GENERAL NOTES

- 1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
- 2. THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 3. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 4. 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. 31A3 AND 31D4 WERE USED FOR THIS
- 5. TRACT BOUNDARY IS BASED ON FIELD SURVEY BY BENCHMARK ENGINEERING, INC IN MAY, 2023.
- 6. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH 2 FOOT CONTOUR INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC., DATED MAY, 2023.
- 7. THE EXISTING UTILITIES SHOWN ARE BASED ON CONTRACT DRAWINGS, COUNTY GIS, AND FIELD SURVEY LOCATIONS.
- 8. WETLANDS DELINEATION REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC IN MAY, 2023.
- 9. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), THEIR REQUIRED BUFFERS, FLOODPLAIN, OR FOREST CONSERVATION EASEMENT AREAS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED. SEE GENERAL NOTE 32.
- 10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON
- 11. A NOISE STUDY IS NOT REQUIRED FOR THIS PARCEL SINCE IT IS NOT WITHIN THE LIMITS AS STATED IN SECTION 5.2.G.2 OF DESIGN MANUAL VOLUME III.
- 12. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS LOT PER SECTION 16.1107(b)(3) SINCE THIS IS AN EXISTING LOT RECORDED
- 13. A MULTIMODAL TRANSPORTATION STUDY IS NOT REQUIRED AS THE LOT GENERATES LESS THAN 5 PEAK HOUR TRIPS.
- 14. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- 15. WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBERS ARE 12-W AND 302-S. THE DRAINAGE AREA IS THE LITTLE PATUXENT
- 16. THIS PARCEL IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200, THE FOREST CONSERVATION ACT OF HOWARD COUNTY, BASED ON SECTION 16.1202(b)(1)(i) DEVELOPMENT ACTIVITY ON A SINGLE LOT SMALLER THAN 40,000 SF. THE 12 DIGIT WATERSHED CODE IS 021311050956
- 17. THIS LOT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR SINCE IT IS A SUBDIVISION THAT HAS BEEN GRANTED PRELIMINARY PLAN APPROVAL TO THE EFFECTIVE DATE OF THE 1993 EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 18. THIS PARCEL IS NOT SUBJECT TO STORMWATER MANAGEMENT SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
- 19. THIS LOT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU). PER SECTION 13.402C(e), THE REQUIREMENT SHALL BE MET VIA FEE-IN-LIEU PAYMENT THAT IS TO BE CALCULATED AND PAID AT TIME OF BUILDING PERMIT ISSUANCE.
- 20. 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.
- 21. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK
- 22. 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:
- A) WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE).
- B) 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) I DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER
- F) STRUCTURE CLEARANCES MINIMUM 12 FEET G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- 23. FOR APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES SEE SITE ANALYSIS DATA CHART ON THIS SHEET.
- 24. IN ACCORDANCE WITH SECTION 128.0 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 FFFT, 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.
- 25. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 26. SEWER HOUSE CONNECTION (SHC) INVERT SHOWN IS LOCATED AT THE RIGHT-OF-WAY LINE.
- 27. IN ACCORDANCE WITH COUNCIL BILL 76-2018, EFFECTIVE JAN 11. 2019 AND PER SECTION 3.105(C) OF THE COUNTY CODE ALL NEW RESIDENTIAL CONSTRUCTION THAT HAS A GARAGE, CARPORT, OR DRIVEWAY SHALL FEATURE A DEDICATED ELECTRIC LINE OF SUFFICIENT VOLTAGE SO THAT AN ELECTRIC VEHICLE CHARGING STATION MAY BE ADDED IN THE FUTURE. THIS DEDICATED LINE SHALL BE PROVIDED FOR EACH UNIT.
- 28. FOR DRIVEWAY ENTRANCE DETAIL REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06. A 12" HDPEP DRIVEWAY CULVERT IS BEING PROVIDED.
- 29. THIS LOT IS EXEMPT FROM COMPLYING WITH COMPLETE STREETS PER SECTIONS 1.2.F.2., AN ABSENCE OF CURRENT AND FUTURE NEED AND IS NOT RECOMMENDED IN ANY PLANNING DOCUMENTS; AND PER SECTION 1.2.F.4, COST OF ACCOMMODATION OR DEGREE OF IMPACT IS GROSSLY DISPROPORTIONATE TO THE NEED OR PROBABLE USE.
- 30. WATER AND SEWER HOUSE CONNECTION HOOKUP WILL BE APPLIED FOR AS A NEW WATER AND SEWER SERVICE (N.W.S.S.) AGREEMENT.
- 31. A PRE-SUBMISSION COMMUNITY INPUT MEETING IS NOT REQUIRED SINCE THIS IS NOT THE INITIAL PLAN SUBMISSION AS DEFINED IN SECTION 16.108 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 32. THE LIMIT OF FEMA FLOODPLAIN SHOWN IS BASED ON FEMA MAP #24027C0160D. THE FEMA FLOOD IS IN ZONE AE. THE
- 33. WP-23-105, AN ALTERNATIVE COMPLIANCE TO SECTION 16.116(a)(2)(iii) TO ALLOW FOR THE DISTURBANCE OF A USE IV-P STREAM BANK BUFFER IN ORDER TO CONSTRUCT A SINGLE-FAMILY DETACHED DWELLING UNIT AND DRIVEWAY WAS APPROVED ON AUGUST 30, 2023 SUBJECT TO THE FOLLOWING CONDITIONS:

