	SHEET INDEX					
SHEET	NO.	DESCRIPTION				
1		TITLE SHEET				
2		EXISTING CONDITIONS AND DEMO PLAN				
3		PRELIMINARY EQUIVALENT SKETCH PLAN				
4		NOTES AND DETAILS				
5		SEDIMENT AND EROSION CONTROL PLAN PHASE 1				
6		SEDIMENT AND EROSION CONTROL PLAN PHASE 2				
7		SEDIMENT AND EROSION CONTROL NOTES AND DETAILS				
8		LANDSCAPE PLAN				

PRELIMINARY EQUIVALENT SKETCH PLAN 5192 & 5196 TALBOTS LANDING

LOTS 1 THROUGH 5

TAX MAP No. 31, GRID No. 16 PARCEL Nos. 687 (LOT 7C) & 688 (LOT 7D) FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

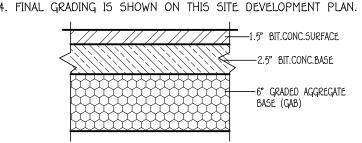
ZONING: R-20

CONTROL STATION

GUTTER DRAIN FILTER DETAIL

STORMWATER MANAGEMENT NOTES

- 1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL,
- EFFECTIVE MAY 4, 2010. 2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT
- SHALL BE 500 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.



P-1 DRIVEWAY PAVING SECTION

Г							
	MICRO-BIORETENTIONS						
	MICRO-BIO/ BIORETENTION FILTER	TOP OF MEDIA	BOTTOM OF STONE	EMERGENCY SPILLWAY			
	#1	378.7	375.2	379.5			
	#2	379.0	375.5	380.0			
	#3	387.3	383.8	388.0			
	#4	386.5	383.0	387.5			

GENERAL NOTES

THE SUBJECT PROPERTY IS ZONED R-20 (PER 10/06/13 COMPREHENSIVE ZONING PLAN.) BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER ON

. CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLING

- AND CARTER, ON OR ABOUT OCTOBER, 2021. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARI
- STATIONS NO. 29GB AND NO. 35DA:
 - E 1,376,273.635 ELEV. 452.657 N 569,641.138
- E 1,374,816.086 ELEV. 468.877 5. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. THIS PLAN PROPOSES THE USE OF FOUR (4) M-6 MICRO-BIORETENTION FACILITIES. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL
- MICRO-BIORETENTION FACILITIES WILL BE THAT OF THE LOT OWNER. 6. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL
- BE UTILIZED FOR THIS PROJECT.
- 8. 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. TWO HOUSES, A GARAGE, AND TWO SHEDS EXISTS ON THIS PROPERTY. BOTH SHEDS WILL BE
- REMOVED, BOTH HOUSES AND GARAGE WILL REMAIN. 10. FOREST REMOVAL IS UNDER 20,000 SQ-FT, HOWEVER, FOREST CONSERVATION AFFORSTATION I
- 12. APPROVAL OF THIS SKETCH PLAN DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION

PLAN, SITE DEVELOPMENT PLAN, OR RED-LINE REVISION PROCESSES. THE APPLICANT AND

CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING

- COUNTY CODE OF ORDINANCES FOR RESIDENTIAL INFILL DEVELOPMENT 14. THIS PROPERTY IS SUBJECT TO SECTION 16.119(a)(b) OF THE REGULATIONS AND IS NOT
- DESIGNED TO PERPETUATE THE LAND-LOCKING OF ADJACENT UNDEVELOPED LAND. 15. THE PERIMETER LANDSCAPE 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 \$8,100.00 BASED ON 25 SHADE TREES @ \$300/SHADE TREE, 3 EVERGREEN TREES @150/EVERGREEN TREE, AND 5 SHRUBS @ \$30/SHRUB SHALL BE BONDED AS PART OF THE
- 16. PREVIOUS COUNTY PLANS: ECP-21-002, WATER & SEWER CONTRACT 14-4750, AND WATER SEWER CONTRACT 14-5213-D
- 17. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 16. EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS AND A TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS, AND CARTER ON OCTOBER 19, 2023.
- 19. THERE ARE NO FLOODPLAINS ON THIS SITE. 20. THERE ARE NO WETLANDS ON THIS SITE.
- 21. A PRIVATE RANGE OF ADDRESS STREET NAME SIGN (SNS) SHALL BE INSTALLED BY THE COUNTY AS PART OF THIS DEVELOPMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR PAYING FOR THIS SIGN TO BE INSTALLED, PLEASE CONTACT HOWARD COUNTY TRAFFIC (410-313-2430) TO MAKE
- ARRANGEMENTS FOR PAYMENT. 22. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. 23. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY FCC, COMPILED ON 10/8/21
- 24. LOT 4 (5192 TALBOTS LANDING) IS SERVED BY EXISTING PUBLIC SEWER AND WATER HOUSE CONNECTIONS. LOT 3 (5196 TALBOTS LANDING) EXISTING WELL AND PRIVATE SEWER WILL BE ABANDONED AND REPLACED BY NEW PUBLIC SEWER AND WATER SERVICES. EXISTING WELL SHALL
- BE SEALED / ABANDONED BY A MASTER WELL DRILLER. 25. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON APRIL 25, 2022 AT 6:00 PM AT BONNIE BRANCH MIDDLE SCHOOL FOR THIS PROJECT.
- 26. OPEN SPACE WILL BE SATISFIED BY A FEE-IN-LIEU. 27. A APFO STUDY APPLICABILITY ANALYSIS HAS BEEN PREPARED BY MARS GROUP AND IS INCLUDED WITH THIS SUBMISSION. APPROVAL DATE IS APRIL 4, 2023. IT WAS DETERMINED FROM THE
- ANALYSIS THAT, IN ACCORDANCE WITH HOWARD COUNTY CRITERIA, THERE ARE NO MAJOR COLLECTOR OR HIGHER ROADWAY CLASSIFICATION INTERSECTIONS WITHIN THE STUDY LIMITS OF IHIS PROJECT. THEREFORE, THIS PROJECT IS EXEMPT FROM APFO ROAD TEST REQUIREDMENTS A. DATE OF REPORT: N/A
- B. DATE OF COUNTS: N/A REPORT SUBMITTED AS PART OF PLAN NUMBER: N/A

