

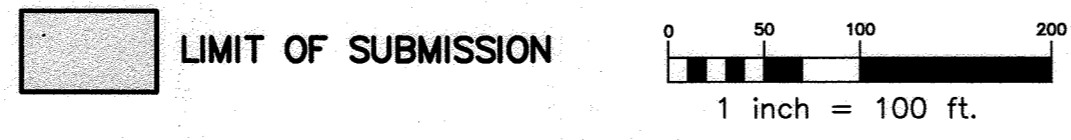
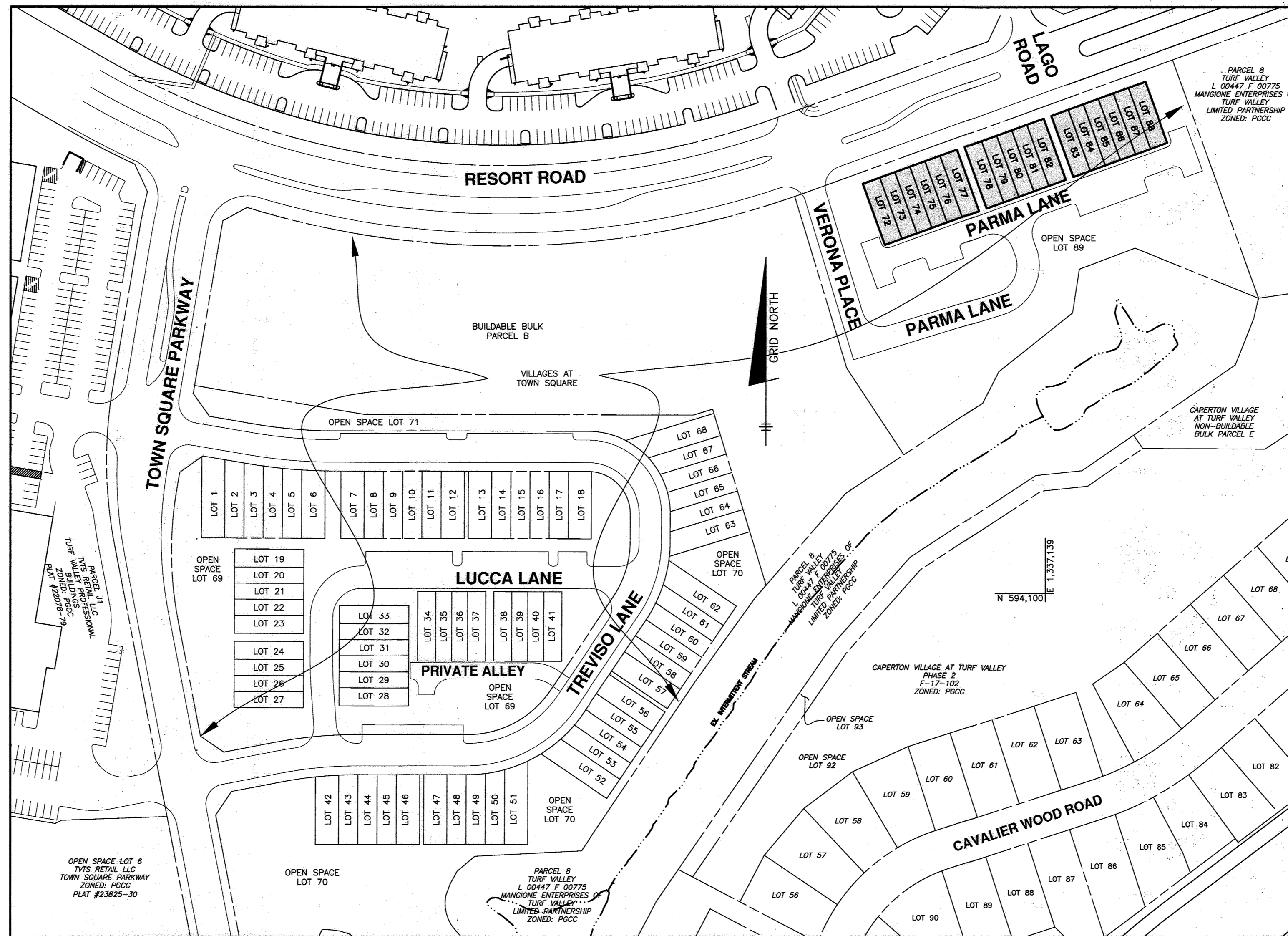
GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED PGCC-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT NUMBERS 21029-21031 ON MARCH 28, 2010 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 16E1 AND 0D12 WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006.
- THE EXISTING TOPOGRAPHY SHOWN IS BASED ON THE F-20-072 ROAD CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN TAKEN FROM THE F-20-072 ROAD CONSTRUCTION PLANS AND CONTRACT NO. 24-5090-D.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100 YEAR-FLOODPLAINS, OR STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THESE LOTS.
- THE WETLAND LIMITS FOR TURF VALLEY ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON MAY 26, 2016. THE LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE 4TH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PG 358) APPROVED JULY 28, 2006.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT AS NONE OF THE PROPOSED LOTS ARE WITHIN 500 FEET OF THE INTERSTATE 70 OR ROUTE 40 RIGHTS-OF-WAY.
- THE TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP ON JANUARY 7, 2005 AND APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006. THE INFORMATION WAS UPDATED WITH CONFIRMATION LETTER DATED DECEMBER 30, 2020 AND FURTHER AMENDED BY REVISION LETTER DATED APRIL 9, 2021 AND APPROVED UNDER F-20-071.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- WATER & SEWER IS PUBLIC. THE CONTRACT NO. IS 24-5090-D. THE DRAINAGE AREA IS THE LITTLE PATUXENT. THIS SUBMISSION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THESE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 9-22-2021, ON WHICH DATE DEVELOPER AGREEMENT NUMBER F-20-072/24-5090-D WAS FILED AND ACCEPTED.
- THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND AS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL VIA A CERTIFIED LANDSCAPE PLAN AS PART OF THIS PLAN SET. FINANCIAL SURETY IN THE AMOUNT OF \$6,900.00 FOR THE REQUIRED 21 SHADE TREES AND 4 EVERGREEN TREES FOR THE REQUIRED PERIMETER AND INTERNAL RESIDENTIAL LANDSCAPE OBLIGATIONS SHALL BE POSTED AS PART OF THE GRADING PERMIT.
- STORMWATER MANAGEMENT FOR THESE LOTS WAS PROVIDED UNDER F-20-072. THERE ARE NO ON-LOT ESD SWM PRACTICES.
- THIS PROJECT IS EXEMPT FROM THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SINCE IT IS ZONED PGCC.
- 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
  - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- FOR APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES SEE SITE ANALYSIS DATA CHART ON THIS SHEET.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS MAY ENCRoACH 4 FEET INTO ANY SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET. EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL (EXCLUDING THOSE ATTACHED TO A PORCH OR DECK) MAY ENCRoACH 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY, 16 FEET INTO A REAR SETBACK, 4 FEET INTO A SIDE SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS. OPEN OR ENCLOSED PORCHES OR DECKS AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENCRoACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
- REFER TO HO. CO. STD. DETAIL R-6.03 FOR DRIVEWAY APRONS.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SEWER HOUSE CONNECTION (SHC) INVERTS SHOWN ARE LOCATED AT THE PROPERTY (OR EASEMENT) LINE.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 4-27-2021 ID #500000004996400.
- THE SETBACKS ON THIS SITE DEVELOPMENT PLAN FOR LOTS 72-88 WERE APPROVED BY THE PLANNING BOARD ON APRIL 7, 2022. THE APPROVAL ALLOWED FOR THE REDUCTION OF THE RESIDENTIAL REAR SETBACK FROM 20 FEET DOWN TO 13.7 FEET.