AREA OF THE LOT OUTSIDE THE FLOOD LIMIT IS ZONE X WHICH IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- 1. DISTURBANCE TO THE STREAM BANK BUFFER MUST ONLY BE THE MINIMUM NECESSARY TO CONSTRUCT THE SINGLE-FAMILY DETACHED HOUSE, DRIVEWAY, UTILITIES AND GRADING AS SHOWN ON THIS SDP-23-041.
- 2. THE RIPARIAN BUFFER ENHANCEMENT AREA, AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT, SHALL BE SHOWN ON THE SITE DEVELOPMENT PLAN, SDP-23-041. FINANCIAL SURETY FOR THE REQUIRED PLANTINGS SHALL BE POSTED WITH THE GRADING PERMIT IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING UNIT PRICES FOR LANDSCAPING SURETY AND WILL REQUIRE A LANDSCAPE INSPECTION FEE TO BE PAID WITH THE SDP. THE OWNER, TENANT, AND THEIR RESPECTIVE AGENTS, IF ANY, SHALL JOINTLY AND SEVERALLY BE RESPONSIBLE FOR THE MAINTENANCE OF THE REQUIRED RIPARIAN BUFFER ENHANCEMENT AREA. ALL REQUIRED PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND, WHENEVER NECESSARY, REPLACED WITH COMPARABLE NEW PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH THIS
- 3. NO GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES IS PERMITTED WITHIN THE 100-FOOT STREAM BANK BUFFER, WETLAND OR 25-FOOT WETLAND BUFFER, OR 100-YEAR FLOODPLAIN, EXCEPT FOR THE SPECIFIC AREA APPROVED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST AND AS SHOWN ON THE SITE DEVELOPMENT PLAN, SDP-23-041.
- 4. THE APPLICANT SHALL COMPLY WITH ALL BUILDING AND GRADING PERMIT REQUIREMENTS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
- 34. FINANCIAL SURETY IN THE AMOUNT OF \$3,600.00 FOR THE 12 SHADE TREES BEING PROVIDED IN ACCORDANCE WITH THE APPROVAL OF WP-23-105 SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER SDP-23-041.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 11/9/2023 (Hal) Edmondson CHIEF, DEVELOPMENT ENGINEERING DIVISION 11/9/2023 CHIEF, DIVISION OF LAND DEVELOPMENT 11/9/2023 lynda Eisenberg DIRECTOR

RESIDENTIAL SITE DEVELOPMENT PLAN MONTGOMERY KNOLLS LOT 103

BROOKVIEW ESTATES

LOT 9

PLAT #4909

ZONED: R-20

UTILITY EASEMENT

PLAT #4909

0.45 \AC±

HIGHLAND

ELEV. B

FF = 426.58

BF=417.58

PORCH 25

MCE = 417.34

2-CAR

₹7.0 EX. 8" WATER #12-W

INVERT OF EXISTING SEWER

TO ENSURE M.C.E CAN BE

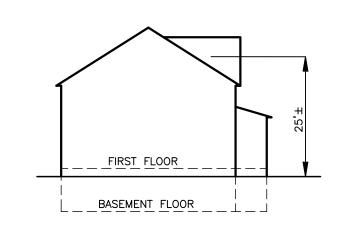
MONTGOMERY

KNOLLS

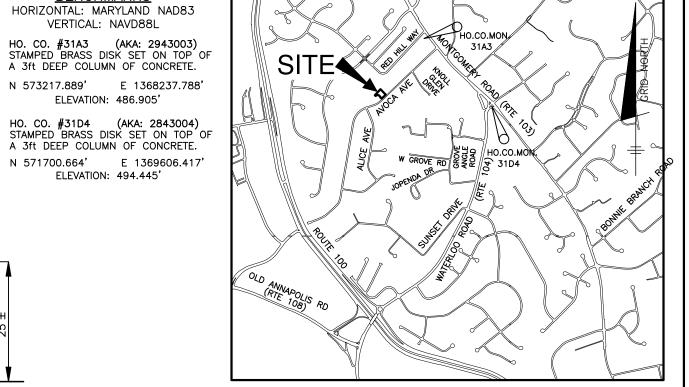
LOT 102

ZONED: R-20

x--- x--- x---



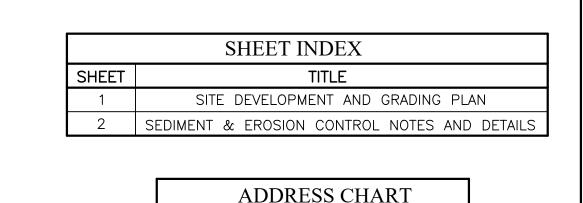
BENCHMARKS



ADC MAP: 4936

GRID: B3

SCALE: 1" = 2000



STREET ADDRESS

4874 AVOCA AVENUE

FF=9.03'

BF=0.00'

