

SITE ANALYSIS DATA CHART

Table with 2 columns: Item (A-M), Value. Includes total area, area of plan submission, area of wetlands and buffers, etc.

WHC NOTE: A 1.5" WHC AND 1" VALVE ARE TO BE INSTALLED OFF OF THE EXISTING 12" WATER MAIN (CONT. 9-W) LOCATED

PARKING TABULATION

Table with 2 columns: Description (TOTAL NUMBER OF DWELLING UNITS PROPOSED, OFF-STREET PARKING SPACES REQUIRED, etc.), Value.

GENERAL NOTES

- 1. 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 START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
3. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
4. THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.

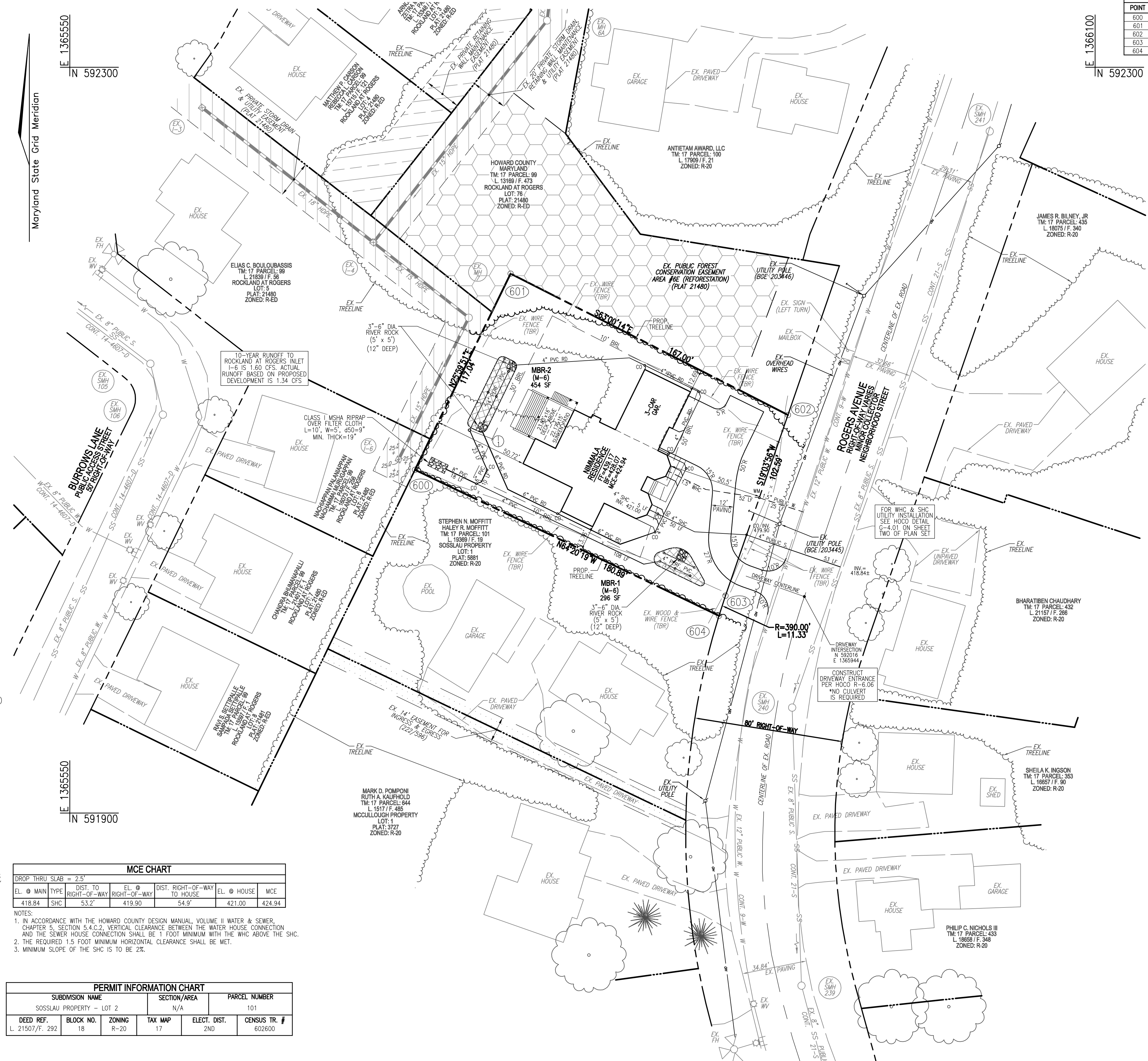
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division: [Signature] 5/9/2024
Chief, Division of Land Development: [Signature] 5/13/2024
Director: [Signature]

MCE CHART table with columns: DROP THRU SLAB = 2.5', DIST. TO, EL. @, DIST. RIGHT-OF-WAY, EL. @ HOUSE, MCE. Includes rows for EL. @ MAIN, EL. @ RIGHT-OF-WAY, EL. @ HOUSE.

PERMIT INFORMATION CHART table with columns: SUBDIVISION NAME, SECTION/AREA, PARCEL NUMBER, DEED REF., BLOCK NO., ZONING, TAX MAP, ELECT. DIST., CENSUS TR. #.

STRUCTURE SCHEDULE table with columns: NO., TYPE, LOCATION, TOP EL., INV. IN, INV. OUT, COMMENTS. Includes row for 1-1 12" NYOPLAST DRAIN BASIN.

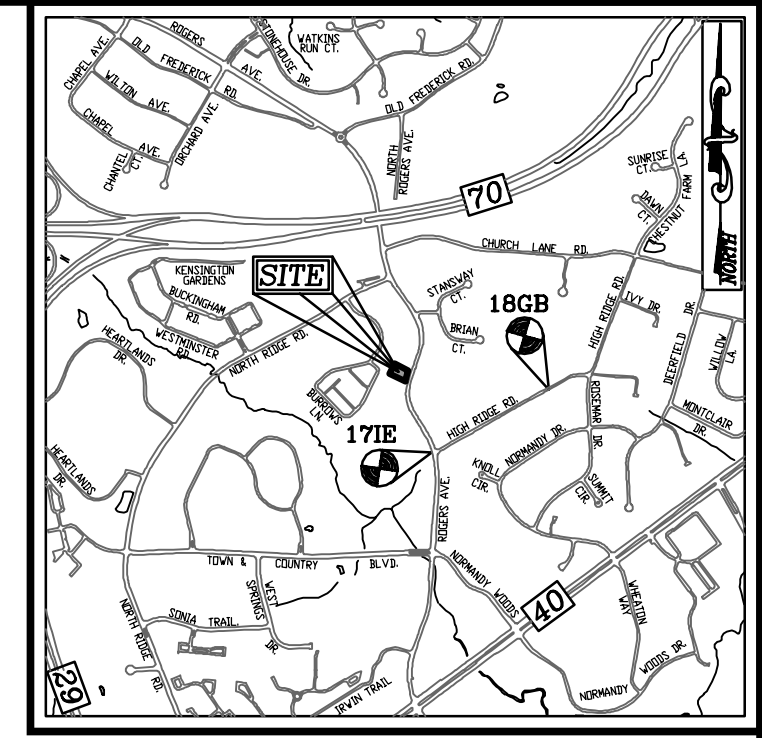
SITE DEVELOPMENT PLAN
SOSSLAU PROPERTY - LOT 2
2926 ROGERS AVENUE
ELLCOTT CITY, MD 21043



BENCHMARKS

HOWARD COUNTY BENCHMARK 171E (CONC. MON.)
N 591269.49 E 1366174.60 ELEV. 360.33
LOCATION: CORNER ROGERS AVE. AND HIGH RIDGE RD.
HOWARD COUNTY BENCHMARK 180B (CONC. MON.)
N 591921.31 E 1367395.98 ELEV. 439.30
LOCATION: BY #8311 HIGH RIDGE RD. BY CENTER FOR THE ARTS

COORDINATE LIST table with columns: POINT, NORTHING, EASTING. Lists points 600 through 604 with their respective coordinates.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP/GRID NO: 4816-A4

LEGEND:

- PROPERTY LINE
RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE
EXISTING EDGE OF PAVING
EXISTING TREELINE
PROPOSED TREELINE
EXISTING WOOD FENCE
EXISTING METAL FENCE
EXISTING UTILITY POLE
EXISTING OVERHEAD WIRES
PROPOSED MICRO-BIORETENTION FACILITY (M-6)
EXISTING 14' EASEMENT FOR INGRESS & EGRESS (222/596)
EXISTING PRIVATE STORM DRAIN & UTILITY EASEMENT (PLAT 21480)
EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT 21480)
EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT (PLAT 21480)

SWM PRACTICE CHART

Table with columns: ADDRESS, MICRO-BIORETENTION (NUMBER). Shows address 2926 ROGERS AVENUE and micro-bioretentation number 2.

SHEET INDEX

Table with columns: DESCRIPTION, SHEET NO. Lists sheets for SITE LAYOUT PLAN, SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN, etc.

OWNER/DEVELOPER

JAIPAL R. NIMMALA
TEJASWI NIMMALA
3379 SONIA TRAIL
ELLCOTT CITY, MD 21043
(443) 631-0072

Table with columns: NO., REVISION, DATE. Shows a list of revisions.