ADDRESS CHART

5194 TALBOTS LANDING 5198 TALBOTS LANDING

5196 TALBOTS LANDING

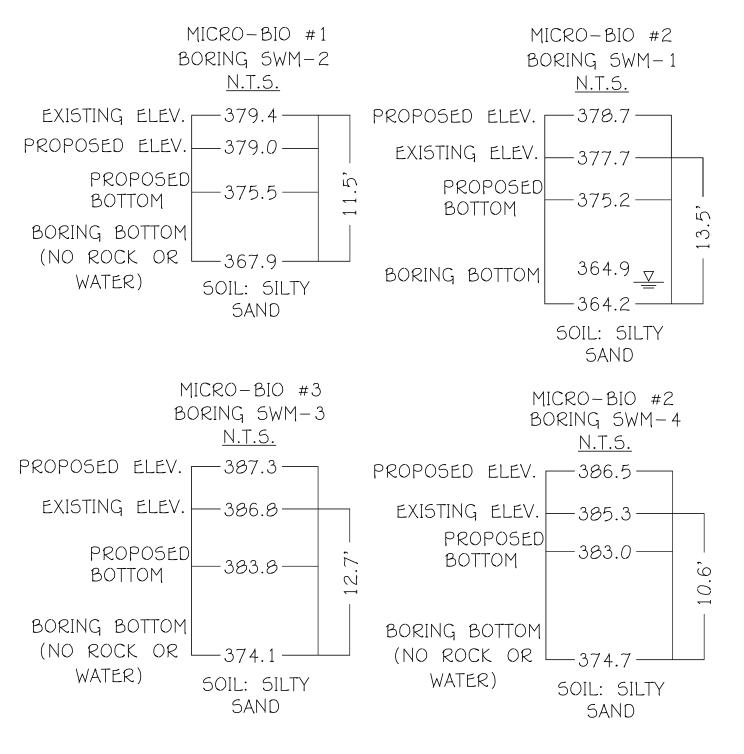
5192 TALBOTS LANDING

5190 TALBOTS LANDING

LOT NUMBER STREET ADDRESS

- D. SCHOOLS WERE IN SESSION ON N/A ACCORDING TO THE HOWARD COUNTY PUBLIC SCHOOL
- F. MARS GROUP DETERMINED THAT 5192 AND 5196 TALBOTS LANDING IMPROVEMENT IS EXEMPT

MICRO-BIORETENTIONS PLANT MATERIAL								
MICRO-BIO 1 MICRO-BIO 2 MICRO-BIO 3 MICRO-BIO 4 NAME MAXIMUM SPACING (FT.)								
45	45	45	45	MIXED PERENNIALS	1.5 TO 3.0 FT.			
1	1	1	1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION			





Mațerial	Specification	Size	Notes
Plantings	see Appendix A; Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand 60-65% compost 35-40% or sandy loam 30% coarse sand 30% compost 40%		USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum
Pea gravel diaphragm	ped gravel: ASTM-D-440	No. 0 or No. 9 (1/8" †o 3/8")	
Curțain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Grāvel (underdrāins ānd infil†rāțion berms)	AASHTO M-43	No. 57 or No. Aggregāțe (3/8" †o 3/4")	
Underdràin piping	F 750, Type P5 20 or AASHTO M-270	4" †o 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" pert. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f = 3500 psi at 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n.ā	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved 5tate or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the 5tate of Maryland — design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
5and	AASHTO-M-6 or ASTM-C-33	0.02" †0 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

STORMWATER MANAGEMENT INFORMATION									
Lot No. Facility Name & Number Practice Type (Quantity) Public Private HOA Maintained Maintenance Responsibility									
5	MICRO BIO-RETENTION #4	M-6 - (1)		X		НОА	BIO #4		
4	EXISTING HOUSE- n/a								
2	MICRO BIO-RETENTION #2	M-6 - (1)		Х		НОА	BIO #2		
1	MICRO BIO-RETENTION #1	M-6 - (1)		Х		Homeowner	BIO #1		
3	MICRO BIO-RETENTION #3	M-6 - (1)		Х		Homeowner	BIO #3		

HOWARD COUNTY

ELEVATION: 468.877

GEODETIC SURVEY CONTROL NO. 31EB GEODETIC SURVEY CONTROL NO. 31EA N 569,730.995 E 1,376,273.635 N 569,641.138 E 1,374,816.086

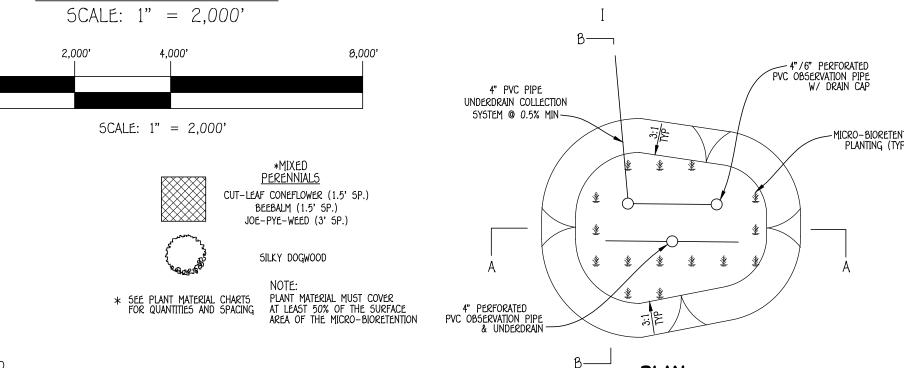
SITE ANALYSIS DATA CHART TOTAL AREA OF THIS SUBMISSION = 2.77 AC. (120,902.42 5q.Ft.) LIMIT OF DISTURBED AREA = $1.71 \text{ Ac.} \pm (74,591 \text{ Sq.Ft.})$ PRESENT ZONING DESIGNATION = R-20; PROPOSED USE: SINGLE FAMILY DETACHED HOUSING E. NET TRACT AREA = 2.77 AC. (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)

 $(2.77 \text{ Ac} - (0.00 \text{ Ac} + 0.00 \text{ Ac})) = 2.77 \text{ AC} \pm$ F. BUILDING COVERAGE OF SITE: PROP. = 6.613 5a.FfEX. TO REMAIN = 4,784 Sq.Ft. TOTAL = 11,397 5q.Ft. (0.262 Ac) (9.5%)G. PREVIOUS HOWARD COUNTY FILES: N/A

- TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.0 AC. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC+ (0 AC. 25% OR GREATER) TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.00 AC. ± TOTAL FOREST 0.00 Ac. ± TOTAL GREEN OPEN AREA = 98,853.95 Sq.Ft. (2.27 Ac.±)
- M. TOTAL IMPERVIOUS AREA = 22,004.6 5q.Ft. (0.5 Ac.±) 18% N. AREA OF ERODIBLE 50ILS = 99,931.46 5q.Ft. (2.29 Ac.) O. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.14 AC., NONE OF WHICH IS IMPACTED.