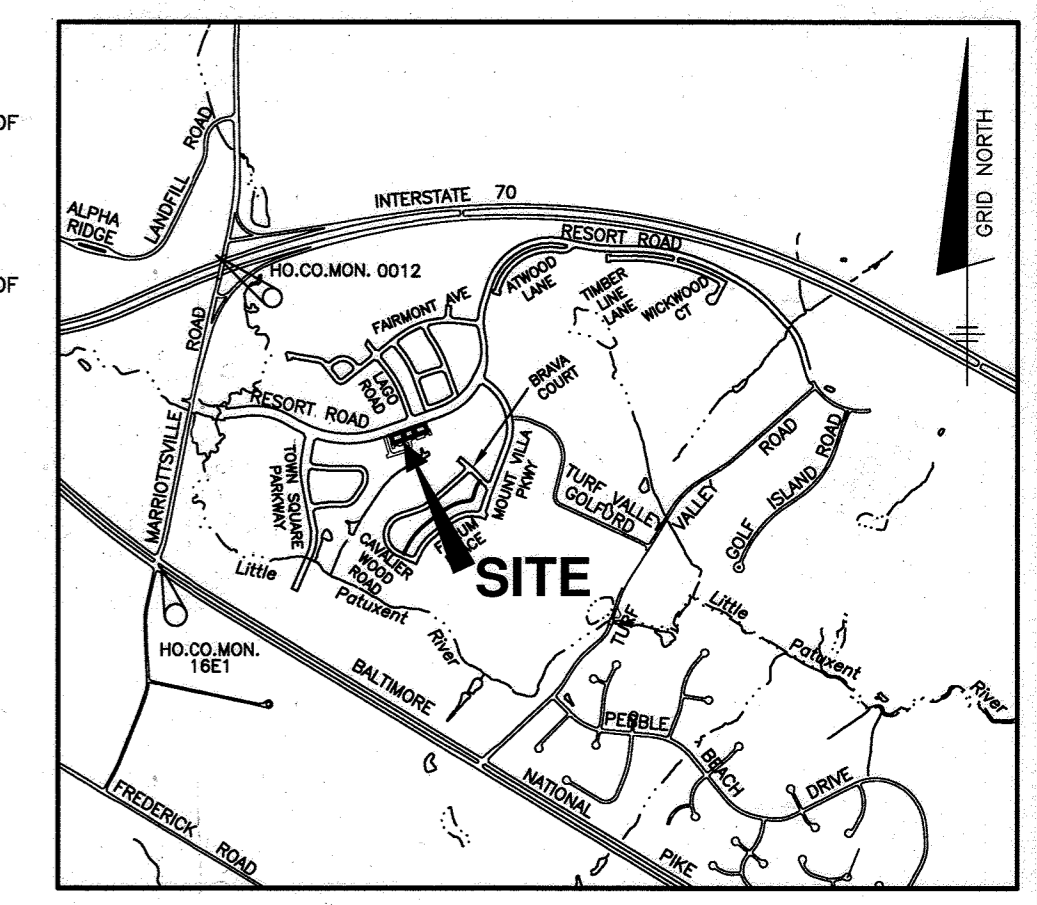
# RESIDENTIAL SITE DEVELOPMENT PLAN

## VILLAGES AT TOWN SQUARE

### PHASE 2 - LOTS 72 thru 88



**BENCHMARKS**  
 NAD'83 HORIZONTAL  
 HO. CO. #16E1 (AKA: 3438001)  
 STAMPED BRASS DISK SET ON TOP OF  
 A 3/8" DEEP COLUMN OF CONCRETE.  
 N 593250.960' E 1340192.70'  
 ELEVATION: 463.981'  
 HO. CO. #0012 (AKA: 3439001)  
 STAMPED BRASS DISK SET ON TOP OF  
 A 3/8" DEEP COLUMN OF CONCRETE.  
 N 596502.760' E 1340864.37'  
 ELEVATION: 486.298'



