESS LIKELY TO FLOAT, AND SHOULD BE PLACED IN THE INVERT AND OTHER LOW AREAS.



MICRO-BIORETENTION (UNDERDRAIN)

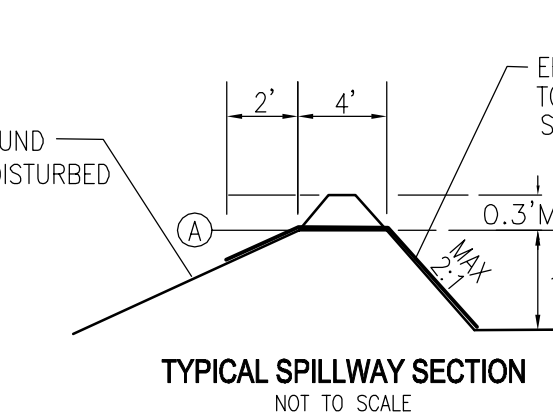
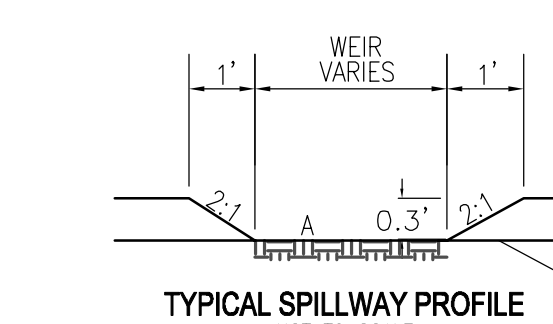
MICRO-BIORETENTION (OVERFLOW)

MICRO-BIORETENTION NOTES:
1. ONLY THE SIDES OF MICRO BIORETENTION ARE TO BE WRAPPED IN FILTER FABRIC.
2. WRAP THE PERFORATED UNDERDRAIN PIPE WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED HARDWARE CLOTH.

RAIN GARDEN FACILITY - DESIGN ELEVATION CHART

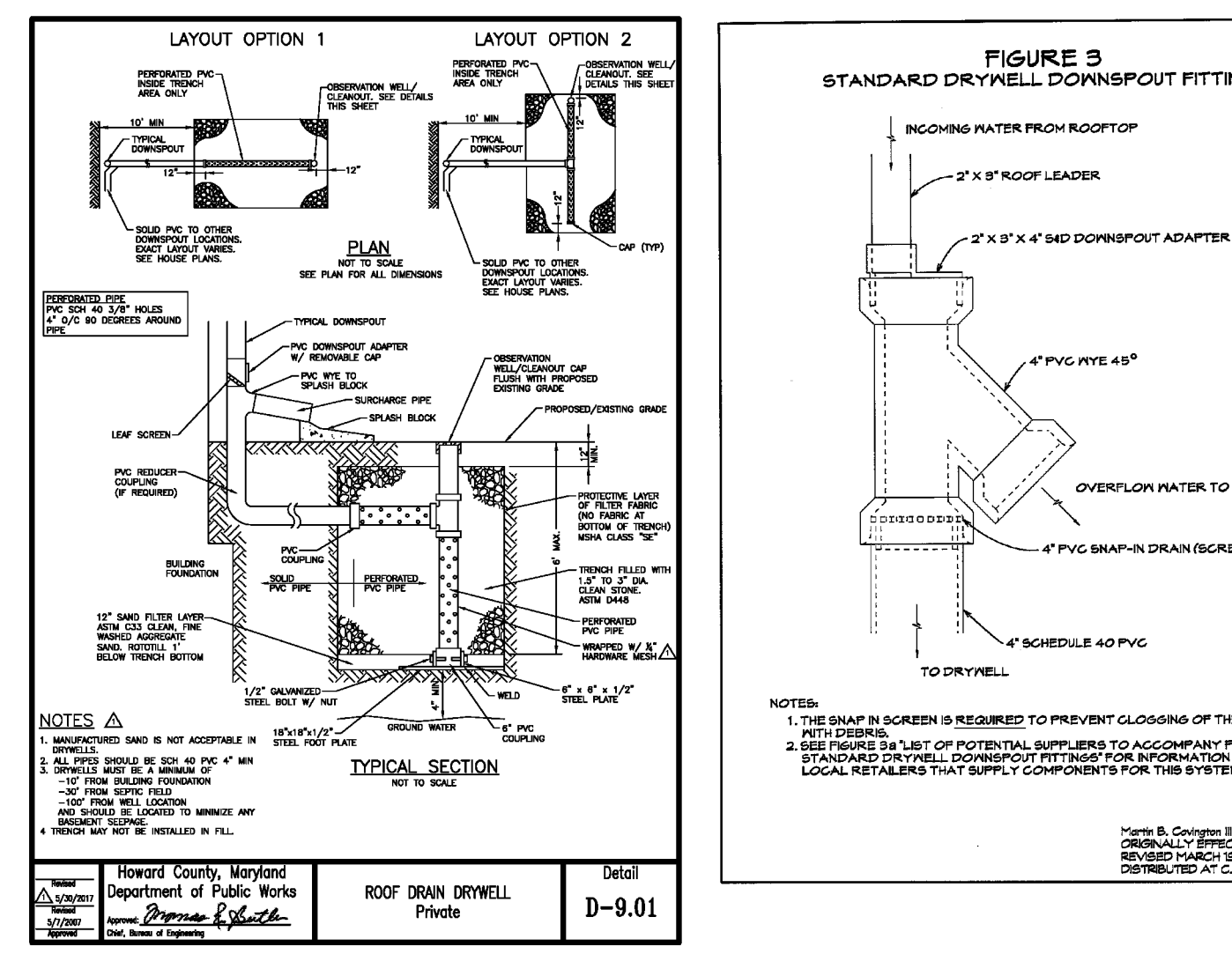
Table with columns: RG Facility, ELEV TOP, Ponding Depth (ft), Ponding Elevation, Top of Mulch, Bottom of Mulch, Depth of Plant Mix, Bottom of Plant Mix, Pea Gravel, Invert of Underdrain (1), Bottom of Stone, Surface Area, Approx. Dim., Owner, Maintenance
Rows for facilities 1 through 16.

(1) UNDERDRAIN PIPE AND OVERFLOW DISTRIBUTION PIPE



DETAILS OF WEIR OUTLET RAIN GARDEN

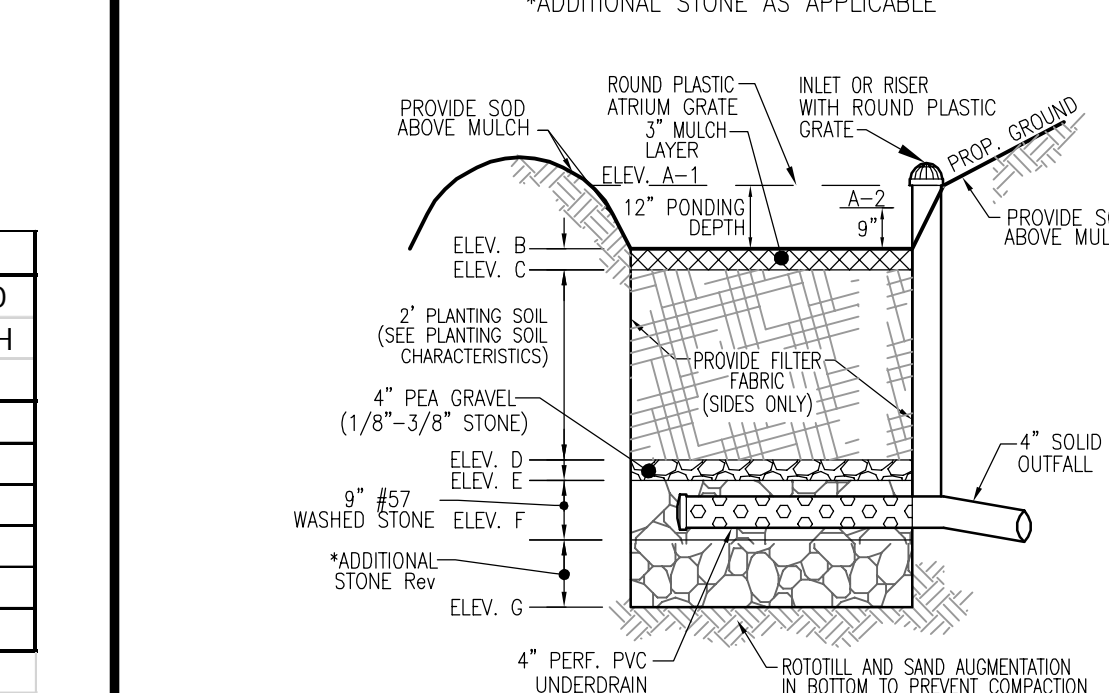
7. MISCELLANEOUS
THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3), MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), AND ENHANCED FILTERS (M-9)



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER DRY WELLS (M-5)
1. THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.

ON-LOT DRYWELL - DESIGN ELEVATION CHART
Table with columns: DW #, LOT, LOCATION, NUMBER OF DW'S, PROP GRADE, TOP STONE, INV STONE, SURFACE SIZE (1) FT X FT, STONE DEPTH FT, SAND DEPTH FT
Rows for lots 1A, 2A, 1B, 2B, 1C, 2C.

ON-LOT RAIN GARDEN (OVERFLOW)



ON-LOT RAIN GARDEN (UNDERDRAIN)

RAIN GARDEN NOTES:
1. ONLY THE SIDES OF THE RAIN GARDEN ARE TO BE WRAPPED IN FILTER FABRIC.
2. WRAP THE PERFORATED UNDERDRAIN PIPE WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED HARDWARE CLOTH.

GENERAL NOTES:
1. CONTRACTOR TO REFER TO SHEET 08 FOR MICRO-BIORETENTION PLANTING DETAILS.

OWNER/DEVELOPER
GRACE TAYLOR SCHULTZ
TRUSTEE OF THE GRACE T. SCHULTZ REVOCABLE TRUST

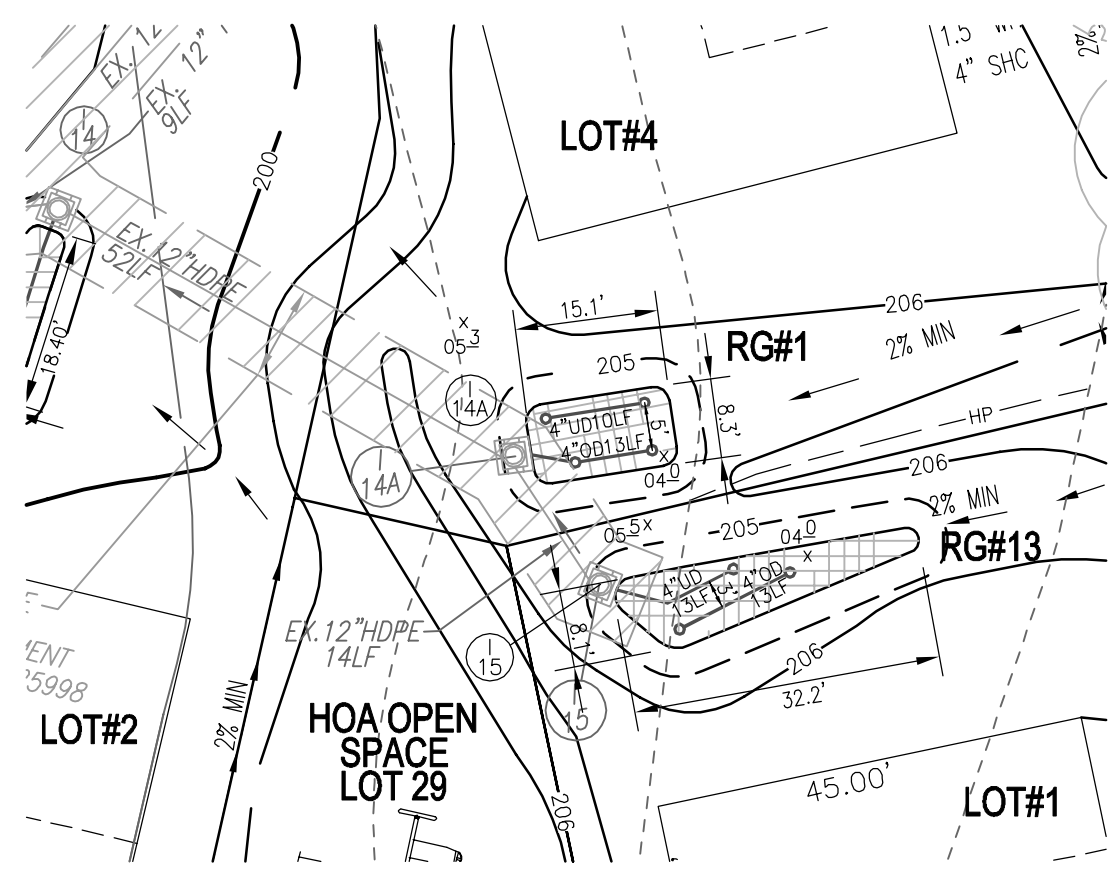
SITE DEVELOPMENT PLAN
STORMWATER MANAGEMENT NOTES AND DETAILS
GRACE MEADOWS

L 14536 / F. 269
TAX MAP 38 BLOCK 09
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

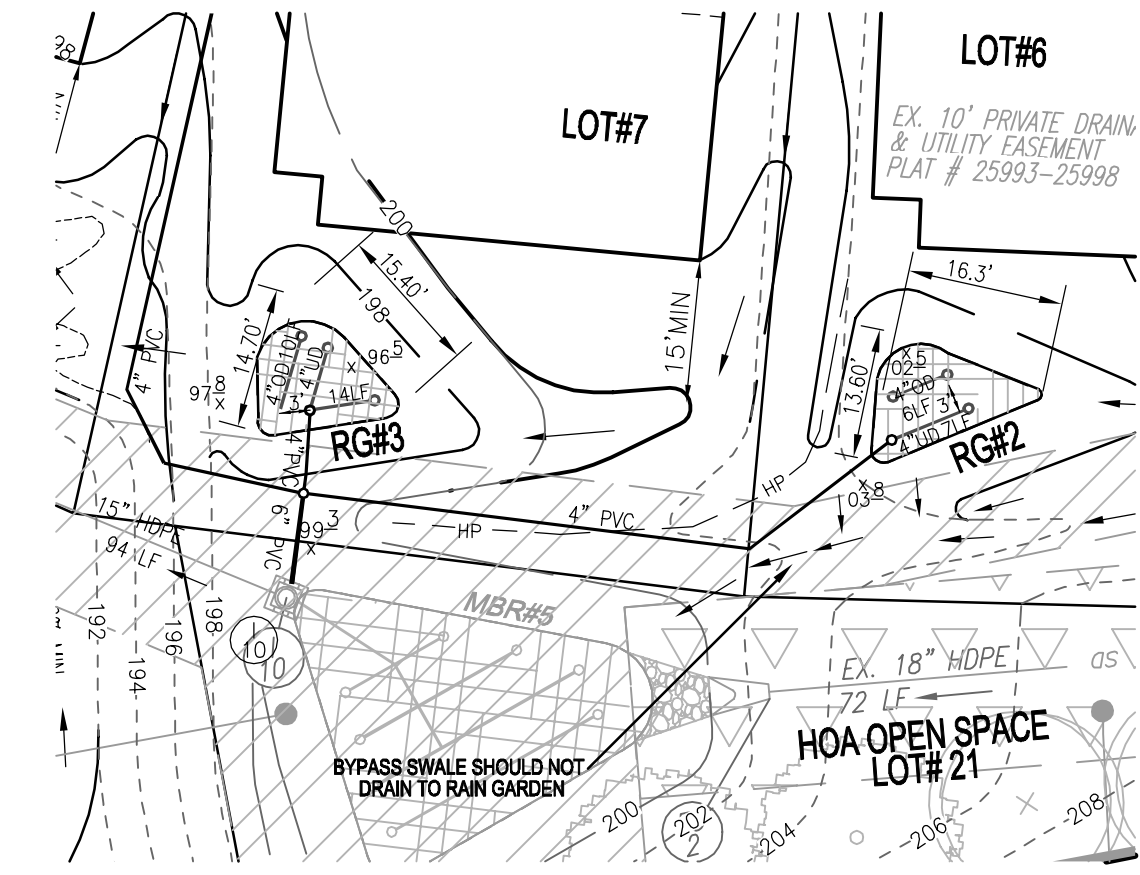
VOGEL ENGINEERING
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Professional seal for Robert Harris Vogel, PE No. 16193, State of Maryland. Includes design and check dates.

