

SHEET INDEX table with columns SHEET NO. and DESCRIPTION. Rows include TITLE SHEET, EXISTING CONDITIONS AND DEMO PLAN, SITE DEVELOPMENT PLAN, SEDIMENT EROSION CONTROL PLAN, SEDIMENT EROSION CONTROL NOTES AND DETAILS, and LANDSCAPE PLAN.

STORMWATER MANAGEMENT PRACTICES table with columns LOT No., ADDRESS, DRY WELLS (M-5) (NUMBER), MICRO-BIO-RETENTION (M-6) (NUMBER), and NON-ROOFTOP DISCONNECTS (N-2) (NUMBER). Row 5 shows 9046 GORMAN RD, Y-4, Y-1, and Y-3.

STORMWATER MANAGEMENT SUMMARY table with columns AREA ID., ESDV REQUIRED CU.FT., ESDV PROVIDED CU.FT., and REMARKS. Rows for SITE 992 and TOTAL 992.

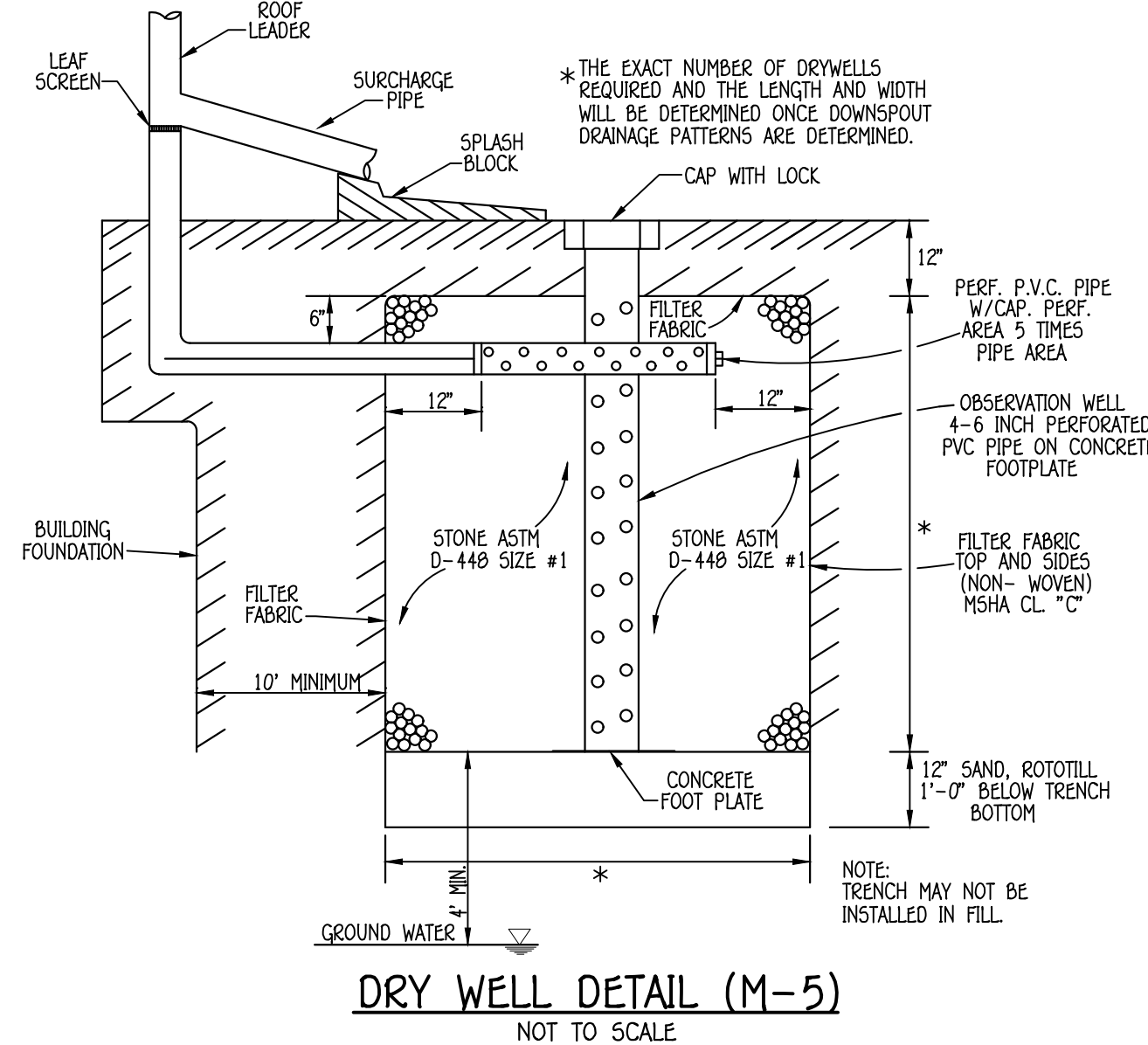
GROSS AREA = 0.61 AC.
LOD = 0.49 ACRES
RCN = 64
TARGET Pe = 1.7"
Pe PROVIDED = 1.7"

DRY WELL CHART table with columns DRYWELL NO., AREA OF ROOF PER DOWN SPOUT, VOLUME REQUIRED, VOLUME PROVIDED, AREA OF TREATMENT, and L W D. Rows 5A through 5D.

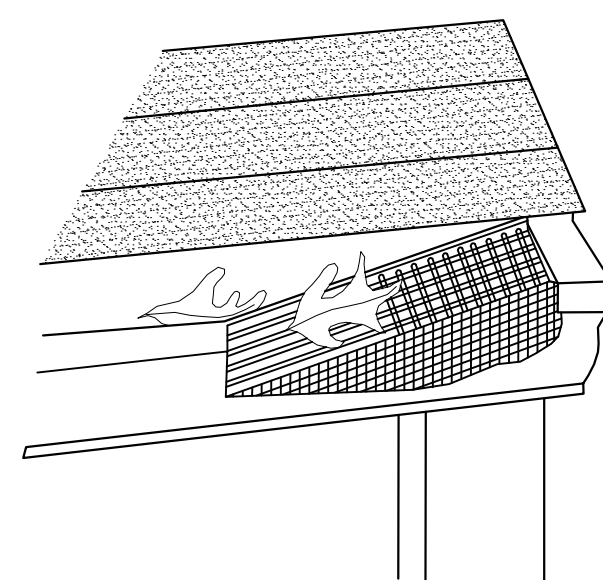
\* AREA OF TREATMENT EXCEEDS THAT REQUIRED.

STORMWATER MANAGEMENT NOTES

- 1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL...
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

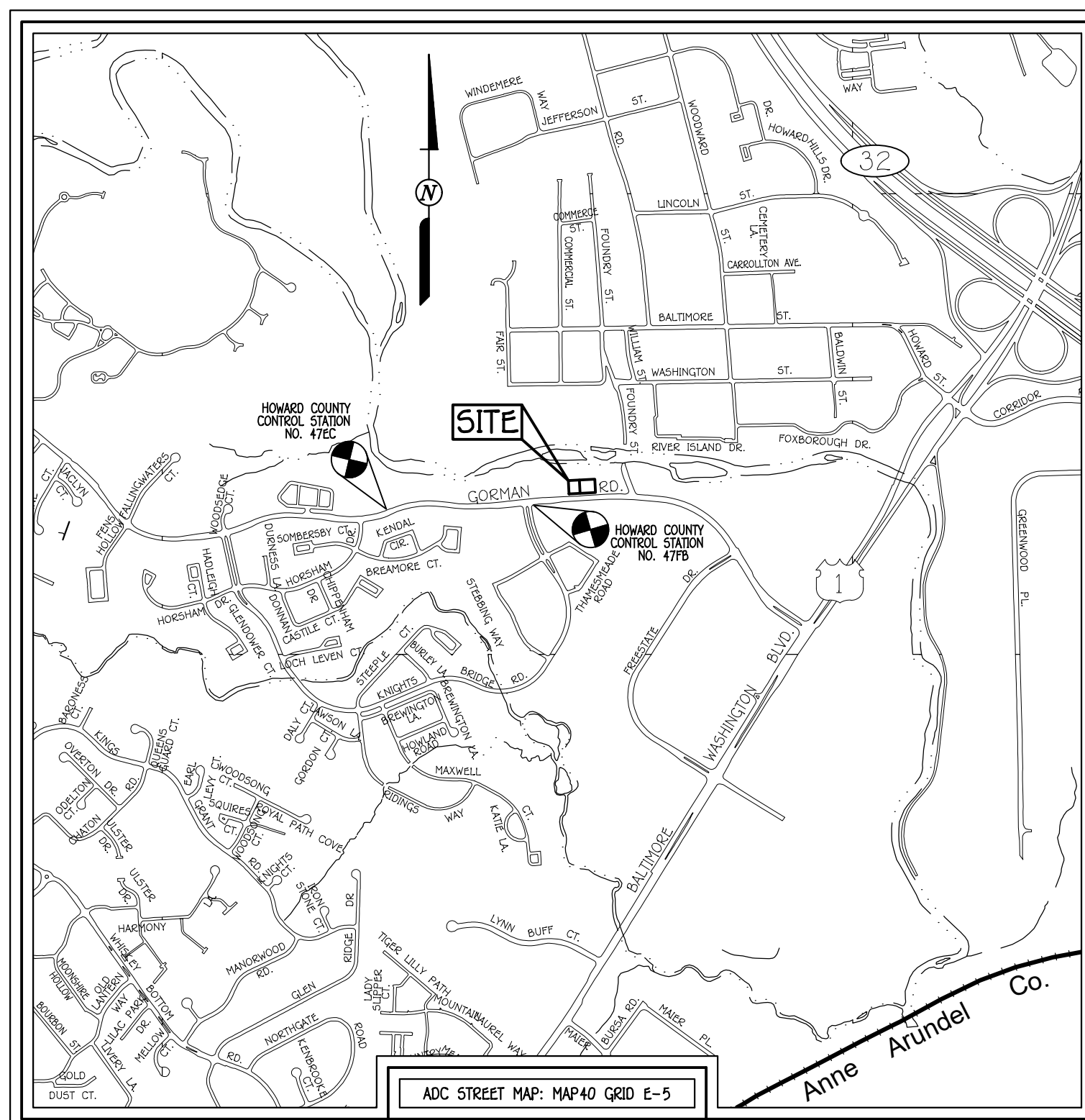


DRY WELL DETAIL (M-5) NOT TO SCALE



GUTTER DRAIN FILTER DETAIL NOT TO SCALE

SITE DEVELOPMENT PLAN
BOUNDS PROPERTY
LOTS 5 & 6
TAX MAP No. 47 GRID No. 17 PARCEL NO. 341
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP SCALE: 1" = 1200'

OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING...
B. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR...
C. THE OWNER SHALL INSPECT THE MULCH EACH SPRING...
D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS...