VICINITY MAP  
 SCALE: 1" = 2000'  
 ADC MAP: 19  
 GRID: D4

| LOT | ADDRESS           |
|-----|-------------------|
| 72  | 11091 Resort Road |
| 73  | 11029 "           |
| 74  | 11027 "           |
| 75  | 11025 "           |
| 76  | 11023 "           |
| 77  | 11021 "           |
| 78  | 11017 "           |
| 79  | 11015 "           |
| 80  | 11013 "           |
| 81  | 11011 "           |
| 82  | 11009 "           |
| 83  | 11005 "           |
| 84  | 11003 "           |
| 85  | 11001 "           |
| 86  | 10999 "           |
| 87  | 10997 "           |
| 88  | 10995 "           |

| SHEET | TITLE                             |
|-------|-----------------------------------|
| 1     | SITE DEVELOPMENT PLAN COVER SHEET |
| 2     | SITE DEVELOPMENT AND GRADING PLAN |
| 3     | LANDSCAPE PLAN                    |
| 4     | SEDIMENT & EROSION CONTROL PLAN   |
| 5     | SEDIMENT & EROSION CONTROL NOTES  |

SITE ANALYSIS DATA CHART

- A) TOTAL PROJECT AREA (AS SHOWN ON F-20-072) 3.20 ACRES
- B) AREA OF PLAN SUBMISSION (BUILDABLE LOTS ONLY) 0.68 ACRES
- C) LIMIT OF DISTURBED AREA 0.90 ACRES
- D) PRESENT ZONING: PGCC-2
- E) PROPOSED USE OF SITE: RESIDENTIAL - SINGLE FAMILY ATTACHED
- F) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE N/A
- G) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S) 17
- H) TOTAL NUMBER OF UNITS PROPOSED 17
- I) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE N/A
- J) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA 17 SFA x 2.5 = 43 SPACES
- K) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES) 49 (PROVIDED UNDER F-21-072)
- L) OPEN SPACE ON-SITE N/A
- M) AREA OF RECREATIONAL OPEN SPACE REQUIRED N/A  
 AREA OF RECREATIONAL OPEN SPACE PROVIDED N/A
- N) BUILDING COVERAGE OF SITE 1,006 sf } BASED ON THE LOT WITH LARGEST COVERAGE  
 PERCENTAGE OF GROSS AREA 59.9% } PERCENTAGE  
 (MAXIMUM ALLOWED 60%) (i.e. LOT 73)
- O) APPLICABLE DPZ FILE REFERENCES: S-86-013, ECP-17-047, S-17-008, WP-18-002, F-12-055, F-15-056, P-18-004, F-20-071, F-20-072, WP-21-051

**BULK REGULATIONS:**  
 (per 3RD AMENDMENT TO THE TURF VALLEY, MULTI-USE SUBDISTRICT FDP)

PERMITTED USES: ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031 (46 USES OBTAINED FROM RESIDENTIAL USES TO SPECIALTY STORES)

PROPOSED USE: SINGLE FAMILY ATTACHED

PERMITTED HEIGHT: PRINCIPAL STRUCTURE: 34 FEET  
 EXCEPT UNITS WITH GABLE, HP, OR GAMBRIL ROOFS: 40 FEET

MAXIMUM LOT COVERAGE FOR STRUCTURES WITHIN SINGLE-FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE DWELLING UNIT PER LOT: 60 PERCENT

MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.

MAXIMUM UNITS PER STRUCTURE: SINGLE FAMILY ATTACHED: 8 UNITS

MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE: 120 FEET (PLANNING BOARD MAY APPROVE GREATER LENGTH UP TO 300 FEET)

**MINIMUM SETBACK REQUIREMENTS:**

FROM ARTERIAL ROADS: RESIDENTIAL STRUCTURES 50 FEET  
 ACCESSORY USES 30 FEET

FROM COLLECTORS AND LOCAL STREETS: RESIDENTIAL STRUCTURES 30 FEET FROM A 60 FT. ROW  
 20 FEET FROM A 50 FT. ROW  
 ACCESSORY USES 10 FEET

FROM NON-PGCC ADJACENT PROPERTIES: FROM RESIDENTIAL DISTRICTS 75 FEET  
 FROM ALL OTHER DISTRICTS 30 FEET

FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT: SINGLE FAMILY DETACHED - SIDE 7.5 FEET  
 ZERO LOT LINE AND ALL OTHER USES - SIDE 0 FEET  
 A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES  
 RESIDENTIAL - REAR 20 FEET

**MINIMUM DISTANCE BETWEEN ATTACHED DWELLING UNITS**

FACE TO FACE 40 FEET  
 FACE TO SIDE/REAR 30 FEET  
 SIDE TO SIDE 15 FEET  
 REAR TO REAR 60 FEET  
 REAR TO FACE 100 FEET

| PERMIT INFORMATION CHART |               |              |            |                   |              |
|--------------------------|---------------|--------------|------------|-------------------|--------------|
| SUBDIVISION NAME:        | SECTION/AREA: | LOT/PARCEL # |            |                   |              |
| VILLAGES AT TOWN SQUARE  | PHASE 2       | LOTS 72-88   |            |                   |              |
| PLAT No.                 | GRID No.      | ZONE         | TAX MAP NO | ELECTION DISTRICT | CENSUS TRACT |
| 26011-26013              | 19            | PGCC-2       | 16         | 3                 | 6030.00      |

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE APRIL 7, 2022

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Documented by: *Carl Edmondson* 5/9/2022  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Documented by: *Any Goman* 5/9/2022  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Documented by: *Any Goman* 5/9/2022  
 DIRECTOR DATE

NO. DATE ADD ADDRESS CHART REVISION

1 9/5/2023 ADD ADDRESS CHART

**BENCHMARK ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8644  
 WWW.BE-CIVLENGINEERING.COM

Professional Certification: 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. 22390, expires 6-30-2023.