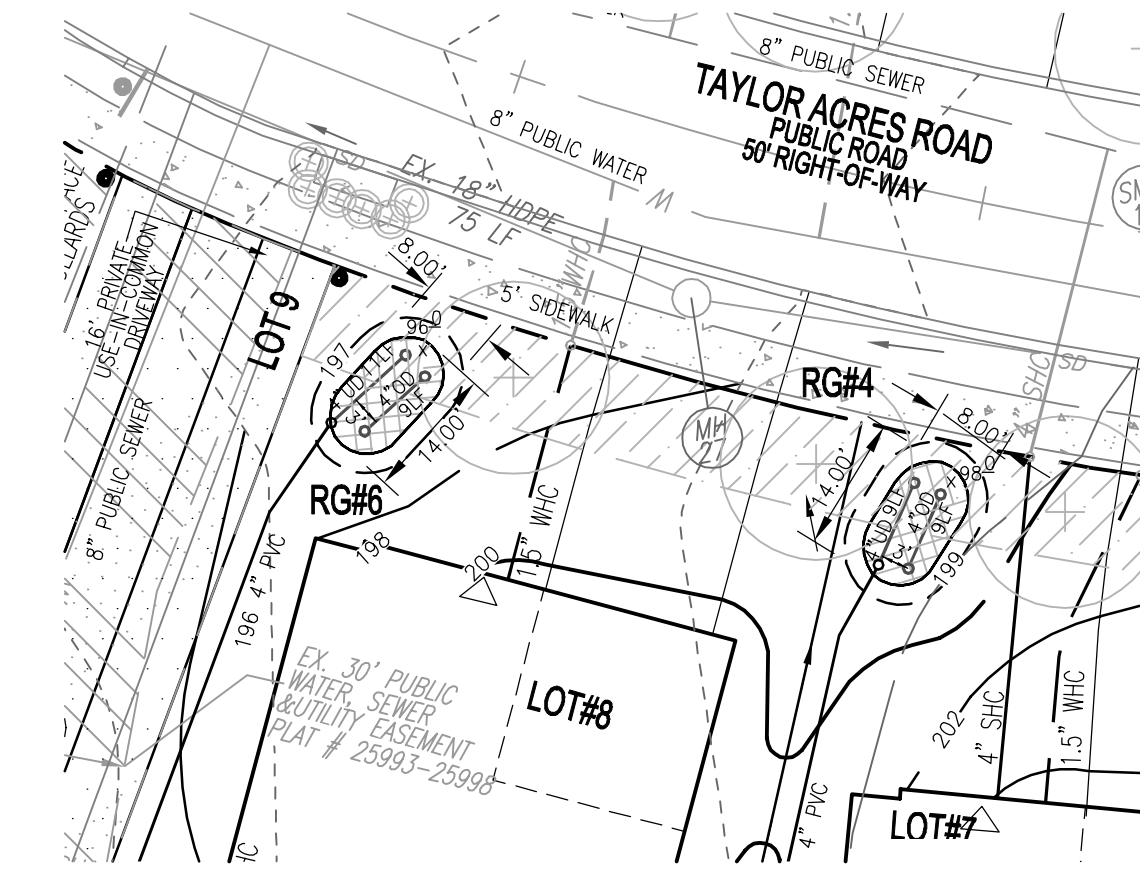
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Signature of Chad Edmondson, dated 4/1/2022.



RG#1 & RG#13 CONSTRUCTION PLAN
SCALE: 1" = 20'



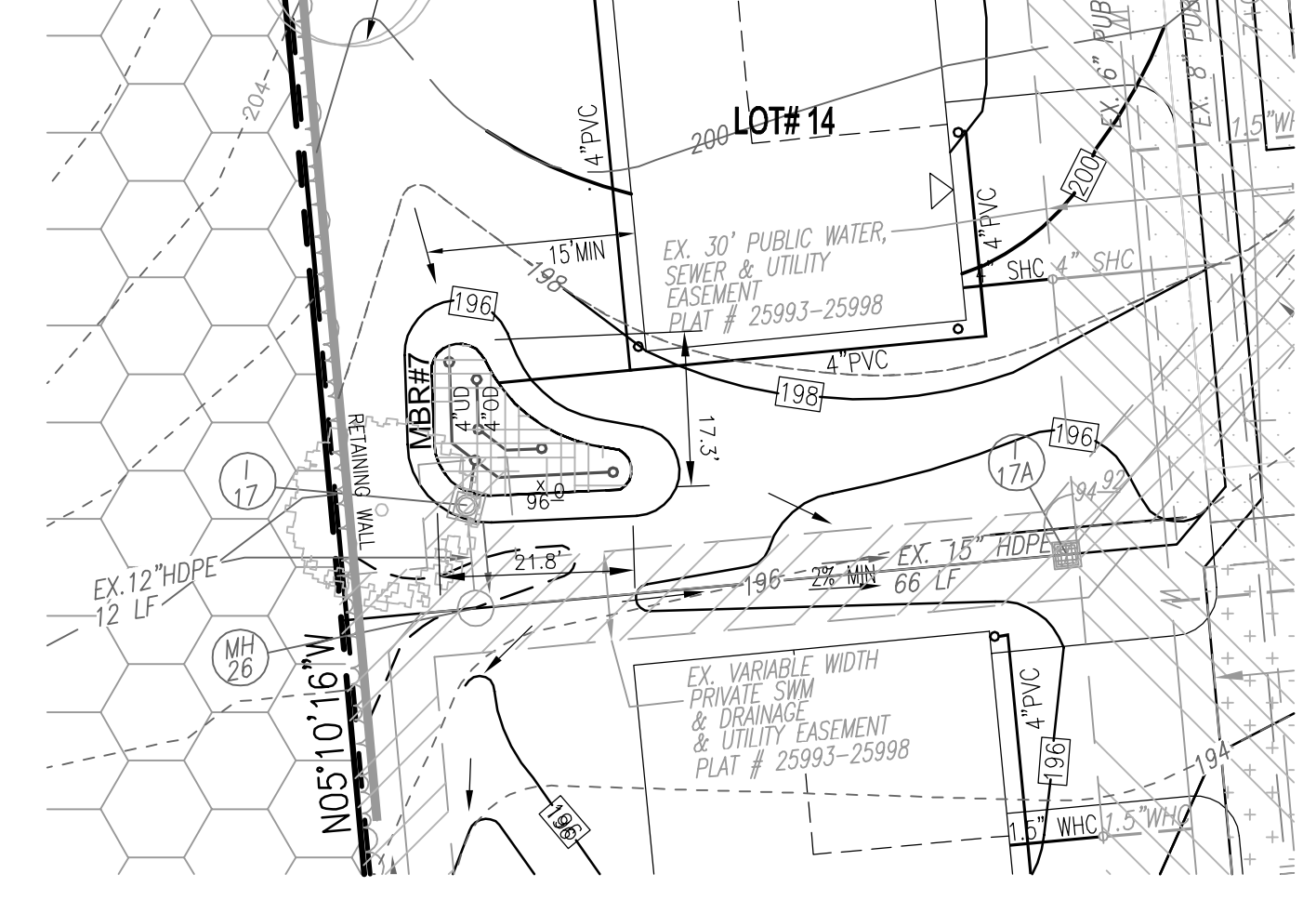
RG#2 & RG#3 CONSTRUCTION PLAN
SCALE: 1" = 20'



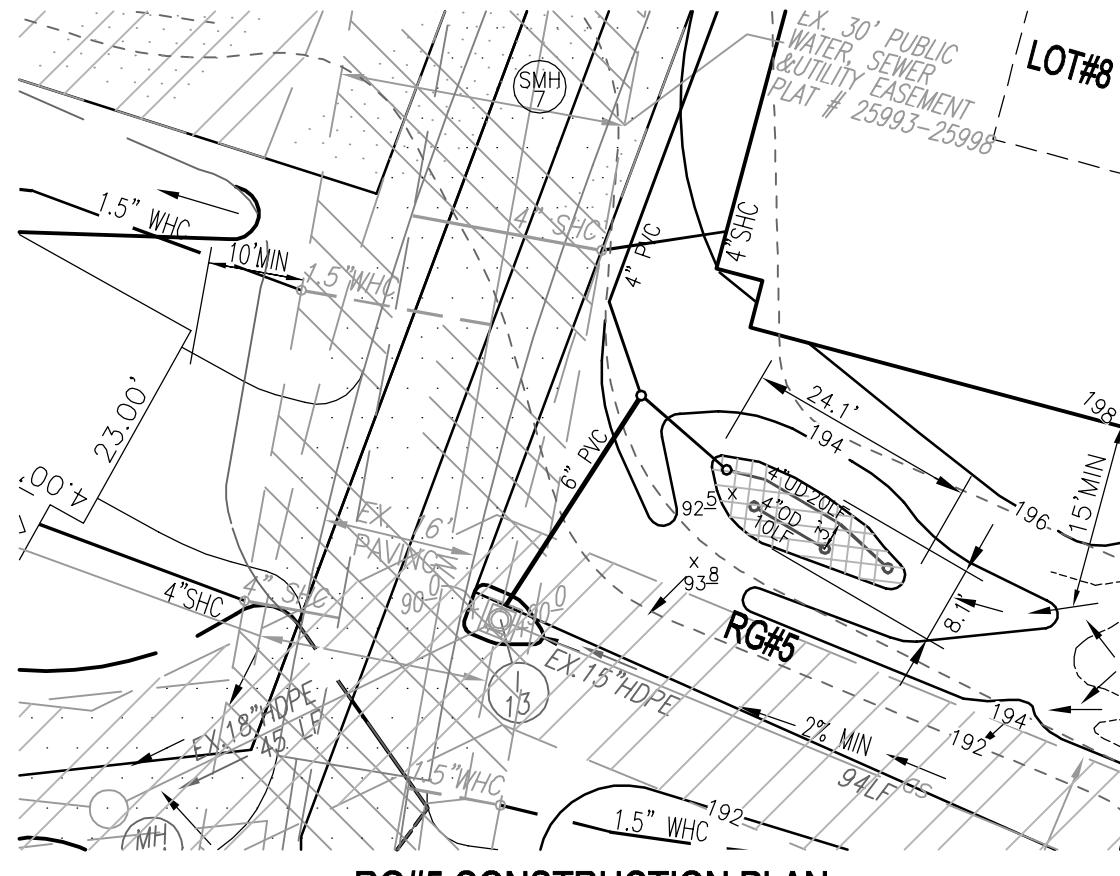
RG#4 & RG#6 CONSTRUCTION PLAN
SCALE: 1" = 20'

LEGEND:

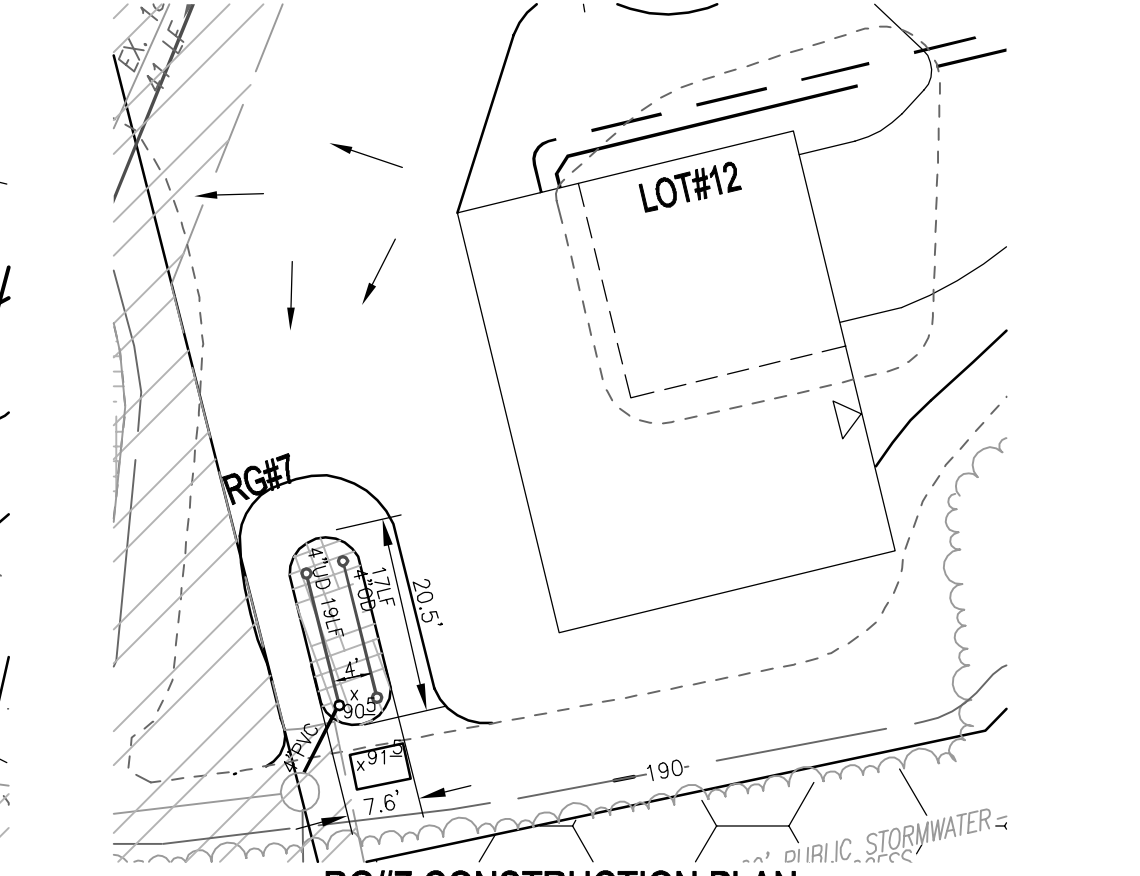
- EXISTING:
 - CONTOUR
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - TREELINE
 - EDGE OF PAVING
- PROPOSED:
 - EDGE OF PAVEMENT
 - CURB & GUTTER
 - CONTOUR
 - TREELINE
 - RAIN GARDEN FACILITY (M-7)
 - DRY WELL
- PROPOSED STORM DRAIN
- PROPOSED STREET LIGHT & SIGN
- OPEN SPACE BOLLARD (SEE DETAIL SHEET 5)