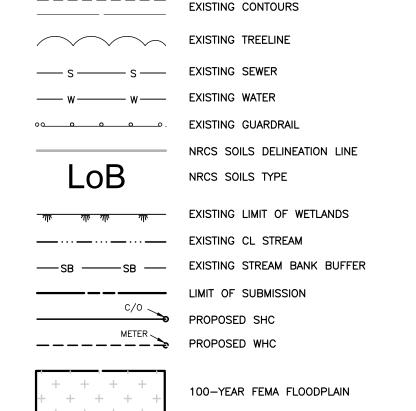
14.33' W/BRICK

GARAGE

20.00'

LEGEND OF SYMBOLS

WZO>



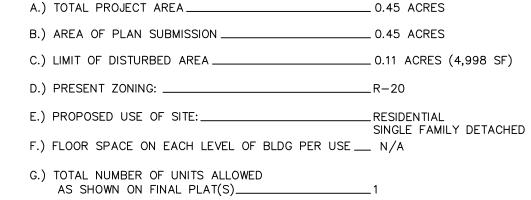
INDICATES WALK-OUT

BUFFER ENHANCEMENT AREA

BASEMENT LOCATION

Lot 103

SITE ANALYSIS DATA CHART



I.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE __ J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA _____ 1 SFD \times 2.5 = 2.5 SPACES K.) NUMBER OF PARKING SPACES PROVIDED ONSITE

DRIVEWAY) L.) OPEN SPACE ON-SITE _____ M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED____ N/A AREA OF RECREATIONAL OPEN SPACE PROVIDED____ N/A

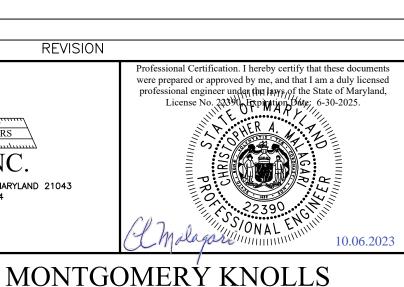
N.) BUILDING COVERAGE OF SITE ___ PERCENTAGE OF GROSS AREA_ (MAXIMUM ALLOWED 60%) _CAPITAL PROJECT D-1078 S.E. O.) APPLICABLE DPZ FILE REFERENCES: _

H.) TOTAL NUMBER OF UNITS PROPOSED ___

(INCLUDES HANDICAPPED SPACES)_

REVISION NO. DATE BENCHMARK ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

ENGINEERING, INC 3300 NORTH RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM



PLAT #7605

— 4 (2 IN GARAGE AND 2 IN

OWNER: OBERHOLZER DOUGLAS W. OBERHOLZER MELANIE J 10308 WETHERBURN RD. WOODSTOCK, MD 21163

BUILDER: CORNERSTONE HOMES LLC 9693 GERWIG LANE, SUITE L COLUMBIA, MARYLAND 21046 410-792-2565

(Previously Recorded as Plat No. 7605)

SCALE:

AS SHOWN

TAX MAP: 0031 GRID: 0007 PARCEL: 0273 ZONED: R-20 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

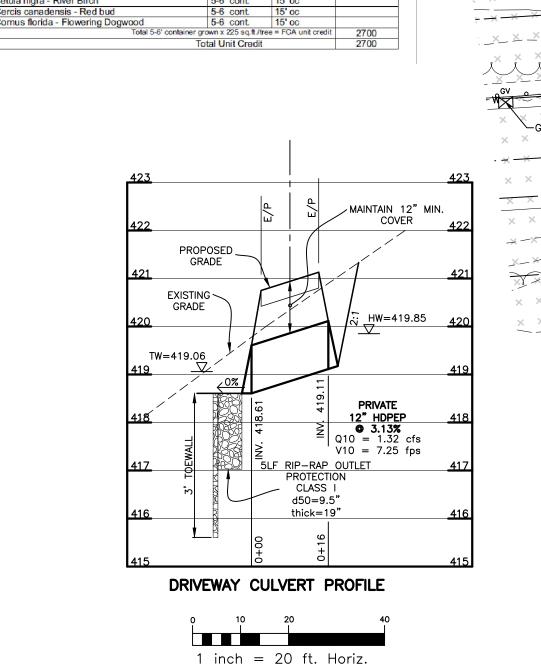
SECTION 1

LOT 103

#4874 Avoca Ave

SITE DEVELOPMENT AND GRADING PLAN

DATE: OCTOBER 5, 2023 | BEI PROJECT NO. 3159 SHEET 1 of 2



1 inch = 2 ft. Vert.