**VILLAGES AT TOWN SQUARE**  
 Phase 2  
 Lots 72 thru 88  
 (previously recorded as Plat No. 26011-26013)

OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP  
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093  
 410-825-8400

BUILDER: NVR  
 9720 PATUXENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 703-956-4080

TAX MAP: 16 - GRID: 19 - PARCEL: 8  
 ZONED: PGCC-2  
 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

**SITE DEVELOPMENT PLAN COVER SHEET**

DATE: APRIL 8, 2022 BEI PROJECT NO. 3098

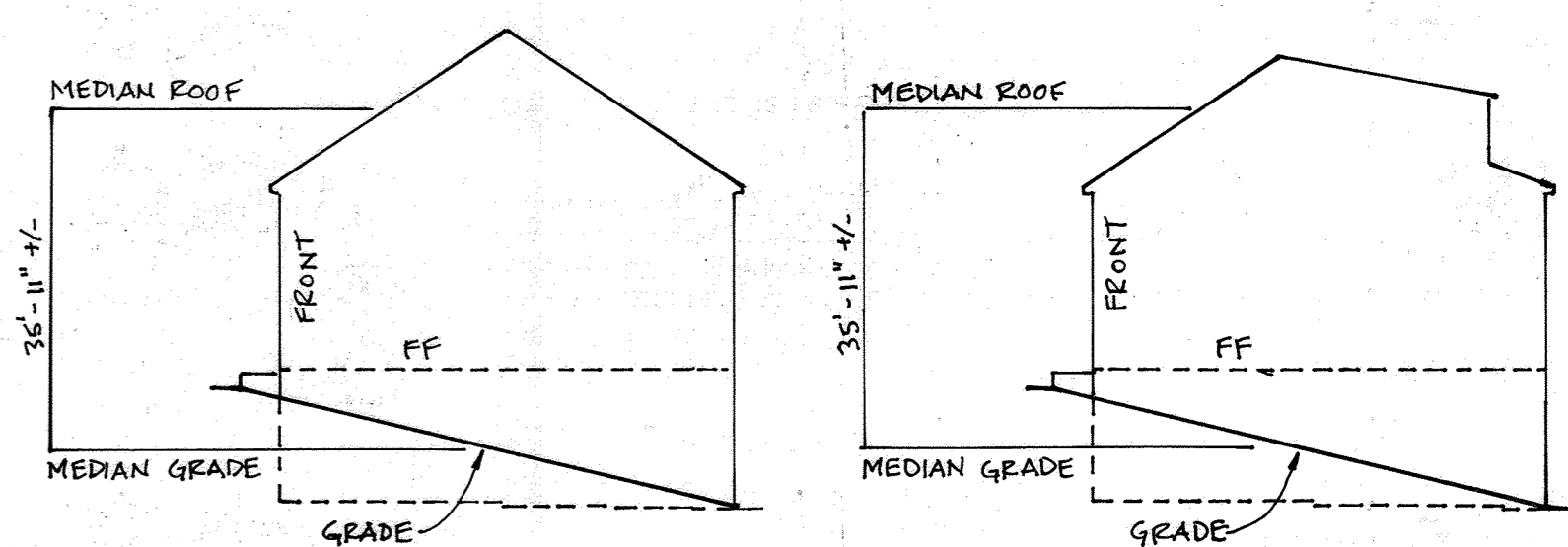
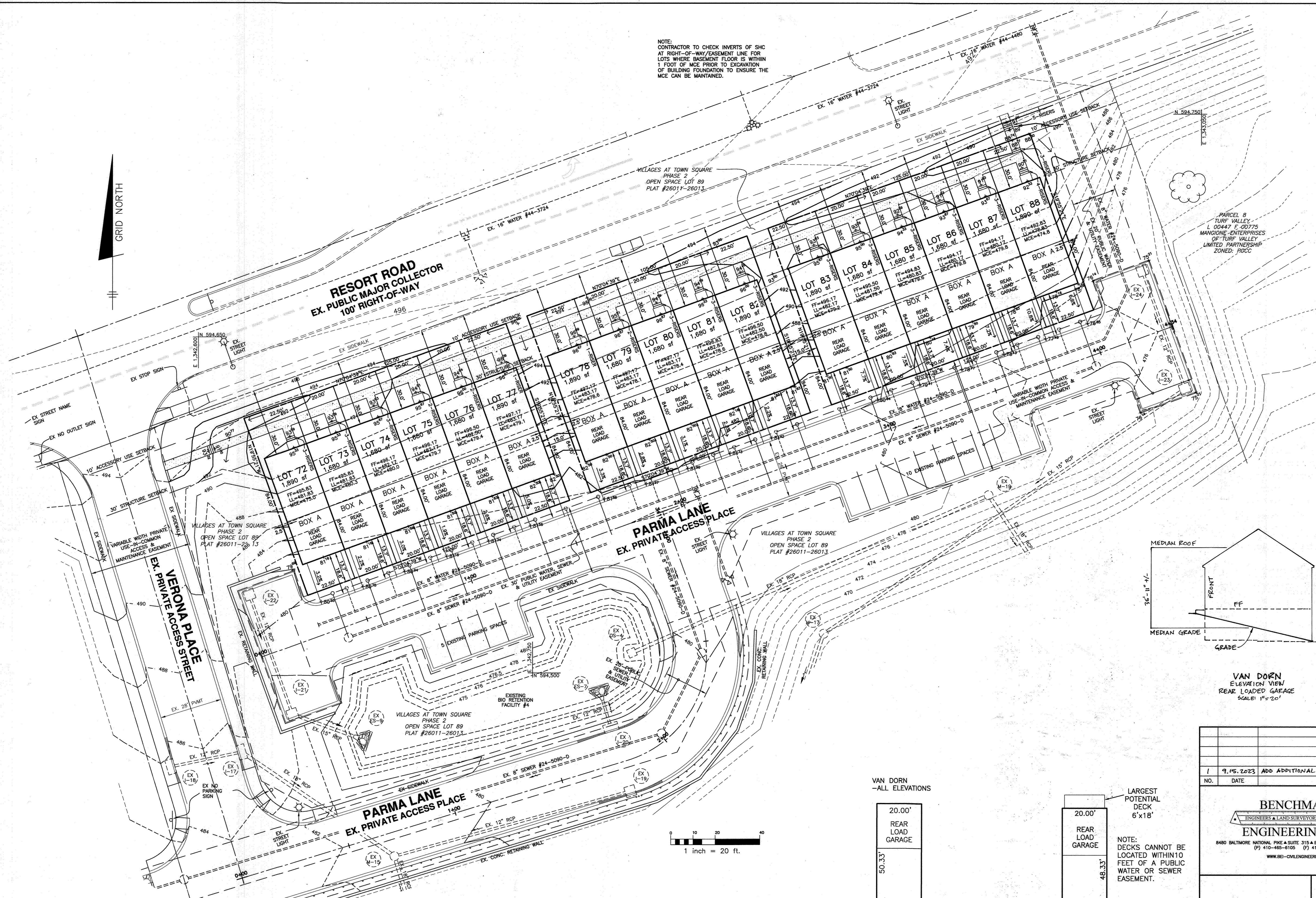
DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 1 OF 5