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
D. WHEN THE FACILITY BECOMES CLOGGED SO THAT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 0.614 AC.\*
0.255 AC.\* (Lot 5) + 0.359 AC.\* (Lot 6)
B. LIMIT OF DISTURBED AREA = 21,551 SQ.FT. OR 0.49 AC.\*
C. PRESENT ZONING DESIGNATION = R-5C (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: RESIDENTIAL
E. PREVIOUS HOWARD COUNTY FILES: F-91-170, WP-91-08, ECP-18-041, AND F-19-010
F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.\*
G. TOTAL AREA OF STEEP SLOPES: MODERATE STEEP SLOPES: 15%-24.9% = 0.00 AC.\* STEEP SLOPES: 25% OR GREATER = 0.00 AC.\*
H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.\*
I. TOTAL AREA OF EXISTING FOREST = 0.00 AC.\*
J. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC.\*
K. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 0.614 AC.\*
L. TOTAL GREEN OPEN AREA = 0.388 AC.\* (LOT 5 = 0.148 AC.\*)
M. TOTAL IMPERVIOUS AREA = LOT 5=0.107 AC., LOT 6=0.119 AC.\*
N. TOTAL AREA OF ERODIBLE SOILS = LOT 5=0.254 AC., LOT 6=0.359 AC.\*

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING table with columns Total Number of Lots/Units Proposed, Number of MIHU Required, Number of MIHU Provided Onsite, Number of APFO Allocations Required, MIHU Fee-in-Lieu, and MIHU Fee-in-Lieu Will be Paid For The Existing House.

ADDRESS CHART table with columns LOCATION and ADDRESS. Rows for Lot 5 and Lot 6.

GENERAL NOTES

- 1. THE SUBJECT PROPERTY IS ZONED R-5C (PER 10/06/13 COMPREHENSIVE ZONING PLAN.)
2. THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2018 BY FISHER, COLLINS AND CARTER, INC.
3. EXISTING TOPOGRAPHY BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS, & CARTER INC. DATED MAY, 2017 AND SUPPLEMENTED WITH HOWARD COUNTY TOPOGRAPHY.
4. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47EC AND NO. 47FB.
5. THE GROSS PROPERTY AREA FOR THIS SITE IS 0.61 ACRES.
6. IN ACCORDANCE WITH SECTION 12B.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES, OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
7. NO CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
8. THERE IS AN EXISTING DWELLING AND GARAGE ON LOT 6 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
9. THERE ARE NO FOREST STANDS EXISTING ON-SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 23, 2018.
10. SITE IS NOT ADJACENT TO A SCENIC ROAD.
11. 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, AND STEEP SLOPES DO NOT EXIST ON-SITE.
12. THERE ARE NO WETLANDS ON THIS SITE, AS STATED IN A LETTER OF FINDINGS DATED JANUARY 23, 2018 PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
13. STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED. DRYWELLS (M-5) AND MICRO-BIORETENTION (M-6).
14. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL BE SERVED BY PUBLIC WATER AND SEWER. PERMISSION HAS BEEN GRANTED BY RECREATION AND PARKS FOR ACCESS TO EXISTING SEWER MAIN ON THEIR PROPERTY AS SHOWN BY PLANS. A DEED EXHIBIT REFLECTING THIS EASEMENT IS PROVIDED. THE DEED REFERENCE IS:
15. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
16. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERRYS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE. THE ENHANCED LANDSCAPE BUFFER HAS BEEN PROVIDED ON LOT 5 TO MITIGATE VIEWS AND TO ADDRESS POTENTIAL PRIVACY AND COMPATIBILITY CONCERNS.
17. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS, AND 100 YEAR FLOODPLAIN.
18. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON MARCH 12, 2018 FOR THIS PROJECT.
19. THE PERIMETER LANDSCAPE AND STREET TREE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$1,900 BASED ON 1 SHADE TREE @ \$300/SHADE TREE, 3 ORNAMENTAL TREES @ \$150/ORNAMENTAL TREE, AND 115 L.F. OF LANDSCAPE FENCE @ \$10 L.F. SHALL BE BONDED WITH THE GRADING PERMIT.
20. LOT 5 IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT CONTAINS AN EXISTING DWELLING TO REMAIN.
21. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT TO FULFILL THE 0.1 ACRES (4,356 SQ. FT.) OF AFFORESTATION REQUIREMENT. THE DEVELOPER HAS PAID A FEE-IN-LIEU IN THE AMOUNT OF \$3,267.00 WITH F-19-010.
22. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A. WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
B. SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, (1 - 1/2" MINIMUM);
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
F. STRUCTURE CLEARANCE - MINIMUM 12 FEET;
G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
23. THE USE-IN-COMMON ACCESS AND MAINTENANCE AGREEMENT SHALL BE RECORDED WITH PLAT #2522B.
24. SOIL BORING INFORMATION IS SHOWN ON THE PLANS AND IN THE STORMWATER MANAGEMENT REPORT.
25. NO NOISE STUDY IS REQUIRED BECAUSE THE PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL, VOLUME III, ROADS, BRIDGES, SECTION 5.2.12.
26. FOR FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
27. THIS PLAN IS NOT LOCATED WITHIN A HISTORIC DISTRICT. LOT 5 IS CURRENTLY UNIMPROVED. THEREFORE, NO HISTORIC STRUCTURES EXIST ON THE LOT.
28. THIS PLAN IS SUBJECT TO WP-91-08 WHICH ON OCTOBER 9, 1990 THE PLANNING DIRECTOR APPROVED A WAIVER TO SECTION 16.113.6.7 FOR DIRECT DRIVEWAY ACCESS ONTO GORMAN ROAD. DRIVEWAY ENTRANCE TO BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.02.
29. ALL THREE SPECIMEN TREES WILL BE IMPACTED, BUT LESS THAN 30% OF THE CRZ AND WILL BE DISTURBED.
29. SUBDIVISION IS SUBJECT TO SECTION 10B.0.E. OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE A MIHU AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE MIHU REQUIREMENT WILL BE MET. THE MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. UPON DEMOLITION OF THE EXISTING DWELLING, MIHU FEE-IN-LIEU WILL BE PAID AT THE BUILDING PERMIT. THIS DEVELOPMENT WILL MEET MIHU, ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT. MODERATE INCOME HOUSING UNIT (MIHU) TABULATION:
a. MIHU REQUIRED = (2 LOT X 10%) = 0.2 MIHU.
b. MIHU PROPOSED = DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT. THE FEE-IN-LIEU SHALL BE PAID AT BUILDING PERMIT.
c. THE MIHU AGREEMENT FOR LOT 5 HAS BEEN RECORDED IN BOOK: 19043 AND PAGE: 5.
30. PER A LETTER FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES DATED JULY 26, 2018, PROTECTIVE MEASURES FOR AQUATIC HABITATS SUPPORTING RARE, THREATENED AND ENDANGERED SPECIES:
1. PURSUE ENVIRONMENTALLY SENSITIVE DESIGN TO ADDRESS STORMWATER RUNOFF BY PROMOTING THE USE OF NONSTRUCTURAL BEST MANAGEMENT PRACTICES TO THE MAXIMUM EXTENT. THE GOAL IS TO MIMIC NATURAL INFILTRATION PATTERNS ACROSS THE SITE IN ORDER TO MAINTAIN NATURAL HYDROLOGY.
a. THE SITE IS UTILIZING A MICRO-BIORETENTION FACILITY, DRYWELLS, AND DISCONNECTION OF NON-ROOFTOP RUNOFF.
b. THE SITE IS ALSO UTILIZING A SHARED DRIVEWAY FOR LOTS 5 & 6.
c. PROPOSED HOUSE IS LOCATED 175' FROM THE PATUXENT RIVER.
2. IN ORDER TO MINIMIZE RISK OF SEDIMENTATION IN THE AQUATIC AND WETLAND HABITATS AND TO MINIMIZE CHANGES TO THE HYDROLOGY TO THESE HABITATS:
a. NO FOREST EXISTS ON SITE.
b. SUPER SILT FENCE WILL BE USED ALONG REAR OF PROPERTY.
c. FREQUENT INSPECTIONS REQUIRED.
d. LOT 5 IS ADJACENT TO PARCEL 84 OWNED BY HOWARD COUNTY.
e. NO STEEP SLOPES WILL BE DISTURBED.
31. PER DEPARTMENT OF NATURAL RESOURCES LETTERS DATED JULY 26, 2018, ADDITIONAL MEASURES HAVE BEEN TAKEN TO CONTROL SEDIMENT LADEN RUNOFF. SEE SEDIMENT EROSION CONTROL PLAN, SHEETS 4-5 OF 6.
32. OPEN SPACE REQUIREMENTS ARE MET AS INDICATED IN THE APPROVED F-PLAN (F-19-010), WHERE IT IS STATED THAT THIS REQUIREMENT IS MET BY A FEE-IN-LIEU PAYMENT OF \$1,900.00.
33. TRAFFIC STUDY REQUIREMENTS ARE MET AS INDICATED IN THE APPROVED F-PLAN (F-19-010), WHERE IT IS STATED THAT A TRAFFIC STUDY WAS PREPARED BY MARS GROUP.

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT. Alexander Bratovich, 11/16/2023. HOWARD SOIL CONSERVATION DISTRICT, DATE.

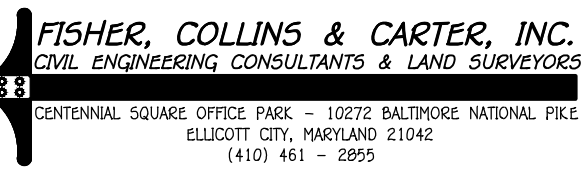


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. Paul G. Cavanaugh, 11/10/2023. Paul G. Cavanaugh, DATE.

DESIGNER'S 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. Paul G. Cavanaugh, 11/10/2023. Paul G. Cavanaugh, DATE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Division of Development: Chad Edmondson, 11/15/2023. Chief, Development Engineering Division: Linda Eisenberg, 11/27/2023. Director - Department of Planning and Zoning: Linda Eisenberg, DATE.