PLANTING KEY

RIVER BIRCH

FLOWERING DOGWOOD

PLANTING SCHEDULE

Buffer Enhancement Area - 2,700 sq.ft. credit provided

Acer rubrum - Red maple

Cercis canadensis - Red bud

Betula nigra - River Birch

REDBUD

BROOKVIEW ESTATES

OPEN SPACE

PARCEL A

PLAT #4909

MONTGOMERY KNOLLS

DEDICATED TO HOWARD

COUNTY, MARYLAND

PLAT #7605 ZONED: R-20

LIMIT OF FEMA FLOOD

MAP#24027C0160D

EFF. 11/6/2013 -

ZONED: R-2C

1 inch = 20 ft.STONE TRENCH <u>DETAIL</u> NOT TO SCALE

EX. NEIGHBORHOOD YIELD STREET

PERMIT INFORMATION CHART SUBDIVISION NAME: SECTION/AREA: LOT/PARCEL # MONTGOMERY KNOLLS 103 ZONE TAX MAP NO ELECTION 07 R-20 31 2nd ESIGN: DBT | CHECK: CAM

MODERATE INCOME HOUSING UNIT (MIHU)

APPLICATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed

Total Number of MIHU's Required Number of MIHU's Provided Onsite

(Exempt from APFO allocations)

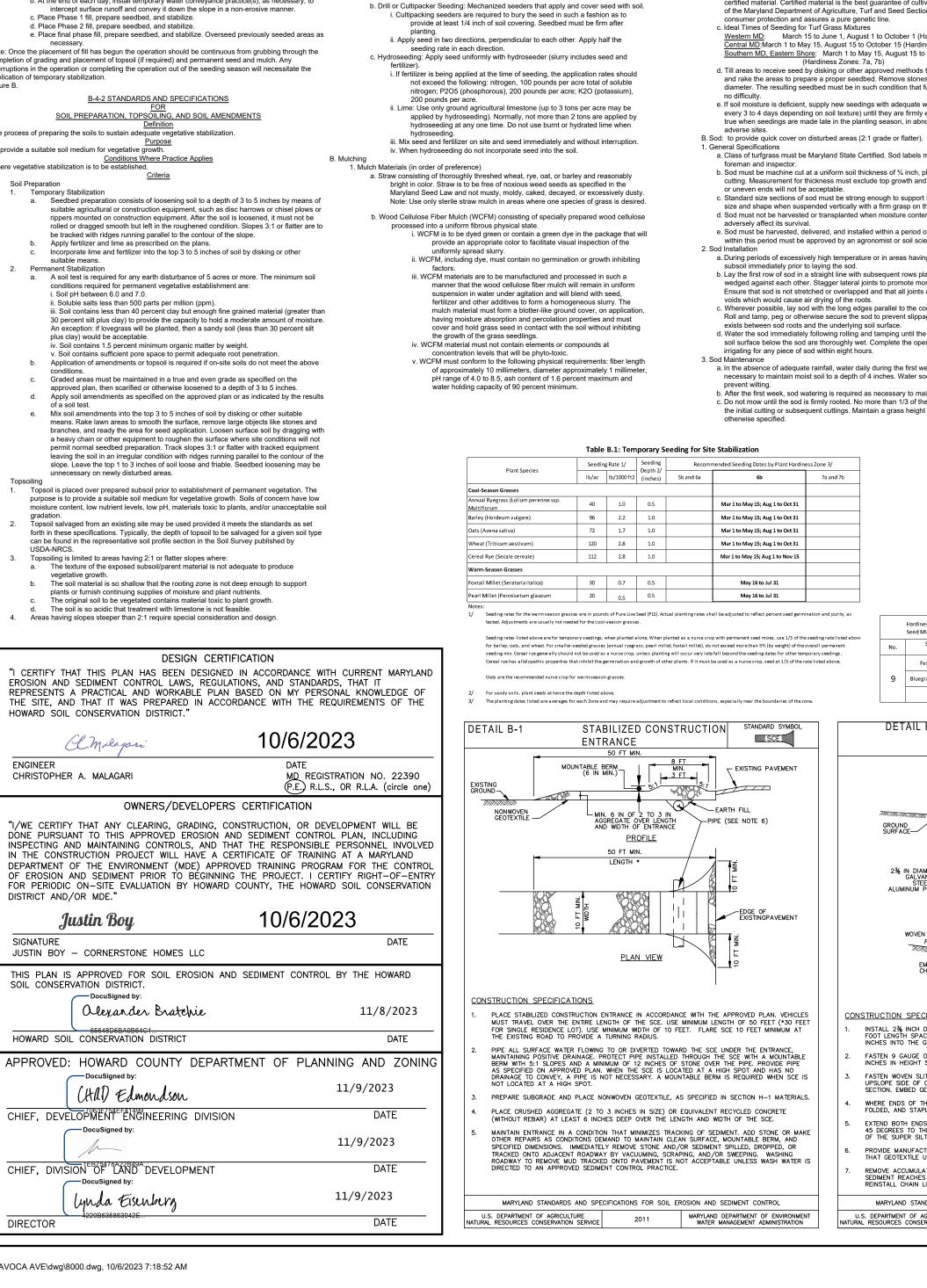
Number of APFO Allocations Required

(Remaining Lots/Units)

MIHU Fee-in-Lieu

(Indicate Lot/Unit numbers)