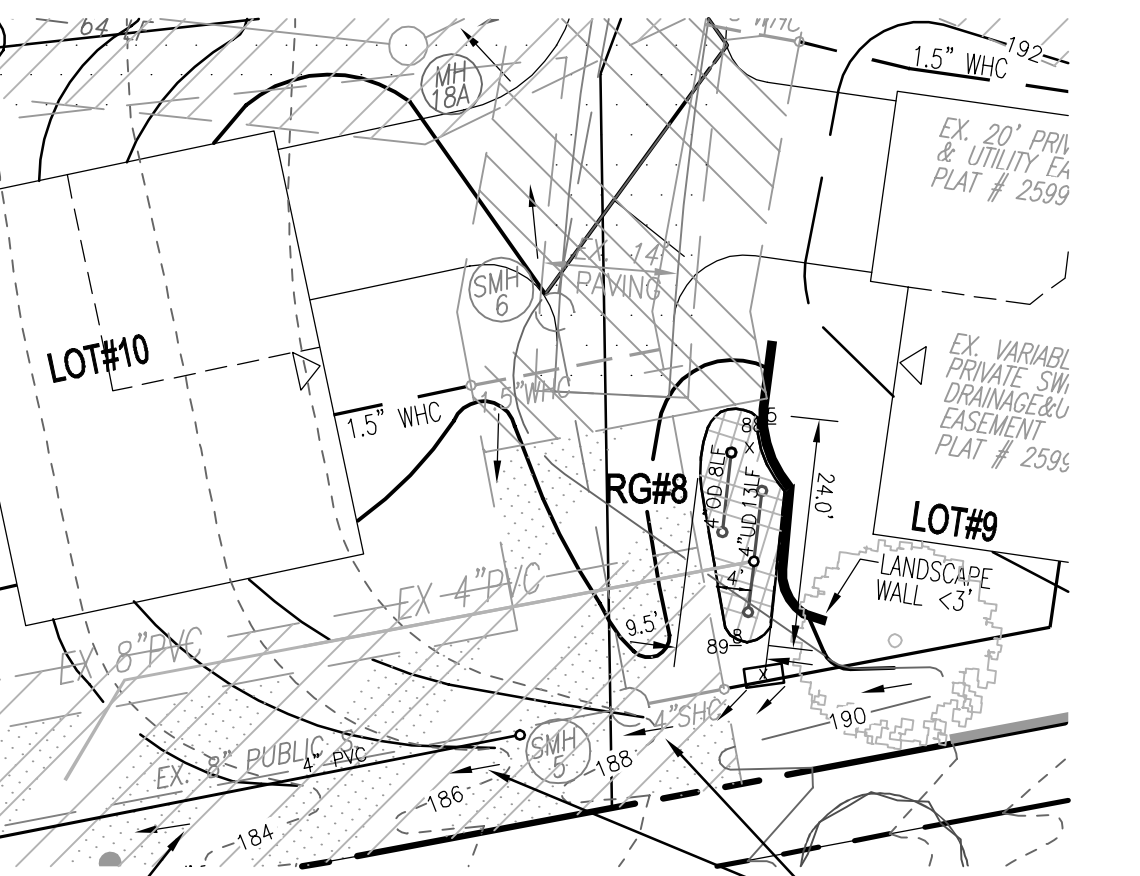
MBR 7 CONSTRUCTION PLAN
SCALE: 1" = 20'



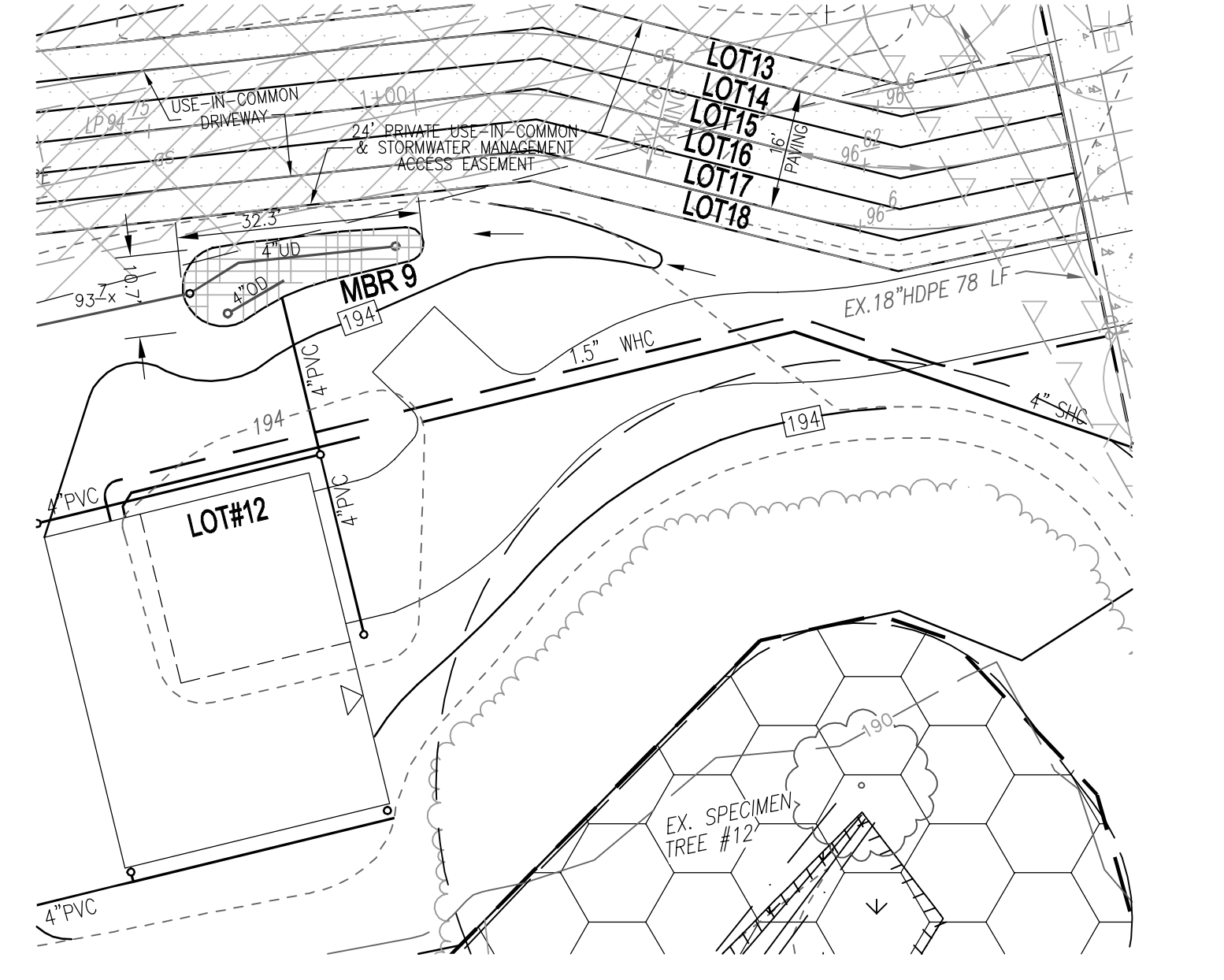
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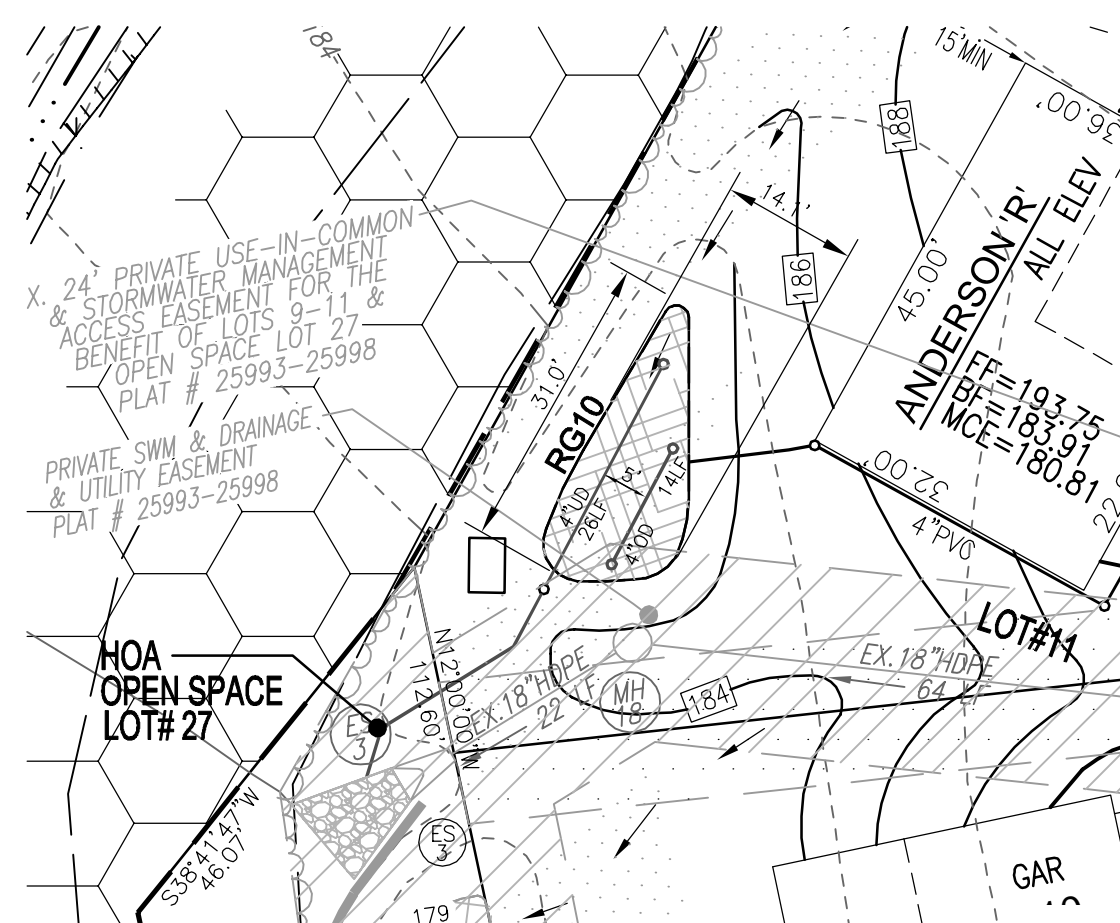
RG#7 CONSTRUCTION PLAN
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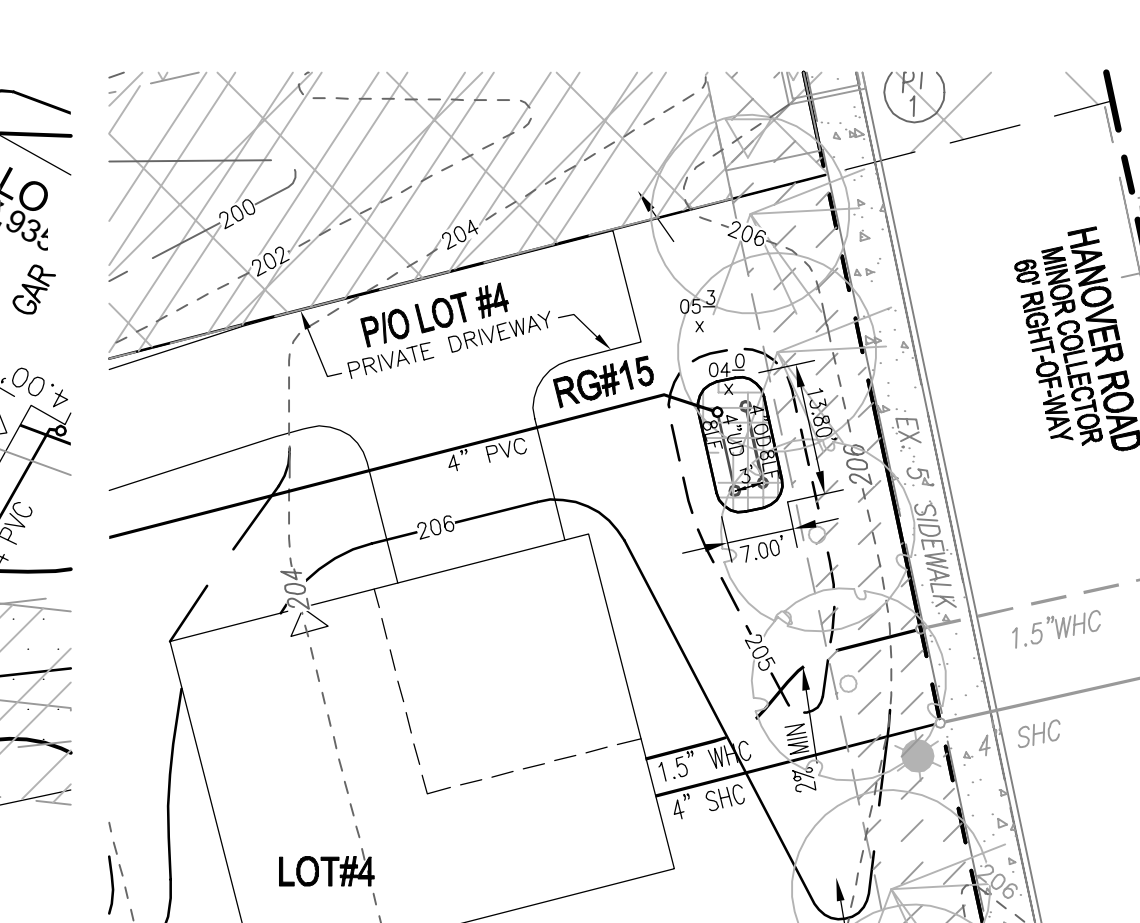
RG#8 CONSTRUCTION PLAN
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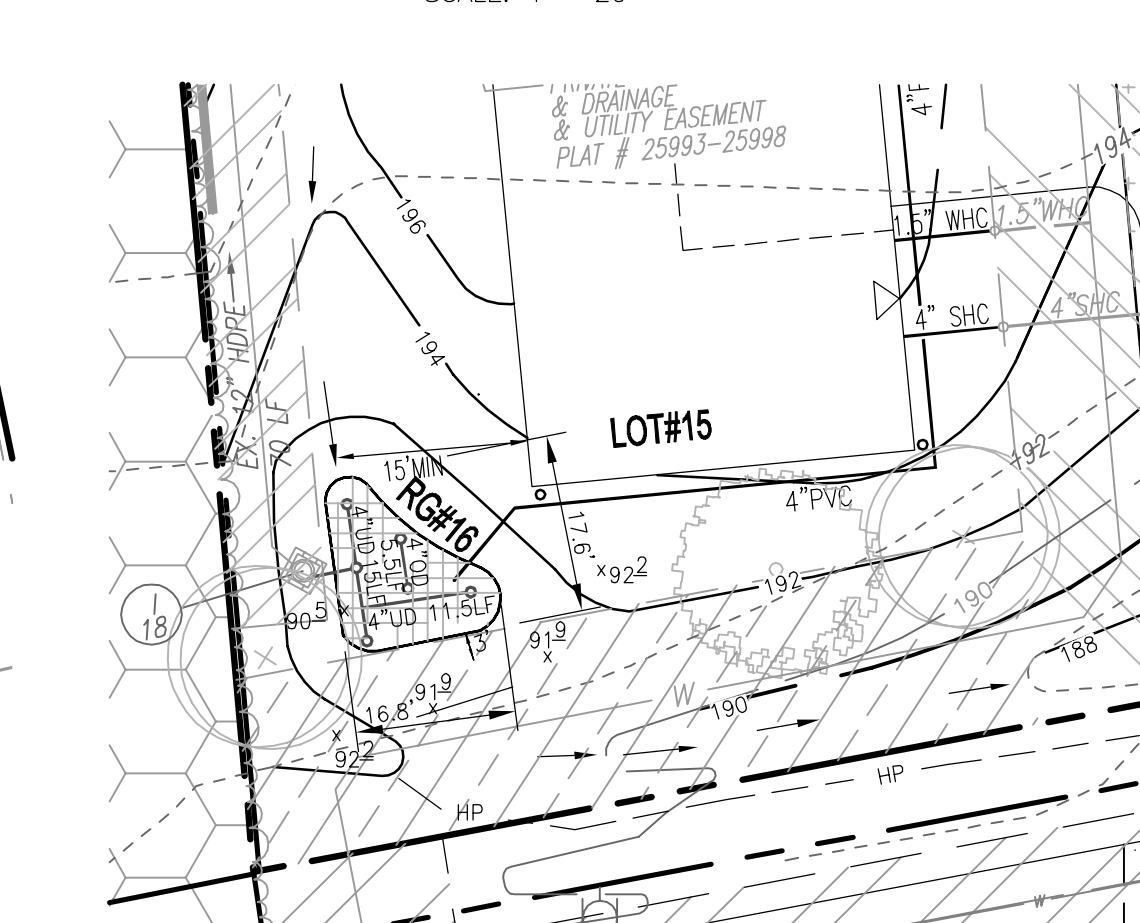
MBR 9 CONSTRUCTION PLAN
SCALE: 1" = 20'