SITE DEVELOPMENT PLAN

SITE LAYOUT PLAN

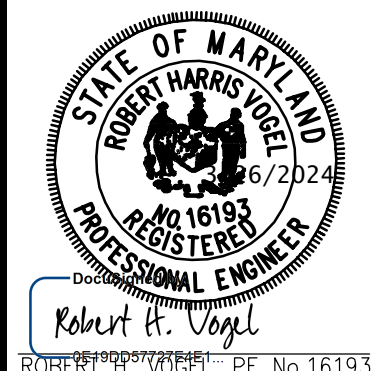
SOSSLAU PROPERTY - LOT 2
2926 ROGERS AVENUE
ELLCOTT CITY, MD 21043

PARCEL: 101 ZONED: R-20
TAX MAP: 17 GRID: 18 L 21507 / F. 292
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP

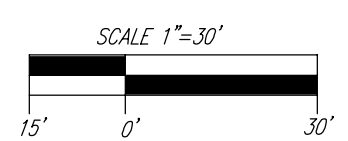
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

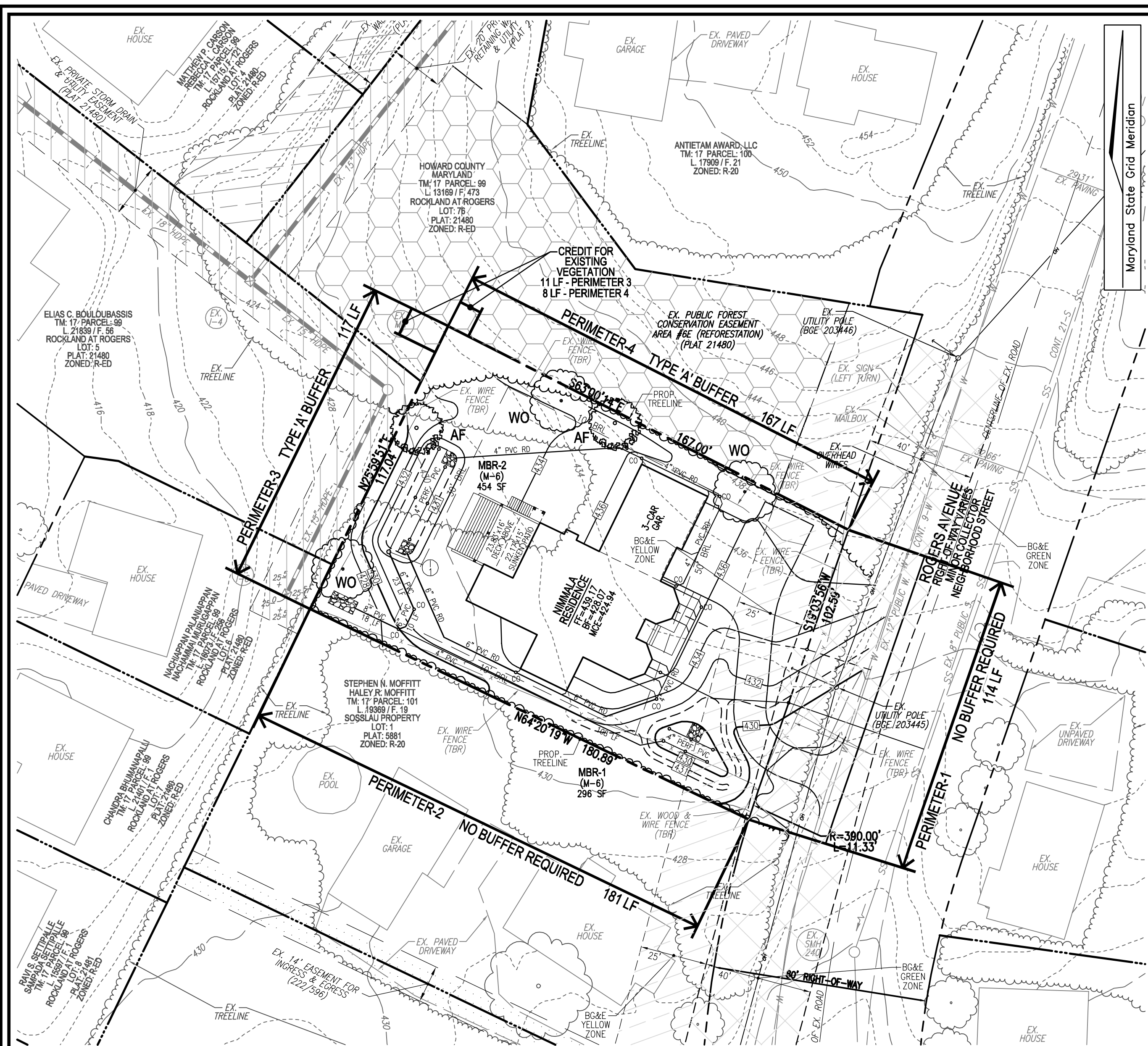


DESIGN BY: RHY
DRAWN BY: JMR
CHECKED BY: RHY
DATE: MARCH 2024
SCALE: AS SHOWN
W.O. NO.: 55050
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2024

SITE LAYOUT PLAN

SCALE: 1"=30'





LANDSCAPE PLAN
SCALE: 1" = 30'

GENERAL NOTES:

1. THE LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$1,500.00 FOR THE REQUIRED 5 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS PLAN.

LANDSCAPE SCHEDULE NOTE:

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

SCHEDULE A: PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO PERIMETER PROPERTIES AND ROADWAYS	2	3	4	TOTAL
PERIMETER/FRONTAGE DESIGNATION	N/A	N/A	N/A	N/A	N/A
LANDSCAPE TYPE	N/A	N/A	N/A	N/A	N/A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	114'	161'	117'	167'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	-	-	11'	8'	
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	-	-	NO	NO	
NUMBER OF PLANTS REQUIRED (IF REMAINING)	-	106'	159'	159'	
SHADE TREES	-	1:60	2	1:60	3
EVERGREEN TREES	-	-	-	-	5
SHRUBS	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	-	-	2	3	5
SHADE TREES	-	-	-	-	-
EVERGREEN TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-
SHRUBS (2:1 SUBSTITUTION)	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-	-	-	-

LANDSCAPING PLANT LIST				
SYMBOL	KEY	QUAN.	BOTANICAL NAME	SIZE
	WO	3	QUERCUS PHELLOS WILLOW OAK	2.5"-3" CAL.
	AF	2	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE	2.5"-3" CAL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Wald Edmondson 5/9/2024
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Linda Ewinberg 5/13/2024
CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR

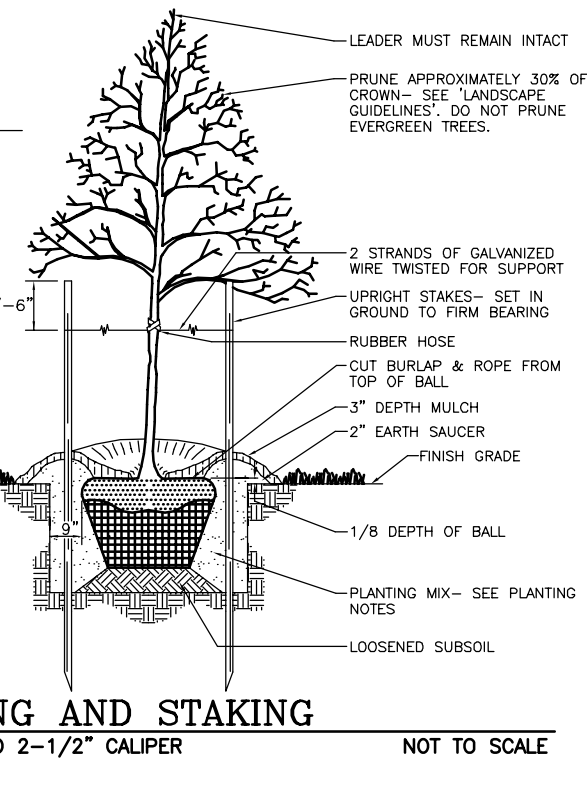
DEVELOPER'S/BUILDER'S CERTIFICATE

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

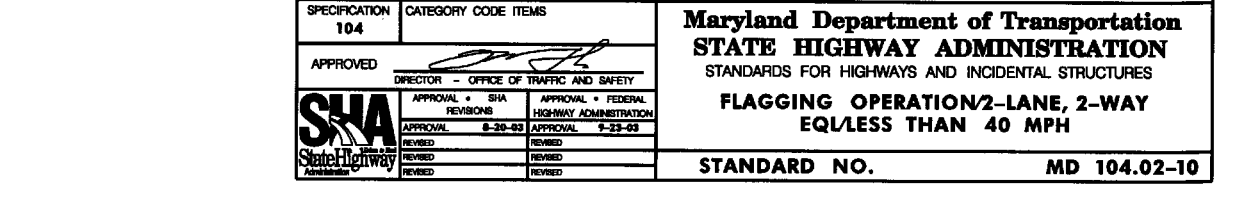
Japal Nimmala 3/25/2024
SIGNATURE OF DEVELOPER

LANDSCAPE NOTES

1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNITS, SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
2. 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 OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
3. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE 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 HOWARD COUNTY LANDSCAPE MANUAL.
4. PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THE FINAL PLAN.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

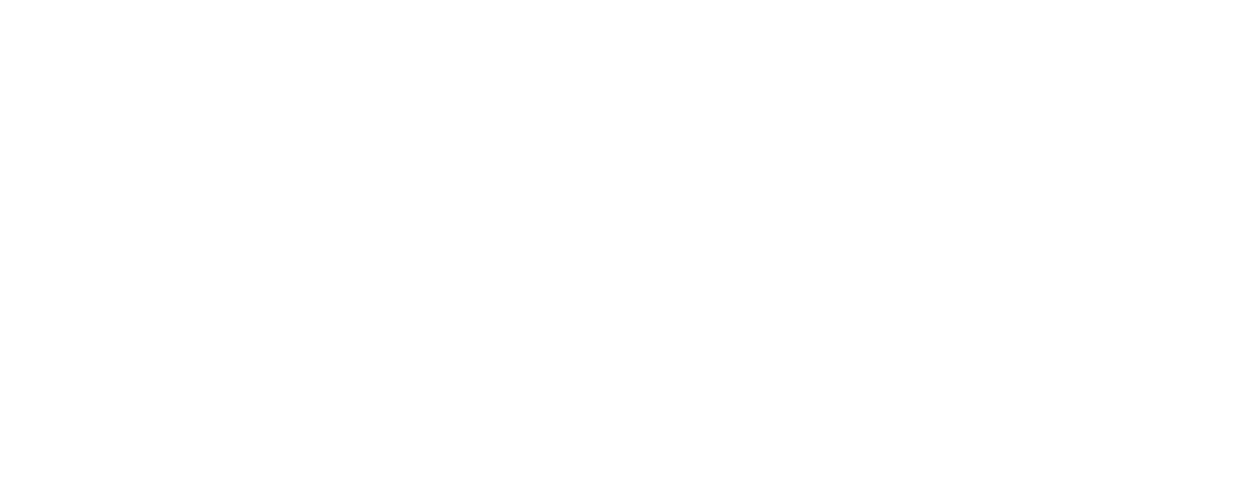
KEY:

- CHANNELLING DEVICES
- SIDE SUPPORT
- DIRECTION OF TRAFFIC
- WORK SITE
- FLAGGER
- ROAD SIGN

PROVISIONS: 1. THIS PLAN SHALL BE USED IN ACCORDANCE WITH THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. 2. THIS PLAN SHALL BE USED IN ACCORDANCE WITH THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. 3. THIS PLAN SHALL BE USED IN ACCORDANCE WITH THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.