**LEGEND OF SYMBOLS**

- EXISTING CONTOURS
- MASS GRADES FROM F-20-072
- 484 PROPOSED CONTOURS
- LIMIT OF SUBMISSION
- ☆ EXISTING STREET LIGHTS
- ⊗ EXISTING FIRE HYDRANT
- XX' BRL BUILDING RESTRICTION LINE
- FF=000.00 FIRST FLOOR ELEVATION
- LL=000.00 LOWER LEVEL FLOOR ELEVATION
- MCE=000.00 MINIMUM CELLAR ELEVATION
- EX. 18" SD EXISTING STORM DRAIN
- EXISTING 1.5" WHC
- EXISTING 4" SHC
- PROPOSED SIDEWALK

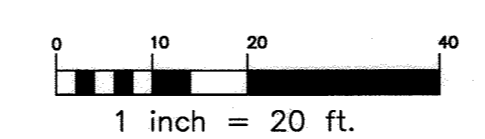
NOTE:  
CONTRACTOR TO CHECK INVERTS OF SHC AT RIGHT-OF-WAY/EASEMENT LINE FOR LOTS WHERE BASEMENT FLOOR IS WITHIN 1 FOOT OF MCE PRIOR TO EXCAVATION OF BUILDING FOUNDATION TO ENSURE THE MCE CAN BE MAINTAINED.

GRID NORTH

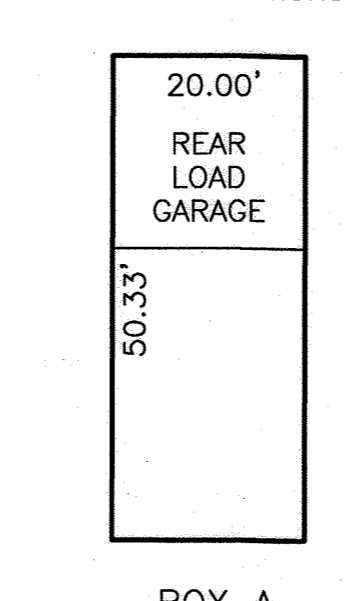


VAN DORN ELEVATION VIEW REAR LOADED GARAGE SCALE: 1"=20'

VAN DORN ELEVATION VIEW REAR LOADED GARAGE WITH 3RD FLOOR BEDROOM/SUITE SCALE: 1"=20'

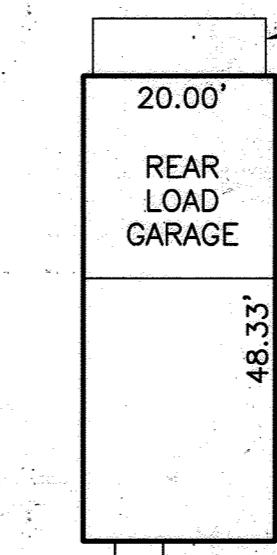


VAN DORN - ALL ELEVATIONS



BOX A  
GENERIC BOX  
SCALE: 1" = 20'

LARGEST POTENTIAL DECK 6'x18'



VAN DORN  
SCALE: 1" = 20'

NOTE: DECKS CANNOT BE LOCATED WITHIN 10 FEET OF A PUBLIC WATER OR SEWER EASEMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 5/9/2022  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 5/9/2022  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 5/9/2022  
 DIRECTOR

|  |            |  |
|--|------------|--|
| 1 9.15.2023 ADD ADDITIONAL VAN DORN ELEVATION VIEWS<br>NO. DATE REVISION   |            | Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the authority of the State of Maryland. License No. 28399-0102 (P) 410-465-8944 (F) 410-465-8944<br>4/12/2022 |
| BENCHMARK ENGINEERING, INC.<br>8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELIJAH CITY, MARYLAND 21043<br>(P) 410-465-8102 (F) 410-465-8944<br>WWW.BEI-CIVILENGINEERING.COM |            |  |
| OWNER:<br>MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP<br>1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400                                   |            | VILLAGES AT TOWN SQUARE<br>Phase 2<br>Lots 72 thru 88<br>(previously recorded as Plat No. 26011-26013)   |
| TAX MAP: 16 - GRID: 19 - PARCEL: 8<br>ZONED: PGCC-2<br>ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND   |            |  |
| BUILDER:<br>NVR<br>9720 PATIENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080  |            | SITE DEVELOPMENT AND GRADING PLAN<br>DATE: APRIL 8, 2022 BEI PROJECT NO. 3098<br>SCALE: AS SHOWN SHEET 2 OF 5  |
| DESIGN: DBT  | DRAFT: DBT |  |