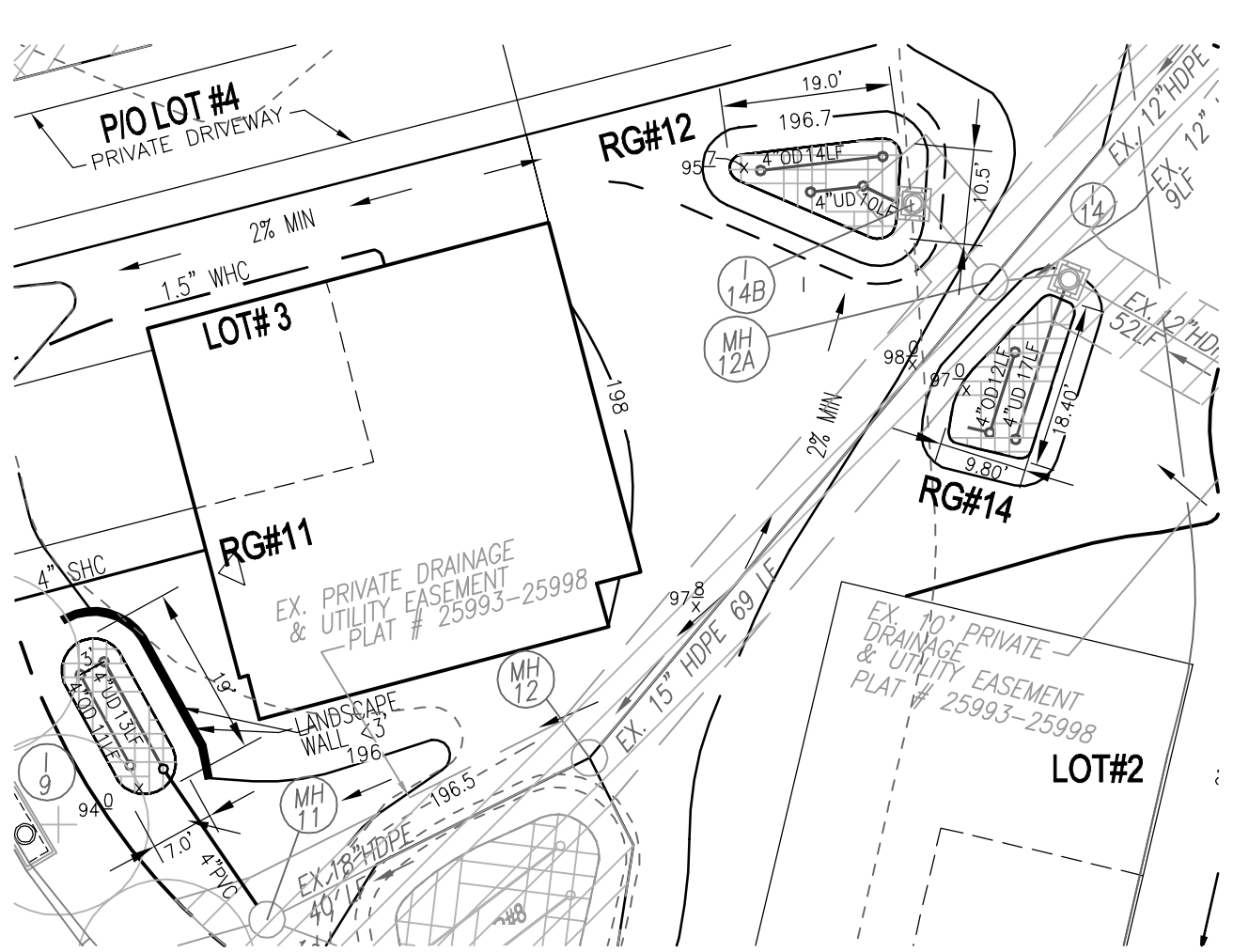
RG#10 CONSTRUCTION PLAN
SCALE: 1" = 20'



RG#15 CONSTRUCTION PLAN
SCALE: 1" = 20'



RG#16 CONSTRUCTION PLAN
SCALE: 1" = 20'



RG#11, RG#12 & RG#14 CONSTRUCTION PLAN
SCALE: 1" = 20'

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SCHUITT REVOCABLE TRUST
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HANOVER, MD 21076
443-463-6760

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Disapproved by: Chad Edmondson 4/1/2022
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE
 CHIEF DIVISION OF LAND DEVELOPMENT DATE
 DIRECTOR DATE

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
ON-LOT STORMWATER MANAGEMENT
CONSTRUCTION PLAN & DETAILS
GRACE MEADOWS
LOTS 1 - 18

L: 14536 / F: 289 09 ZONED R-12
 TAX MAP 38 BLOCK 09 PARCEL 731
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DPZ REFERENCE: SEE SITE DATA