APPROVED: *Shirley A. Smith* 5/13/2024
CHIEF, DIVISION OF PUBLIC WORKS

HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
STANDARD NO. MD 104.02-10

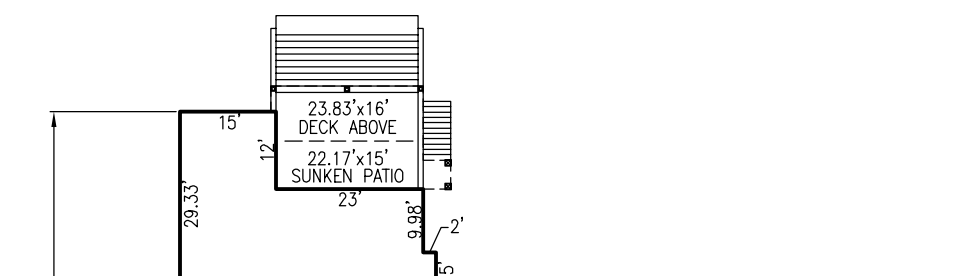


UTILITY TRENCH ROADWAY REPAVING

NOTES:

1. EXISTING FRENCH DRAINAGE SHALL BE REINSTALLED IN THE EXISTING POSITION BETWEEN THE EDGE OF THE TRENCH AND THE ROADWAY. THE SPACING SHALL BE AS SHOWN ON THE PLAN.
2. CLEAN AND WET EDGES OF CUT AND EXISTING CONCRETE BEFORE PLACING CONCRETE.
3. ADJACENT SUB-GRADE WITHIN SHALL BE 4" MINIMUM OF ACTUAL TRENCH WIDTH, WHICH DEER IS GREATER.
4. HOT MIX ASPHALT PAVEMENT PATCH THICKNESS SHALL BE EQUAL TO THE EXISTING PAVING SECTION OR AS APPROVED BY DPW. BASE (SMA) SHALL BE PLACED AND COMPACTED IN 6" MAXIMUM COMPACTED THICKNESS LAYERS.
5. CLEAN EXPOSED VERTICAL SURFACE OF ADJACENT PAVEMENT AND PLACE TACK COAT ON ALL VERTICAL SURFACES PRIOR TO PLACING SMA.
6. IF THE REMAINING EXISTING PAVEMENT IS LESS THAN 4" WIDE, THE REMAINING PAVEMENT SHALL BE REMOVED IN ITS ENTIRETY AND REPLACED.
7. CONCRETE REPLACEMENT SHALL BE 10" MINIMUM MIX NO. 6.
8. SAW CUT FULL DEPTH ALL JOINTS OF EXISTING CONCRETE, BITUMINOUS, AND BASE PAVEMENTS.
9. REPAIRMENT OF CONCRETE PAVEMENT SHALL BE ACCOMPANIED BY CURING.
10. TOTAL REPAIR WIDTH SHALL BE EQUAL TO THE LANE WIDTH IN ACCORDANCE WITH THE SPECIFICATIONS.

HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
UTILITY TRENCH ROADWAY REPAVING
DETAIL
G-4.01

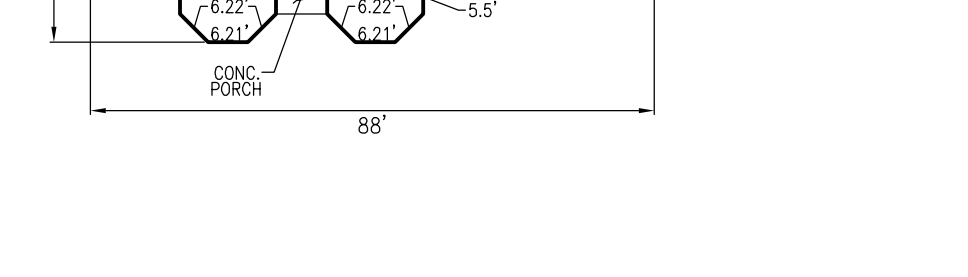


WATER METER
1" Outside Meter Setting

NOTES:

1. WATER METER SHALL BE COVERED BY A 12" DIA. METAL COVER WITH A 1/2" DIA. COPPER TUBING.
2. WATER METER SHALL BE COVERED BY A 12" DIA. METAL COVER WITH A 1/2" DIA. COPPER TUBING.
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HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
WATER METER
OUTSIDE METER SETTING
DETAIL
W-3.28



ROADS WITH CONCRETE PAVEMENT

NOTES:

1. EXISTING FRENCH DRAINAGE SHALL BE REINSTALLED IN THE EXISTING POSITION BETWEEN THE EDGE OF THE TRENCH AND THE ROADWAY. THE SPACING SHALL BE AS SHOWN ON THE PLAN.
2. CLEAN AND WET EDGES OF CUT AND EXISTING CONCRETE BEFORE PLACING CONCRETE.
3. ADJACENT SUB-GRADE WITHIN SHALL BE 4" MINIMUM OF ACTUAL TRENCH WIDTH, WHICH DEER IS GREATER.
4. HOT MIX ASPHALT PAVEMENT PATCH THICKNESS SHALL BE EQUAL TO THE EXISTING PAVING SECTION OR AS APPROVED BY DPW. BASE (SMA) SHALL BE PLACED AND COMPACTED IN 6" MAXIMUM COMPACTED THICKNESS LAYERS.
5. CLEAN EXPOSED VERTICAL SURFACE OF ADJACENT PAVEMENT AND PLACE TACK COAT ON ALL VERTICAL SURFACES PRIOR TO PLACING SMA.
6. IF THE REMAINING EXISTING PAVEMENT IS LESS THAN 4" WIDE, THE REMAINING PAVEMENT SHALL BE REMOVED IN ITS ENTIRETY AND REPLACED.
7. CONCRETE REPLACEMENT SHALL BE 10" MINIMUM MIX NO. 6.
8. SAW CUT FULL DEPTH ALL JOINTS OF EXISTING CONCRETE, BITUMINOUS, AND BASE PAVEMENTS.
9. REPAIRMENT OF CONCRETE PAVEMENT SHALL BE ACCOMPANIED BY CURING.
10. TOTAL REPAIR WIDTH SHALL BE EQUAL TO THE LANE WIDTH IN ACCORDANCE WITH THE SPECIFICATIONS.

HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
ROADWAY REPAVING
DETAIL
R-6.06

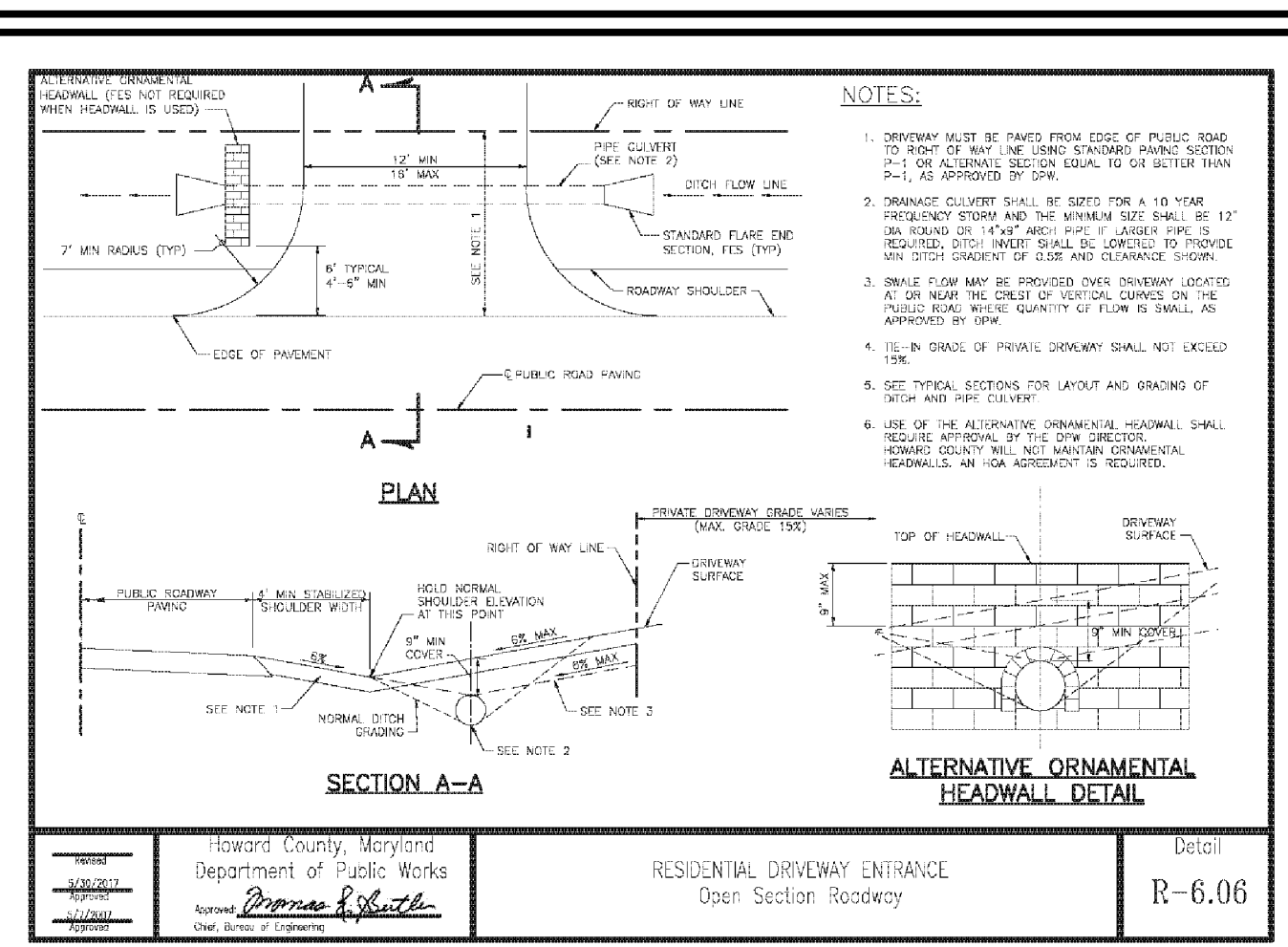
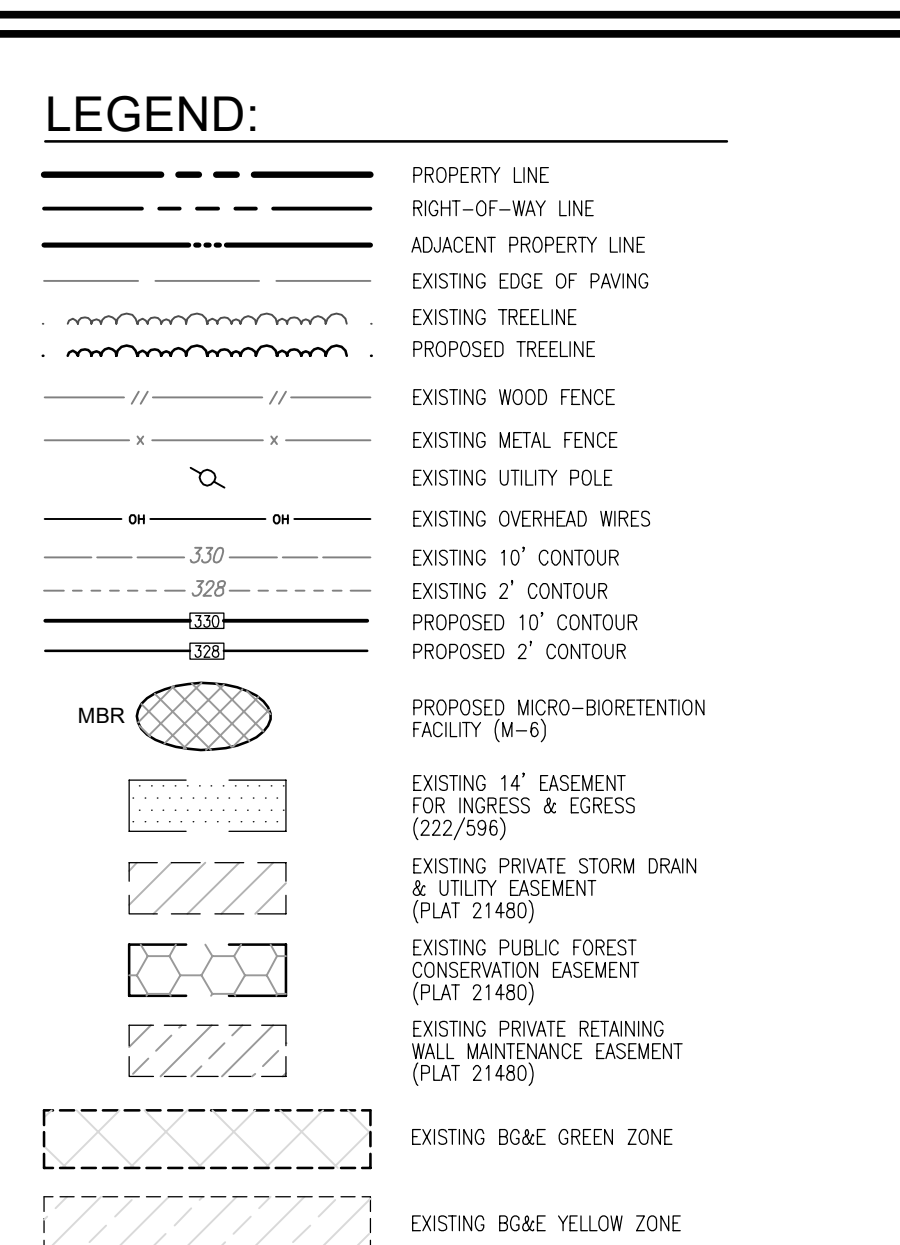