5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria B-4 STANDARDS AND SPECIFICATIONS 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 VEGETATIVE STABILIZATION approved by the appropriate approval authority. Topsoil must not be a mixture of Using vegetation as cover to protect exposed soil from erosion. b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack To promote the establishment of vegetation on exposed so <u>Conditions Where Practice Applies</u> On all disturbed areas not stabilized by other methods. This specification is divided into sections on grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified. scientist and approved by the appropriate approval authority, may be used in lieu of stabilization; soil preparation, soil amendments and topsoiling; seeding and mulching; temporary and permanent stabilization Erosion and sediment control practices must be maintained when applying topsoil. Effects on Water Quality and Quantity to promote the establishment of vegetation on exposed soil. When soil is Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum Stabilization practices are used to promote the estab thickness of 4 inches. Spreading is to be performed in such a manner that sodding or tabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be reducing sediment loads and runoff to downstream areas. rrected in order to prevent the formation of depressions or water pockets. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and when the subsoil is excessively wet or in a condition that may otherwise be detrimental unoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation ndments (Fertilizer and Lime Specifications) Soil tests must be performed to determine the exact ratios and application rates for both lime increase organic matter content and improve the water holding capacity of the soil and subsequent plant and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by eceiving waters. Plants will also help protect groundwater supplies by assimilating those substances appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled within the root zone. Sediment control practices must remain in place during grading, seedbed preparation, seeding, mulching, and vegetative establishment. according to the applicable laws and must bear the name, trade name or trademark and Adequate Vegetative Establishment varranty of the producer. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except Inspect seeded areas for vegetative establishment and make necessary repairs, replacements, and eseedings within the when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus planting season. magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will . Adequate vegetative stabilization requires 95 percent groundcover. ass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve. 2. If an area has less than 40 percent groundcover, restabilize following the original recommendations Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of for lime, fertilizer, seedbed preparation, and seeding. soil by disking or other suitable means. s. If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the rates Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone originally specified at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of 4. Maintenance fertilizer rates for permanent seeding are shown in Table B.6. B-4-1 STANDARDS AND SPECIFICATIONS B-4-3 STANDARDS AND SPECIFICATIONS INCREMENTAL STABILIZATION SEEDING AND MULCHING stablishment of vegetative cover on cut and fill slopes. <u>Definition</u> The application of seed and mulch to establish vegetative cover. o provide timely vegetative cover on cut and fill slopes as work progresse Purpose To protect disturbed soils from erosion during and at the end of construction. onditions Where Practice Applies Conditions Where Practice Applies Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles To the surface of all perimeter controls, slopes, and any disturbed area not under active grading Incremental Stabilization - Cut Slopes 1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seedbed A. Seeding and apply seed and mulch on all cut slopes as the work progresses. a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be 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 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 around the excavation. b. Perform Phase 1 excavation, prepare seedbed, and stabilize. any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be c. Perform Phase 2 excavation, prepare seedbed, and stabilize. Overseed Phase 1 areas as b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is d. Perform final phase excavation, prepare seedbed, and stabilize. Overseed previously 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 seeded areas as necessary. ote: Once excavation has begun the operation should be continuous from grubbing through the not be used later than the date indicated on the container. Add fresh inoculants as empletion of grading and placement of topsoil (if required) and permanent seed and mulch. Any erruptions in the operation or completing the operation out of the seeding season will necessitate directed on the package. Use four times the recommended rate when hydroseeding. e application of temporary stabilization above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less d. Sod or seed must not be placed on soil which has been treated with soil sterilants or 1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all slopes as the work progresses. 2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading chemicals used for weed control until sufficient time has elapsed (14 days min.) to operation ceases as prescribed in the plans. 3. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept 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 surface runoff and convey it down the slope in a non-erosive manner. 4. Construction sequence example (Refer to Figure B.2): 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 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 in each direction. Roll the seeded area with a weighted roller to provide good 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. e. Place final phase fill, prepare seedbed, and stabilize. Overseed previously seeded areas as lote: Once the placement of fill has begun the operation should be continuous from grubbing through the ompletion of grading and placement of topsoil (if required) and permanent seed and mulch. An terruptions in the operation or completing the operation out of the seeding season will necessitate the pplication of temporary stabilization. B-4-2 STANDARDS AND SPECIFICATIONS SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS <u>Definition</u> The process of preparing the soils to sustain adequate vegetative stabilization purpose provide a suitable soil medium for vegetative growth. Conditions Where Practice Applies Where vegetative stabilization is to be established. Criteria Soil Preparation 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 olled 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. Apply fertilizer and lime as prescribed on the plans. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil 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 moist An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable. v. Soil contains 1.5 percent minimum organic matter by weight. v. Soil contains sufficient pore space to permit adequate root penetration Application of amendments or topsoil is required if on-site soils do not meet the above c. Graded areas must be maintained in a true and even grade as specified on the Apply soil amendments as specified on the approved plan or as indicated by the results e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not ermit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low noisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable so 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 Topsoiling is limited to areas having 2:1 or flatter slopes where: The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth. 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. The original soil to be vegetated contains material toxic to plant growth The soil is so acidic that treatment with limestone is not feasible Areas having slopes steeper than 2:1 require special consideration and design DESIGN CERTIFICATION I CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLANI EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE O THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT." 10/6/2023 (Imalagari MD REGISTRATION NO. 22390 CHRISTOPHER A. MALAGARI (P.E.) R.L.S., OR R.L.A. (circle one) OWNERS/DEVELOPERS CERTIFICATION "I/WE 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 CONTRO



a. Apply mulch to all seeded areas immediately after seeding. b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the 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 application rate to 2.5 tons per acre. c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard: i A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water. iii. Synthetic binders such as Acrylic DLR (Agro-Tack). DCA-70. Petroset. Terra Tax II. Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at ne edges where wind catches mulch, such as in valleys and on crests of banks Use of asphalt binders is strictly prohibited. iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long. B-4-5 STANDARDS AND SPECIFICATIONS PERMANENT STABILIZATION 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 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 Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan. Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guild, 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 ½ pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary Turfgrass Mixtures which will receive a medium to high level of maintenance. The summary is to be placed on the plan. Kentucky Bluegrass: Full sun Mixture: For use in areas that receive intensive management. culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must mixture by weight. ii. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid Note: It is very important to keep inoculant as cool as possible until used. Temperatures 10 to 35 percent of the total mixture by weight.