HOWARD COUNTY

ELEVATION: 452.657



REFER TO HOWARD CO. ADC MAP 28, GRID D-7

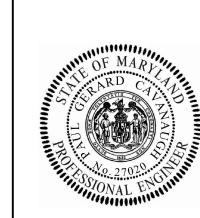
Baltimore

NOT TO SCALE

1
2
3
4
5

LOT	SIZE CHA	ART
LOT NUMBER	LOT SIZE	PIPE STEM
1	20,069.74 5qFt	3,939.95 5qF
2	20,186.50 5qFt	3,276.50 5qF
3	20,000.90 5qFt	2,364.49 5qF
4	27,774.18 SqFt	0
5	20,691.44 SaFt	0





USE IN COMMON

TYPICAL USE-IN-COMMON DRIVE CROSS SECTION

NOT TO SCALE

EX. GROUND

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.

1/10/2024 Paul G. Cavanaugh PAUL G. CAVANAUGH

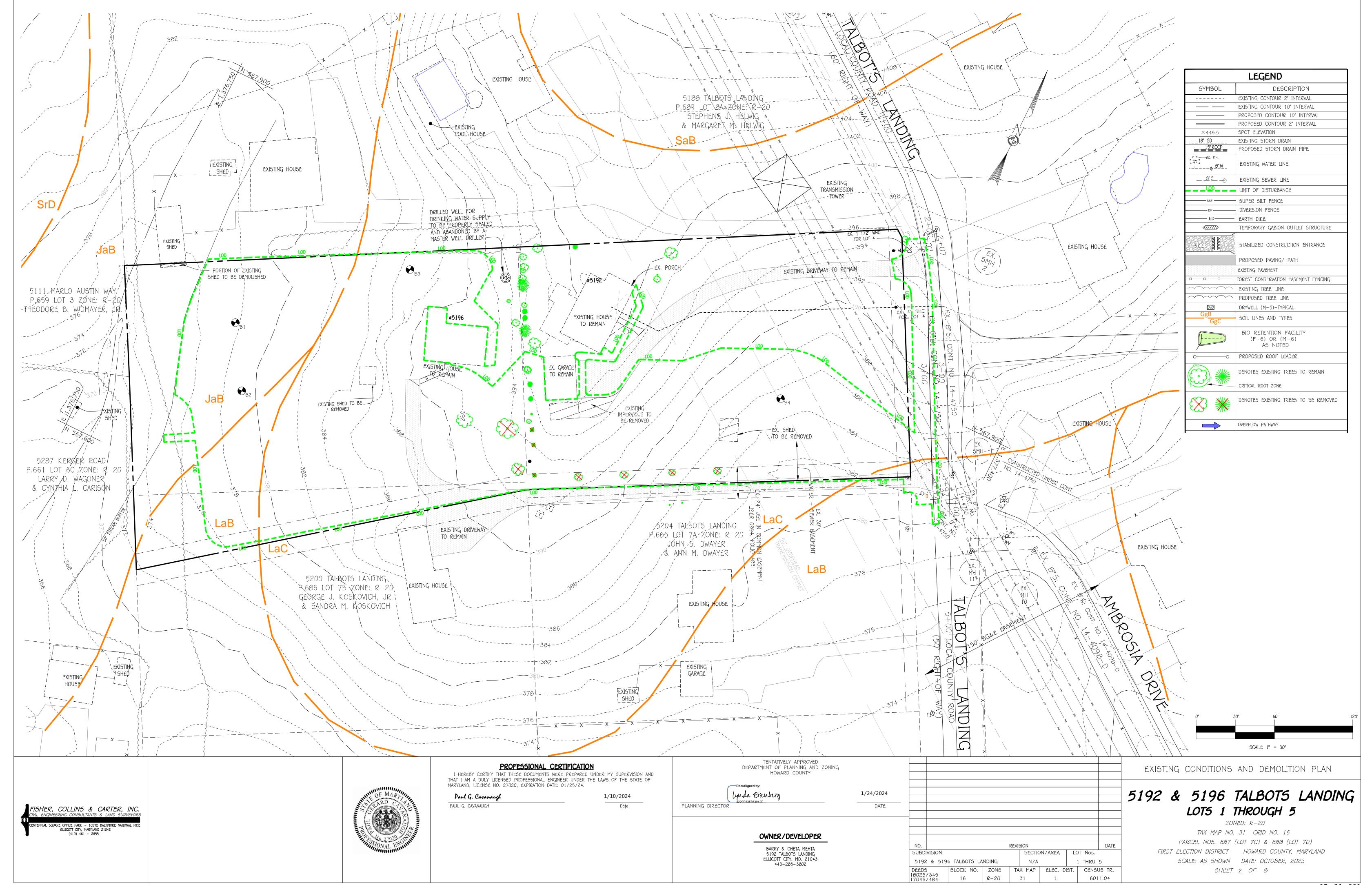
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY 1/24/2024 lynda Eisenberg PLANNING DIRECTOR DATE OWNER/DEVELOPER BARRY & CHETA MEHTA **SUBDIVISION** SECTION/AREA 5192 TALBOTS LANDING ELLICOTT CITY, MD. 21043 5192 & 5196 TALBOTS LANDING 1 THRU 5 443-285-3802 BLOCK NO. | ZONE R-20