ROADS WITH CONCRETE BASE AND HOT MIX ASPHALT SURFACE

NOTES:

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HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
ROADWAY REPAVING
DETAIL
R-6.06



ROADWAY ENTRANCE

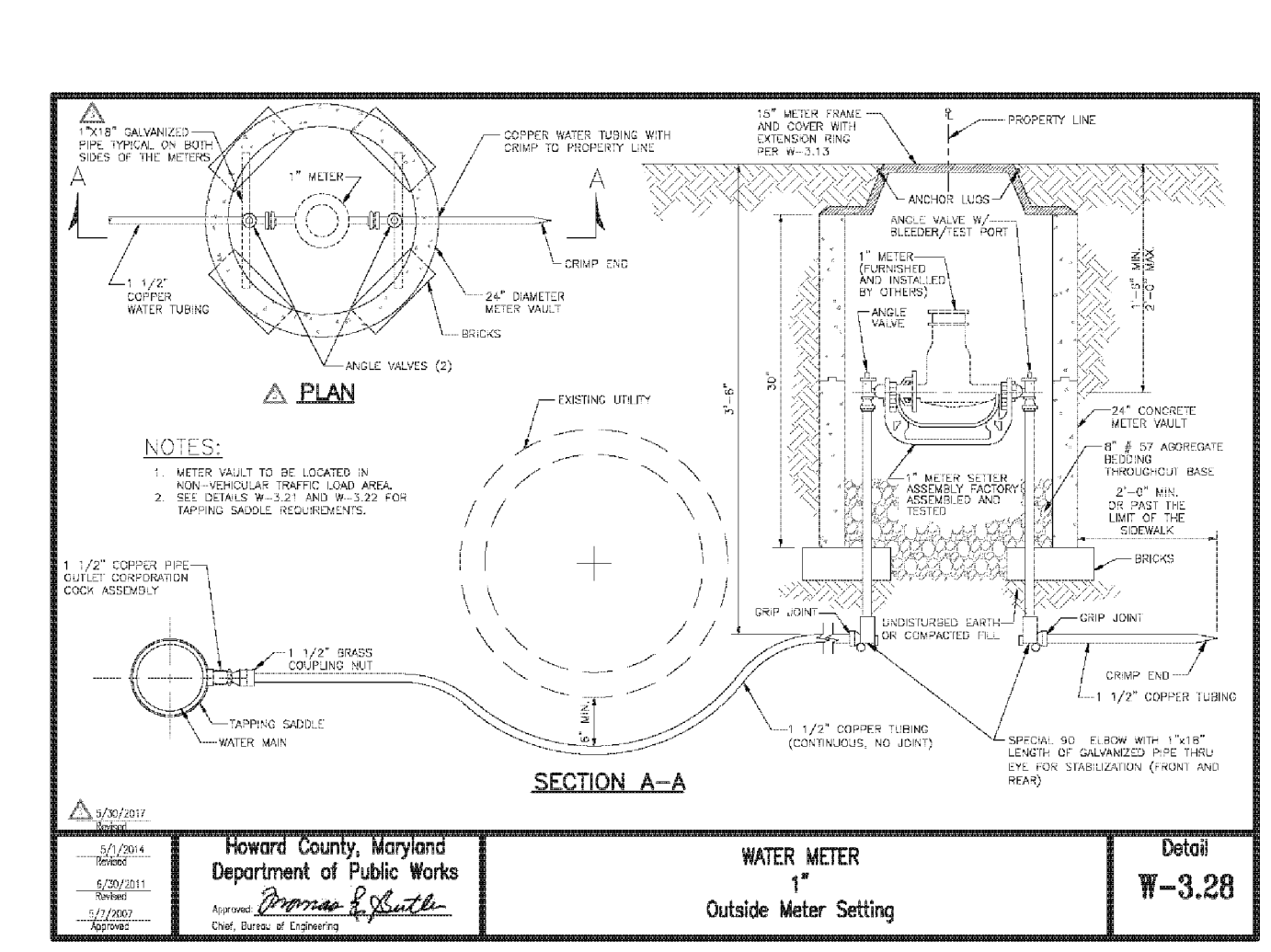
NOTES:

1. ROADWAY ENTRANCE SHALL BE 10" MINIMUM MIX NO. 6.
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HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
ROADWAY ENTRANCE
DETAIL
R-6.06

NOTE:
A DRAINAGE CULVERT IS NOT REQUIRED FOR THIS PROJECT. THERE IS NO EXISTING SWALE ALONG THE PROJECT SIDE OF THE ROADWAY, AND THE ROADWAY IS SUPER-ELEVATED WITH THE EXISTING GRADE RUNNING AWAY FROM THE PROPOSED DRIVEWAY ENTRANCE.

SECTION	ROAD AND STREET CLASSIFICATION	CALIFORNIA BONDING RATIO (CBR)					
		3 TO 4	5 TO 7	2.7	3 TO 4	5 TO 7	2.7
P-1	PARKING DRIVEWAY	1.5	1.5	1.0	1.5	1.5	1.5
	PARKING DRIVEWAY WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	NA	NA	NA	NA	NA	NA
	PARKING DRIVEWAY WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	8.5	3.0	4.0	4.0	4.0	4.0
P-2	LOCAL ROAD	1.5	1.5	1.0	1.5	1.5	1.5
	LOCAL ROAD WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	1.5	1.5	1.0	1.5	1.5	1.5
	LOCAL ROAD WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	8.5	3.0	4.0	4.0	4.0	4.0
P-3	LOCAL ROAD	1.5	1.5	1.0	1.5	1.5	1.5
	LOCAL ROAD WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	1.5	1.5	1.0	1.5	1.5	1.5
	LOCAL ROAD WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	8.5	3.0	4.0	4.0	4.0	4.0
P-4	LOCAL ROAD	1.5	1.5	1.0	1.5	1.5	1.5
	LOCAL ROAD WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	1.5	1.5	1.0	1.5	1.5	1.5
	LOCAL ROAD WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	8.5	3.0	4.0	4.0	4.0	4.0



WATER METER
1" Outside Meter Setting

NOTES:

1. WATER METER SHALL BE COVERED BY A 12" DIA. METAL COVER WITH A 1/2" DIA. COPPER TUBING.
2. WATER METER SHALL BE COVERED BY A 12" DIA. METAL COVER WITH A 1/2" DIA. COPPER TUBING.
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HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
WATER METER
OUTSIDE METER SETTING
DETAIL
W-3.28

OWNER/DEVELOPER

JAPAL R. NIMMALA
TEJASWI NIMMALA
3379 SONIA TRAIL
ELLCOTT CITY, MD 21043
(443) 631-0072

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE DETAILS AND LANDSCAPE PLAN
SOSSLAU PROPERTY - LOT 2
2926 ROGERS AVENUE
ELLCOTT CITY, MD 21043