**B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION**

**Definition:** Using vegetation as cover to protect exposed soil from erosion.

**Purpose:** To promote the establishment of vegetation on exposed soil.

**Conditions Where Practice Applies:** On all disturbed areas not stabilized by other methods. This specification is divided into sections on incremental stabilization, soil preparation, soil amendments and topsoiling; seeding and mulching; temporary stabilization and permanent stabilization.

**Effects on Water Quality and Quantity:** Stabilization practices are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas.

**Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.**

**Adequate Vegetative Establishment:** Sediment control practices must remain in place during grading, seedbed preparation, seeding, mulching, and vegetative establishment.

**Inspect seeded areas for vegetative establishment and make necessary repairs, replacements, and reseedings within the planting season.**

1. Adequate vegetative stabilization requires 95 percent groundcover.
2. If an area has less than 40 percent groundcover, re-stabilize following the original recommendations for lime, fertilizer, seedbed preparation, and seeding.
3. If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the rates originally specified.
4. Maintenance fertilizer rates for permanent seeding are shown in Table B.6.

**B-4.1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION**

**Definition:** Establishment of vegetative cover on cut and fill slopes.

**Purpose:** To provide timely vegetative cover on cut and fill slopes as work progresses.

**Conditions Where Practice Applies:** Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles.

**Criteria:**

**A. Incremental Stabilization - Cut Slopes**

1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all cut slopes as the work progresses.
2. Construction sequence example (Refer to Figure B.1):
  - a. Construct and stabilize all temporary swales or dikes that will be used to convey runoff around the excavation.
  - b. Perform Phase 1 excavation, prepare seedbed, and stabilize.
  - c. Perform Phase 2 excavation, prepare seedbed, and stabilize. Overseed Phase 1 areas as necessary.
  - d. Perform final phase excavation, prepare seedbed, and stabilize. Overseed previously seeded areas as necessary.

**Note:** Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

**B. Incremental Stabilization - Fill Slopes**

1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all fill slopes as the work progresses.
2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans.
3. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.
4. Construction sequence example (Refer to Figure B.2):
  - a. Construct and stabilize all temporary swales or dikes that will be used to divert runoff around the fill. Construct silt fence on low side of fill unless other methods shown on the plans address this area.
  - b. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.
  - c. Place Phase 1 fill, prepare seedbed, and stabilize.
  - d. Place Phase 2 fill, prepare seedbed, and stabilize.
  - e. Place final phase fill, prepare seedbed, and stabilize. Overseed previously seeded areas as necessary.

**Note:** Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

**B-4.2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS**

**Definition:** 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.

**Criteria:**

**A. Soil Preparation**

1. **Temporary Stabilization**
  - a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, 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.
  - b. Apply fertilizer and lime as prescribed on the plans.
  - c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.
2. **Permanent Stabilization**
  - a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
    - i. Soil pH between 6.0 and 7.0.
    - ii. Soluble salts less than 500 parts per million (ppm).
    - iii. 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 topsoil will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
    - iv. Soil contains 1.5 percent minimum organic matter by weight.
    - v. Soil contains sufficient pore space to permit adequate root penetration.
  - b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
  - c. 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 inches.
  - d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
  - e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Make 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.

**B. Topsoiling**

1. 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.
2. 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.
3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
  - a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - b. 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 nutrients.
  - c. The original soil to be vegetated contains material toxic to plant growth.
  - d. The soil is so acidic that treatment with limestone is not feasible.
  - e. Areas having slopes steeper than 2:1 require special consideration and design.
4. **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 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 1 1/2 inches in diameter.
  - b. 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 as specified.
  - c. The topsoil substitute or amendment, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

**B-4.3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING**

**Definition:** The application of seed and mulch to establish vegetative cover.

**Purpose:** To protect disturbed soils from erosion during and at the end of construction.

**Conditions Where Practice Applies:** To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

**Criteria:**

**A. Seeding**

1. **Specifications**
  - a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. 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 bags must be available upon request to the inspector to verify type of seed and seeding rate.
  - b. 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.
  - c. 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 hydrosowing. 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 effective.
  - d. Soil 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 phytotoxic materials.
2. **Application**
  - a. **Dry Seeding:** This includes use of conventional drop or broadcast spreaders.
    - i. 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.
    - ii. 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.
  - b. **Drill or Cultipacker Seeding:** Mechanized seeders that apply and cover seed with soil.
    - i. Cultipacker 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 planting.
    - ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
  - c. **Hydrosowing:** Apply seed uniformly with hydroseder (slurry includes seed and fertilizer).
    - i. 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; P2O5 (phosphorus), 200 pounds per acre; K2O (potassium), 200 pounds per acre.
    - ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydrosowing). Normally, not more than 2 tons are applied by hydrosowing at any one time. Do not use burnt or hydrated lime when hydrosowing.
    - iii. Mix seed and fertilizer on site and seed immediately and without interruption.
    - iv. When hydrosowing do not incorporate seed into the soil.

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

**Christopher Malagari** 2022-04-12

**DEVELOPER'S CERTIFICATE**

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.