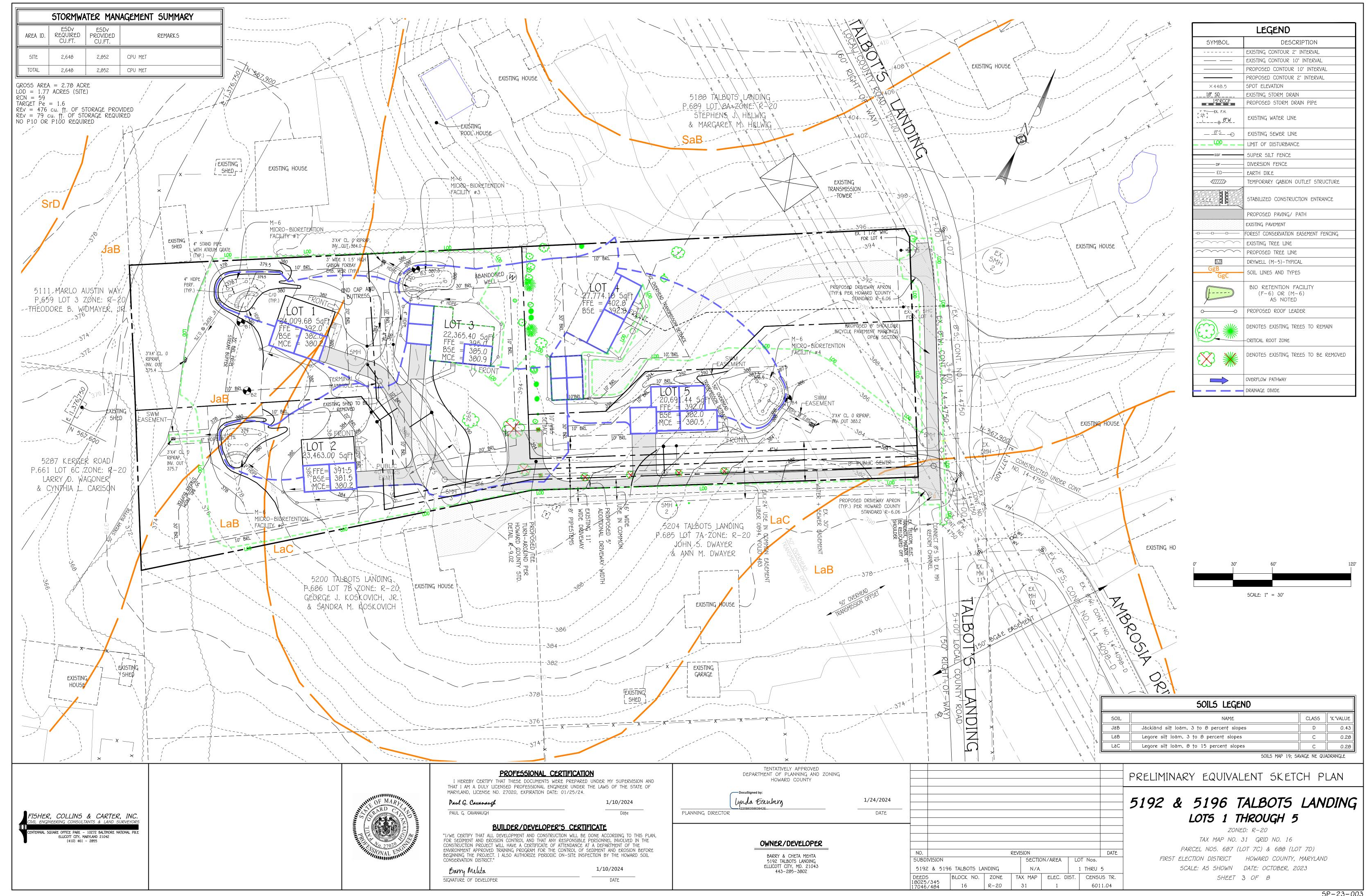
5192 & 5196 TALBOTS LANDING LOTS 1 THROUGH 5 ZONED: R-20

TITLE SHEET

TAX MAP NO. 31 GRID NO. 16 PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D)

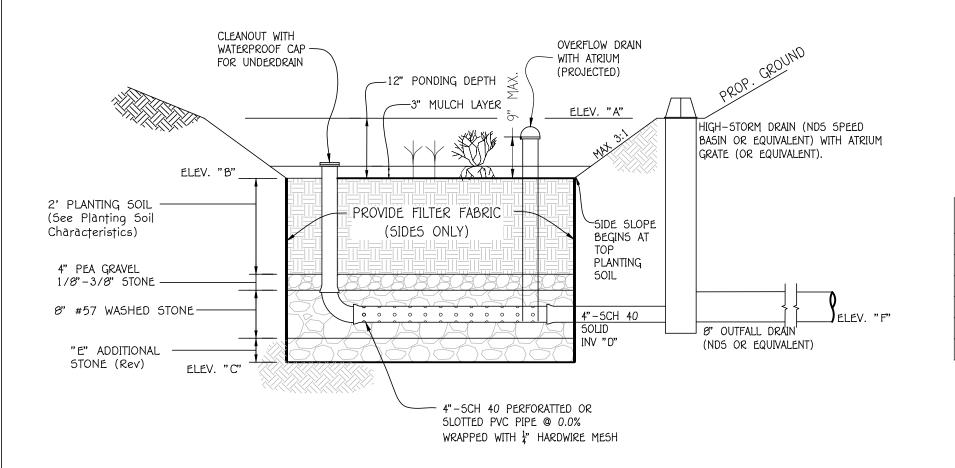
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: OCTOBER, 2023 SHEET 1 OF 8





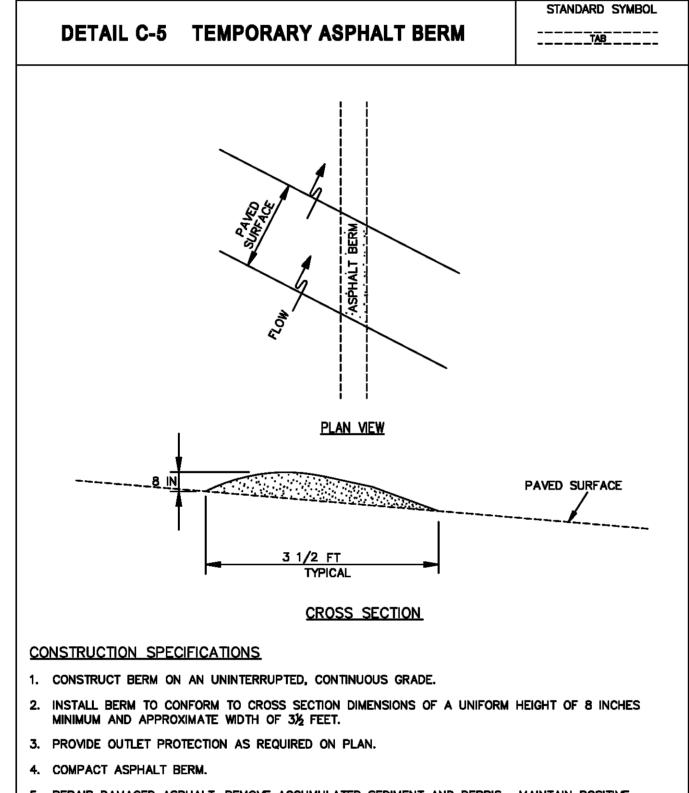
OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (M-6) AND (F-6)

- 1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION
- AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. 2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDER BEYOND TREATMENT. TREATMENT OF ALL DISEASED
- TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES. 3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER
- ONCE EVERY 2 TO 3 YEARS. 4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS. WITH A MINIMUM OF ONCE PER MONTH AND
- AFTER HEAVY STORM EVENTS.