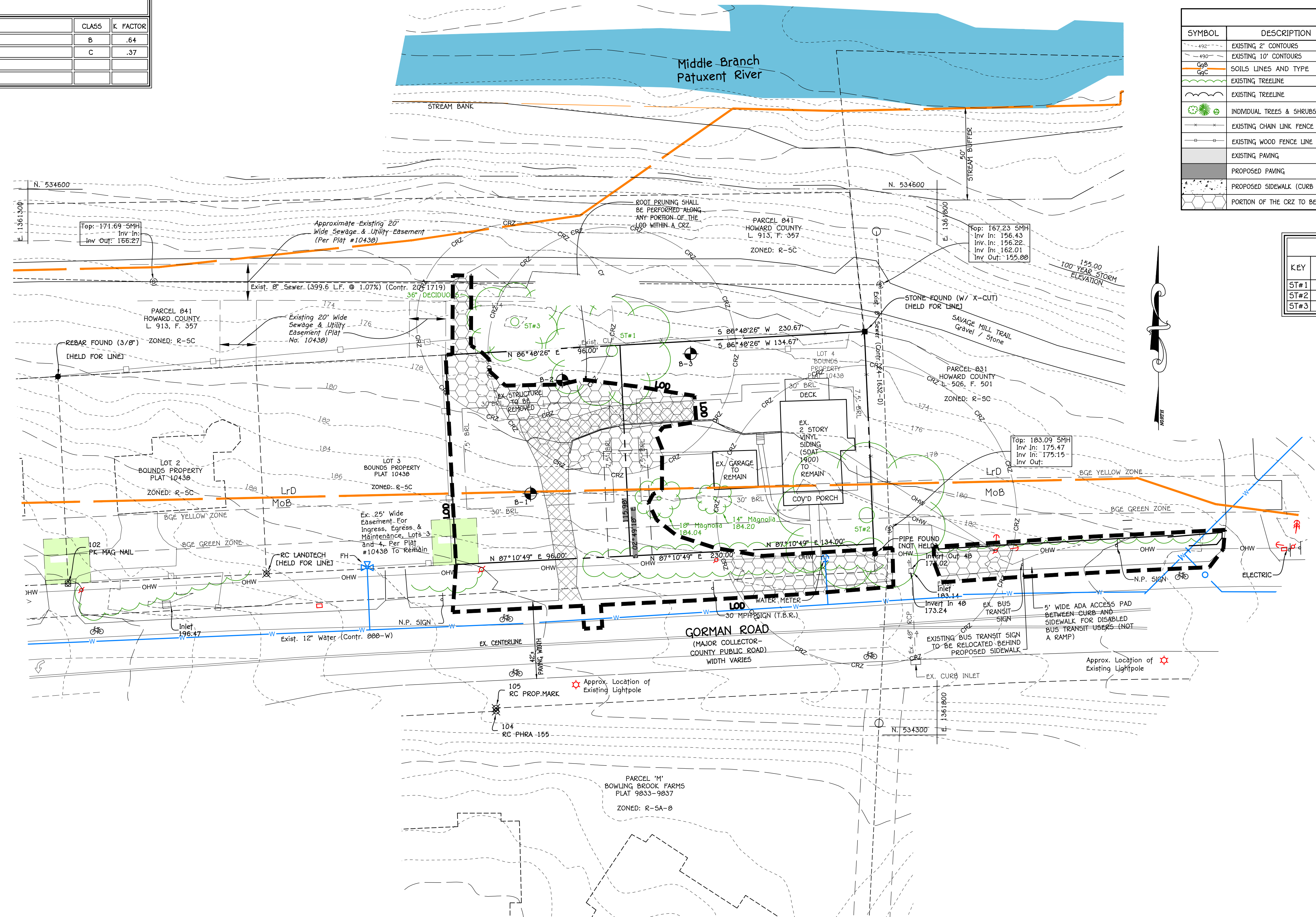
TITLE SHEET. BOUNDS PROPERTY LOTS 5 & 6. ZONED: R-5C. TAX MAP NO.: 47 GRID NO.: 17 PARCEL NO.: 341. SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND. SCALE: AS SHOWN DATE: NOVEMBER, 2023. SHEET 1 OF 6. SDP-23-014



SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
LrD	Legore-Relay pravyly loams, 15 to 25 percent slope	B	.64
MoB	Mount Lucas silt loam, 3 to 8 percent slope	C	.37
Soil Map Number: 24 (Savage, 5W)			

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS		PROPOSED CONTOUR
	EXISTING 10' CONTOURS		SPOT ELEVATION
	SOILS LINES AND TYPE		LIMITS OF DISTURBANCE
	EXISTING TREELINE		DRAINAGE AREA DIVIDE
	EXISTING TREELINE		SUPER SILT FENCE
	INDIVIDUAL TREES & SHRUBS		PERMANENT SOIL STABILIZATION MATTING
	EXISTING CHAIN LINK FENCE LINE (CLF)		STABILIZES CONSTRUCTION ENTRANCE
	EXISTING WOOD FENCE LINE		TREE PROTECTION FENCE
	EXISTING PAVING		PROPOSED 24' USE-IN-COMMON DRIVEWAY EASE.
	PROPOSED PAVING		TO BE REMOVED
	PROPOSED SIDEWALK (CURB & GUTTER)		EXISTING PAVEMENT TO BE REMOVED
	PORTION OF THE CRZ TO BE DISTURBED		

SPECIMEN TREE TABLE					
KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS	% DISTURBED
ST#1	WHITE OAK	45.5"	68.2'	TO REMAIN	27%
ST#2	RED OAK	55"	82.5'	TO REMAIN	13%
ST#3	DECIDUOUS	36"	54'	TO REMAIN	21%



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLSWORTH CITY, MARYLAND 21142  
 (410) 461-2895

NO.	REVISION	DATE



**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.

*Paul G. Cavanaugh* 11/10/2023  
 Date

**BUILDER/DEVELOPER'S CERTIFICATE**  
 I/WE 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 THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

*Uk Jung* 11/10/2023  
 SIGNATURE OF DEVELOPER DATE

**DESIGNER'S 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.

*Paul G. Cavanaugh* 11/10/2023  
 DESIGNER'S SIGNATURE DATE

Paul G. Cavanaugh MD Registration No.: 27020  
 PRINTED NAME PROFESSIONAL CERTIFICATION (P.E., R.L.S., OR R.L.A. CIRCLE ONE)

**OWNER - LOT 6**  
 GOPI MANDELA  
 9044 GORMAN ROAD  
 LAUREL, MD 20723

**OWNER/DEVELOPER - LOT 5**  
 UK JUNG  
 EUNSOL SHIM  
 102 HOWLING RIVER RD  
 LAUREL, MD 20708  
 267-577-6055

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DocuSigned by:  
*Linda Eisenberg* 11/15/2023  
 Chief, Division of Planning and Zoning Date

*And Edmondson* 11/27/2023  
 Chief, Development Engineering Division Date

*Linda Eisenberg* 11/27/2023  
 Director - Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.			
BOUNDS PROPERTY, LOTS 5 & 6	N/A	341			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
25228	N/A	R-5C	47	SIXTH	X

PREVIOUS HOWARD COUNTY FILES:  
 ECP-22-003, WP-07-087, F-19-010

**EXISTING CONDITIONS AND DEMO PLAN**

**BOUNDS PROPERTY**  
 LOTS 5 & 6

ZONED: R-5C  
 TAX MAP NO.: 47 GRID NO.: 17 PARCEL NO.: 341  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: NOVEMBER, 2023