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

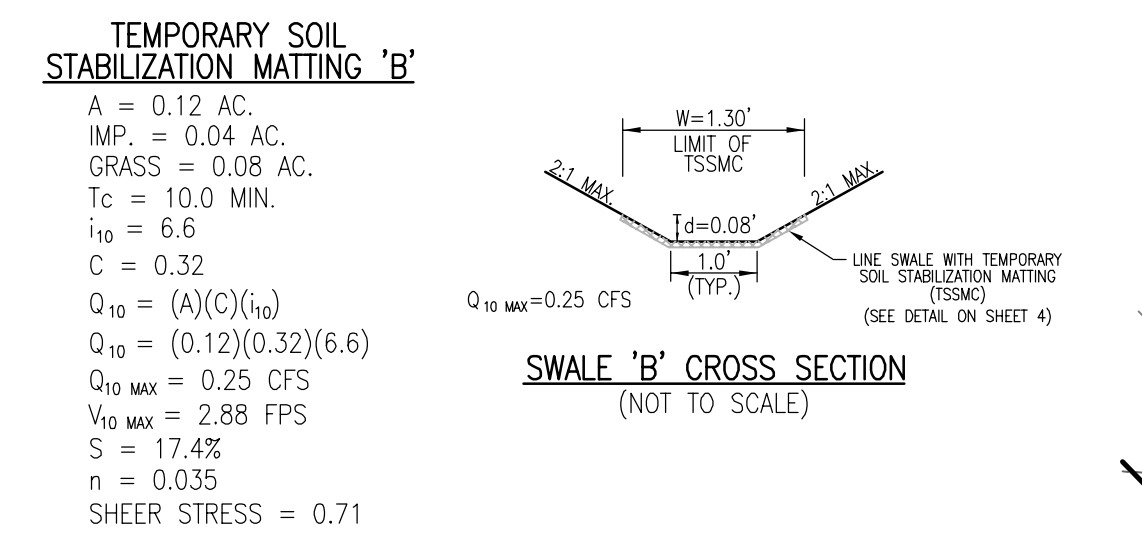
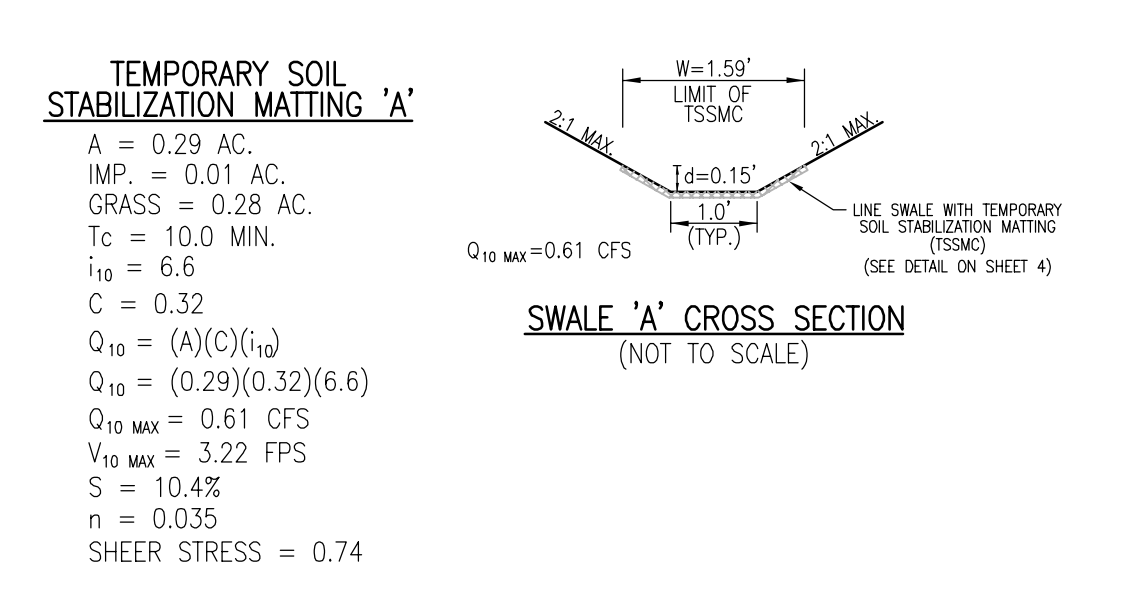
DESIGN BY: RHY
DRAWN BY: JMR
CHECKED BY: RHY
DATE: MARCH 2024
SCALE: AS SHOWN
W.O. NO.: 55050

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10183, EXPIRATION DATE: 09-27-2024.

2 SHEET OF 5

SOILS LEGEND					
SYMBOL	NAME/DESCRIPTION	GROUP	K-FACTOR	HYDRIC	ERODIBLE
JcB	JACKLAND SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.37	NO	YES
LeC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, STONY	C	.64	NO	YES
LmB	LEGORE-MONTATO SILT LOAMS, 3 TO 8 PERCENT SLOPES	C	.64	NO	YES
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	.32	NO	NO

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



NOTE: LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

NOTE: DIVERSION FENCE SHALL BE INSTALLED AS SHOWN HEREON OR AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR

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

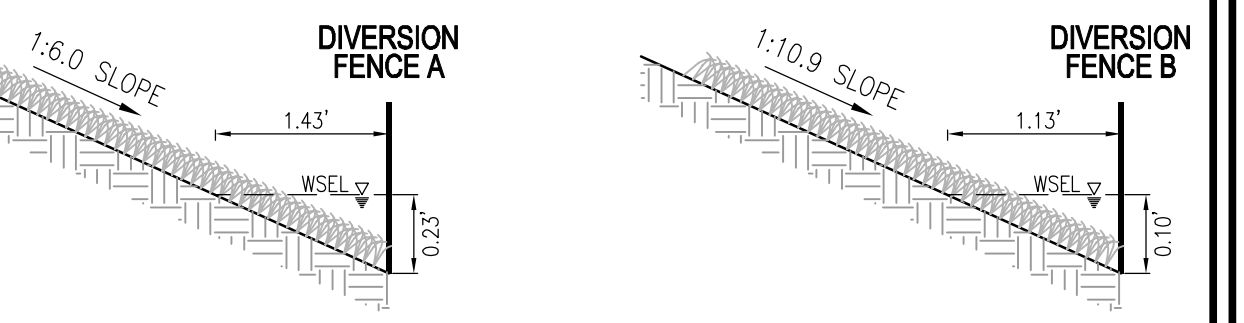
NOTE: STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.

NOTE: NO AREAS OF STEEP SLOPES, AS REGULATED PER SECTION 16.116 OF THE HOWARD COUNTY SUB. REGS, EXIST ON THIS SITE.



NOTE: STOCKPILING WILL BE PERMITTED ON LOT 2 ONLY

LEGEND:	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING EDGE OF PAVING
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRES
	EXISTING 14' EASEMENT FOR INGRESS & EGRESS (222/296)
	EXISTING PRIVATE STORM DRAIN & UTILITY EASEMENT (PLAT 21480)
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT 21480)
	EXISTING PRIVATE RETAINING WALL MAINTENANCE EASEMENT (PLAT 21480)
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	SOILS
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	SUPER SILT FENCE
	DIVERSION FENCE
	TSSMC DRAINAGE AREA
	DIVERSION FENCE DRAINAGE AREA



DIVERSION FENCE A NOT TO SCALE

DIVERSION FENCE B NOT TO SCALE

DIVERSION FENCE A
A = 0.30 AC.
IMP. = 0.01 AC.
GRASS = 0.29 AC.
Tc = 10.0 MIN.
i₂ = 4.5
C = 0.32
Q₂ = (A)(C)(i₂)
Q₂ = (0.30)(0.32)(4.5)
Q₂ max = 0.43 CFS
V₂ max = 2.58 FPS
S = 7.90%
n = 0.035

DIVERSION FENCE B
A = 0.05 AC.
IMP. = 0.00 AC.
GRASS = 0.05 AC.
Tc = 10.0 MIN.
i₂ = 4.5
C = 0.32
Q₂ = (A)(C)(i₂)
Q₂ = (0.05)(0.32)(4.5)
Q₂ max = 0.07 CFS
V₂ max = 1.24 FPS
S = 5.12%
n = 0.035

OWNER/DEVELOPER
JAPAL R. NIMMALA
TEJASWI NIMMALA
3379 SONIA TRAIL
ELLCOTT CITY, MD 21043
(443) 631-0072

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
5/9/2024
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 5/13/2024
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE 5/13/2024
DIRECTOR

OWNER/DEVELOPER 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 ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL 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.
Japal Nimmala 3/25/2024
OWNER/DEVELOPER SIGNATURE DATE
Japal Nimmala
PRINTED NAME & TITLE

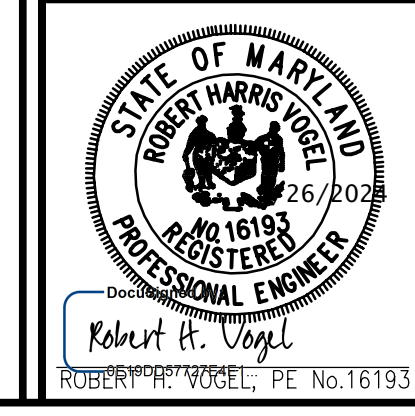
DESIGN CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS THAT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
DocuSigned by:
Robert H. Vogel 3/26/2024
DESIGNER'S SIGNATURE DATE
ROBERT H. VOGEL 3/26/2024
PRINTED NAME DATE
MD REGISTRATION NO. 16193
R.H.S., OR R.L.A. (circle one)
HOWARD S.C.D.

GRADING PLAN
SCALE: 1"=30'
DocuSigned by:
Alexander Bratchev 5/8/2024
DATE
HOWARD S.C.D.

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL PLAN
SOSSLAU PROPERTY - LOT 2
2928 ROGERS AVENUE
ELLCOTT CITY, MD 21043
PARCEL: 101 ZONED: R-20
TAX MAP: 17 GRD: 18 L 21507 F. 282
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 03-26-2028
DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: MARCH 2024
SCALE: AS SHOWN
W.O. NO.: 55050
3 SHEET OF 5

HOWARD SOIL CONSERVATION DISTRICT STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS... 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL'...

- DEFINITION TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. PURPOSE TO USE LONG-LEAF 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.

- DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

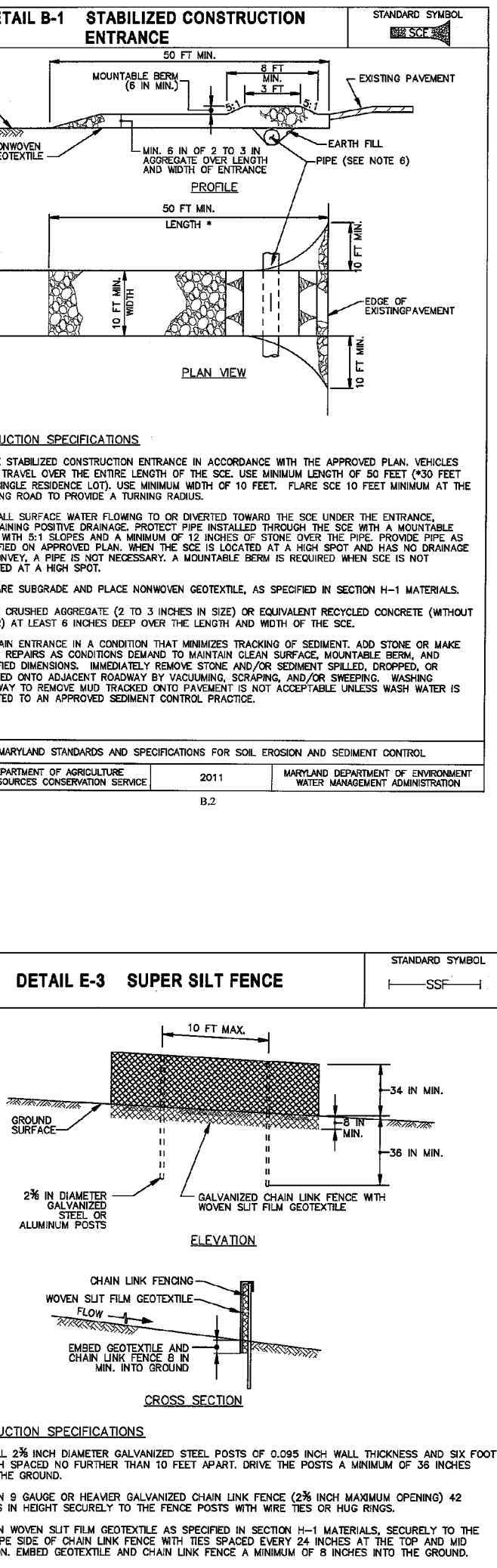
- DEFINITION THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

- 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.

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CONSTRUCTION SPECIFICATIONS table with 4 columns: #, Description, Quantity, and Unit.

- 8. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE... 9. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MOE).

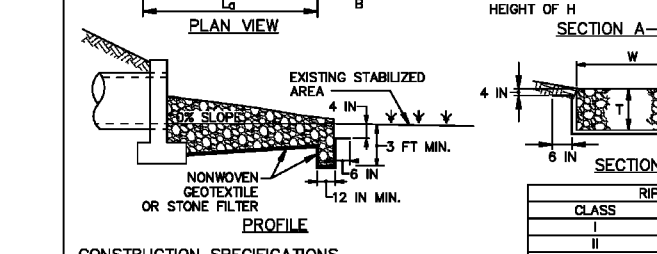
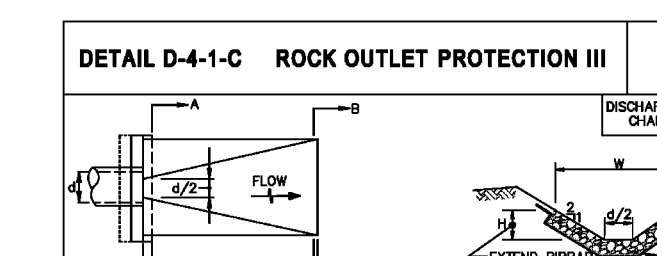
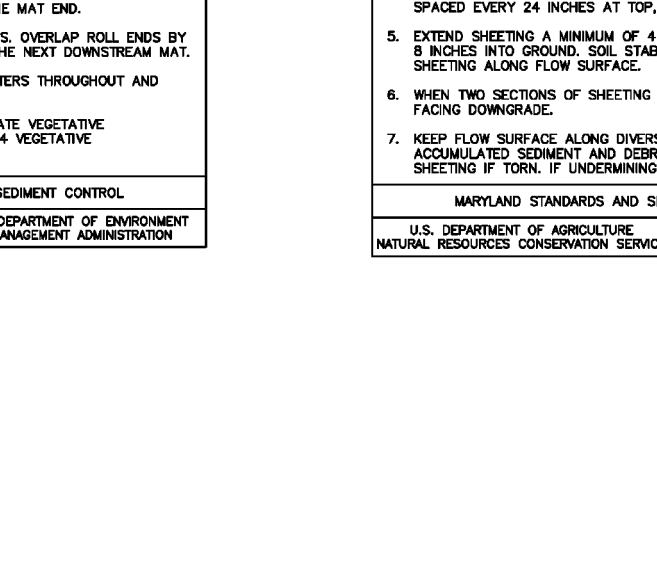
- 10. DISTURBANCE SHALL NOT OCCUR OUTSIDE OF THE LOD. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGON ON ONE GRADING UNIT (MAXIMUM INCREASE OF 20 AC. PER GRADING UNIT) AT A TIME... 11. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

- 12. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE. 13. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE IMBEDDED AT 25' MINIMUM INTERVALS, WITH LOWER ENDS CURLED UPWARD BY 2' IN ELEVATION.

- 14. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDES): -USE IN AND BY MARCH 1 - JUNE 15 -USE IN AND BY OCTOBER 1 - APRIL 30 -USE IN MARCH 1 - MAY 31

- 15. A COPY OF THIS PLAN, THE 2011 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL', AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

- 1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATOR OR APPROVED PLAN. 2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) MATERIAL...



SITE ANALYSIS table with 2 columns: Area and Value.

- ** ESTIMATE ONLY; CONTRACTOR SHALL VERIFY QUANTITIES TO HIS/HER OWN SATISFACTION. ** TO BE DETERMINED BY CONTRACTOR WITH PRE-APPROVAL OF THE PERMITS CONTROL INSPECTOR, WITH AN APPROVED AND ACTIVE GRADING PERMIT.

PERMANENT SEEDING SUMMARY table with 4 columns: Hardness Zone, Seed Mixture, Fertilizer Rate, and Lime Rate.

TEMPORARY SOIL STABILIZATION MATTING table with 4 columns: Hardness Zone, Seed Mixture, Fertilizer Rate, and Lime Rate.

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division: 5/13/2024. Chief, Division of Land Development: 5/13/2024. Director: [Signature]

OWNER/DEVELOPER CERTIFICATION: I/WE CERTIFY THAT ALL CLEARINGS, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENTATION PRIOR TO BEGINNING THE PROJECT. CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE. Jaspal Nimmla, 3/25/2024

DESIGN CERTIFICATION: THIS PLAN HAS BEEN DEVELOPED 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 I AM IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. Robert H. Vogel, 3/26/2024

DESIGNER'S SIGNATURE: Alexander Bratovich, 5/8/2024. HOWARD S.C.D. DATE

OWNER/DEVELOPER SIGNATURE: Jaspal Nimmla, 3/25/2024. DATE

DESIGNER'S SIGNATURE: Alexander Bratovich, 5/8/2024. DATE

OWNER/DEVELOPER SIGNATURE: Jaspal Nimmla, 3/25/2024. DATE

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. Table with 4 columns: Section, Title, Date, and Agency.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. Table with 4 columns: Section, Title, Date, and Agency.

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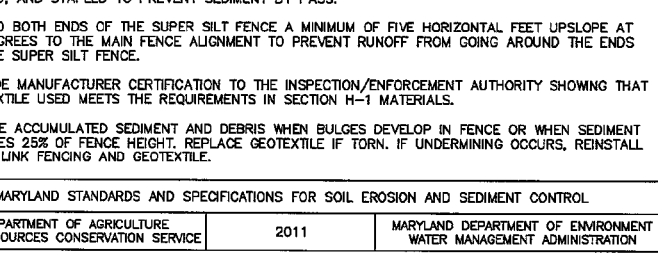
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. Table with 4 columns: Section, Title, Date, and Agency.



CONSTRUCTION SPECIFICATIONS table with 4 columns: #, Description, Quantity, and Unit.