**Luigi Mangione** 2022-04-12

**HOWARD SOIL CONSERVATION DISTRICT**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**CHAD Edmondson** 5/9/2022

**CHIEF, DEVELOPMENT ENGINEERING DIVISION**

**CHIEF, DIVISION OF LAND DEVELOPMENT** 5/9/2022

**Director** 5/9/2022

**B-4.4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION**

**Definition:** To stabilize disturbed soils with vegetation for up to 6 months.

**Purpose:** To use fast growing vegetation that provides cover on disturbed soils.

**Conditions Where Practice Applies:** 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.

**Criteria:**

1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
3. 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 seeding season.

**H-5 STANDARDS AND SPECIFICATIONS FOR DUST CONTROL**

**Definition:** Controlling the suspension of dust particles from construction activities.

**Purpose:** To prevent blowing and movement of dust from exposed soil surfaces to reduce on and off-site damage including upon the size of area and erosion hazard.

**Conditions Where Practice Applies:** Areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

1. **Mulches:** See Section B-4-2 Soil Preparation, Topsoiling, and Soil Amendments, Section B-4-3 Seeding and Mulching, and Section B-4-4 Temporary Stabilization. Mulch must be anchored to prevent blowing.
2. **Vegetative Cover:** See Section B-4-4 Temporary Stabilization.
3. **Tillage:** Till to roughen surface and bring clods to the surface. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart. Spring-tipped harrows, and similar plows are examples of equipment that may produce the desired effect.
4. **Irrigation:** Sprinkle site with water until the surface is moist. Repeat as needed. The site must not be irrigated to the point that runoff occurs.
5. **Barriers:** Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar materials can be used to control air currents and soil blowing.
6. **Chemical Treatment:** Use of chemical treatment requires approval by the appropriate plan review authority.

**B-4.5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION**

**Definition:** To stabilize disturbed soils with permanent vegetation.

**Purpose:** 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.

**Criteria:**

1. **Seed Mixtures**
  - a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
  - b. 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.
  - c. For sites having disturbed areas over 5 acres, use and show the rates recommended by the soil testing agency.
  - d. For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 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.
2. **Turfgrass Mixtures**
  - a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
  - b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixtures, application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.
    - 1. 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.
    - 2. Kentucky Bluegrass/Perennial Ryegrass: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified 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.
    - 3. 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 85 to 100 percent, Certified Kentucky Bluegrass Cultivars to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.
    - 4. 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: 1 1/2 to 3 pounds per 1000 square feet.
  - c. Notes: 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.

**Permanent Seeding Summary**

| Hardness Zone (from Figure B.3): | Seeds Mixture from Table B.3: | Application Rate (lb/acre) | Seeding Dates                      | Seeding Depths | N                           | P205                 | K2O                  | Lime Rate (lb/20-20)  |
|----------------------------------|-------------------------------|----------------------------|------------------------------------|----------------|-----------------------------|----------------------|----------------------|-----------------------|
| 9                                | Fescue, Tall                  | 60                         | May 1 to May 15<br>Aug 1 to Oct 15 | 1/4" - 1/2" in | 45 pounds per acre (150 lb) | 90 lb/acre (270 lb)  | 90 lb/acre (270 lb)  | 2 tons/acre (8000 lb) |
|                                  | Bluegrass, Kentucky           | 40                         | May 1 to May 15<br>Aug 1 to Oct 15 | 1/4" - 1/2" in | 100 lb/acre (300 lb)        | 100 lb/acre (300 lb) | 100 lb/acre (300 lb) |                       |

**B-4.6 STANDARDS AND SPECIFICATIONS FOR MULCHING**

**Definition:** The application of straw mulch to establish vegetative cover.

**Purpose:** To protect disturbed soils from erosion during and at the end of construction.

**Conditions Where Practice Applies:** To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

**Criteria:**

**A. Mulching**

1. **Mulch Materials (in order of preference)**
  - a. Straw consisting of thoroughly treshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.

**B-4.7 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA**

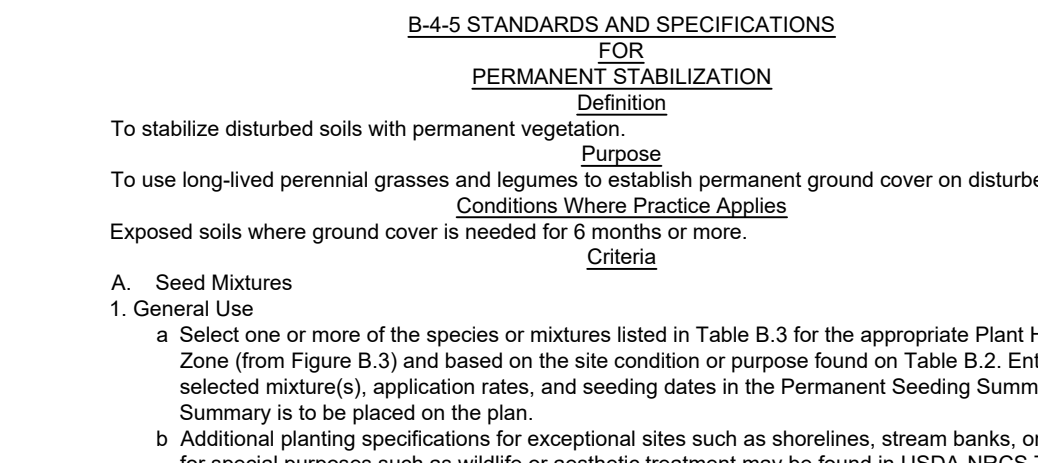
**Definition:** A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

**Purpose:** To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

**Conditions Where Practice Applies:** Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

**Criteria:**

1. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
2. 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.
3. Runoff from the stockpile area must drain to a suitable sediment control practice.
4. Clear the stockpile area from the upgrade side.
5. Access 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.
6. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
7. Stockpiles must be stabilized in accordance with the 37 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
8. 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 permeable sheeting.