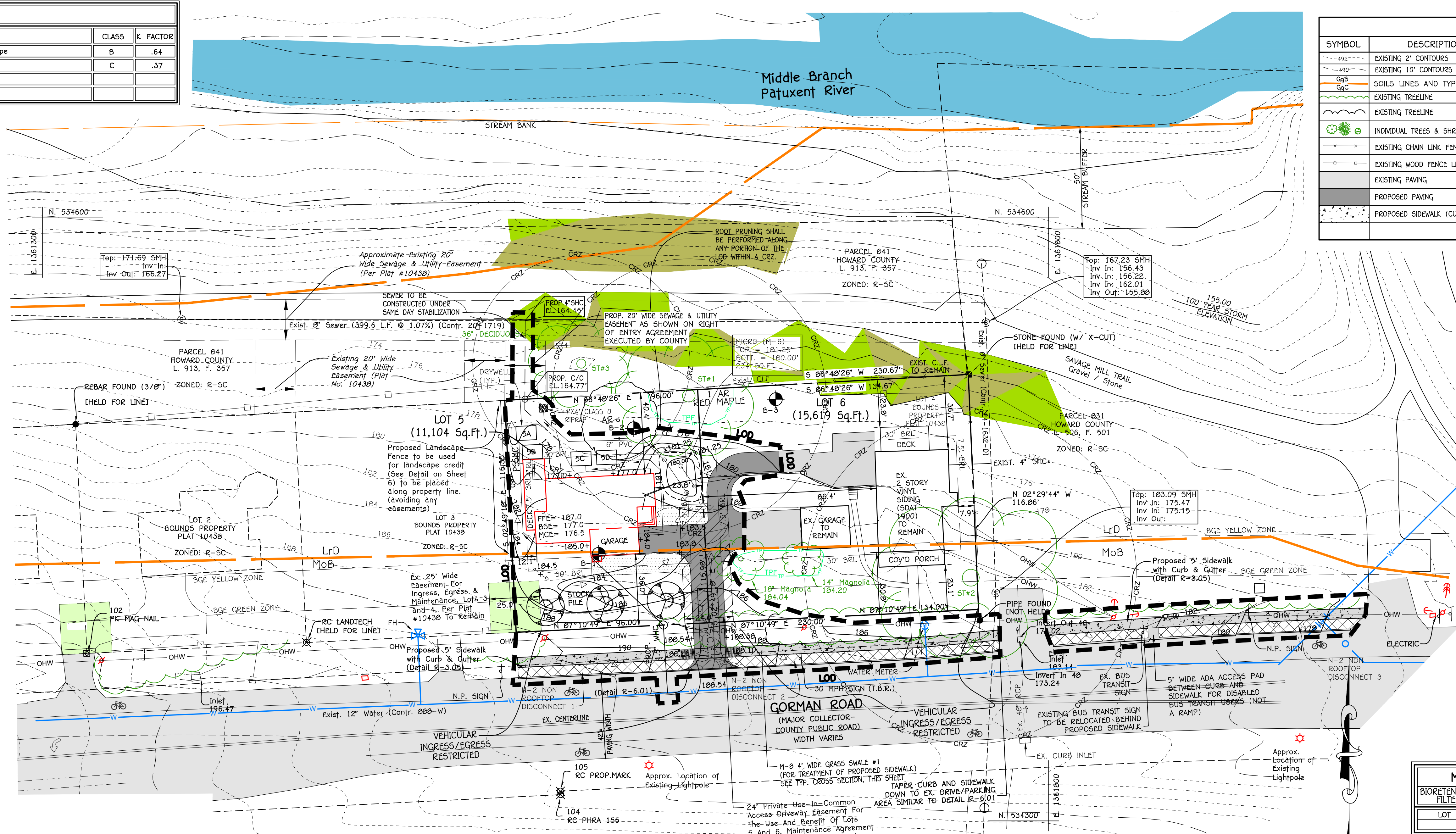
SHEET 2 OF 6

**SDP-23-014**

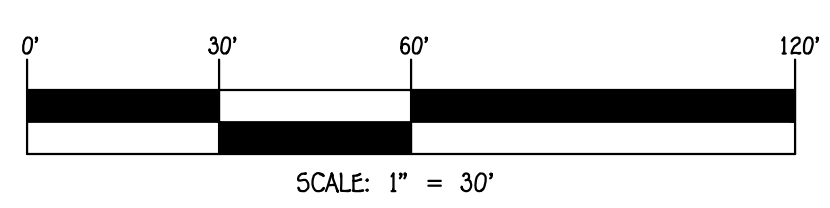
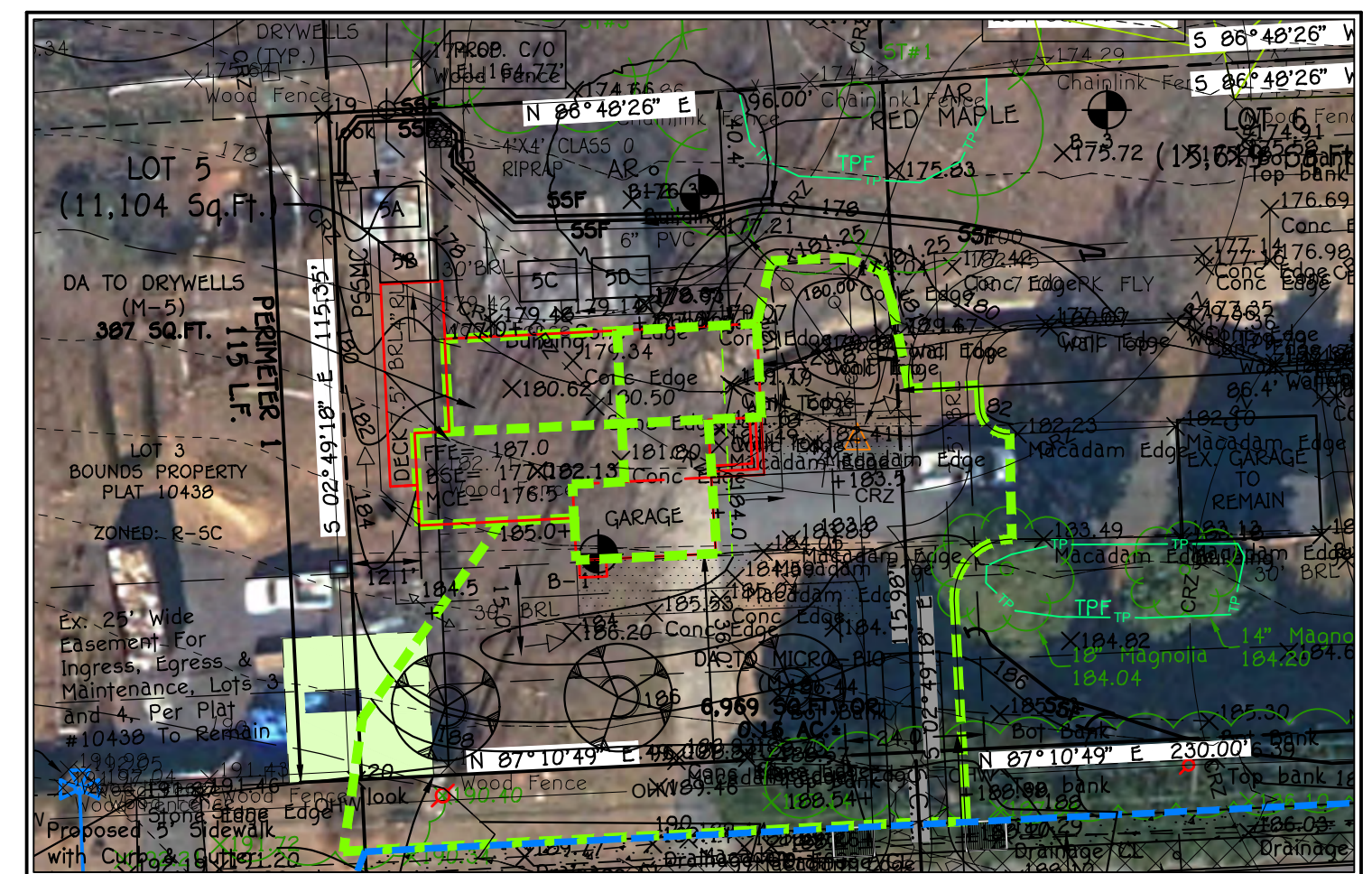
SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
LrD	Legore-Relay pravyly loams, 15 to 25 percent slope	B	.64
MoB	Mount Lucas silt loam, 3 to 8 percent slope	C	.37

Soil Map Number: 24 (Savage, 5W)

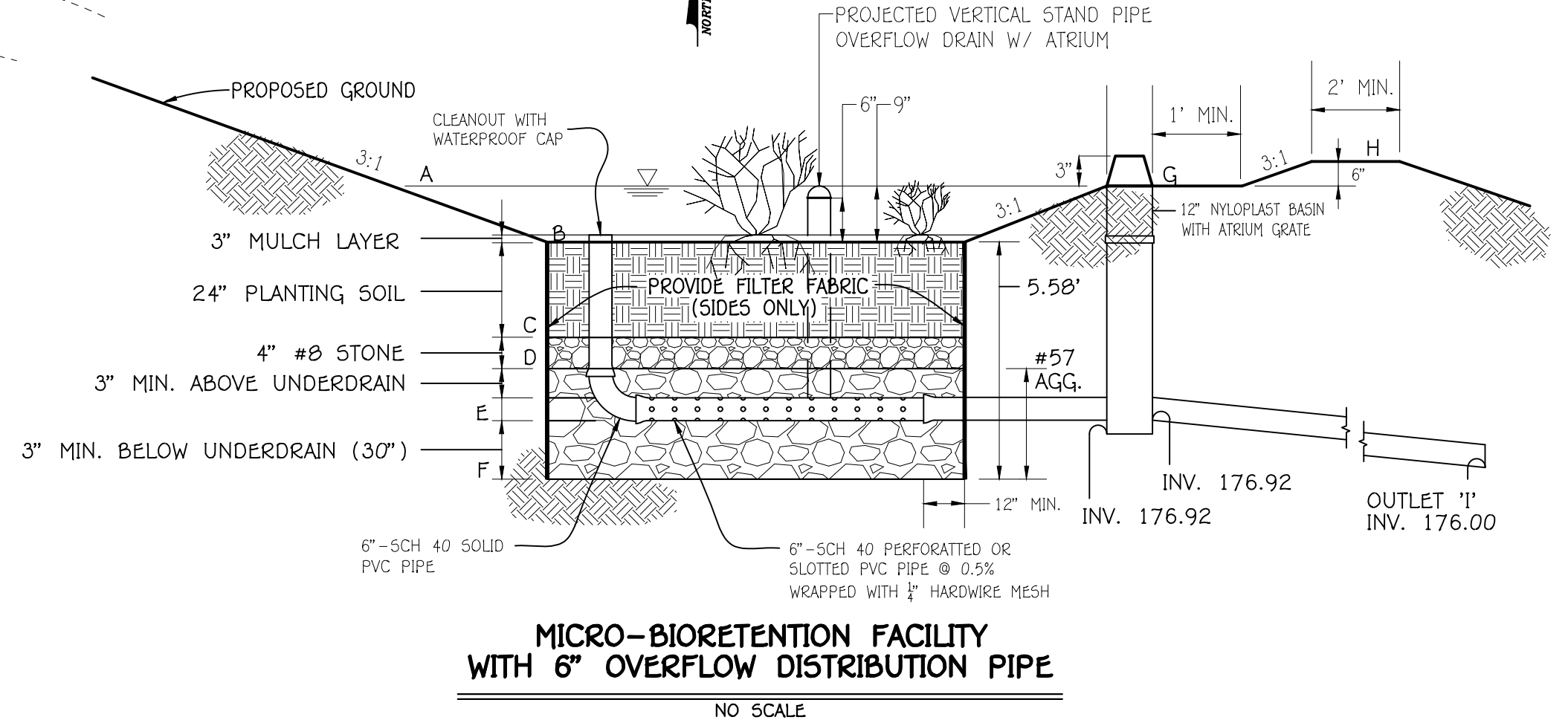
LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS		PROPOSED CONTOUR
	EXISTING 10' CONTOURS		SPOT ELEVATION
	SOILS LINES AND TYPE		LIMITS OF DISTURBANCE
	EXISTING TREELINE		DRAINAGE AREA DIVIDE
	EXISTING TREELINE		SUPER SILT FENCE
	INDIVIDUAL TREES & SHRUBS		PERMANENT SOIL STABILIZATION MATTING
	EXISTING CHAIN LINK FENCE LINE (CLF)		STABILIZES CONSTRUCTION ENTRANCE
	EXISTING WOOD FENCE LINE		TREE PROTECTION FENCE
	EXISTING PAVING		PROPOSED 24' USE-IN-COMMON DRIVEWAY EASEL
	PROPOSED PAVING		TO BE REMOVED
	PROPOSED SIDEWALK (CURB & GUTTER)		PROPOSED PERMEABLE PAVEMENT (NOT FOR SWM CREDIT)
			GRASS SWM N-2 DISCONNECT AREA



**DRAINAGE AREA MAP**  
SCALE 1" = 30'



MICRO-BIORETENTION / BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
LOT 5	180.75	180.0	178.0	177.67	176.92	174.42	180.75	181.25	176.00



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

*Alexander Bratchie* 11/16/2023  
HOWARD SOIL CONSERVATION DISTRICT DATE

NO.	REVISION	DATE



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/23/24.