1½ inches in diameter

<u>Criteria</u>

a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary 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 nimum of three Kentucky Bluegrass Cultivars with each ranging from 10 to 35 percent of the total 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 iii. Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes; Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended. iv.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 Ke Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate 1½ to 3 pounds per 1000 square feet.

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 c. Ideal Times of Seeding for Turf Grass Mixtures

March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a) entral MD:March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)

d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches. level diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose e. If soil moisture is deficient, supply new seedings with adequate water for plant growth (1/2 to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is not especially true when seedings are made late in the planting season, in abnormally dry or hot seasons, or on

a. Class of turfgrass must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector. b. Sod must be machine cut at a uniform soil thickness of \(\frac{3}{4} \) inch. plus or minus \(\frac{7}{4} \) inch. at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be acceptable. c. Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section d. Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may e. Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agronomist or soil scientist prior to its installation.

a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod. b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.

c. Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints. xists between sod roots and the underlying soil surface d. Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours.

a. In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to b. After the first week, sod watering is required as necessary to maintain adequate moisture content c. Do not mow until the sod is firmly rooted. No more than 1/3 of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless

WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.

PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL

2011

SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

B-4-4 STANDARDS AND SPECIFICATIONS Detail - SMARTfence® 42 TEMPORARY STABLIZATION To stabilize disturbed soils with vegetation for up to 6 months Purpose
To use fast growing vegetation that provides cover on disturbed soils. <u>Conditions Where Practice Applies</u>
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. <u>Criteria</u>
Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant

Hardiness Zone (from Figure B.3) and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season.

H-5 STANDARDS AND SPECIFICATIONS 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 health and traffic hazards.

Conditions Where Practice Applies

Areas subject to dust blowing and movement where on and off-site damage is likely without treatment. Specifications

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.

Vegetative Cover: See Section B-4-4 Temporary Stabilization. Till to roughen surface and bring clods to the surface. Begin plowing on windward <u>Tillage</u>: 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-toothed harrows, and similar plows are examples of equipment that may produce the desired effect. Irrigation: Sprinkle site with water until the surface is moist. Repeat as needed. The site must e irrigated to the point that runoff occurs. Barriers: Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar naterial can be used to control air currents and soil blowing. <u>Chemical Treatment</u>: Use of chemical treatment requires approval by the appropriate plan review authority.

HYDROLOGIC

K greater than 0.35 and with a slope greater than 5%.

70.00

GROUP

SYMBOL HYDRIC

2.5" diameter galvanized or aluminum post at 10 ft. spacing Figure 1 - Elevation

CONSTRUCTION SPECIFICATIONS Step 1: Excavate trench a maximum of 6 inches wide and 8 inches deep. The trench shall be hand-Drive <u>studded metal T-posts with anchor plates</u> having a minimum weight of 1:33 lb. per ft. and a minimum 72-inch length. Drive post into ground a minimum of **3 ft. depth.** T-Post spacing will be 10 ft. naximum. In addition, drive 2.5" diameter galvanized or aluminum poles set at 10' maximum spacing Poles should be installed a minimum 36" below the ground surface and extend a minimum of 33 Step 2: Layout SMARTfence® 42 along proposed fence line next to anchor trench. Locate one end of the SMARTfence® 42 and position near the initial post. Position SMARTfence® 42 vertically along the initial

Step 3: For the initial 2.57-diameter pole, place the end of SMARTfence® 42 along the pole height an rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with minimum 10-inch long nylon ties. Step 4: For fastening SMARTfence® 42 to metal T-posts and 2.5" poles, use the following method: Minimum 10-inch nylon heavy-duty, UV-stabilized cable ties (zip-ties) with minimum 120-pound tensile strength. Puncture two 0.25-inch openings, spaced at a width apart that is roughly equivalent to the post width/pole diameter, and secure the fence to the post/pole. Tighten ties against the

Sten 5. Drive the initial post/pole with the attached fence into the ground to 3-ft. depth. Step 6: Drive the all remaining interior posts and poles of the fence system into the ground at least 3 ft, with the exception of the last pole along the fence length. Step 7: Move to the next post/pole location while pulling SMARTfence® 42 tightly. Position the Fasten fence to post/pole at all four (4) orange-colored band locations a Step 8: After the interior posts have been fastened to the SMARTfence 42, secure the fence to the final 5" diameter pole by pulling the final section of fencing taut, then rotating the post 360 degrees, locations with the nylon ties per Step 4. Drive the final post into the ground to 3-ft. depth. Step 9: Place the bottom 8 inches of fabric into the trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Sill Fence Installation). Do not damage the fabric during