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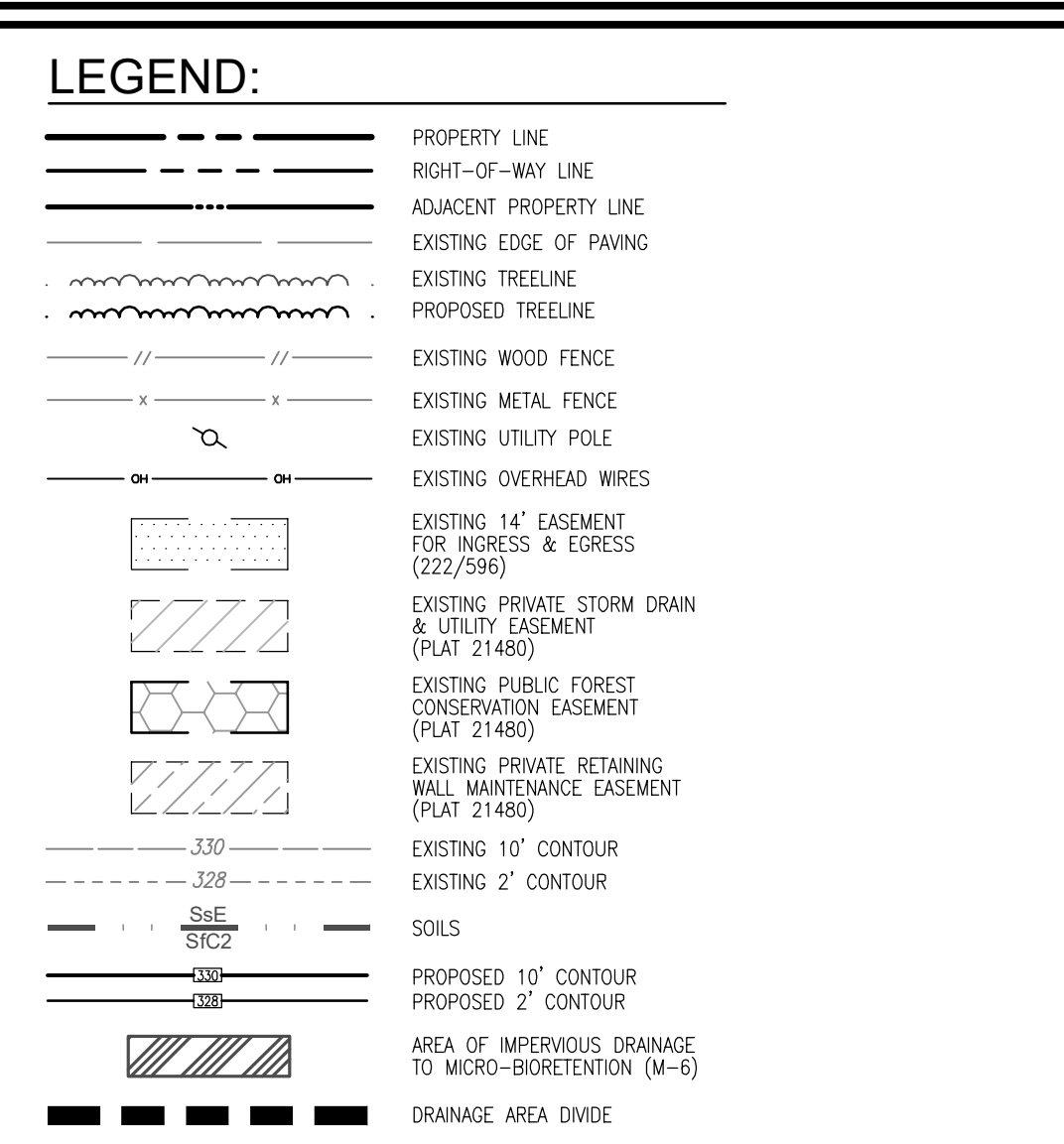
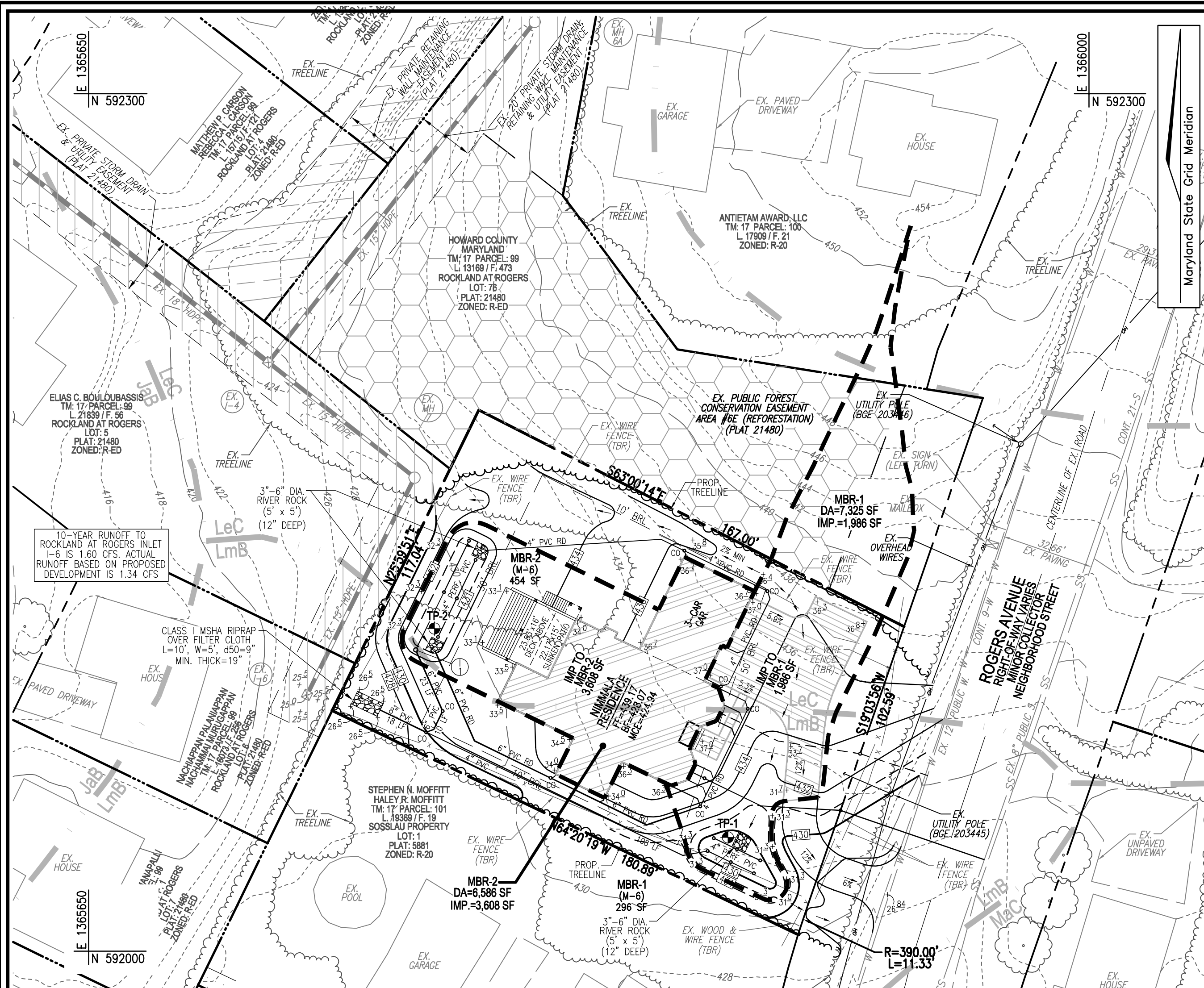
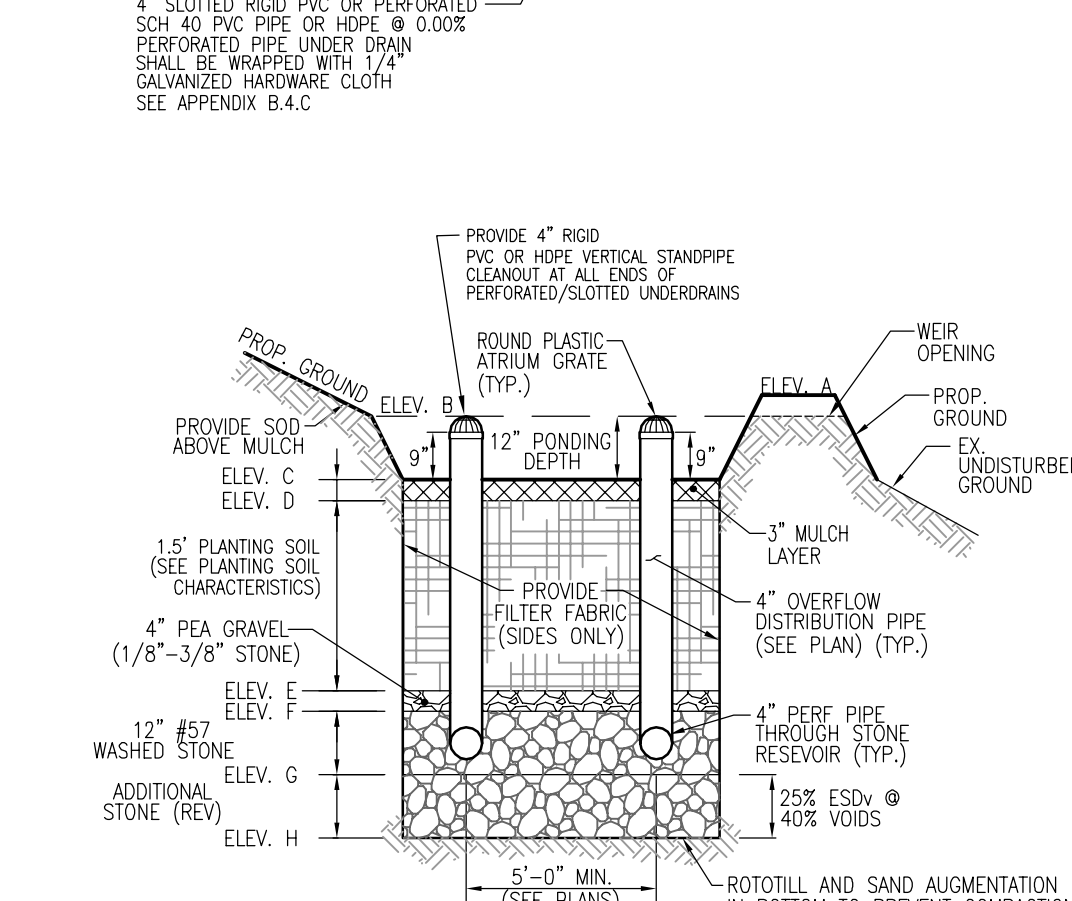
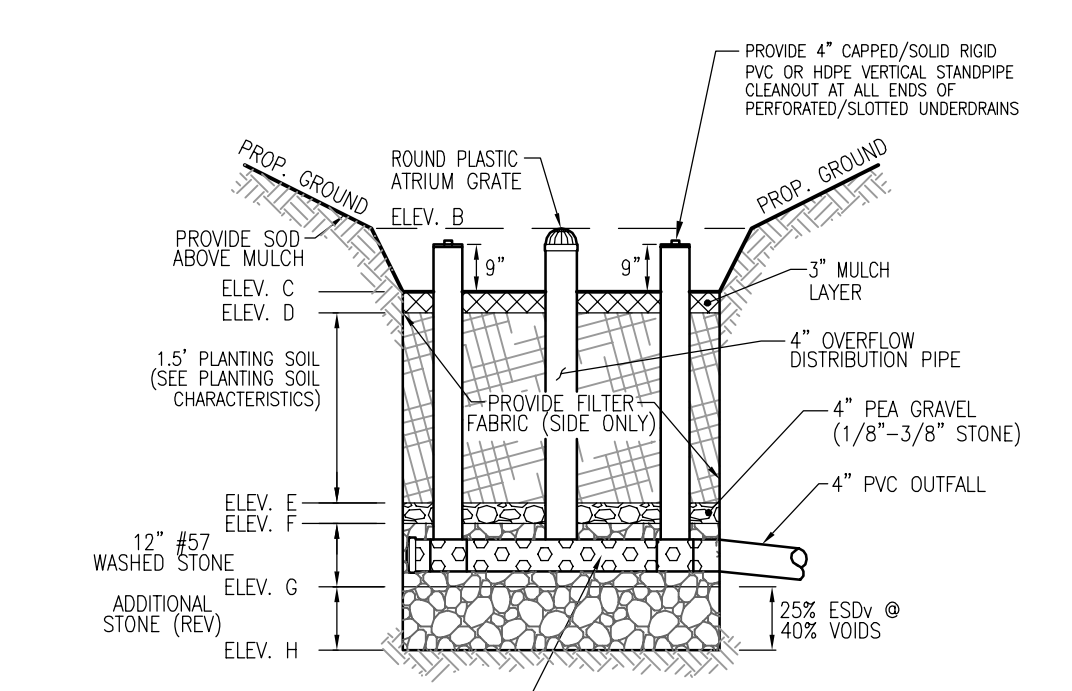


Table: MICRO-BIORETENTION FACILITY ELEVATIONS (M-6). Columns: FACILITY, A, B, C, D, E, F, G, H, WEIR ELEV., UNDERDRAIN INVERT, OUTFALL ELEVATION, FACILITY SIZE.