*Paul G. Cavanaugh* 11/10/2023  
Paul G. Cavanaugh Date

**BUILDER/DEVELOPER'S CERTIFICATE**  
I/WE 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 THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

*Uk Jung* 11/10/2023  
SIGNATURE OF DEVELOPER DATE

**DESIGNER'S 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.

*Paul G. Cavanaugh* 11/10/2023  
Paul G. Cavanaugh Date

DESIGNER'S SIGNATURE DATE  
Paul G. Cavanaugh 27020  
PRINTED NAME PROFESSIONAL CERTIFICATION MD Registration No.: P.E., R.L.S., OR R.L.A. (CIRCLE ONE)

**OWNER - LOT 6**  
GOPI MANDELA  
9044 GORMAN ROAD  
LAUREL, MD 20723

**OWNER/DEVELOPER - LOT 5**  
UK JUNG  
EUNSOI SHIM  
102 HOWLING RIVER RD  
LAUREL, MD 20708  
267-577-6055

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edmondson* 11/15/2023  
Chief, Division of Planning and Zoning Date

*Lynda Eisenberg* 11/27/2023  
Chief, Development Engineering Division Date

*Lynda Eisenberg* 11/27/2023  
Director - Department of Planning and Zoning Date

PROJECT	PHASE	PARCEL NO.
BOUNDS PROPERTY, LOTS 5 & 6	N/A	341

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
2522B	N/A	R-5C	47	SIXTH	X

PREVIOUS HOWARD COUNTY FILES:  
ECP-22-003, WP-07-097, F-19-010

**SITE DEVELOPMENT PLAN**

**BOUNDS PROPERTY**  
LOTS 5 & 6

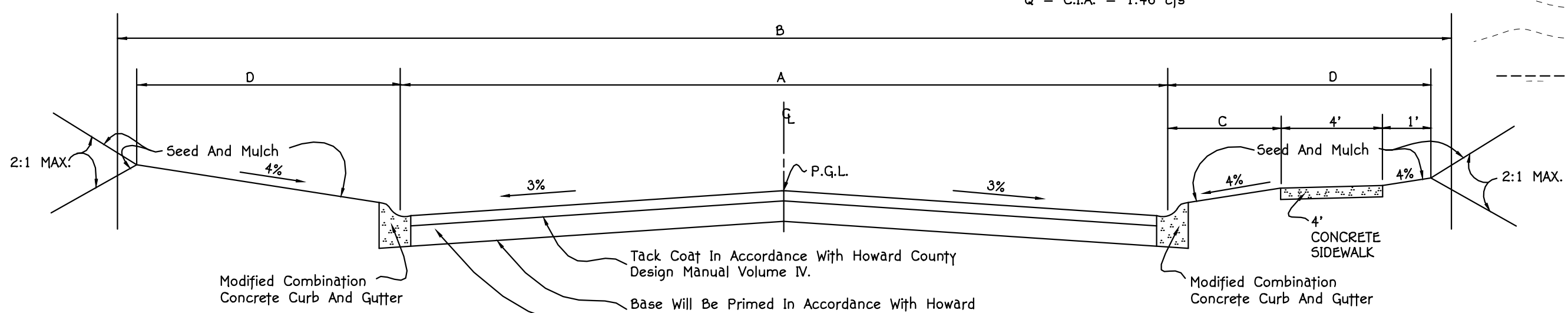
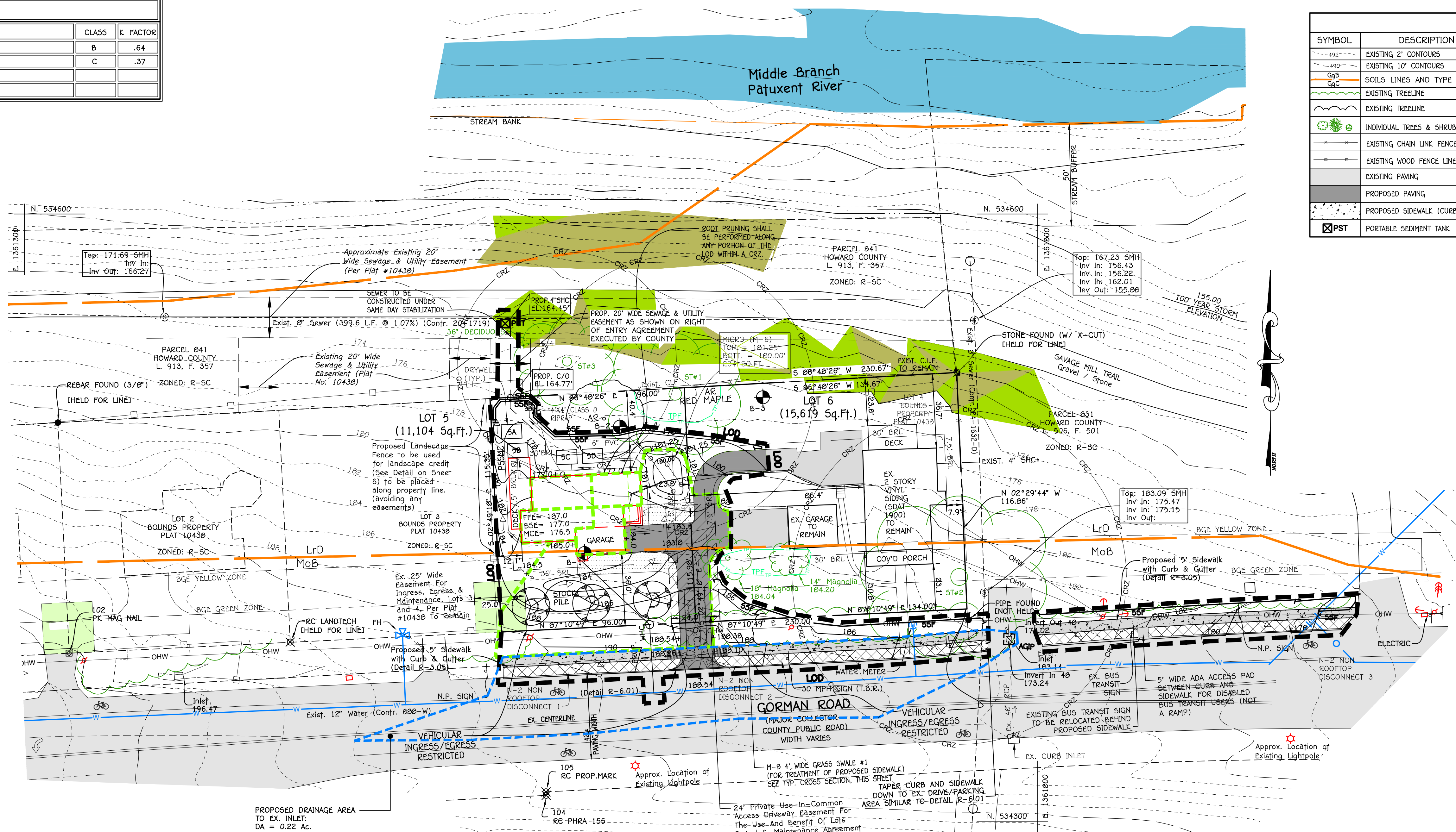
ZONE: R-5C  
TAX MAP NO.: 47 GRID NO.: 17 PARCEL NO.: 341  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: NOVEMBER, 2023

SHEET 3 OF 6

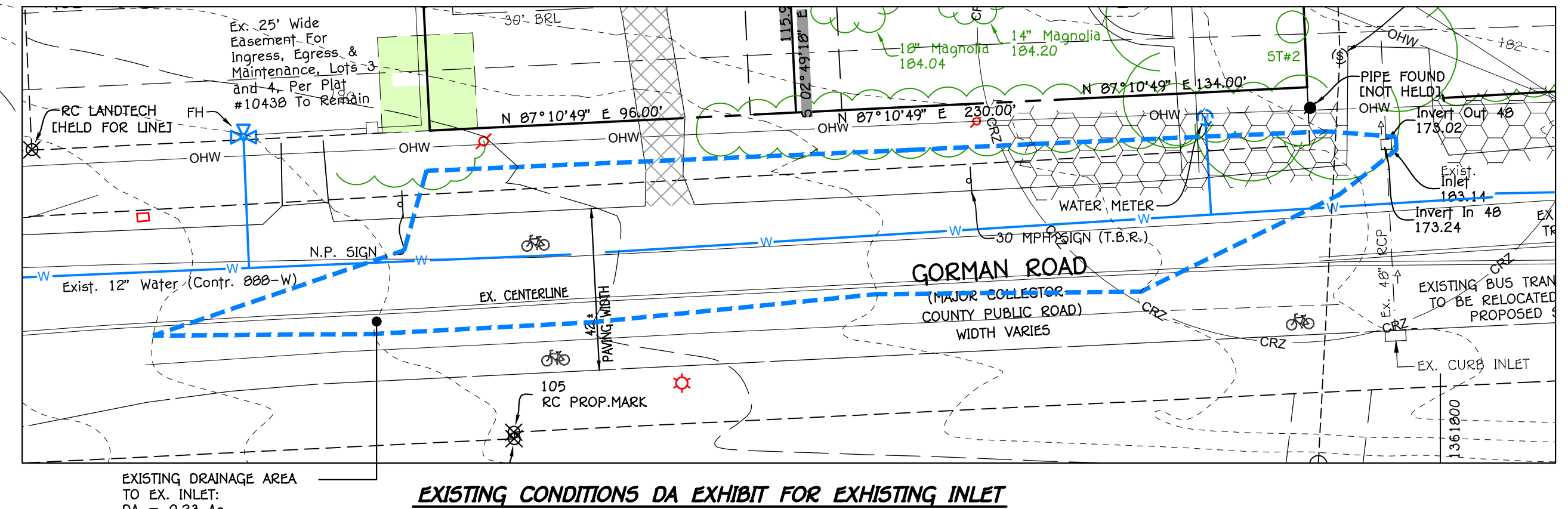
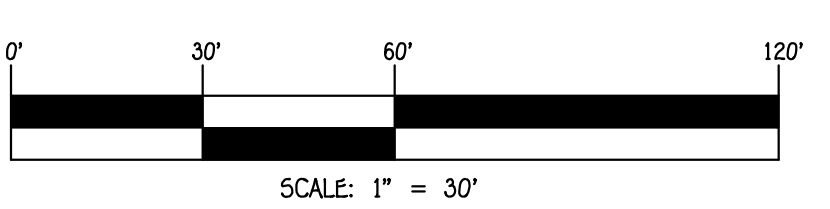
**SDP-23-014**

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
LrD	Legare-Reley gravelly loams, 15 to 25 percent slope	B	.64
MoB	Mount Lucas silt loam, 3 to 8 percent slope	C	.37
Soil Map Number: 24 (Savage, 5W)			

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS		PROPOSED CONTOUR
	EXISTING 10' CONTOURS		SPOT ELEVATION
	SOILS LINES AND TYPE		LIMITS OF DISTURBANCE
	EXISTING TREELINE		DRAINAGE AREA DIVIDE
	EXISTING TREELINE		SUPER SILT FENCE
	INDIVIDUAL TREES & SHRUBS		PERMANENT SOIL STABILIZATION MATTING
	EXISTING CHAIN LINK FENCE LINE (CLF)		STABILIZES CONSTRUCTION ENTRANCE
	EXISTING WOOD FENCE LINE		TREE PROTECTION FENCE
	EXISTING PAVING		PROPOSED 24' USE-IN-COMMON DRIVEWAY EASE.
	PROPOSED PAVING		TO BE REMOVED
	PROPOSED SIDEWALK (CURB & GUTTER)		AT GRADE INLET PROTECTION
	PST		PORTABLE SEDIMENT TANK



**SEDIMENT CONTROL NOTES:**  
SEE SHEET 5 OF 6 FOR CONSTRUCTION SEQUENCE AND SEC PLAN NOTES



THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Alexander Brattlie* 11/16/2023

NO.	REVISION	DATE



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.  
*Paul G. Cavanaugh* 11/10/2023

**BUILDER/DEVELOPER'S CERTIFICATE**  
I/WE 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 THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.  
*Uk Jung* 11/10/2023