**Table B.1: Temporary Seeding for Site Stabilization**

| Plant Species                                     | Seeding Rate 1/ (lb/acre) | Seeding Depth 2/ (inches) | Recommended Seeding Dates by Plant Hardness Zone 3/ |                                  |
|---|---------------------------|---------------------------|---|----------------------------------|
|   |                           |                           | 5b and 6a   | 6b                               |
| <b>Cool-Season Grasses</b>                        |                           |                           |   |                                  |
| Annual Ryegrass (Lolium perenne ssp. Multiflorum) | 40                        | 1.0                       | 0.5   | Mar 1 to May 15; Aug 1 to Oct 31 |
| Barley (Hordeum vulgare)                          | 76                        | 2.2                       | 1.0   | Mar 1 to May 15; Aug 1 to Oct 31 |
| Dats (Avena sativa)                               | 91                        | 1.7                       | 1.0   | Mar 1 to May 15; Aug 1 to Oct 31 |
| Wheat (Triticum aestivum)                         | 110                       | 2.8                       | 1.0   | Mar 1 to May 15; Aug 1 to Oct 31 |
| Cereal Rye (Secale cereale)                       | 122                       | 2.8                       | 1.0   | Mar 1 to May 15; Aug 1 to Nov 15 |
| <b>Warm-Season Grasses</b>                        |                           |                           |   |                                  |
| Florida Millet (Sennisia italica)                 | 30                        | 0.7                       | 0.5   | May 15 to Jul 31                 |
| Pearl Millet (Pennisetum glaucum)                 | 20                        | 0.5                       | 0.5   | May 15 to Jul 31                 |

**Maintenance**

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, 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

**SEQUENCE OF CONSTRUCTION**

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK

**SEQUENCE PERTAINS TO EACH INDIVIDUAL HOUSE OR TOWNHOUSE STICK AS PERMITS ARE ISSUED. NOT ALL HOUSES/STICKS WILL BE CONSTRUCTED AT THE SAME TIME.**

1. Obtain grading/building permit. Notify D.I.L.P. at 410-313-1880 at least 24 hours before starting any work. (1 day)
2. Hold on-site pre-construction meeting. (day 2)
3. Install individual lot perimeter controls (i.e. stabilized construction entrance, super silt fencing, TSOS, etc.). (day 3)
4. Excavate for foundation, rough grade lot, and stabilize in accordance with the temporary seedbed notes. (day 4-10)
5. Construct house, install water and sewer house connections from easement/right-of-way up to house, backfill, and construct driveway. (day 11-90)
6. Upon approval from the Howard County Sediment Control Inspector, remove all sediment control devices and stabilize any remaining disturbed areas in accordance with the permanent seedbed notes. (day 91-100)

**NOTE:** Following initial soil disturbance or any re-disturbances, permanent or temporary stabilization shall be completed within:

- A. 3 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1.
- B. 7 calendar days for all other disturbed areas.

During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures of this plan.

**HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES**

1. A pre-construction meeting must occur with the Howard County Department of Public Works/Construction Inspection Division (CID), 410-313-1855 after the future L.O.D. on protected areas are marked clearly in the field. A minimum of 48 hours notice to CID must be given at the following stages:
  - a. Prior to the start of earth disturbance,
  - b. Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading,
  - c. Prior to the start of another phase of construction or opening of another grading unit,
  - d. Prior to the removal or modification of sediment control practices.
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days of the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.
4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates unless the ground is frozen or permanent stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. B-4-8) in excess of 20 feet must be benched with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-6).
5. All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID.
6. Site Analysis:
 

|                                     |              |  |
|-------------------------------------|--------------|--|
| Total Area of Site:                 | 0.7 Acres    | *CUT/FILL NUMBERS ARE ROUGH ESTIMATE FOR SEDIMENT CONTROL PURPOSES ONLY. CONTRACTOR TO VERIFY. |
| Area Disturbed:                     | 0.9 Acres    |  |
| Area to be roofed or paved:         | 0.6 Acres    |  |
| Area to be vegetatively stabilized: | 0.3 Acres    |  |
| Total cut:                          | 633 * Cu Yds |  |
| Total fill:                         | 633 * Cu Yds |  |

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

8. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly, and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include:

- Inspection date
- Inspection type (routine, pre-storm event, during rain event)
- Name and title of inspector
- Weather information (current conditions as well as time and amount of last recorded precipitation)
- Brief description of project's status (e.g. percent complete) and/or current activities
- Evidence of sediment discharges
- Identification of plan deficiencies
- Identification of sediment controls that require maintenance
- Identification of missing or improperly installed sediment controls
- Compliance status regarding the sequence of construction and stabilization requirements
- Photographs
- Monitoring/sampling
- Maintenance and/or corrective action performed
- Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDC).

9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back filled and stabilized by the end of each work day, whichever is shorter.

10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.

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

12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved water structure.

13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.

14. All silt fence and super silt fence shall be placed on the contour, and be imbricated at 25' minimum intervals, with lower end curled up by 2' in elevation.

15. Stream channels must not be disturbed during the following restricted time periods (inclusive):

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

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

**OWNER:** MANGIONE ENTERPRISES OF TURF VALLEY, A PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400

**BUILDER:** N/R 9720 PATUKENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080

**TAX MAP:** 16 - GRID: 19 - PARCEL: 8 ZONED: PGCC-2 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

**SEDIMENT AND EROSION CONTROL NOTES**

DATE: APRIL 8, 2022 BEI PROJECT NO. 3098

DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 5 OF 5

**SDP-22-038**