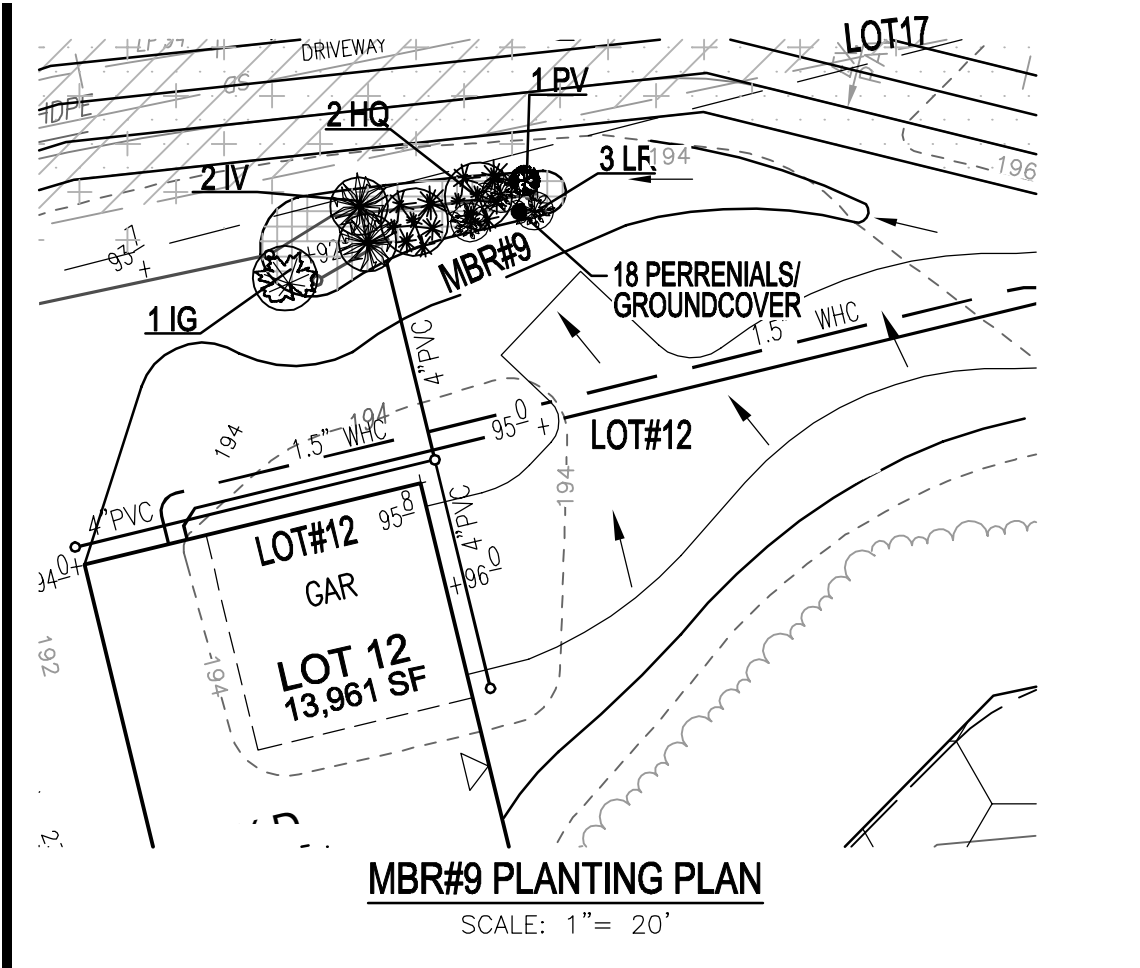
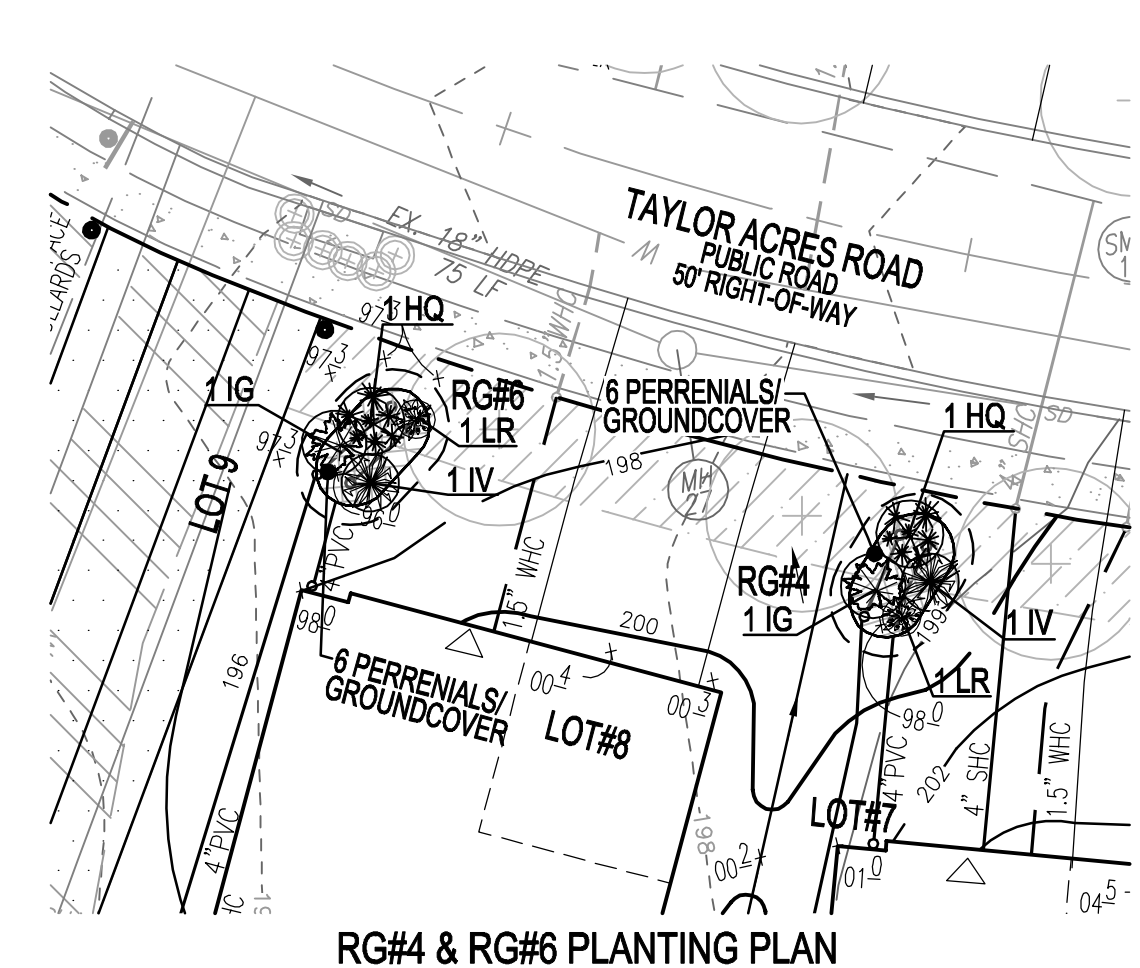
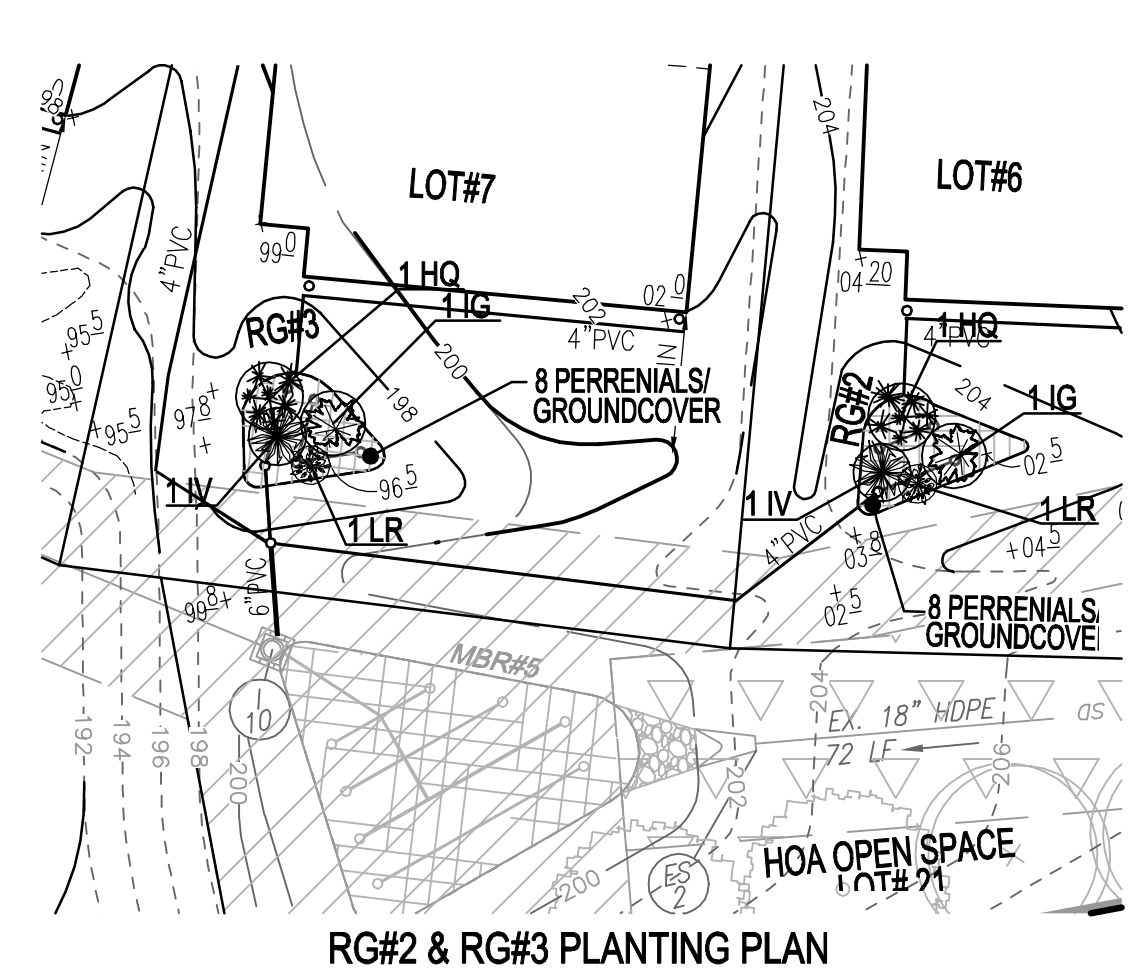
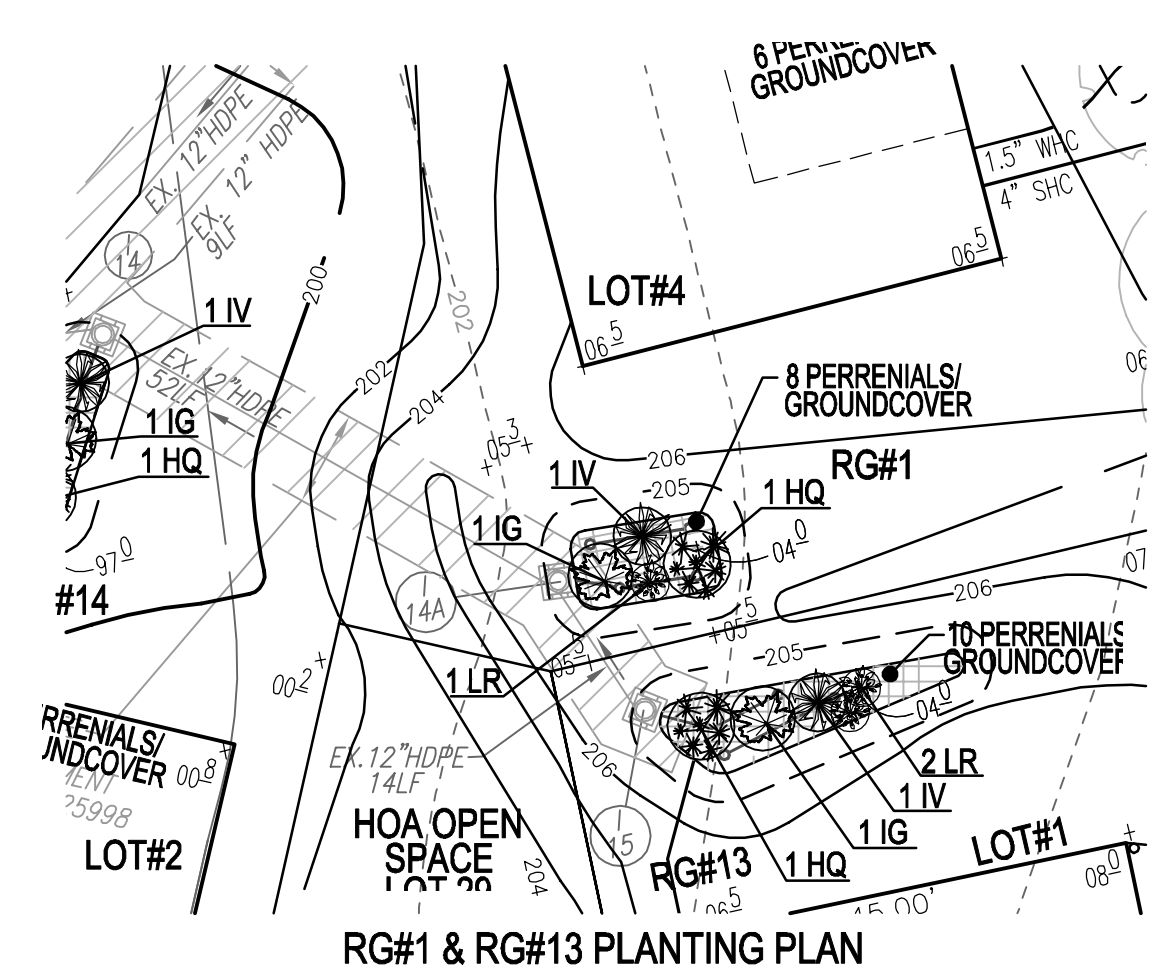
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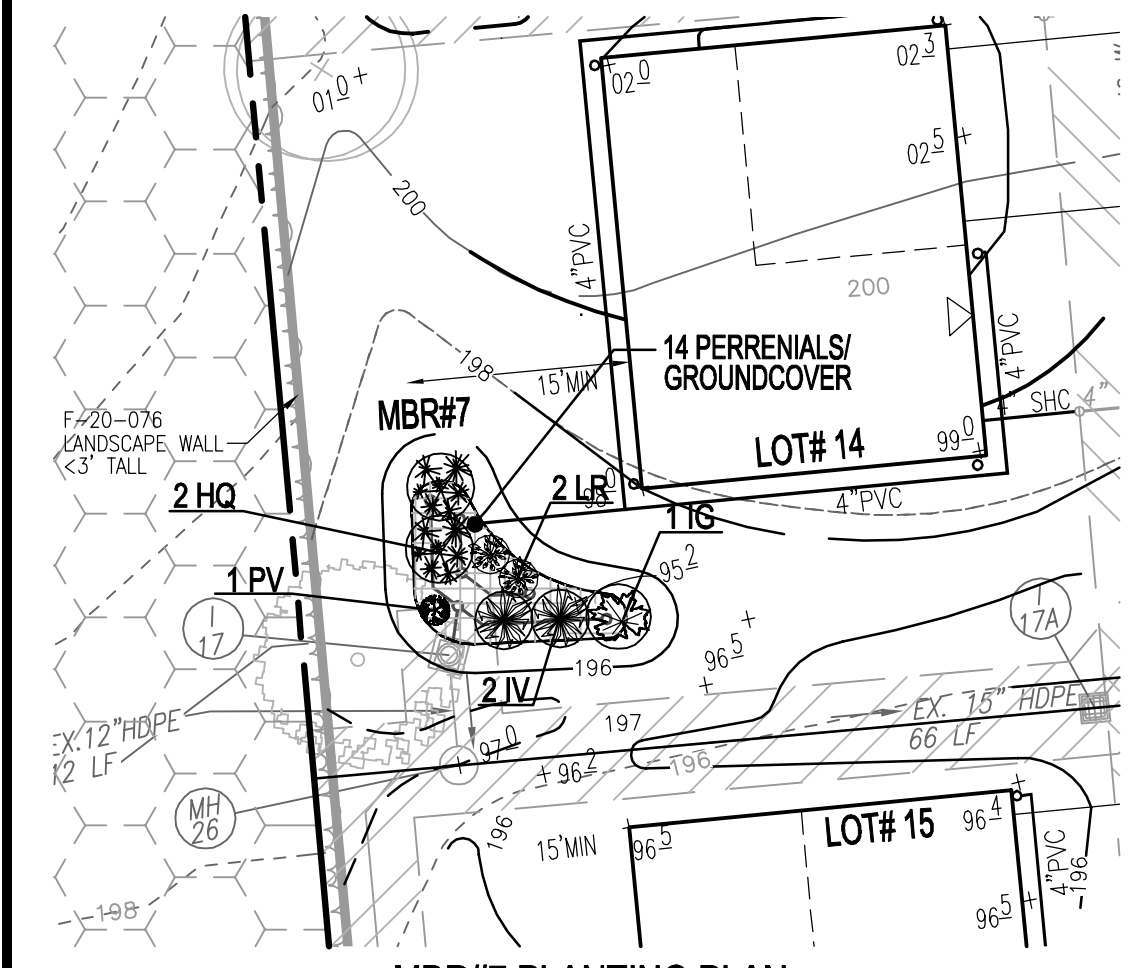
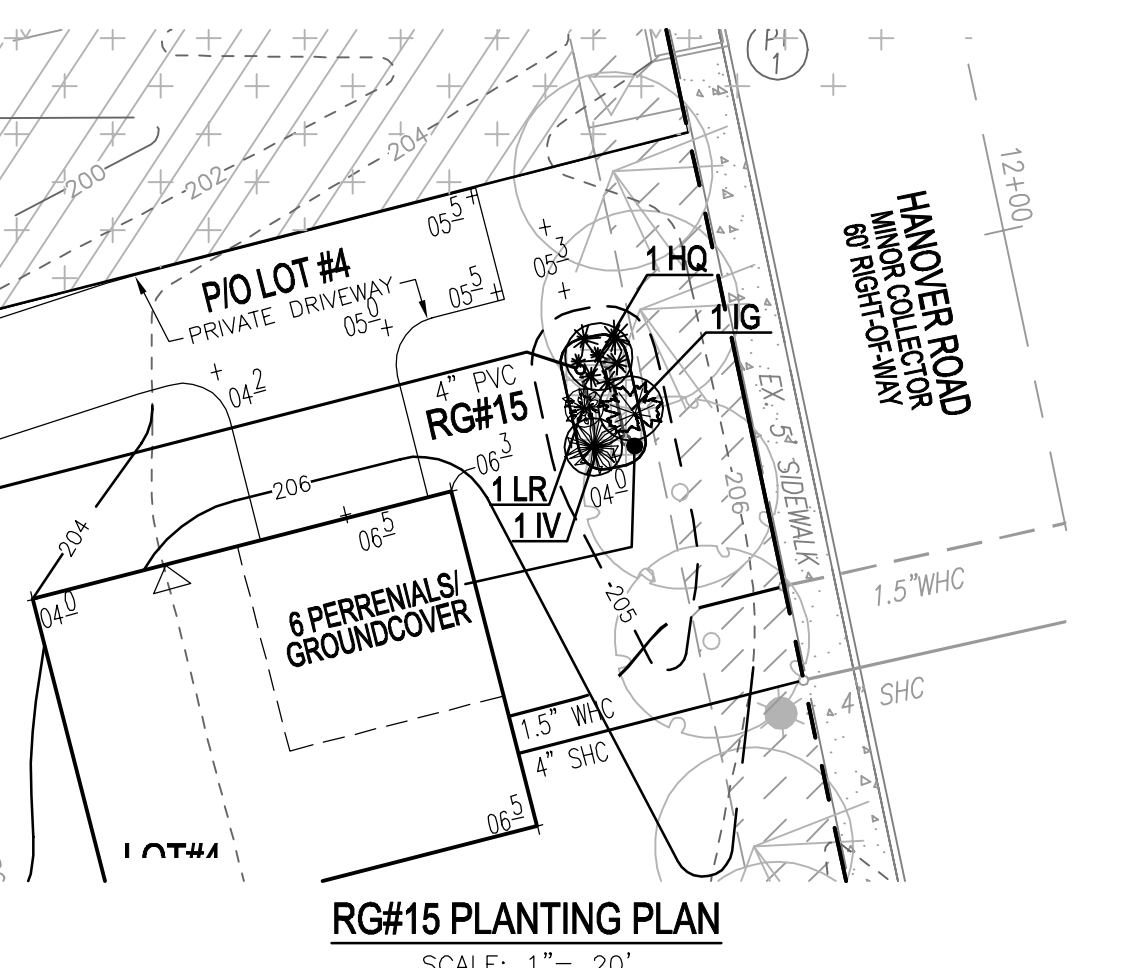
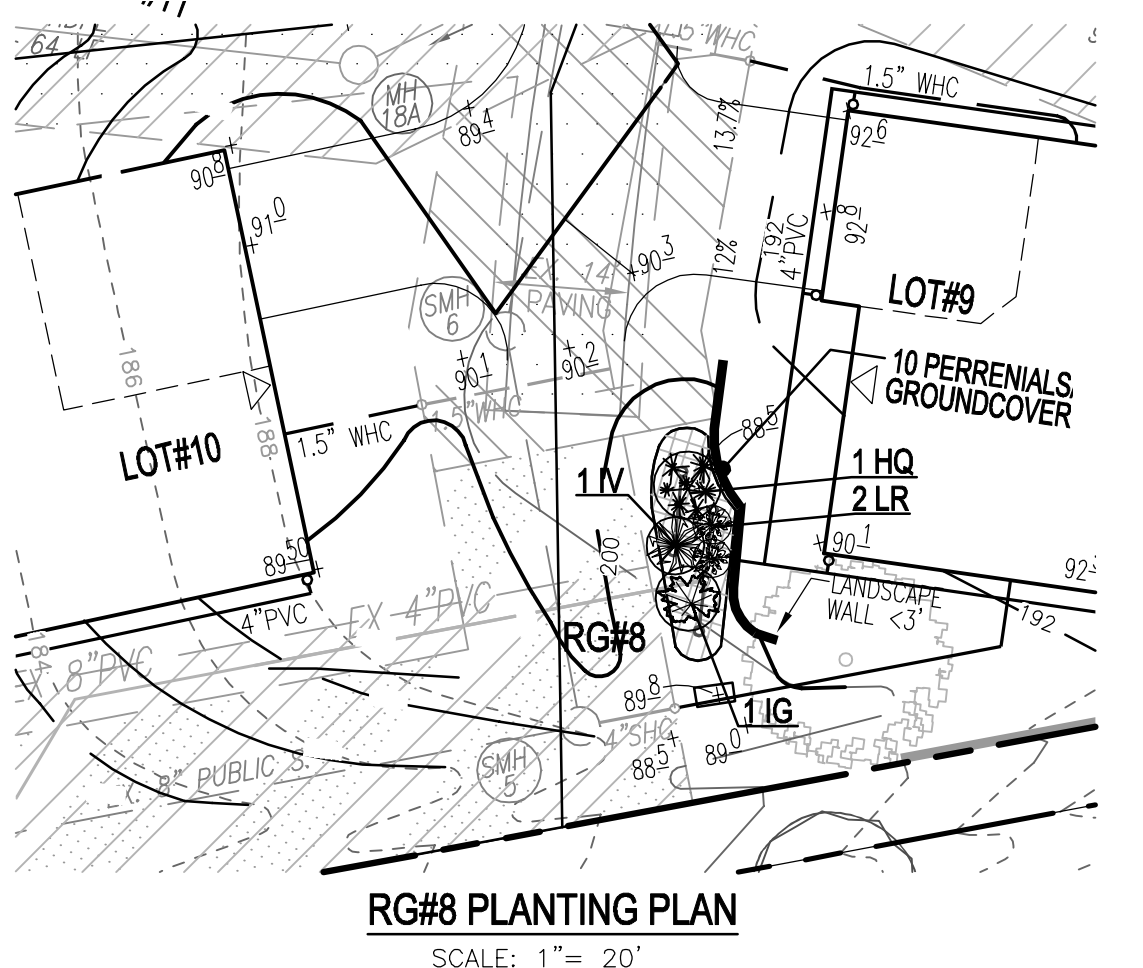
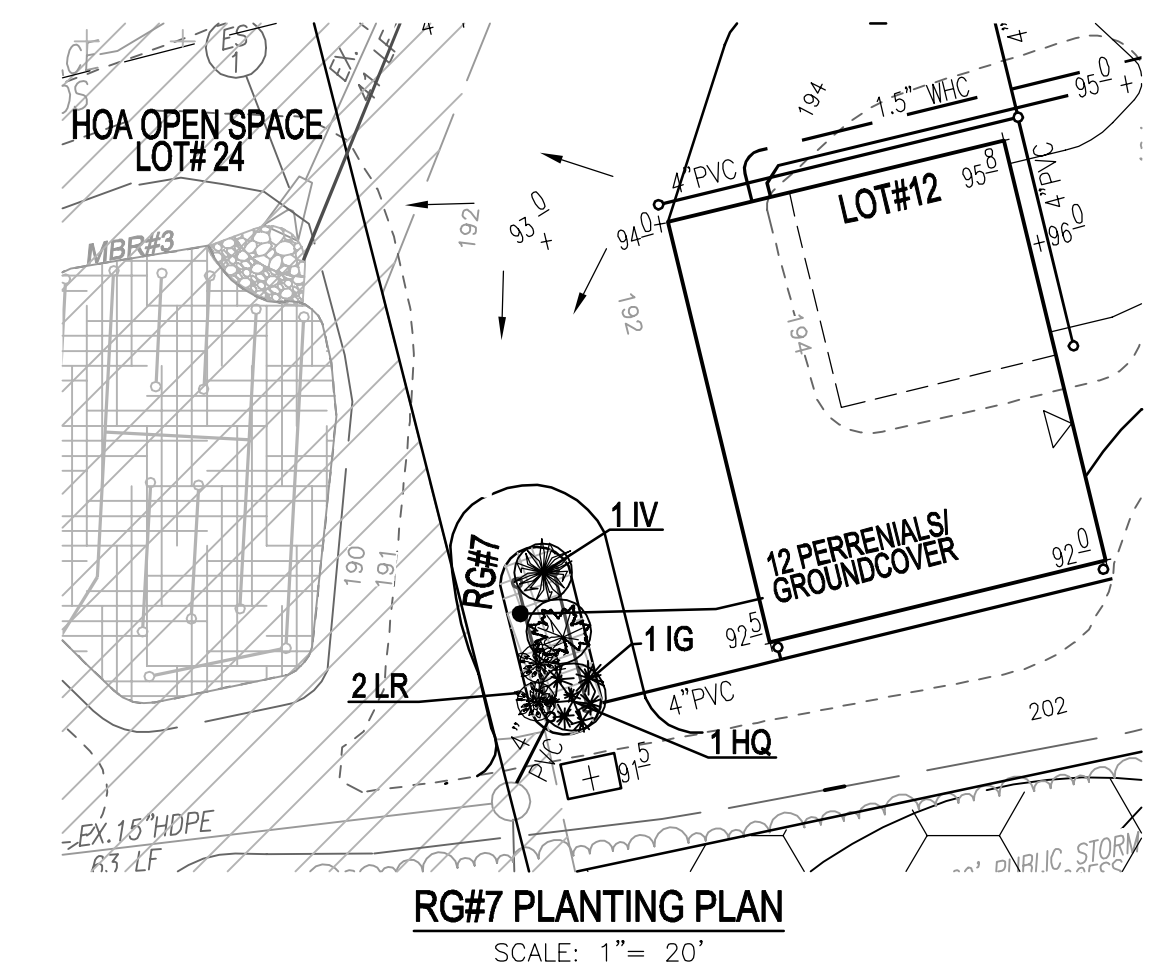
DESIGN BY: RHY
 DRAWN BY: MVP
 CHECKED BY: EDS
 DATE: MARCH 2022
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8 SHEET OF 10