**DESIGNER'S 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.  
*Paul G. Cavanaugh* 11/10/2023

DESIGNER'S SIGNATURE: *Paul G. Cavanaugh* DATE: 11/10/2023  
PRINTED NAME: PROFESSIONAL CERTIFICATION: MD Registration No.: 27020  
P.E., R.L.S., OR R.L.A. (CIRCLE ONE)

**OWNER - LOT 6**  
GOPI MANDELA  
9044 GORMAN ROAD  
LAUREL, MD 20723

**OWNER/DEVELOPER - LOT 5**  
UK JUNG  
EUNSOO SHIM  
102 HOWLING RIVER RD  
LAUREL, MD 20708  
267-577-6055

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Planning and Zoning	11/15/2023
Chief, Division of Planning and Zoning	11/27/2023
Chief, Development Engineering Division	11/27/2023
Director - Department of Planning and Zoning	

PROJECT	PHASE	PARCEL NO.
BOUNDS PROPERTY, LOTS 5 & 6	N/A	341
PLAT	BLOCK NO.	ZONE
2522B	N/A	R-5C
TAX/ZONE	ELEC. DIST.	CENSUS TR.
47	SIXTH	X

PREVIOUS HOWARD COUNTY FILES:  
ECP-22-003, WP-07-087, F-19-010

**SEDIMENT EROSION CONTROL PLAN**

**BOUNDS PROPERTY**  
LOTS 5 & 6

ZONED: R-5C  
GRID NO.: 17  
PARCEL NO.: 341  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: NOVEMBER, 2023

SHEET 4 OF 6

SDP-23-014



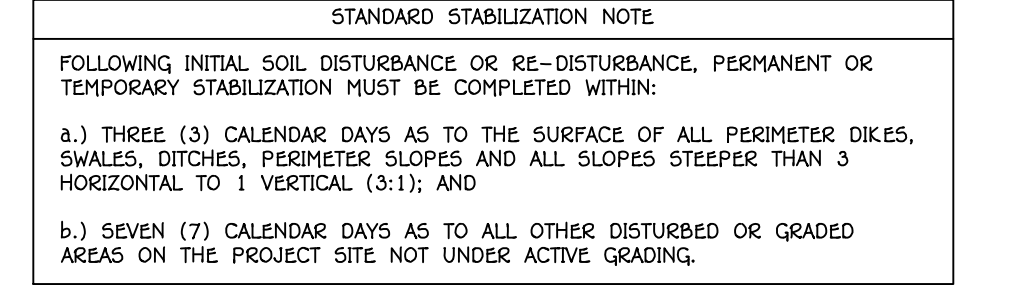
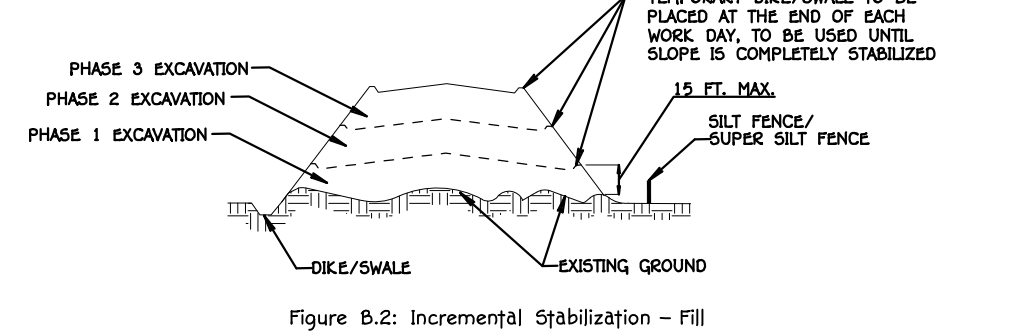
SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

- A. Soil Preparation
1. Temporary Stabilization
a. Seeded preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment...

PERMANENT SEEDING NOTES (B-4-5) A. Seed Mixtures

- 1. General Use
a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone...

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-6)



STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-7)

- 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.

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-6)

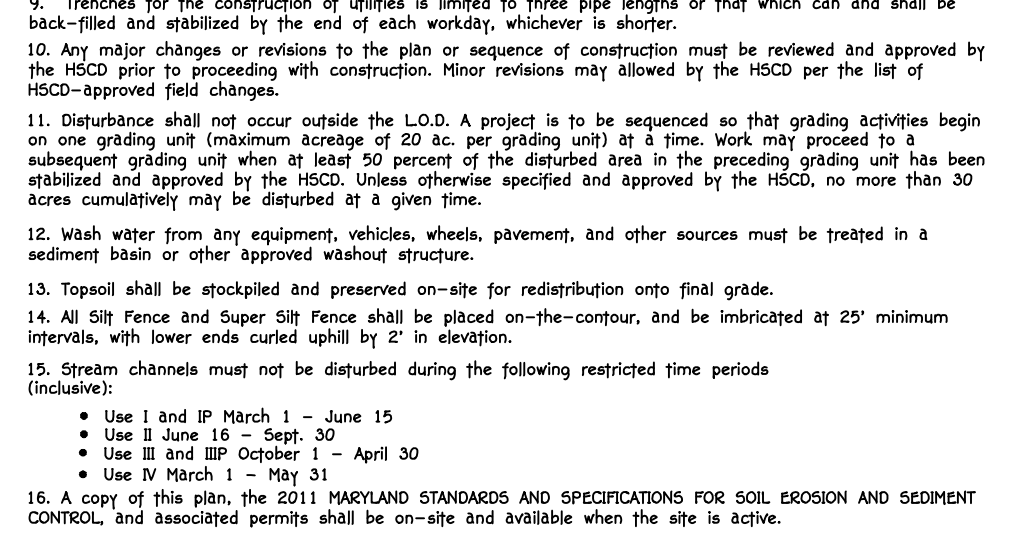
- Definition
The mound or pile of soil protected by appropriately designed erosion and sediment control measures.
Purpose
To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

- 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...

STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-7)

- 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.

- 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 CDD. The site and all controls should be inspected by the contractor weekly...



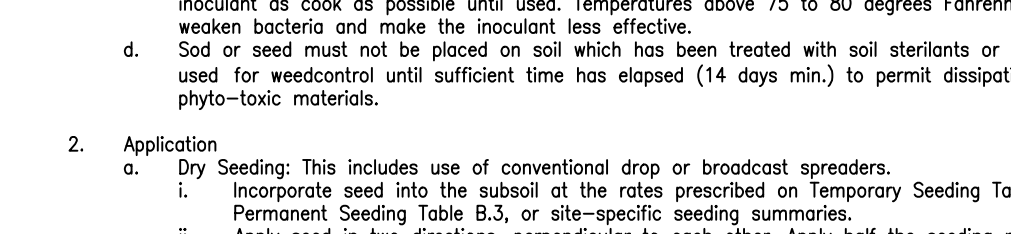
B. Topsoiling

- 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.
2. Topsoil salvaged from an existing site may be provided it meets the standards as set forth in these specifications...

- Notes:
Select Turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, 'Turfgrass Culture Recommendations for Maryland'.

- 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...

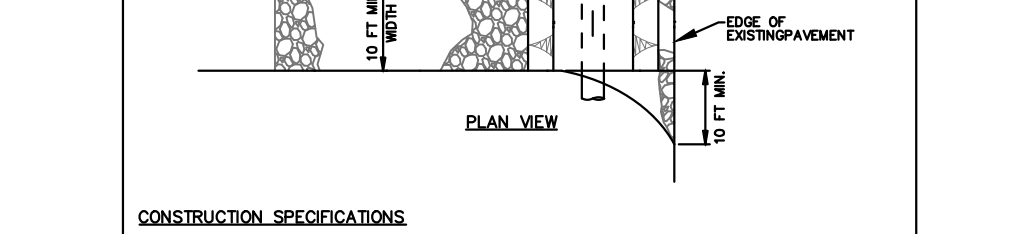
STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-6)



STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-7)

- 1. Specifications
a. Seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory...

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-6)



STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-7)

- 1. Specifications
a. Seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory...

BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS

- 1. No excess fill, construction material, or debris shall be stockpiled or stored in nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year floodplain.
2. Place material in a location and manner which does not adversely impact surface or subsurface water flow into or out of nontidal wetland buffers, waterways, or the 100-year floodplain.

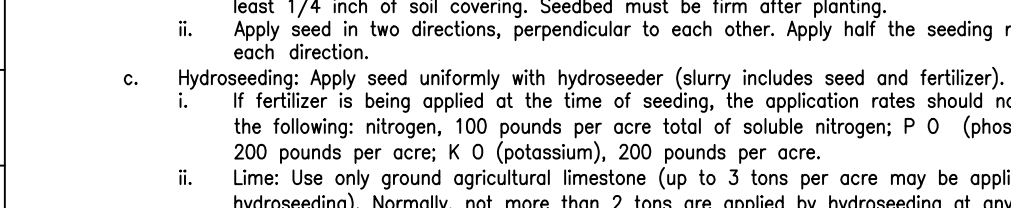
C. Soil Amendments (Fertilizer and Lime Specifications)

- 1. Soil tests must be performed to determine the exact rates and application rates for both line and fertilizer on sites having disturbed areas of 5 acres or more.
2. 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.

PERMANENT SEEDING SUMMARY

Table with columns: Hardness Zone, Species, Application Rate (lb/acre), Seeding Dates, Seeding Depths, N, P2O5, K2O, Lime Rate (tons/acre).

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-6)



STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-7)

- 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.

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, 410-313-1895 after the future LEO and protected areas are marked clearly in the field.
2. Prior to the start of earth disturbance.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN A GRADING PERMIT. IT IS MANDATORY.
2. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. REQUEST A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.

TEMPORARY SEEDING NOTES (B-4-4)

- 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.

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.

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-6)

- 1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division, 410-313-1895 after the future LEO and protected areas are marked clearly in the field.
2. Prior to the start of earth disturbance.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN A GRADING PERMIT. IT IS MANDATORY.
2. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. REQUEST A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.

TEMPORARY SEEDING NOTES (B-4-4)

- 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.

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.

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-6)

- 1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division, 410-313-1895 after the future LEO and protected areas are marked clearly in the field.
2. Prior to the start of earth disturbance.

SEQUENCE OF CONSTRUCTION

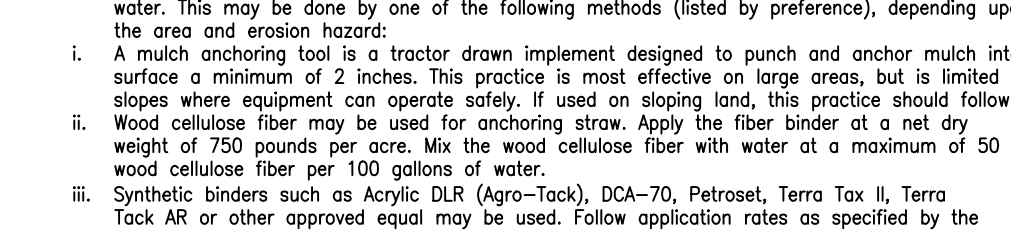
- 1. OBTAIN A GRADING PERMIT. IT IS MANDATORY.
2. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. REQUEST A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.