	MB-1	MB-2	MB-3	MB-4
A	379.5	380.0	388.0	387.5
В	378.7	379.0	387.3	386.5
С	375.2	375.0	383.8	382.2
D	357.7	376.0	384.3	383.5
E	0.5'	1.0'	0.5'	1.25'
F	375.4	375.7	384.0	383.2

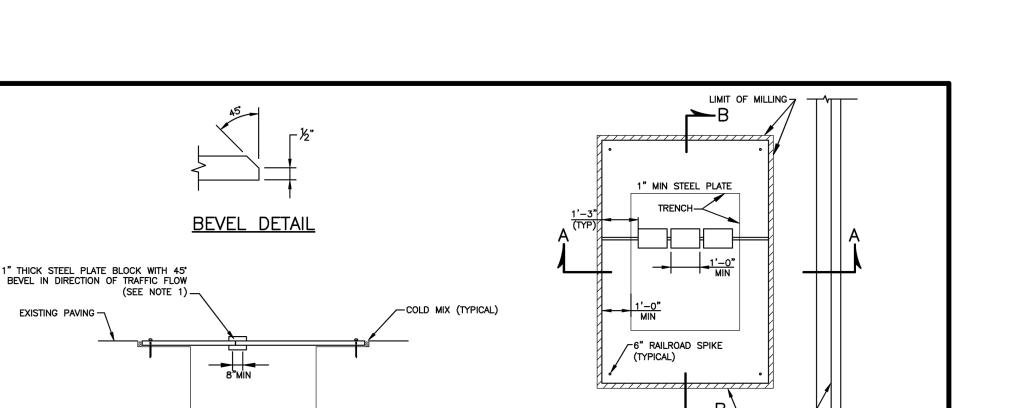
MICRO-BIORETENTION (UNDERDRAIN) (M-6) NO SCALE



- 5. REPAIR DAMAGED ASPHALT. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE
- 6. UPON REMOVAL OF ASPHALT BERM, RETURN TO ORIGINAL CONDITIONS OR AS SPECIFIED ON APPROVED

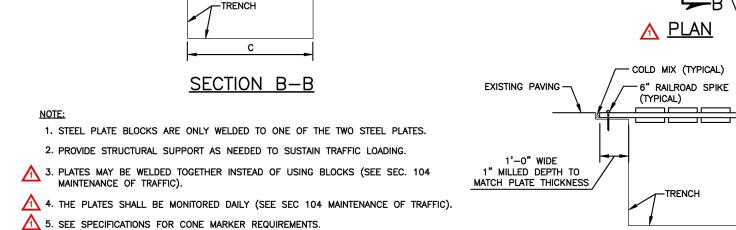
MARYLAND STANDARDS AND SPE	CIFICATIONS FOR SOIL ER	ROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT

C.18



WATER MANAGEMENT ADMINISTRATION

CURB & GUTTER



NATURAL RESOURCES CONSERVATION SERVICE

Revised 5/30/2017	Howard County, Maryland Department of Public Works
Revised 5/7/2007 Approved	Approved: Dromas & Sutlu- Chief, Bureau of Engineering

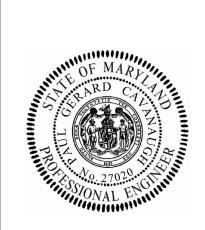
EXISTING PAVING -

<u> ∧ SECTION A-A</u> Detail UTILITY TRENCH ROADWAY REPAVING G-4.02Steel Plates

LTERNATIVE ORNAMENTAL NOTES: HEADWALL (FES NOT REQUIRED - RIGHT OF WAY LINE WHEN HEADWALL IS USED) -DRIVEWAY MUST BE PAVED FROM EDGE OF PUBLIC ROAD TO RIGHT OF WAY LINE USING STANDARD PAVING SECTION P-1 OR ALTERNATE SECTION EQUAL TO OR BETTER THAN P-1, AS APPROVED BY DPW. __(SEE NOTE 2) DITCH FLOW LINE 2. DRAINAGE CULVERT SHALL BE SIZED FOR A 10 YEAR FREQUENCY STORM AND THE MINIMUM SIZE SHALL BE 12" DIA ROUND OR 14"x9" ARCH PIPE IF LARGER PIPE IS
REQUIRED, DITCH INVERT SHALL BE LOWERED TO PROVIDE
MIN DITCH GRADIENT OF 0.5% AND CLEARANCE SHOWN. 7' MIN RADIUS (TYP) — SECTION, FES (TYP) 6' TYPICAL 4'-6" MIN 3. SWALE FLOW MAY BE PROVIDED OVER DRIVEWAY LOCATED AT OR NEAR THE CREST OF VERTICAL CURVES ON THE PUBLIC ROAD WHERE QUANTITY OF FLOW IS SMALL, AS - ROADWAY SHOULDER -4. TIE-IN GRADE OF PRIVATE DRIVEWAY SHALL NOT EXCEED 15%. - EDGE OF PAVEMENT _____ © PUBLIC ROAD PAVING 5. SEE TYPICAL SECTIONS FOR LAYOUT AND GRADING OF DITCH AND PIPE CULVERT. 6. USE OF THE ALTERNATIVE ORNAMENTAL HEADWALL SHALL REQUIRE APPROVAL BY THE DPW DIRECTOR. HOWARD COUNTY WILL NOT MAINTAIN ORNAMENTAL HEADWALLS. AN HOA AGREEMENT IS REQUIRED. <u>PLAN</u> PRIVATE DRIVEWAY GRADE VARIES
(MAX. GRADE 15%) DRIVEWAY
SURFACE — TOP OF HEADWALL-RIGHT OF WAY LINE \neg SURFACE PUBLIC ROADWAY 4' MIN STABILIZED
PAVING SHOULDER WIDTH SHOULDER ELEVATION

— AT THIS POINT ALTERNATIVE ORNAMENTAL SECTION A-A HEADWALL DETAIL Howard County, Maryland Detail RESIDENTIAL DRIVEWAY ENTRANCE Department of Public Works R-6.06Approved: mornas & Sutle Open Section Roadway

FISHER, COLLINS & CARTER, INC. OUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIK (410) 461 - 2855



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 1/10/2024 PAUL G. CAVANAUGH

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY 1/24/2024 lynda Eisenberg DATE PLANNING DIRECTOR OWNER/DEVELOPER **REVISION** DATE BARRY & CHETA MEHTA SUBDIVISION SECTION/AREA LOT Nos. 5192 TALBOTS LANDING ELLICOTT CITY, MD. 21043 5192 & 5196 TALBOTS LANDING N/A 1 THRU 5 443-285-3802 TAX MAP | ELEC. DIST. | CENSUS TR. 16 R-20 6011.04

NOTES AND DETAILS

WIDTH OF PAVING

NO DRIVEWAYS

BEGIN OFFSET TEE TURN-AROUND -

MAIN ROADWAY

R - 9.02

 $W1 \ge W2$

TEE TURN-AROUND

Offset

Private

- HMA CURB IF REQUIRED

HMA CURB SHALL EXTEND AROUND OFFSET TEE IF AND AS REQUIRED TO CONTROL CURB

SEE DETAIL R-5.06 FOR TYPICAL ROADWAY PROFILE OF TEMPORARY LIMIT OF PAVING.

PROVIDE EASEMENTS AS REQUIRED FOR PLACEMENT OF PAVEMENT BARRICADE AND ANY NECESSARY GRADING.