APPENDIX B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDEN, LANDSCAPE INFILTRATION & INFILTRATION BERMS. 1. MATERIAL SPECIFICATIONS...



OPERATION AND MAINTENANCE SCHEDULE FOR (M-6) MICROBIORETENTION AREAS. 1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED...

MICROBIORETENTION NOTES. 1. ONLY THE SIDES OF MICROBIORETENTION ARE TO BE WRAPPED IN FILTER FABRIC...

Table: GEOTEXTILE FABRIC SPECIFICATIONS. Columns: geotextile fabric (if required), ASTM-D-4833, 0.06" thick equivalent opening size of #80 sieve.



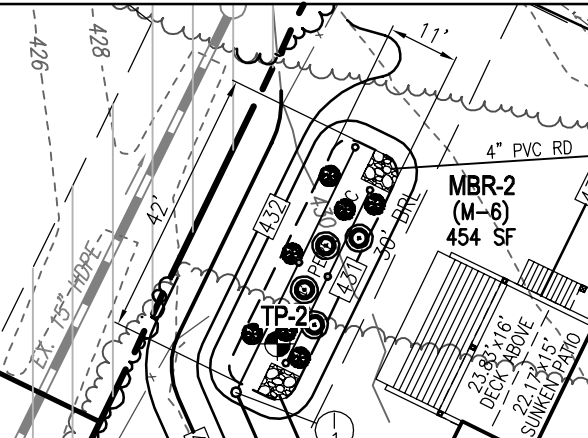
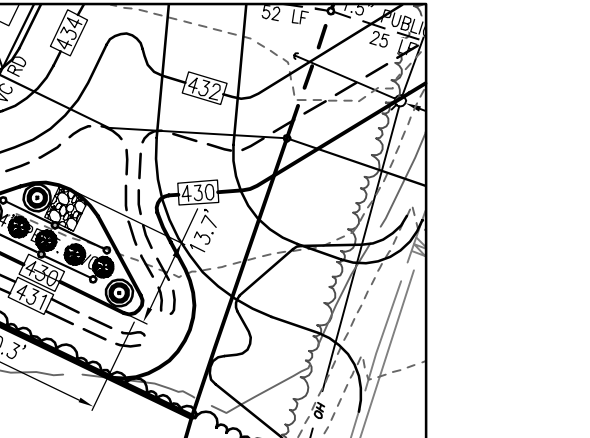
TEST PIT FINDINGS: TWO TEST PITS WERE DUG ON AUGUST 4, 2023 AT THE LOCATIONS SHOWN ON THIS PLAN...

Table A.4 Commonly Used Species for Bioretention Areas. Columns: Trees, Shrubs, Herbaceous Species. Lists species like Acer rubrum, Betula nigra, etc.

"MICRO-BIORETENTION" PLANTING SCHEDULE NOTES. 1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL...

Table A.4.1 Materials Specifications for Micro-Bioretentation, Rain Gardens & Landscape Infiltration. Columns: Material, Specification, Size, Notes.

Appendix B.4. Construction Specifications for Environmental Site Design Practices. Table B.4.1 Materials Specifications for Micro-Bioretentation, Rain Gardens & Landscape Infiltration.



MICRO-BIORETENTION PLANTING SCHEDULE (MBR-1). Columns: QTY, BOTANICAL NAME/COMMON NAME, SIZE, REMARKS.

MICRO-BIORETENTION PLANTING SCHEDULE (MBR-2). Columns: QTY, BOTANICAL NAME/COMMON NAME, SIZE, REMARKS.

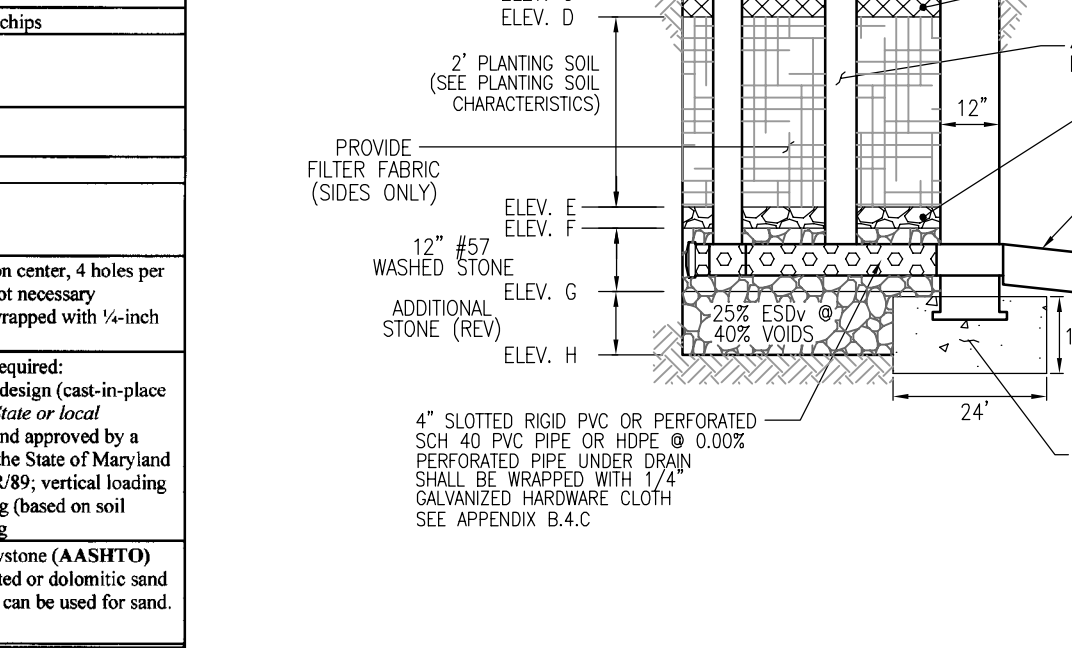
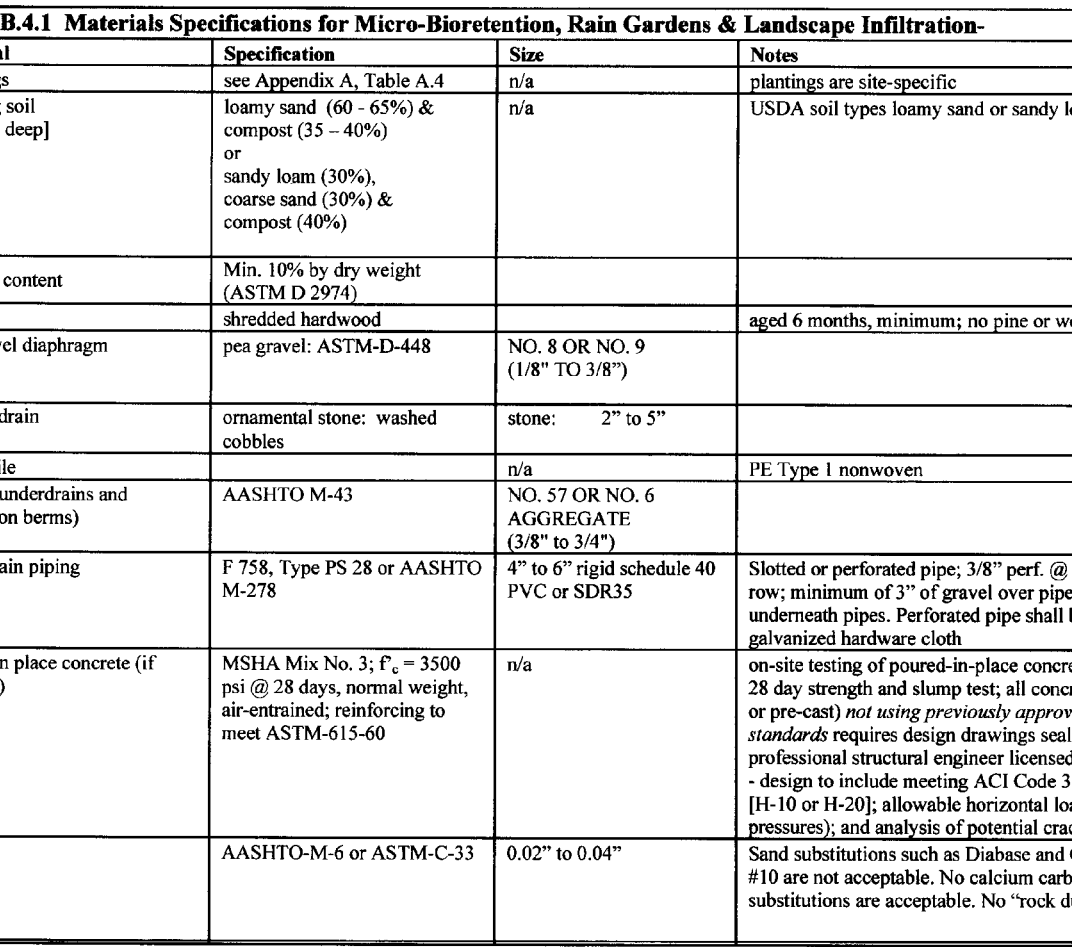


Table: OWNER/DEVELOPER. Columns: NO., REVISION, DATE. Includes contact info for SoSSLau Property - Lot 2.

Table: VOGEL ENGINEERING - TIMMONS GROUP. Columns: LOT, AREA, FACILITY, PERMEABLE PAVEMENT, GRAVEL, MICRO BIORETENTION, RAIN GARDEN, BIO SWALE, DIRT WELLS, NRD, RD, ESDV, VOLUME.

OWNER/DEVELOPER: JAIPAL R. NIMMALA, TEJASWI NIMMALA, 3379 SONIA TRAIL, ELLICOTT CITY, MD 21043.

SITE DEVELOPMENT PLAN, STORMWATER MANAGEMENT PLAN, NOTES AND DETAILS. SOSSLAU PROPERTY - LOT 2, 2926 ROGERS AVENUE, ELLICOTT CITY, MD 21043.

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

Professional Engineer seal for Robert H. Vogel, PE No. 16193. Includes design, draw, check, and date information.