Table with columns: Hardness Zone, Species, Application Rate (lb/acre), Seeding Dates, Seeding Depths, N, P2O5, K2O, Lime Rate (tons/acre).

TEMPORARY SEEDING SUMMARY

Table with columns: Hardness Zone, Species, Application Rate (lb/acre), Seeding Dates, Seeding Depths, N, P2O5, K2O, Lime Rate (tons/acre).

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-6)



STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING (B-4-7)

- 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.

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, 410-313-1895 after the future LEO and protected areas are marked clearly in the field.
2. Prior to the start of earth disturbance.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN A GRADING PERMIT. IT IS MANDATORY.
2. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. REQUEST A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.

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

Alexander Bratovich 11/16/2023

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.

Paul G. Cavanaugh 11/15/2023



DESIGNER'S 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.

Paul G. Cavanaugh 11/15/2023

BUILDER/DEVELOPER'S CERTIFICATE

I/WE 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 THE RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PROXIC TO BEGINNING THE PROJECT.

Paul G. Cavanaugh 11/15/2023

SEQUENCE OF CONSTRUCTION

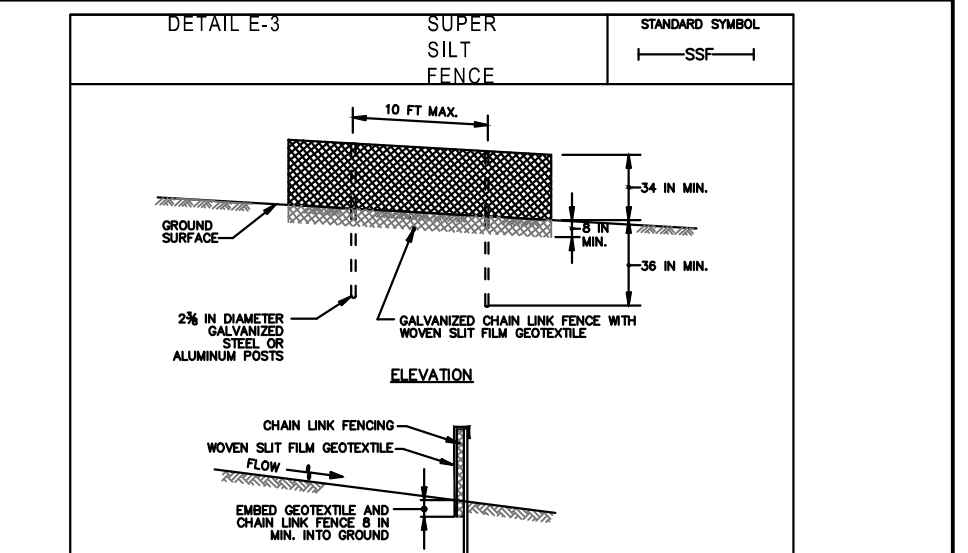
- 1. OBTAIN A GRADING PERMIT. IT IS MANDATORY.
2. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. REQUEST A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.

SEQUENCE OF CONSTRUCTION

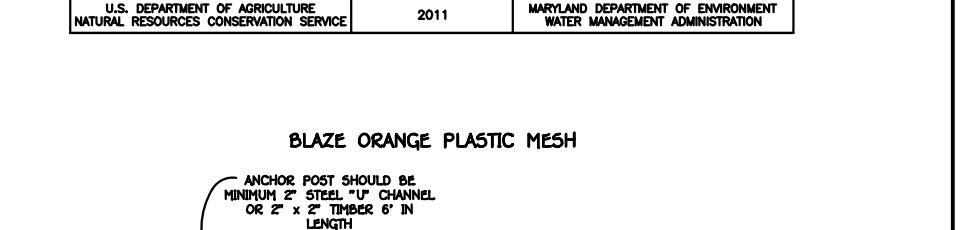
- 1. OBTAIN A GRADING PERMIT. IT IS MANDATORY.
2. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. REQUEST A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.



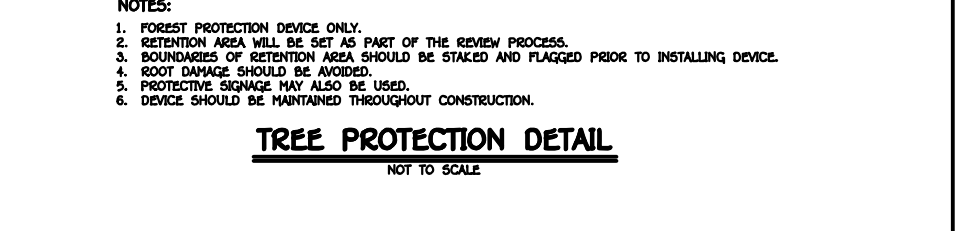
Table with columns: NO., REVISION, DATE.



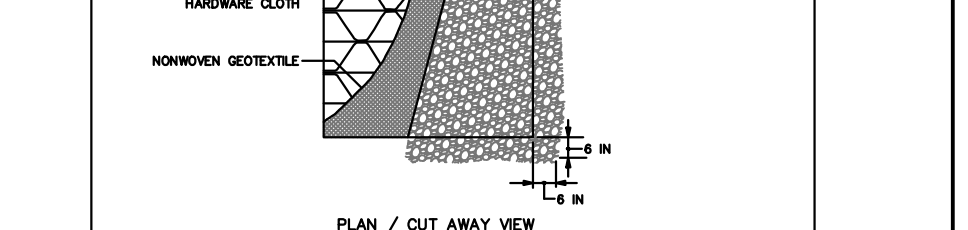
- CONSTRUCTION SPECIFICATIONS
1. INSTALL 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 4000 PSI MIN. TENSILE AND SIX FOOT LENGTH PLACED BY NUMBER FROM THE FACE OF THE POSTS A MINIMUM OF 30 INCHES INTO THE GROUND.



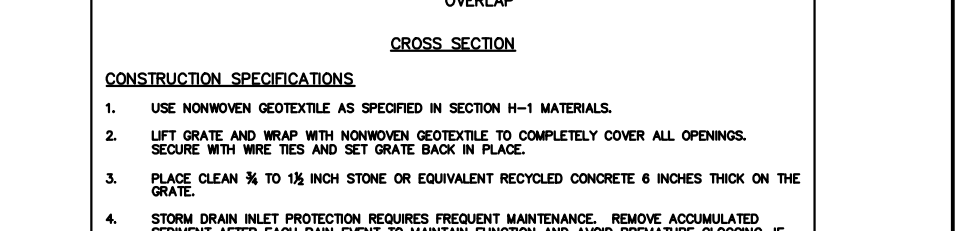
- CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. WEEDS MUST BE REMOVED FROM THE ENTRANCE WITHIN 72 HOURS OF THE START OF CONSTRUCTION.



- CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. WEEDS MUST BE REMOVED FROM THE ENTRANCE WITHIN 72 HOURS OF THE START OF CONSTRUCTION.



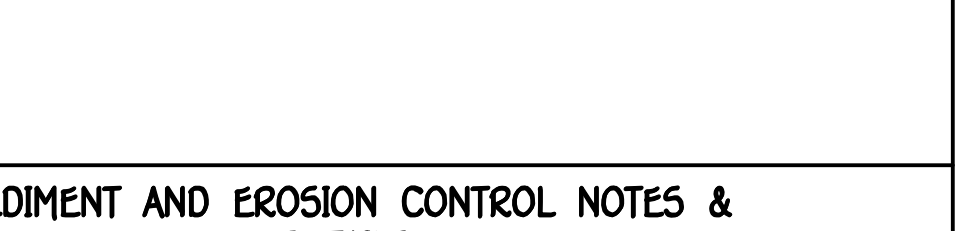
- CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. WEEDS MUST BE REMOVED FROM THE ENTRANCE WITHIN 72 HOURS OF THE START OF CONSTRUCTION.



- CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. WEEDS MUST BE REMOVED FROM THE ENTRANCE WITHIN 72 HOURS OF THE START OF CONSTRUCTION.



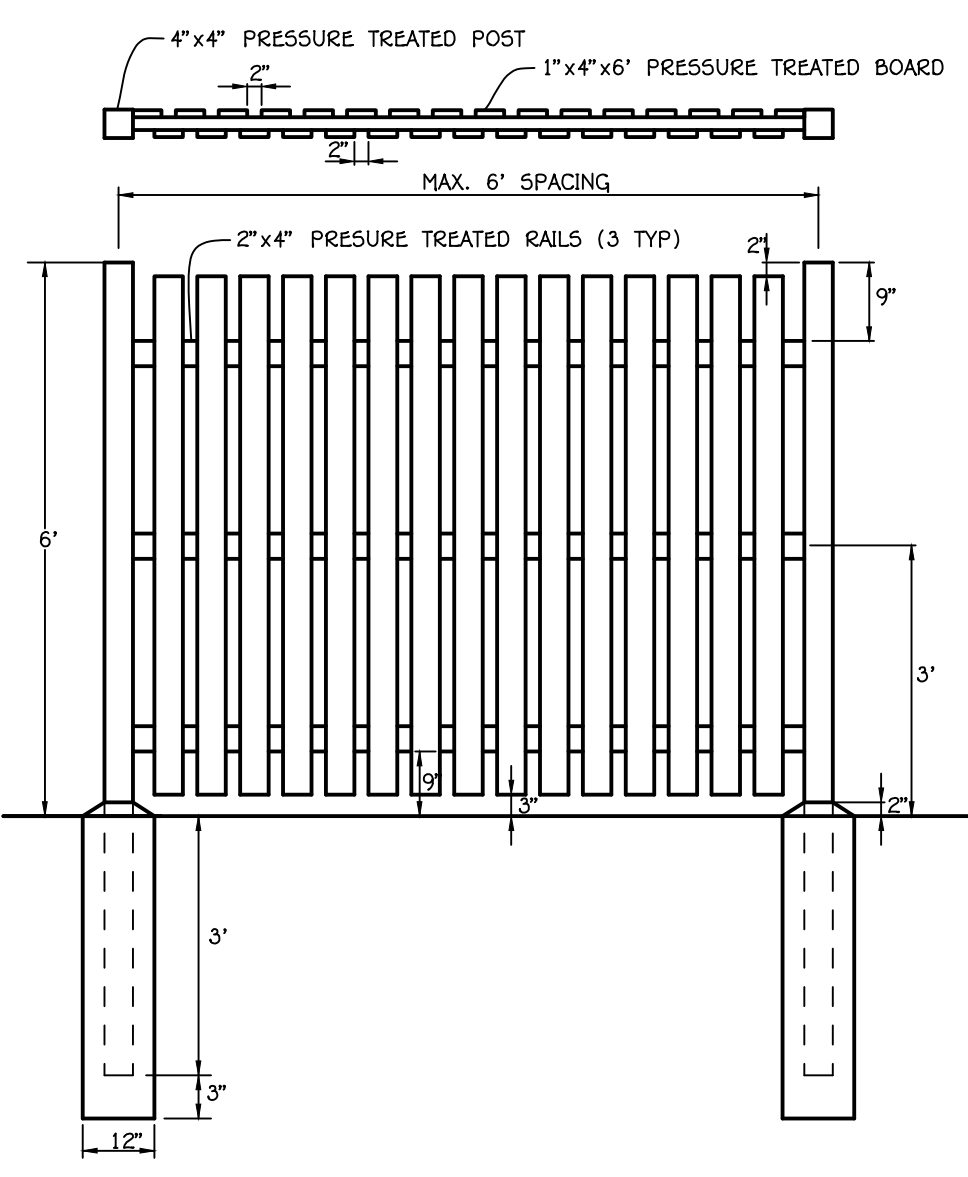
- CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. WEEDS MUST BE REMOVED FROM THE ENTRANCE WITHIN 72 HOURS OF THE START OF CONSTRUCTION.



- CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. WEEDS MUST BE REMOVED FROM THE ENTRANCE WITHIN 72 HOURS OF THE START OF CONSTRUCTION.

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, 410-313-1895 after the future LEO and protected areas are marked clearly in the field.



**BOARD ON BOARD FENCE**  
NO SCALE

- ALL WOOD FENCING TO BE PRESSURE TREATED.
- CONCRETE TO BE MIX NO. 1

QTY.	KEY	NAME	SIZE
1	AR	ACEA RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B

TOTAL: 1 SHADE TREE

STREET TREES:  
GORMAN ROAD - 96 LF / 30 LF = 3.2 (3) TREES REQUIRED  
- B PROPOSED DUE TO THE LOCATION OF THE DRIVEWAY  
- STREET TREES ARE ORNAMENTAL TREES DUE TO THE PRESENCE OF OVERHEAD WIRES

QTY.	KEY	NAME	SIZE	COMMENTS
3	AR	CORNUS FLORIDA 'RUBRA' (RED FLOWERING DOGWOOD)	1 1/2" - 2" CALIPER FULL CROWN, B&B	30' AWAY ON PUBLIC R/W

NOTE: STREET TREES ARE ORNAMENTAL TREES DUE TO THE PRESENCE OF OVERHEAD WIRES

PERIMETER	P-1	P-2	P-3	TOTALS
CATEGORY	SIDE ADJACENT TO PERIMETER PROPERTIES	REAR ADJACENT TO PERIMETER PROPERTIES	FRONT ADJACENT TO ROADWAY	
LANDSCAPE TYPE	A	A	N/A	
LINEAR FEET OF PERIMETER	115 LF.	96 LF.	96 LF.	
NUMBER OF PLANTS REQUIRED	(115' / 60' = 1.9) = 2	(96' / 60' = 1.6) = 2	-	4
SHADE TREES	-	-	-	-
EVERGREEN TREES	-	-	-	-
SHRUBS	-	-	-	-
CREDIT FOR WALL, FENCE OR BERM	115 LF	0	-	115 LF
CREDIT FOR EXISTING VEGETATION	-	1 (ST#1 45.5' WHITE OAK)	-	1
SHADE TREES	-	49	-	-
EVERGREEN TREES	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED	0	1	0	1
SHADE TREES	0	0	0	0
EVERGREEN TREES	0	0	0	0
ORNAMENTAL TREES	0	0	0	0
SHRUBS (1:1 SUBSTITUTION)	0	0	0	0

**LANDSCAPE NOTES**

- THE PERIMETER LANDSCAPE AND STREET TREE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$1,900 BASED ON 1 SHADE TREE @ \$300/SHADE TREE, 3 ORNAMENTAL TREES @ \$150/ORNAMENTAL TREE, AND 150 LF. OF LANDSCAPE FENCE @ \$10 PER LF. SHALL BE BONDED WITH THE GRADING PERMIT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHERS REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FOR ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE OPZ TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE  
CLOUETT CITY, MARYLAND 21046  
(410) 461 - 2995



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/23/24.

Paul G. Cavanaugh 11/15/2023  
Date

**BUILDER/DEVELOPER'S CERTIFICATE**  
I/WE 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 THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Uk Jung 11/15/2023  
Date  
SIGNATURE OF DEVELOPER

**DESIGNER'S 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.

Paul G. Cavanaugh 11/15/2023  
Date  
DESIGNER'S SIGNATURE  
Paul G. Cavanaugh  
PRINTED NAME PROFESSIONAL CERTIFICATION MD Registration No.: 27020  
P.E., R.L.S., OR R.L.A. (CIRCLE ONE)

**OWNER - LOT 6**  
GOPI MANDELA  
9044 GORMAN ROAD  
LAUREL, MD 20723

**OWNER/DEVELOPER - LOT 5**  
UK JUNG  
EUNSO L SHIM  
102 HOWLING RIVER RD  
LAUREL, MD 20708  
267-577-6055

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Planning and Zoning 11/15/2023  
Date  
Chief, Development and Engineering Division 11/27/2023  
Date  
Director - Department of Planning and Zoning 11/27/2023  
Date

PROJECT: BOUNDS PROPERTY, LOTS 5 & 6 PHASE: N/A PARCEL NO.: 341

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
2522B	N/A	R-5C	47	SIXTH	X

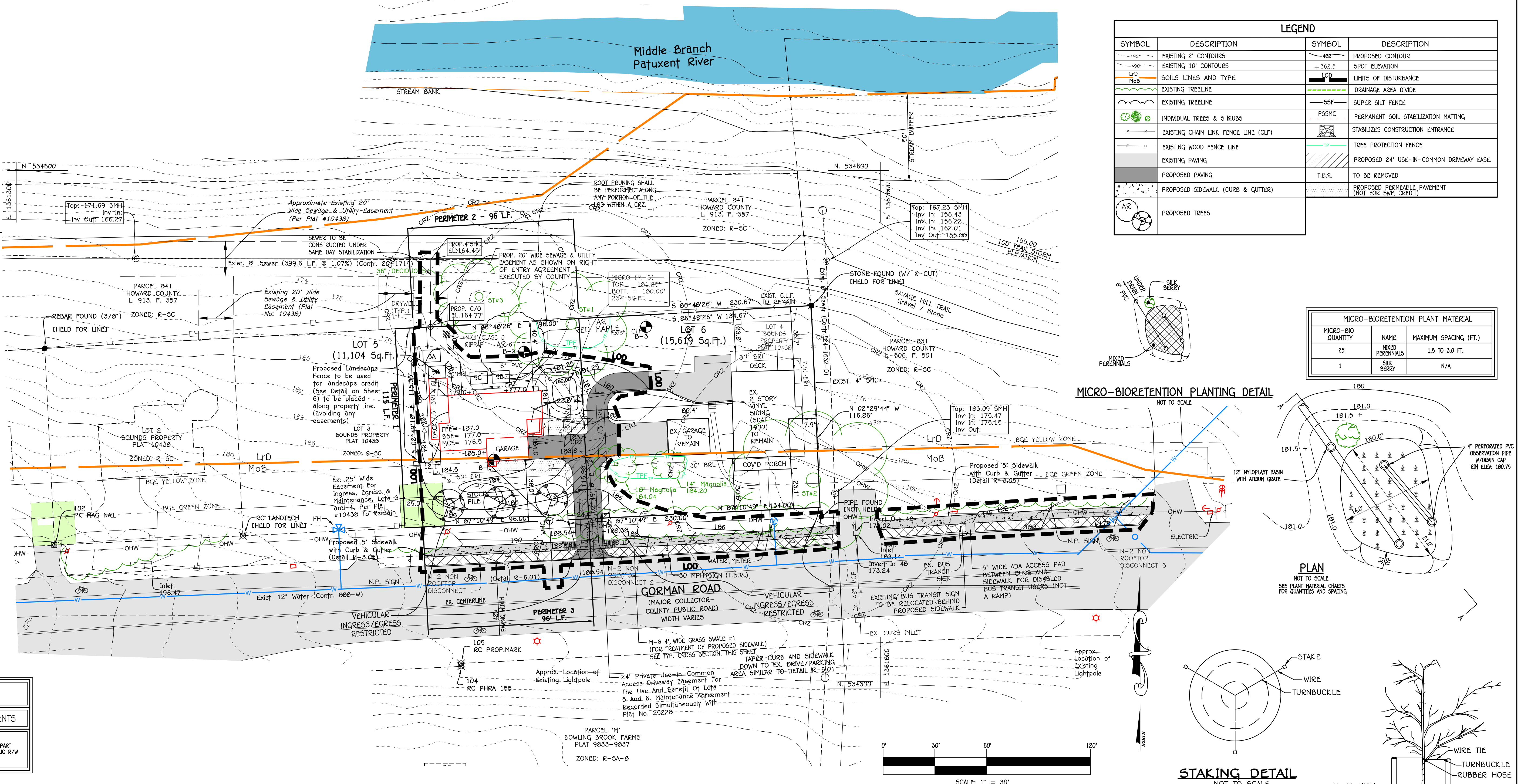
PREVIOUS HOWARD COUNTY FILES:  
ECP-22-003, WP-07-097, F-19-010

**LANDSCAPE PLAN**

**BOUNDS PROPERTY**  
LOTS 5 & 6

ZONE: R-5C  
TAX MAP NO.: 47 GRID NO.: 17 PARCEL NO.: 341  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: NOVEMBER, 2023

SHEET 6 OF 6  
**SDP-23-014**



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---492---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	+	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE	---	DRAINAGE AREA DIVIDE
---	EXISTING TREELINE	---	SUPER SILT FENCE
---	INDIVIDUAL TREES & SHRUBS	---	PERMANENT SOIL STABILIZATION MATTING
---	EXISTING CHAIN LINK FENCE LINE (CLF)	---	STABILIZES CONSTRUCTION ENTRANCE
---	EXISTING WOOD FENCE LINE	---	TREE PROTECTION FENCE
---	EXISTING PAVING	---	PROPOSED 24' USE-IN-COMMON DRIVEWAY EASE.
---	PROPOSED PAVING	---	TO BE REMOVED
---	PROPOSED SIDEWALK (CURB & GUTTER)	---	PROPOSED PERMEABLE PAVEMENT (NOT FOR SWM CREDIT)
---	PROPOSED TREES	---	

MICRO-BIO QUANTITY	NAME	MAXIMUM SPACING (FT.)
25	MIXED PERENNIALS	1.5 TO 3.0 FT.
1	SILK BERRY	N/A