SWM #	PLANTING REQUIREMENTS				PLANTINGS PROVIDED					PERENNIALS/GROUND		
	LF	AREA	STEMS REQUIRED	STEMS PROVIDED	IG	IV	HQ	LR	PV	BA	AG	TOTAL
RG 1	15.00	123	3	4	1	1	1	1	-	4	4	8
RG 2	16.30	120	3	4	1	1	1	1	-	4	4	8
RG 3	15.00	125	3	4	1	1	1	1	-	4	4	8
RG 4	14.00	96	3	4	1	1	1	1	-	3	3	6
RG 5	24.00	130	3	4	1	1	1	1	-	4	4	8
RG 6	14.00	96	3	4	1	1	1	1	-	3	3	6
RG 7	24.00	180	5	5	1	1	1	2	-	6	6	12
RG 8	21.00	150	4	5	1	1	1	2	-	5	5	10
RG 9	19.00	105	3	4	1	1	1	1	-	3	3	6
RG 10	27.00	195	5	5	1	1	1	2	-	6	6	12
RG 11	20.10	120	3	4	1	1	1	1	-	4	4	8
RG 12	19.00	130	3	4	1	1	1	1	-	4	4	8
RG 13	32.00	171	4	5	1	1	1	2	-	5	5	10
RG 14	19.00	141	4	5	1	1	1	2	-	4	4	8
RG 15	14.00	92	3	4	1	1	1	1	-	3	3	6
RG 16	18.00	203	5	7	1	2	2	2	-	7	7	14
MBR 7	22.00	210	5	8	1	2	2	2	1	7	7	14
MBR 9	44.00	277	7	9	1	2	2	3	1	9	9	18
TOTALS	377	2664	69	89	18	21	21	27	2	85	85	170

RAIN GARDEN AND MICRO-BIORETENTION AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (0.0229 STEMS PER SQUARE FOOT)

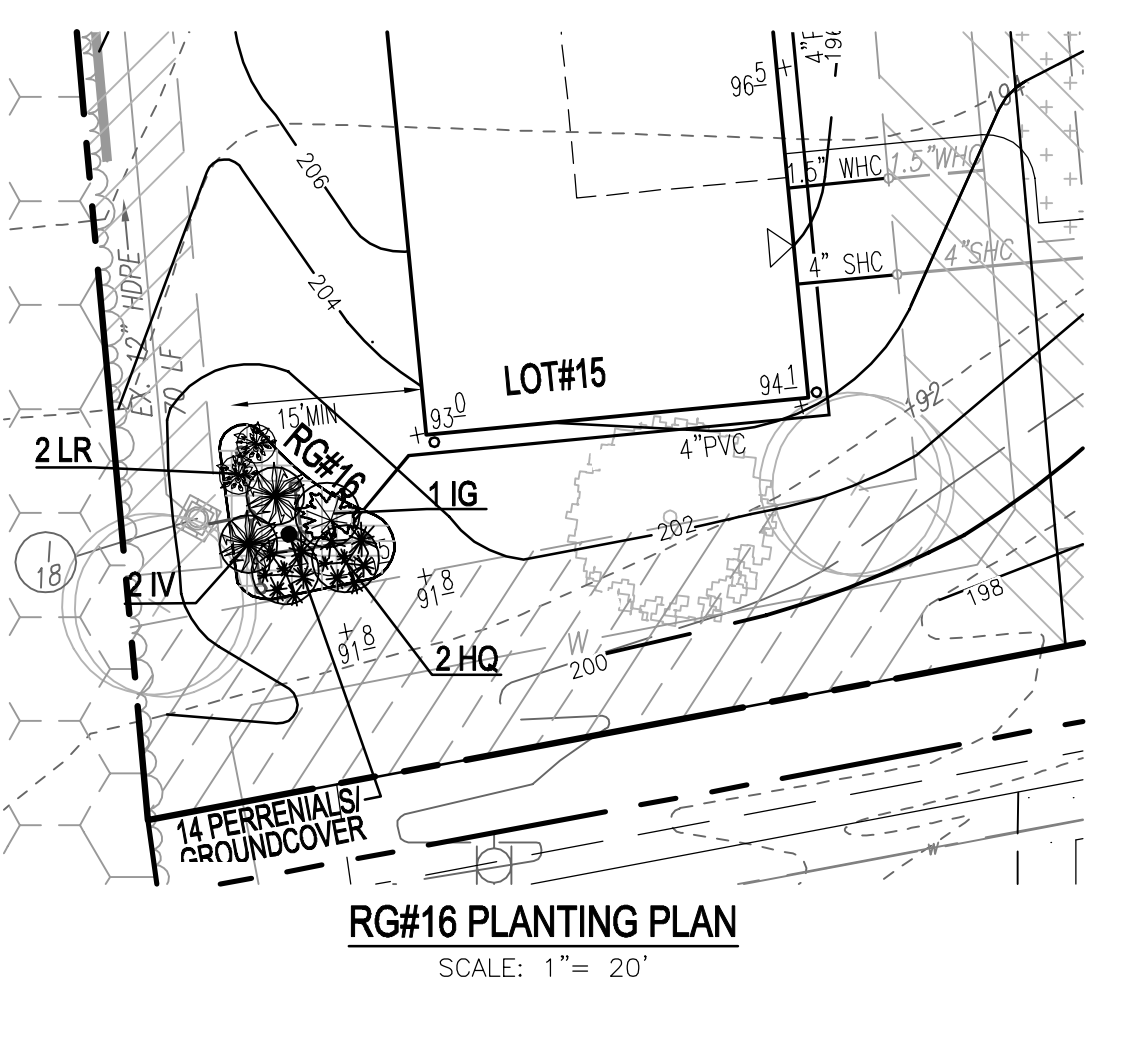
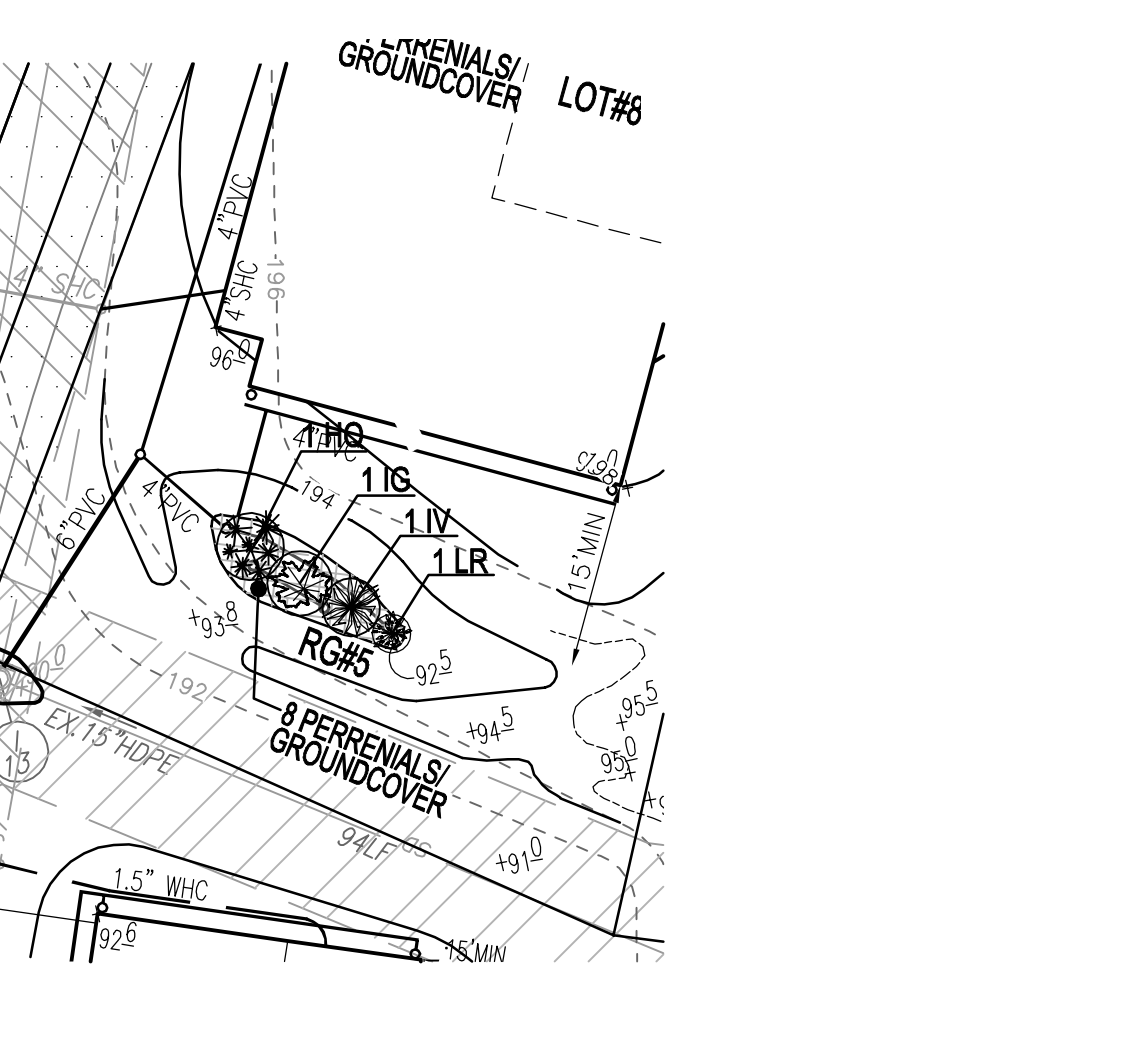
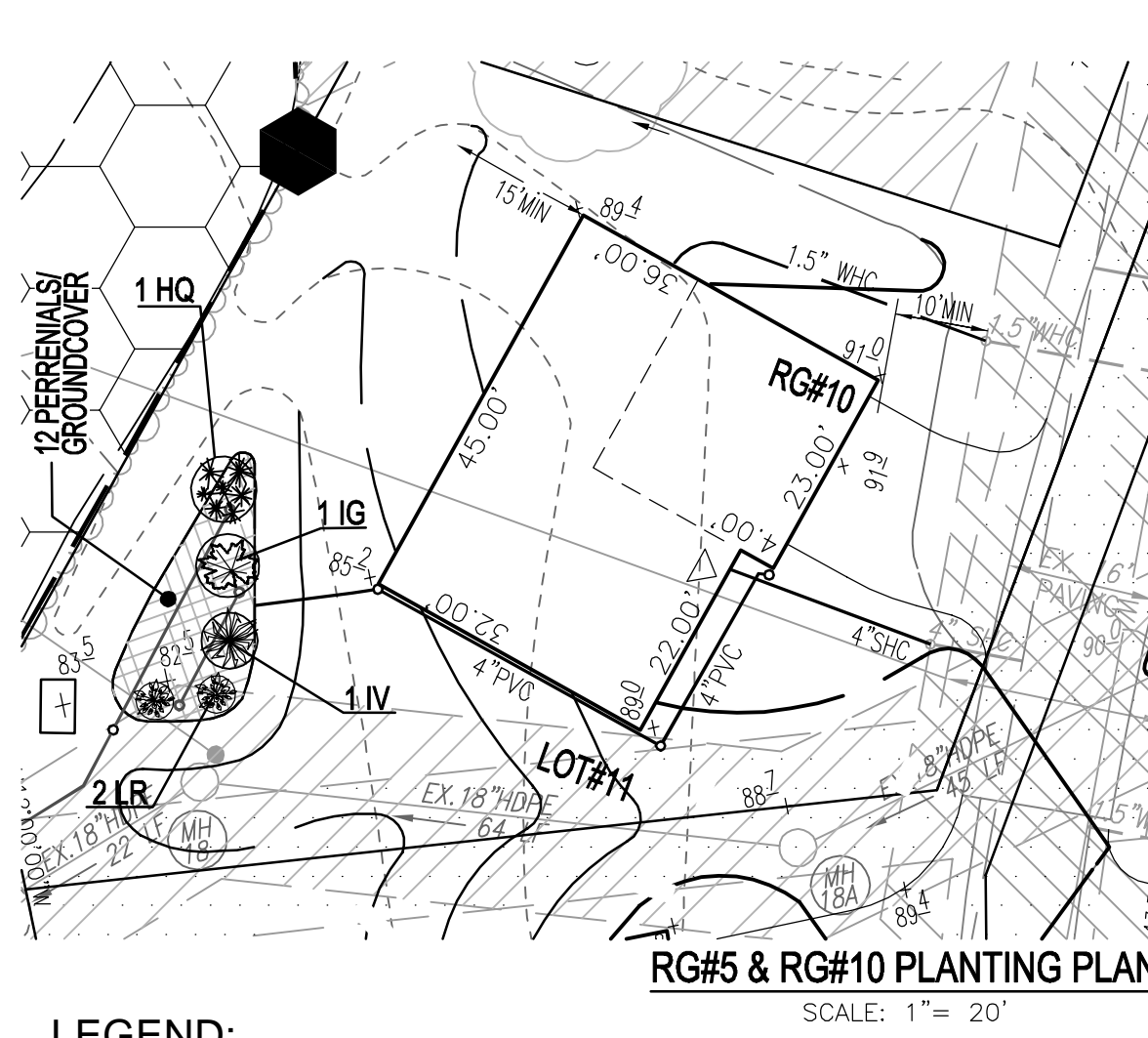


LEGEND	KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
[Symbol]	BA	85	BAPTISIA AUSTRALIS INDIGO	4" POT	12"-15" O.C. FOR SIDES AND BOTTOM OF MBR. ALL VARIETIES IN A NATURALIZED RANDOM PATTERN THROUGHOUT. PLANT IN GROUPS OF NO. LESS THAN 9 PLANTS PER CLUMP.
[Symbol]	AG	85	ACCORUS GRAMINEUS 'OGON' GOLDEN VARIATED SWEET FLAG	1 QT.	

LEGEND	KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
[Symbol]	IG	18	ILEX GLABRA 'SHAMROCK' HOLLY	1 GALLON	18" O.C.
[Symbol]	IV	21	ITEA VIRGINICA 'HENRY'S GARNETT' VIRGINIA SWEETSPIRE	1 GALLON	18" O.C.
[Symbol]	HQ	21	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	1 GALLON	30" O.C.
[Symbol]	LR	27	LEUCOTHOE RACEMOSA FETTERBUSH	1 GAL.	30" O.C.
[Symbol]	PV	2	PANICUM VIRGATUM SWITCHGRASS	1 GAL.	36" O.C.

NOTE: WITH PERMISSION FROM HOWARD COUNTY, PLANTINGS SPECIFIED HEREON MAY BE SUBSTITUTED WITH APPROVED SPECIES LISTED IN TABLE A.4 AS SHOWN HEREON.