SMARTfence42 MAY BE USED IN LIEU OF SUPER SILT FENCE AT THE DESCRETION OF THE CONTRACTOR

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

LEGORE-MONTALDO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES

HSCD Newsletter dated April, 2013 defines erodible soils as those soils with a slope greater than 15 percent or those with a soil erodibility factor

HATBORO-CODORUS, 0 TO 3 PERCENT SLOPES

BROOKVIEW ESTATES

OPEN SPACE

PARCEL A

PLAT #4909

ZONED: R-20

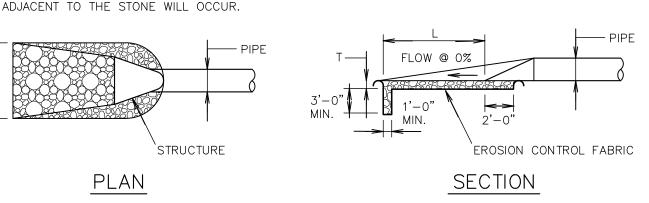
CONSTRUCTION SPECIFICATIONS 1. THE SUBGRADE FOR THE FILTER, RIP-RAP, OR GABION SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES. ANY FILL REQUIRED IN THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.

2. THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIP-RAP OR FILTER.

3. GEOTEXTILE CLASS C28 OR BETTER SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE PREPARED BY PLACING ANOTHER PIECE OF GEOTEXTILE FABRIC OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE FABRIC. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TWO PIECES OF GEOTEXTILE

FABRIC SHALL BE A MINIMUM OF ONE FOOT. 4. STONE FOR THE RIP-RAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT. THEY SHALL BE CONSTRUCTED TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. THE STONE FOR HE RIP-RAP OR GABION OUTLETS SHALL BE DELIVERED AND PLACED IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. RIP—RAP SHALL BE PLACED IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE FABRIC. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO

5. THE STONE SHALL BE PLACED SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN THE FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR



OUTLET PROTECTION DETAIL

NOT TO SCALE

PREVENT DAMAGE TO THE PERMANENT WORKS.

ERODIBLE

YES

YES

NO STOCKPILING

ALLOWED ON LOT

STABILIZED

CONSTRUCTION

ENTRANCE

1 inch = 20 ft.

-55F----SF

k-VALUE

BROOKVIEW ESTATES

LOT 9

PLAT #4909

ZONED: R-20

UTILITY EASEMENT

PLAT #4909

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

HOWARD SOIL CONSERVATION DISTRICT (HSCD)
STANDARD SEDIMENT CONTROL NOTES

1. A pre—construction meeting must occur with the Howard County Department of Public

protected areas are marked clearly in the field. A minimum of 48 hours notice to CID must

b. Upon completion of the installation of perimeter erosion and sediment controls, but

c. Prior to the start of another phase of construction or opening of another grading

2. All vegetative and structural practices are to be installed according to the provisions of

3. Following initial soil disturbance or re—disturbance, permanent or temporary stabilization is

required within three (3) calendar days as to the surface of all perimeter controls, 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

4. All disturbed areas must be stabilized within the time period specified above in accordance

(Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only

with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT

 $\underline{\text{CONTROL}}$ for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding

be applied between the fall and spring seeding dates if the ground is frozen. Incremental

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

5. All sediment control structures are to remain in place, and are to be maintained in

0.45__ Acres

0.06

0.05

223 *

223 * ,

Acres

_ Acres

Acres

Cu Yds

_ Cu Yds

SITE WITH AN ACTIVE GRADING PERMIT

*CUT/FILL NUMBERS

FOR SEDIMENT

TO VERIFY.

ARE ROUGH ESTIMAT

CONTROL PURPOSES

ONLY. CONTRACTOR

operative condition until permission for their removal has been obtained from the CID.

(4,998 sf) 0.11

Works, Construction Inspection Division (CID), 410-3133-1855 after the future LOD and

before proceeding with any other earth disturbance or grading,

d. Prior to the removal or modification of sediment control practices.

this plan and are to be in conformance with the <u>2011 MARYLAND STANDARDS AND</u>

SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

be given at the following stages:

those areas under active grading.

matting (Sec. B-4-6).

Total Area of Site:

Area to be roofed or paved:

Area to be vegetatively stabilized:

Off-site waste/borrow area location:

Area Disturbed:

Total fill:

a. Prior to the start of earth disturbance.

• Inspection type (routine, pre-storm event, during rain event) • Name and title of inspector • Weather information (current conditions as well as time and an=mount of last recorded

• 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 Monitoring/sampling

• Maintenance and/or corrective action performed • Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE). 9. Trenches for the construction of utilities is limited to three pipe lengths or that which car 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 washout structure.