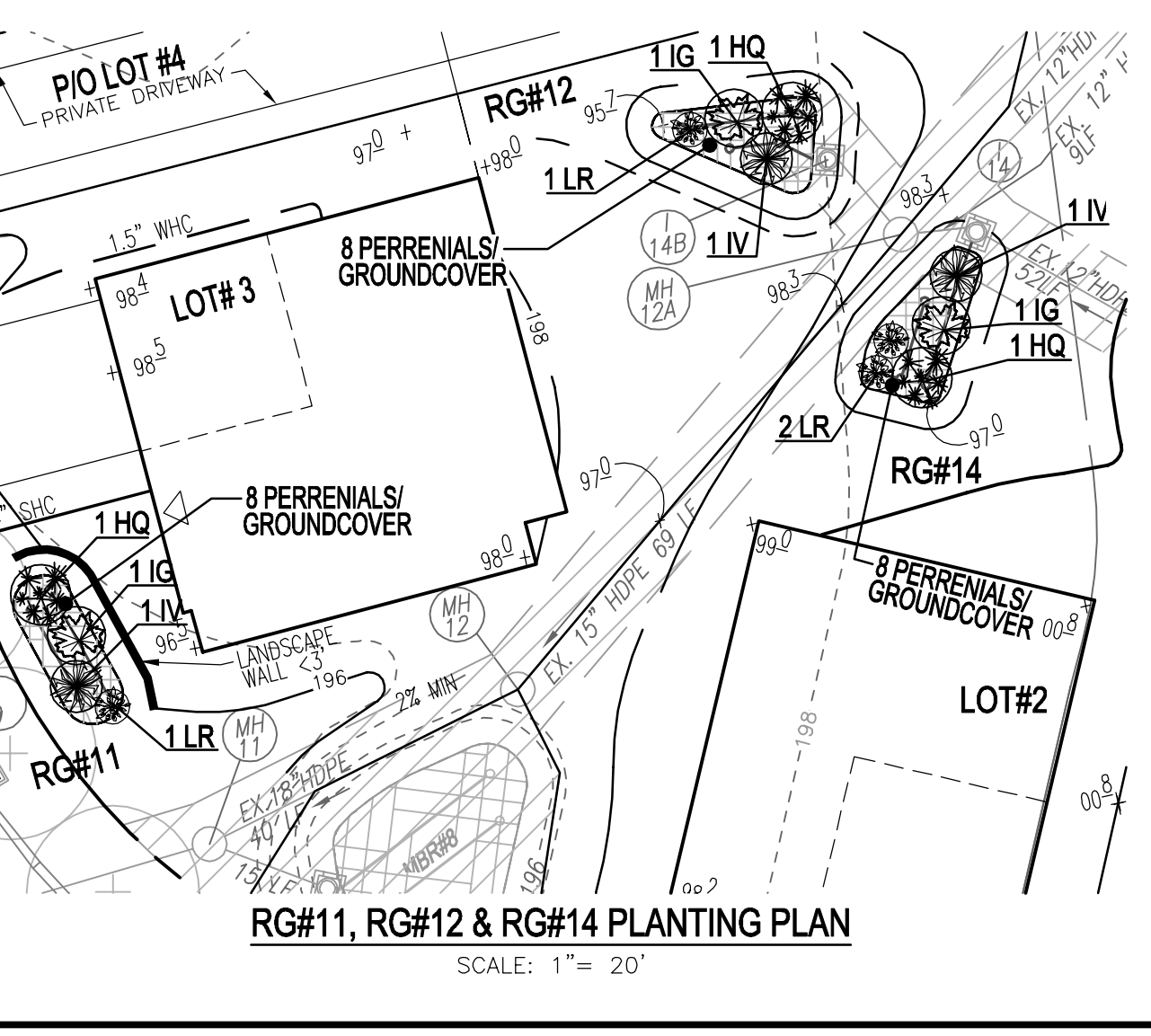
- PLANTING SCHEDULE NOTES**
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY PLANTING SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
 - MICRO-BIORETENTION AND RAIN GARDEN AREAS ARE TO BE PLANTED BASED ON A MINIMUM DENSITY OF 1000 STEMS PER PLANTED ACRE (0.0229 STEMS PER SQUARE FOOT). ABOVE PLANTING RATIOS ARE TO BE APPLIED TO THE AREAS PROVIDED IN THE ESD SUMMARY.
 - FILTER AREA SHALL BE 50% COVERED BY PLANTINGS AT FULL GROWTH.



LEGEND:

- EXISTING: CONTOUR, PROPERTY LINE, RIGHT-OF-WAY LINE, TREELINE, EDGE OF PAVING
- PROPOSED: EDGE OF PAVEMENT, CURB & GUTTER, CONTOUR, TREELINE
- MICRO-BIORETENTION FACILITY (M-6), DRY WELL, PROPOSED SIDEWALK, PROPOSED STORM DRAIN, PROPOSED STREET LIGHT & SIGN, OPEN SPACE BOLLARD (SEE DETAIL SHEET 5)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief of Development Engineering Division: *Chad Edmondson*, DATE: 4/1/2022
 Chief of Division of Land Development: *Amy Steman*, DATE: 4/4/2022
 Director: _____, DATE: _____



Appendix A. Landscaping Guidance for Stormwater BMPs..... Specific Landscaping Criteria

Tree	Shrub	Herbaceous Species
Acer rubrum	Azalea paniculata	Andropogon virginicus
Rubus	Bottlebrush Buckeye	Broomsedge
Betula nigra	Cydonia oblongifolia	Eupatorium purpureum
River Birch	Burns Bush	Joe Pye Weed
Juniperus virginiana	Hamelis virginiana	Scirpus pungens
Eastern Red Cedar	Witch Hazel	Three Square Balm
Chionodoxa virginica	Vaccinium corymbosum	Iris versicolor
Fringe-tree	Highbush Blueberry	Blue Flag
Nyssa sylvatica	Ilex glabra	Loebelia cardinalis
Black Gum	Holly	Cardinal Flower
Diospyros virginiana	Ilex verticillata	Panicum Virgatum
Red-bud	Winterberry	Swainson
Platanus occidentalis	Viburnum dentatum	Dichostemum scoparium
Sycamore	Aronwood	Broom Panic Grass
Quercus palustris	Lindera benzoin	Buckeye Incarnate
Pin Oak	Spicebush	Tall Coneflower
Quercus phellos	Mlyricus pennsylvanicus	Scirpus copertus
White Oak	Bayberry	Woolgrass
Alex nigra		Vernonia noveboracensis
Black Willow		New York Ironweed

Note 1: For more options on plant selection for bioretention, consult Bioretention Manual (ETAB, 1993) or the Design of Stormwater Filtering Systems (Clayton and Schuler, 1997).

- TABLE A.4 IS TAKEN FROM THE "2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II - APPENDIX A".
- CONTRACTOR SHALL BE FAMILIAR WITH APPENDIX B.4.C. CONSTRUCTION SPECIFICATIONS AND TABLE B.4.1 MATERIAL SPECIFICATIONS. IN ADDITION THE "2000 MARYLAND STORMWATER DESIGN MANUAL - VOLUME II - APPENDIX A" OFFERS ADDITIONAL HELPFUL INFORMATION.
- NO TREES SHALL BE PLANTED WITHIN A MICRO-BIORETENTION OR RAIN GARDEN FACILITY. USE ONLY SHRUB OR HERBACEOUS SPECIES.
- ABOVE TABLE A.4. IS FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL INSTALL PLANTINGS SPECIFIED OR USE APPROVED EQUAL SPECIES WHICH ARE TOLERANT TO FLUCTUATING WATER LEVELS.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THIS PLAN.

OWNER/DEVELOPER
 GRACE TAYLOR SCHULTZ TRUSTEE OF THE GRACE T. SCHULTZ REVOCABLE TRUST
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 HANOVER, MD 21076
 443-463-6760

SITE DEVELOPMENT PLAN
ON-LOT STORMWATER MANAGEMENT
PLANTING PLAN & DETAILS
GRACE MEADOWS
 LOTS 1-18

L 14536 / F 269
 TAX MAP 38 BLOCK 09
 1ST ELECTION DISTRICT
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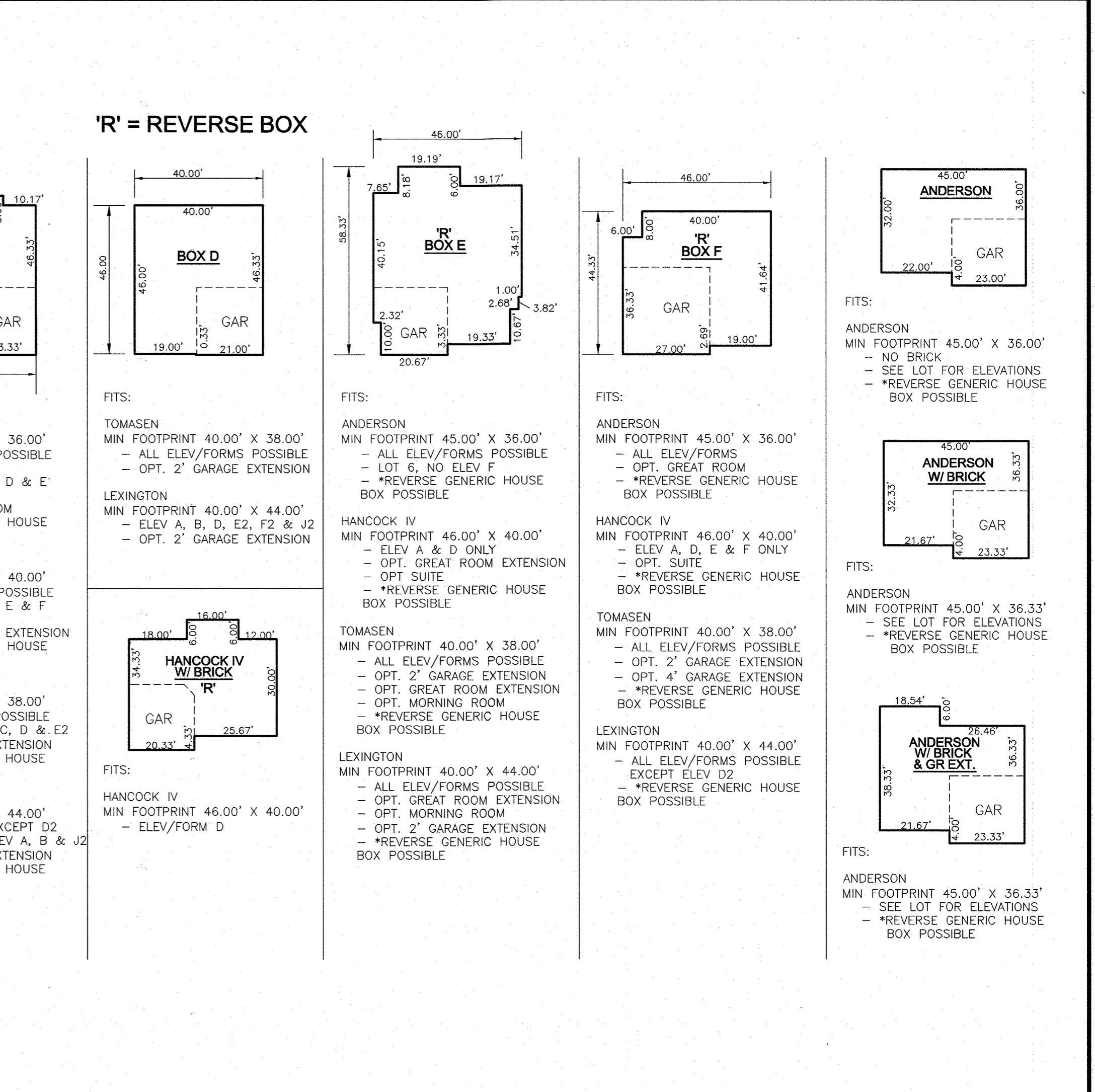
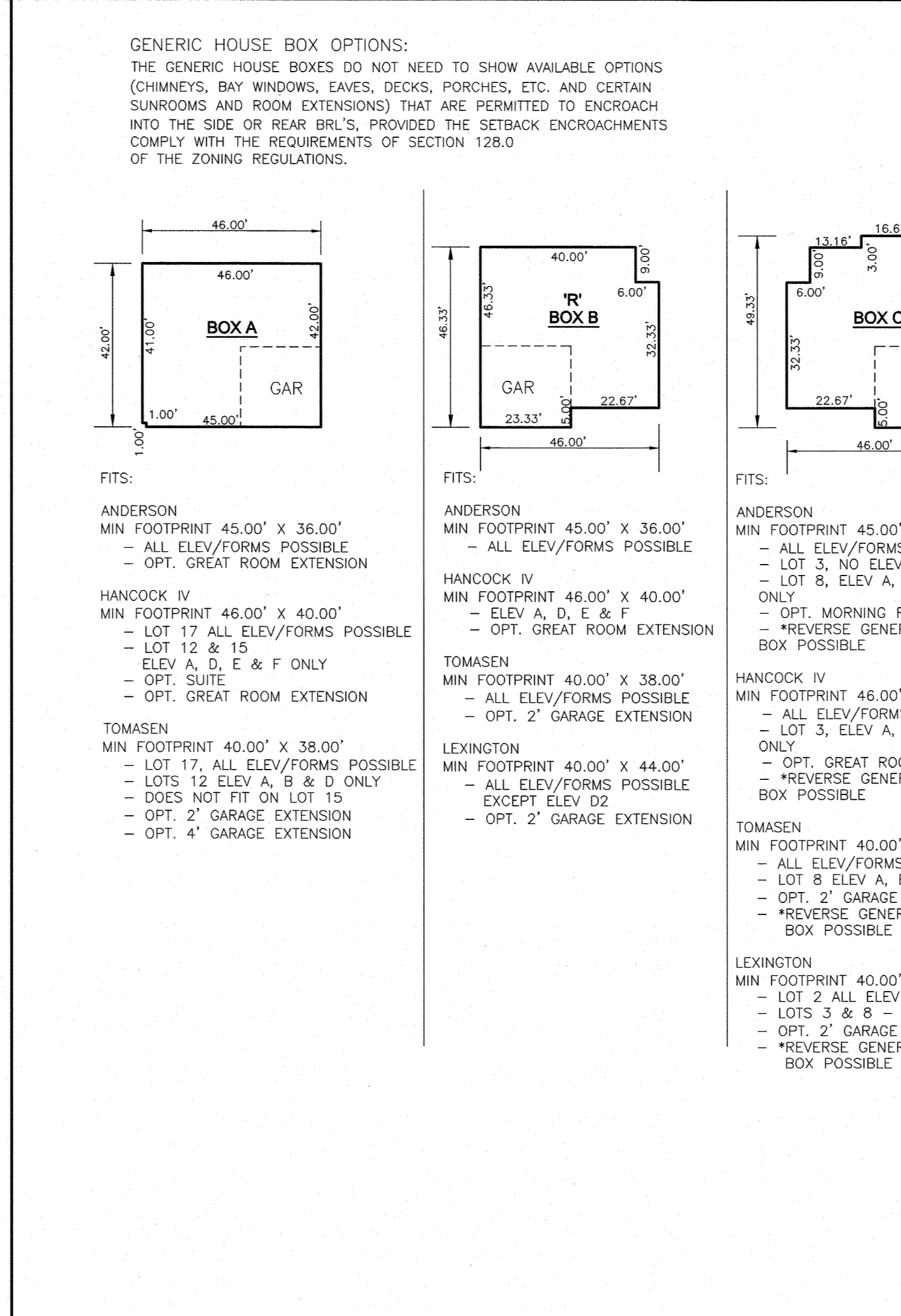
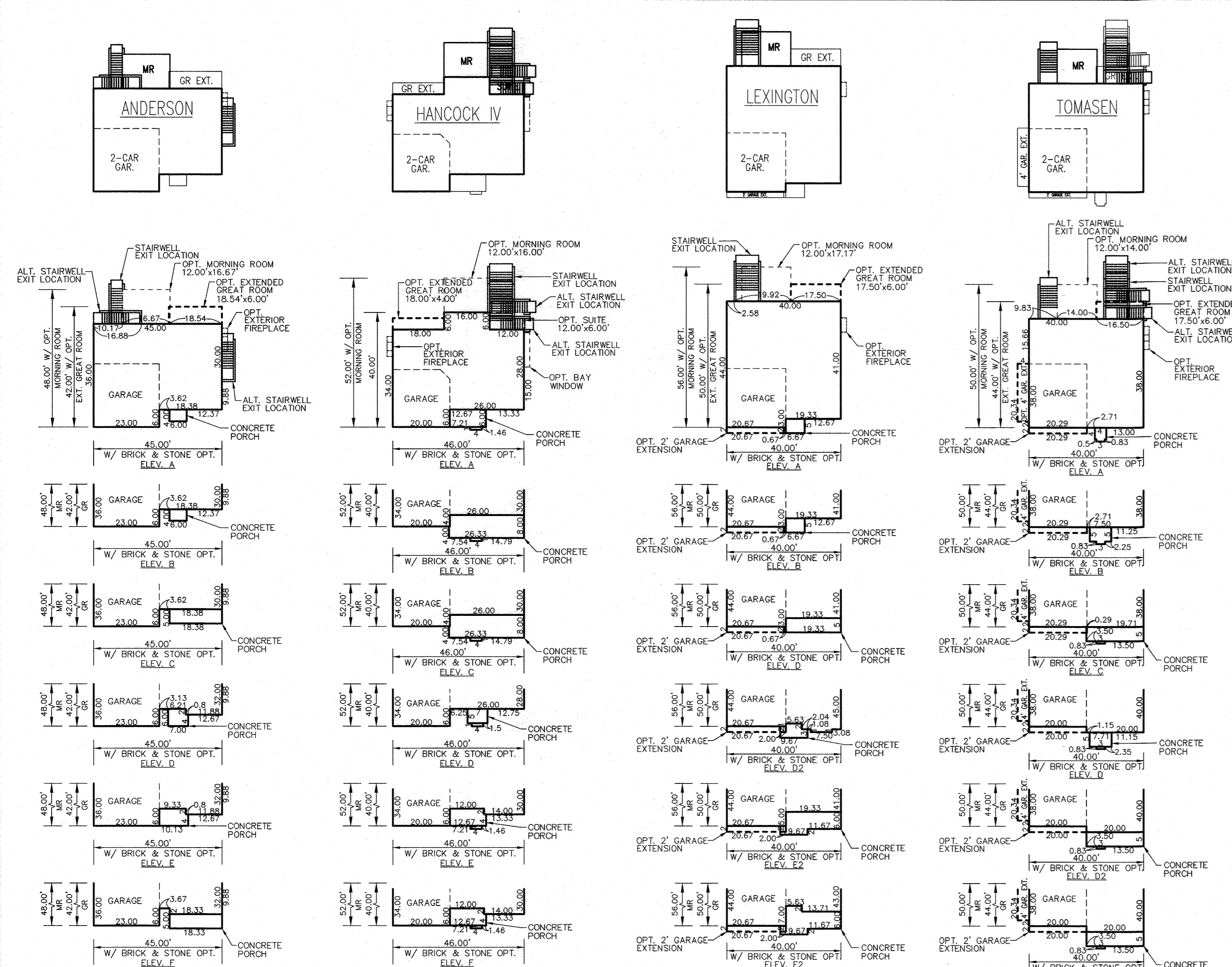
ZONED R-12
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PROFESSIONAL CERTIFICATE
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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2022

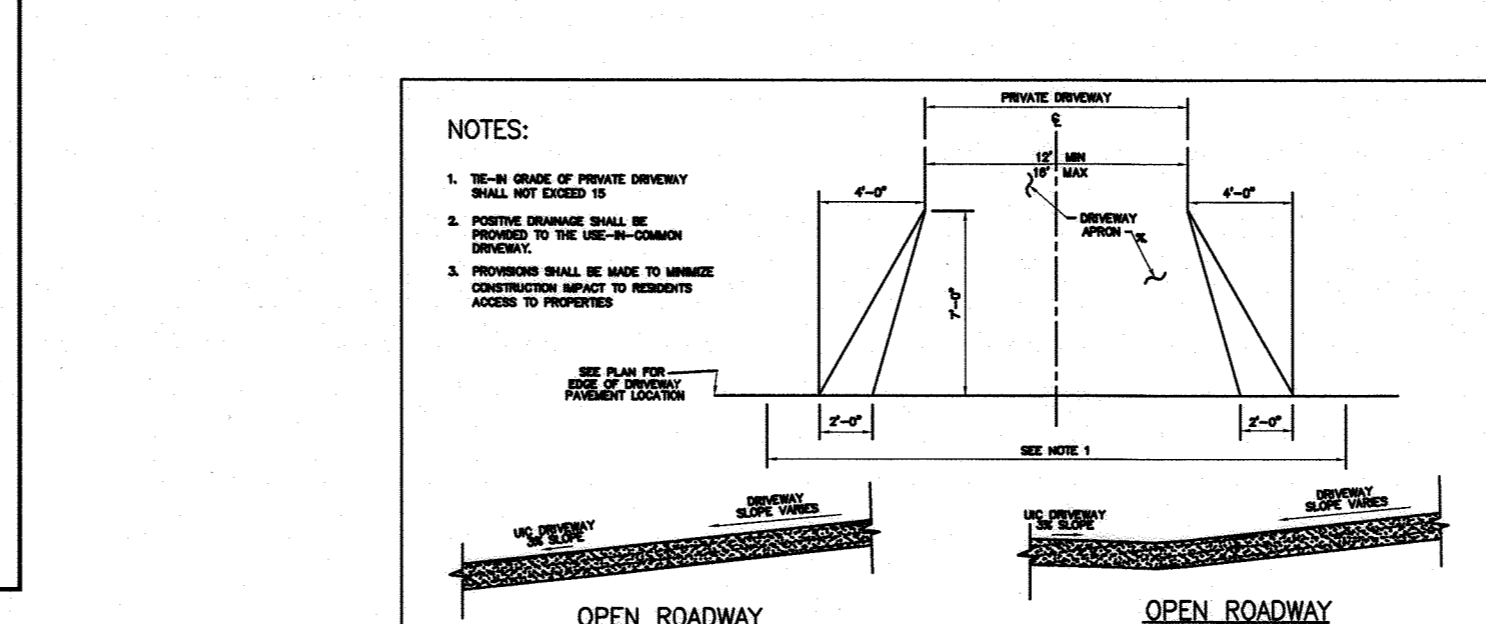
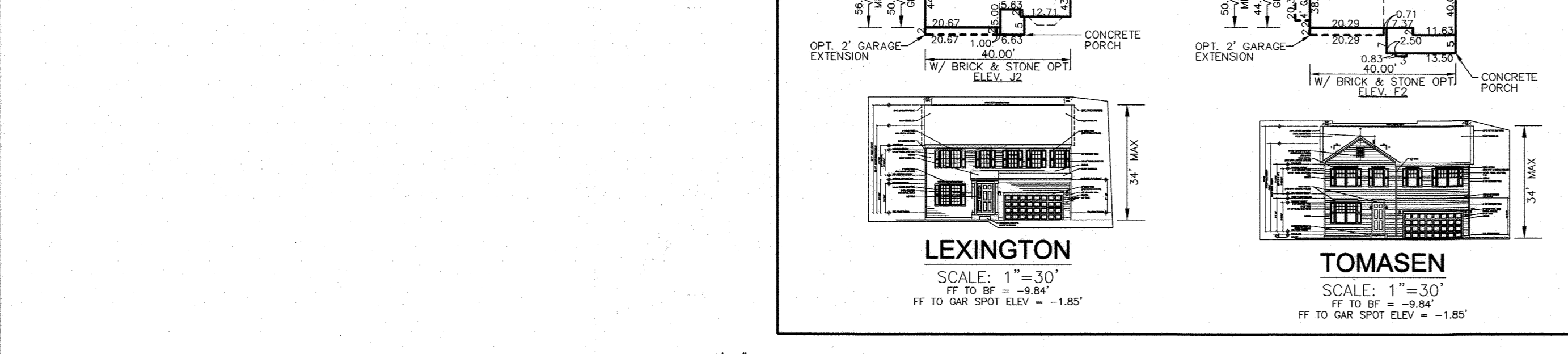
9 SHEET OF 10



NOTES:

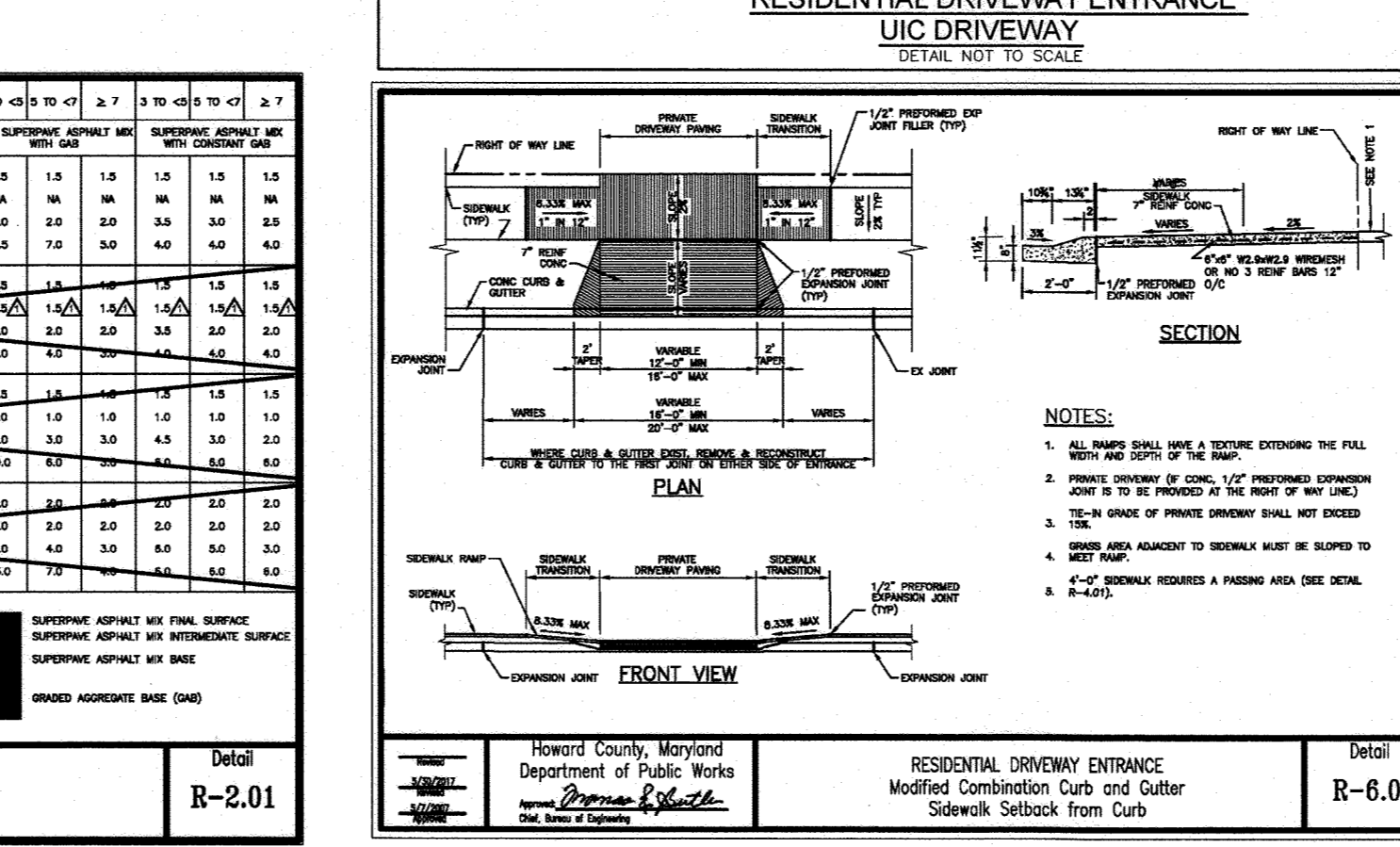
- GENERIC HOUSE BOXES ARE SHOWN IN ACCORDANCE WITH HOWARD COUNTY GUIDELINES AND DO NOT LIMIT MODEL TYPES AND OPTIONS THAT MAY FIT ON ANY INDIVIDUAL LOT.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- A MINIMUM OF 10 FEET SHALL BE PROVIDED BETWEEN THE CHOSEN HOME MODEL AND AN ON-LOT DRYWELL, MICRO-BIORETENTION AND/OR RAIN GARDEN.
- MODEL ELEVATION SHALL NOT EXCEED 34' MAX HEIGHT AS ALLOWED BY R-12 ZONE.
- IN ACCORDANCE WITH SECTION 128.0.A OF THE HOWARD COUNTY ZONING REGULATIONS:
 - CORNICES, EAVES AND CANTILEVERED BUILDING FEATURES WHICH DO NOT CONTAIN ANY FLOOR AREA OR EXTENSION OF INTERIOR LIVING SPACE MAY PROJECT 3 FT INTO ANY SETBACK.
 - BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS MAY PROJECT 4 FT INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDING THE FEATURE HAS A MAXIMUM WIDTH OF 16 FT AS MEASURED HORIZONTALLY ALONG THE WALL FROM WHICH THE FEATURE EXTENDS.
 - EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL EXCLUDING THOSE ATTACHED TO A PORCH OR DECK MAY PROJECT 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.
 - OPEN AND ENCLOSED PORCHES AND DECKS, AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY PROJECT 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.
- ELEV. A-F REFERS TO THE BUILDERS ARCHITECTURAL PLAN "VERSION".

OWNER/DEVELOPER
 GRACE TAYLOR SCHULTZ
 TRUSTEE OF THE GRACE T.
 SCHULTZ REVOCABLE TRUST
 6132 HANOVER ROAD
 HANOVER, MD 21076
 443-463-6760



NO.	REVISION	DATE
1	REVISE THE HOUSE BOXES SHOWN ON THE LOTS, THE HOUSE BOX INFORMATION ON SHEET 10 AND SHOW RELOCATED FIRE HYDRANT	05/08/22

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING ROAD (CBR)	3 TO <3.5 TO 3.7	3.5 TO 4.0 TO 4.2	4.2 TO 4.5 TO 4.8
P-1	PARKING DRIVE AND NON-RESIDENTIAL DRIVEWAY	150	1.0	1.0	1.0
P-2	LOADING DRIVEWAY	150	2.0	2.0	2.0
P-3	DRIVEWAY	150	3.0	3.0	3.0
P-4	DRIVEWAY	150	3.0	3.0	3.0



REVISED SITE DEVELOPMENT PLAN
 HOUSE TYPES AND HOUSE BOX MATRIX PLAN
GRACE MEADOWS
 LOTS 1-18

L. 14536 / F. 269
 TAX MAP 38 BLOCK 09
 1ST ELECTION DISTRICT
 DPZ REFERENCE: SEE SITE DATA

ZONED R-12
 PARCEL 731
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHV
 DRAWN BY: MVP
 CHECKED BY: EDS
 DATE: MAY 2022
 S.C.A.: AS SHOWN
 W.O. NO.: 40077

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. 18163 EXPIRATION DATE: 09-27-2022

ROBERT H. VOGEL, PE No. 18163

10 SHEET OF 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

5-31-22
 DATE
 6/2/22
 DATE

PAVING SECTIONS
 P-1 to P-4
 Detail
 R-2.01

RESIDENTIAL DRIVEWAY ENTRANCE
 Modified Construction Curb and Gutter
 Sidewalk Setback from Curb
 Detail
 R-6.03

CONCRETE SIDEWALK
 Detail
 R-3.05