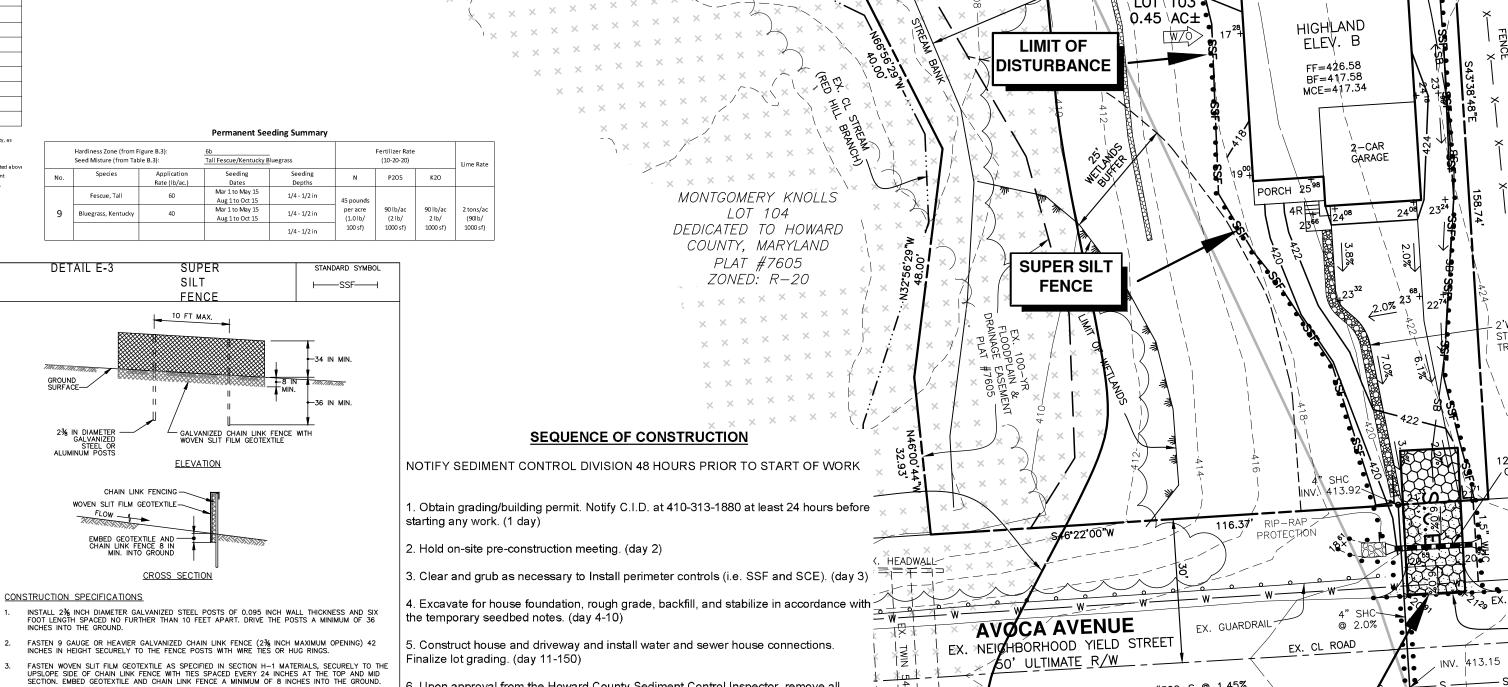
13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade. 14. All silt fence and super silt fence shall be placed on—the—contour, and be imbricated a

25' minimum intervals, with lower ends curled uphill by 2' in elevation. 15. Stream channels must not be disturbed during the following restricted time periods

Use I and IP March 1 - June 15

• Use III and IIIP October 1 - April 30 • Use IV March 1 − May 31

16. A copy of this plan, the <u>2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL</u>, and associated permits shall be on—site and available when



6. Upon approval from the Howard County Sediment Control Inspector, remove all

sediment control devices and stabilize any remaining disturbed areas in accordance

Note: Following initial soil disturbance or any re-disturbances, permanent or temporary

A. 3 calendar days for all perimeter sediment control structures, dikes, swales and

During grading and after each rainfall, contractor will inspect and provide necessary

with the permanent seedbed notes. (day 151-155)

B. 7 calendar days for all other disturbed areas.

maintenance to the sediment control measures of this plan.

stabilization shall be completed within

all slopes greater than 3:1.

NO. DATE BENCHMARK ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC 3300 NORTH RIDGE ROAD ▲ SUITE 140 ▲ ELLICOTT CITY, MARYLAND 21043 2" HDPEP (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM OWNER: 3" WATER #12-W OBERHOLZER DOUGLAS W OBERHOLZER MELANIE 10308 WETHERBURN RD. WOODSTOCK, MD 21163 CORNERSTONE HOMES LLO 9693 GERWIG LANE, SUITE I COLUMBIA, MARYLAND 21046 410-792-2565

ESIGN: DBT | CHECK: CAM

SCALE:

MONTGOMERY

KNOLLS

LOT 102

PLAT #7605

ZONED: R-20

REVISION 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. 23390 Expiration Date: 6-30-2025. YONAL MONTGOMERY KNOLLS SECTION 1

LOT 103 (Previously Recorded as Plat No. 7605) #4874 Avoca Ave TAX MAP: 0031 GRID: 0007 PARCEL: 0273 ZONED: R-20

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND SEDIMENT AND EROSION CONTROL **PLAN**

DATE: OCTOBER 5, 2023 | BEI PROJECT NO. 3159

AS SHOWN

SHEET 2 of 2 SDP-23-041