GRADING A MINIMUM OF 5' FROM OFFSET TEE PAVING ON ALL SIDES IS NOT TO EXCEED 2%. NO OBSTRUCTIONS (FENCE, PLANTINGS) PERMITTED WITHIN THIS AREA.

ief, Bureau of Engineering

Howard County, Maryland

Department of Public Works

roved: France & Sutle

THIS DETAIL IS FOR USE ON PRIVATE

DEVELOPMENT ONLY.

PROVIDE REVERTIBLE EASEMENT FOR

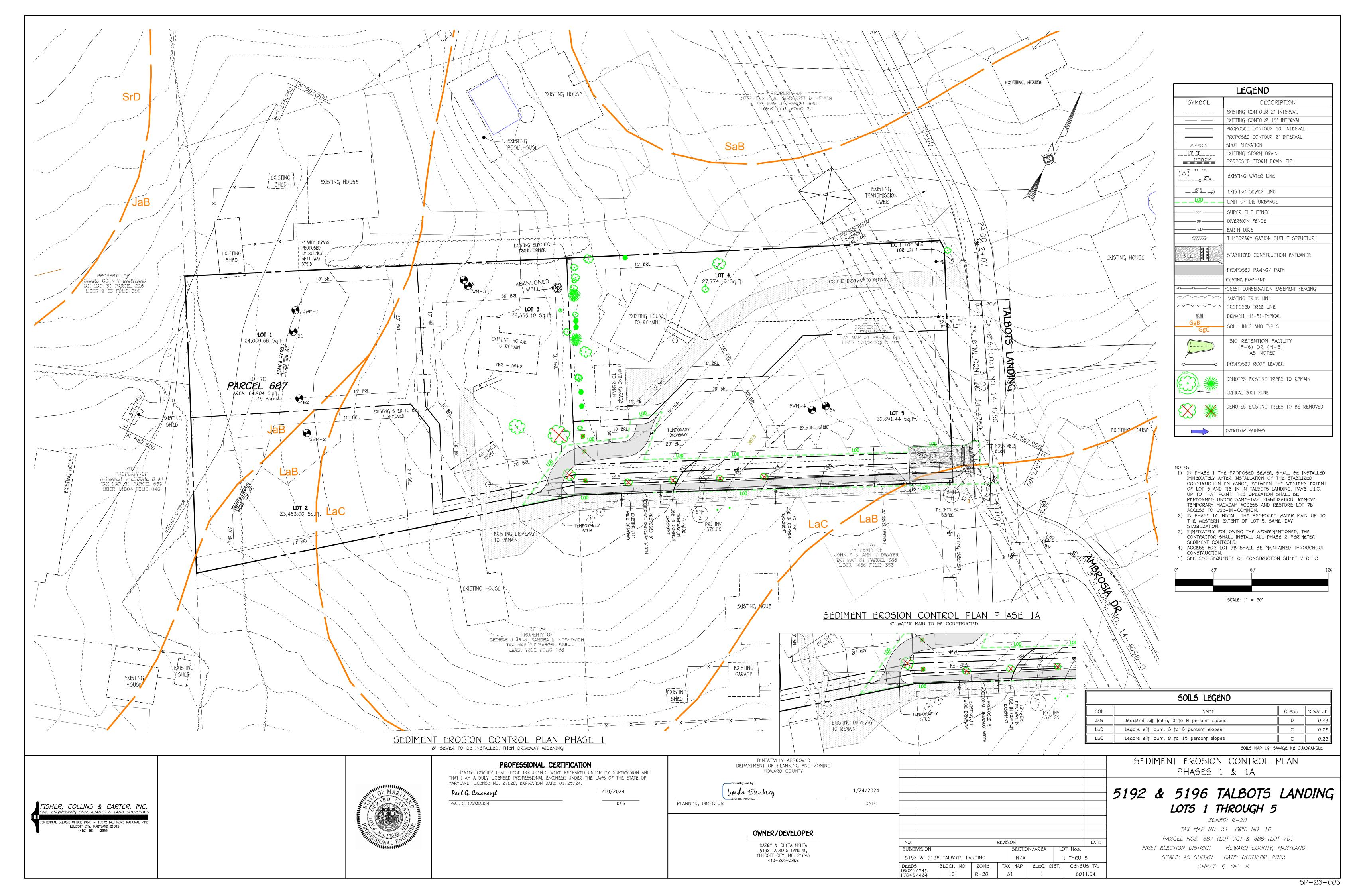
OBSTRUCTIONS -

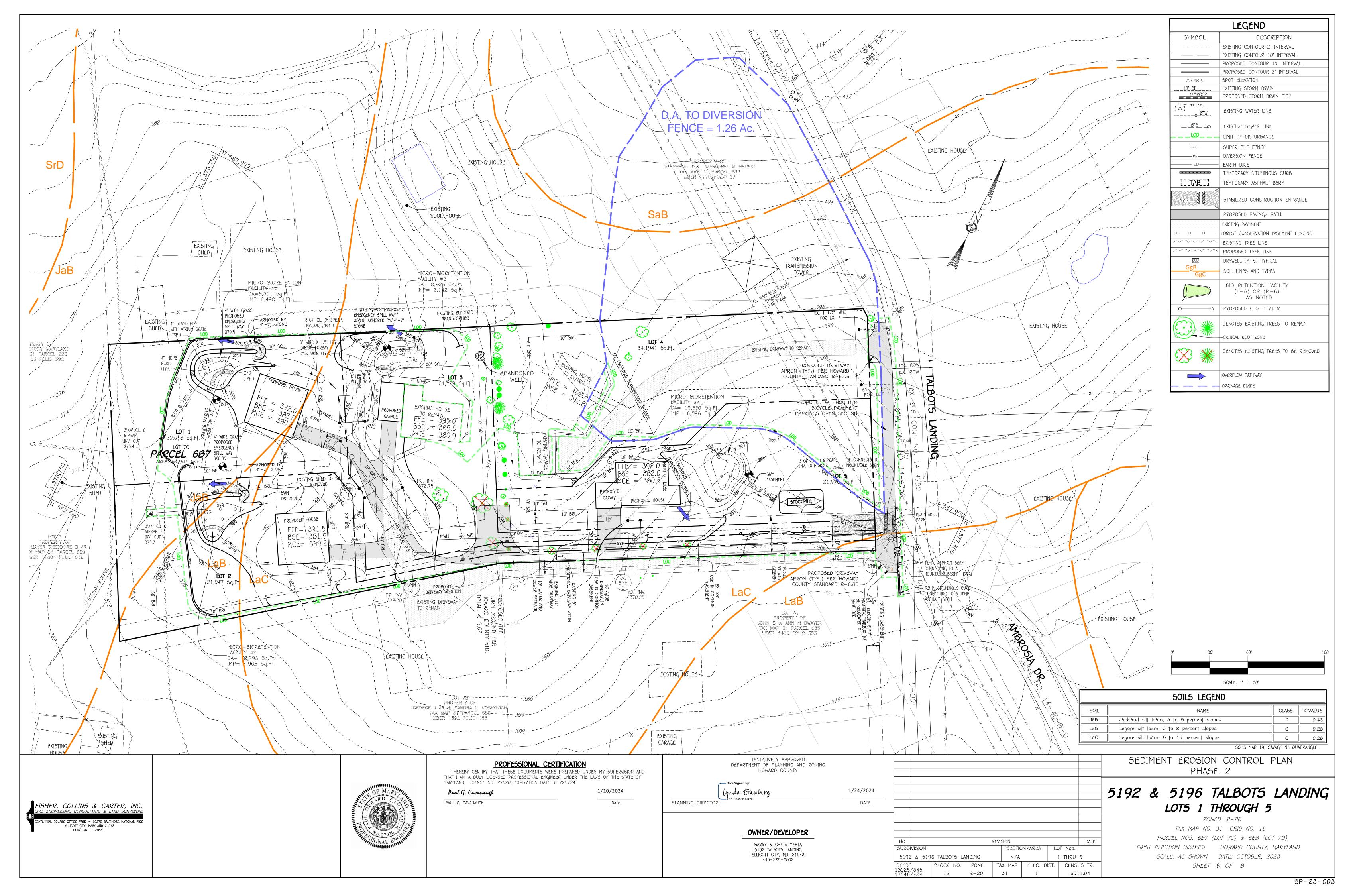
TURN-AROUND

5192 & 5196 TALBOTS LANDING LOTS 1 THROUGH 5

ZONED: R-20 TAX MAP NO. 31 GRID NO. 16 PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D) FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: OCTOBER, 2023

SHEET 4 OF 8





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

A. 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 he soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
- b. Apply fertilizer and lime as prescribed on the plans.
- c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.
- a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
- i. Soil pH between 6.0 and 7.0. Soluble salts less than 500 parts per million (ppm)

scarified or otherwise loosened to a depth of 3 to 5 inches

- iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be
- planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable. iv. Soil contains 1.5 percent minimum organic matter by weight.
- v. Soil contains sufficient pore space to permit adequate root penetration. b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
- c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then
- d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test. e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. 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 permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH,

2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.

- 3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

- c. The original soil to be vegetated contains material toxic to plant growth
- d. The soil is so acidic that treatment with limestone is not feasible.
- 4. Areas having slopes steeper than 2:1 require special consideration and design.
- 5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:

used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders. stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 inches in diameter. b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.

c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil

- Erosion and sediment control practices must be maintained when applying topsoil.
- b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or 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 corrected in order to prevent the formation of depressions or water pockets.

c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.

- 2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by 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 according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
- 3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseedi which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 90 to 100 percent will pass
- through a #20 mesh sieve. 4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or
- other suitable means. 5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

The application of seed and mulch to establish vegetative cover

To protect disturbed soils from erosion during and at the end of construction

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

1. Specifications

- a. All seed must meet the requirement of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
- b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws. c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as
- directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cook as possible until used. Temperatures 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 chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.
- a. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
- i. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
- ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with weighted roller to provide good seed to soil contact. b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
- i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must
- ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction
- c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer). i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per
- acre total of soluble nitrogen; P 0 (phosphorus), 200 pounds per acre; K 0 (potassium), 200 pounds per acre. ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding. iii. Mix seed and fertilizer on site and seed immediately and without interruption.
- iv. When hydroseeding do not incorporate seed into the soil.

Mulch Materials (in order of preference)

a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in greas where one species of grass is desired. b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into uniform fibrous physical

WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.

- ii. WCFM, including dye, must contain no germination or growth inhibiting factors. iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the
- iv. WCFM material must not contain elements or compounds at concentration levels that will by phyto—toxic. v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.
- 2. Application

growth of the grass seedlings.

- 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 application rate to 2.5 tons per acre. c. Wood cellulose fiber used as mulch must be applied to 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 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 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 the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4-15 feet wide and 300 to 3,000 feet long.

TEMPORARY SEEDING NOTES (B-4-4)

- Definition To stabilize disturbed soils with vegetation for up to 6 months.
- To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies

- Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.
- 1. 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.
- 2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
- 3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season. Temporary Seeding Summary

Hardiness Zon Seed Mixture	e (from Figure B. (from Table B.1):	Ferțilizer Rațe (10-20-20)	Lime Rațe		
Species	Application Rate (lb/ac)	Seeding Da†es	Seeding Depths		
BARLEY	96	3/1 - 5/15, -	1"	436 lb/ac	2 tons/ac
OAT5	72	8/1 - 10/15	1"	(10 lb/ 1000 sf)	(90 lb/ 1000 sf)
RYE	112		1"		

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

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. b. Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA—NRCS Technical Field Office Guide. Section 342 — Critical Area Plantina.

c. For sites having disturbed area 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 $3^{\circ}1/2$ pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary .

Turfarass Mixtures

pounds per 1000 square feet.

- a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance. b. Select one or more of the species or mixtures listed below based on the site conditions or purpose.
- Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan. i. Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation
- required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight. ii. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
- 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 Kentucky Bluegrass

Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1 1/2 to 3

- Select turforass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland" Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line
- c. Ideal Times of Seeding for Turf Grass Mixtures Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a) Central 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
- d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1 1/2 inches in diameter The resulting seedbed must be in such condition that future moving of grasses will pose no difficulty. 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 especially true when seedings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

Permanent Seeding Summary								
ardiness Zone (from Figure B.3): <u>6b</u> eed Mixture (from Table B.3): <u>8</u>					Ferțiliz	er Ràțe (10-	20-20)	Lime Rațe
lo. Species Application Rate Seeding Seeding N P ₂ O ₅							K ₂ 0	
8	TALL FESCUE	100	Mar. 1-May 15 Aug. 1-Oct. 15	1/4-1/2 in.	45 lbs. per acre	(- 10 /	90 lb/ac (2 lb/	2 tons/ac (90 lb/
					(1.0 lb/ 1000 sf)	1000 sf)	1000 sf)	1000 sf)

B. Sod: To provide quick cover on disturbed areas (2:1 grade or flatter).

- General Specifications a. Class of turforass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and
- b. Sod must be machine cut at a uniform soil thickness to ¾ inch, plus or minus ¼ 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
- 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.
- l. Sod myst not be harvested or transplanted when moistyre content (excessively dry of wet) may adversely affect its syrvival. 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.
- Sod 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. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying 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
- o. 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 otherwise specified.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREAS

moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.

<u>Definition</u>

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

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

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

. The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan. 2. The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading. 3. Runoff from the stockpile area must drain to a suitable sediment control practice. 4 Access the stockpile area from the upgrade side.

5. Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner. 6. Where runoff concentrates along the toe of the stockpile fill, an appropriate erosion/sediment control practice must be used to 7. Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization. 8. If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles

<u>Maintenance</u> The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

- 1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1055 after the future LOD and protected areas are marked clearly in the field. A minimum of 40 hour notice to CID must be given at the following stages:
- . Prior to the start of earth disturbance, . Upon completion of the installation of perimeter erosion and sediment controls, but before

containing contaminated material must be covered with impermeable sheeting.

- proceeding with any other earth disturbance or grading, c. Prior to the start of another phase of construction or opening of another grading unit, d. Prior to the removal or modification of sediment control practices
- Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to avoid conflicts with this plan.
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto. 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 those areas under active grading.

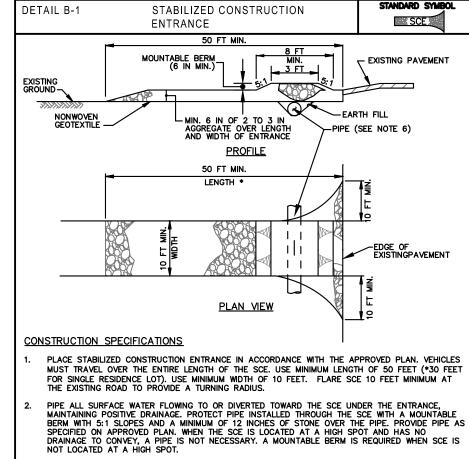
 All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND 5EDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-5), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-3). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates 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 ft. must be benched with stable outlet. All concentrated flow, steep slope, and highly erodible areas shall
- receive soil stabilization matting (Sec. B-4-6). All sediment control structures are to remain in place, and are to be maintained in operative condition until permission for their removal has been obtained from the CID. Site Analysis Total Area of Site:
- Area Disturbed:
 1.70
 Acres

 Area to be roofed or paved:
 0.15
 Acres

 Area to be vegetatively stabilized:
 1.51
 Acres

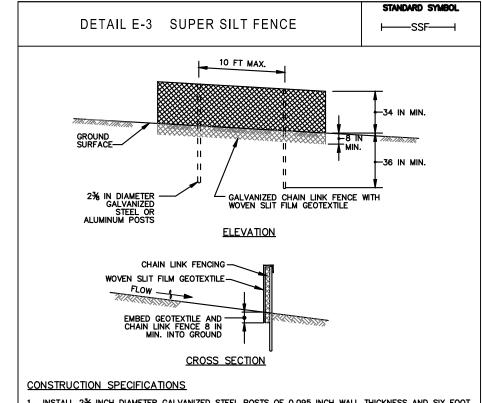
 Total Cut:
 2000
 Cu. Yds.

 Total Fill:
 2000
 Cu. Yds.
- Offsite waste/borrow area location: N/A...
- Quantities provided are for the reviewing agency only.
- Contractor is responsible for performing construction take-offs. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly; and the next day after each
- rain event. A written report by the contractor, made available upon request, is part of every inspection and should include: Inspection date Inspection type (routine, pre-storm event, during rain event) Name and title of inspector
- Weather information (current conditions as well as time and amount of last recorded precipitation) Brief description of projects status (e.g., percent complete) and/or current activities Evidence of sediment discharges Identification of plan deficiencies Identification of sediment controls that require maintenance
- Identification of missing or improperly installed sediment controls Compliance status regarding the sequence of construction and stabilization requirements Photographs Monitoring/sampling Maintenance and/or corrective action performed
- Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MDE). Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back-filled and stabilized by the end of each workday, whichever is
- 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 allowed by the CID per the list of HSCD-approved field changes. 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 H5CD, no more than 30 acres cumulatively may be disturbed at a given time. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved washout structure. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade. 14. All Silt Fence and Super Silt Fence shall be placed on-the-contour, and be imbricated at 25 minimum
- intervals, with lower ends curled uphill by 2 in elevation. 15. Stream channels must not be disturbed during the following restricted time periods (inclusive): Use I and IP March 1 - June 15 Use III and IIIP October 1 - April 30
- Use IV March 1 May 31 16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site



- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE
- (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL 2011



INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.

- 2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS SECURELY TO THE
- UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND. . WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE. . PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTOR. 2. NOTIFY "MISS UTILITY" AT LEAST 40 HOURS BEFORE BEGINNING ANY WORK AT 1-000-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION / INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK. 3. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR CLEAR AND GRUB AS NECESSARY FOR (2 DAY5) INSTALLATION OF PERIMETER CONTROLS. 4. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE. CONSTRUCTION VEHICLES ENTERING AND EXITING THE SITE SHALL BE CONFINED TO THE STABILIZED CONSTRUCTION ENTRANCE. 5. PHASE 1: WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR. PROCEED WITH PHASE 1: a) PER SEC PLAN PHASE 1, PERFORM INSTALLATION OF PROPOSED SEWER MAIN BETWEEN TALBOTS LANDING TIE-IN AND WESTERN EXTENT OF LOT 5. TEMPORARILY CAP. b) BACKFILL AND PAVE U.I.C WIDENING BETWEEN TALBOTS LANDING AND WESTERN EXTENT OF LOT 5. REMOVE TEMPORARY DRIVEWAY AND RESTORE ORIGINAL DRIVEWAY ACCESS FOR LOT 7B. d) ITEM 5 OF THIS CONSTRUCTION SEQUENCE SHALL TAKE PLACE UNDER SAME DAY STABILIZATION. (7 DAYS) 6. PHASE 1A: WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, PROCEED WITH PHASE 1A: a) PER SEC PLAN PHASE 1A, PERFORM INSTALLATION OF PROPOSED WATER MAIN BETWEEN TALBOTS LANDING AND WESTERN EXTENT OF LOT 5. TEMPORARILY CAP. b) BACKFILL AND TEMPORARILY STABILIZE AREAS DISTURBED BY THIS OPERATION. c) MAINTAIN ORIGINAL DRIVEWAY AND ORIGINAL ACCESS FOR LOT 7B. d) ITEM 6 OF THIS CONSTRUCTION SEQUENCE SHALL TAKE PLACE UNDER SAME DAY STABILIZATION. (2 DAYS)

8. FINE GRADE SITE AND INSTALL PERMANENT SEEDING. INSTALL MICRO-BIORETENTION FILTER MEDIA. 9. ALL FINAL GRADES AND STABILIZATION SHOULD BE COMPLETED BEFORE ANY REMOVAL OF CONTROLS. WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED.

1) THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT CONTROLS AFTER EACH RAINFALL AND ON A DAILY BASIS. 2) ACCESS TO LOT 7B SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

7. PHASE 2: WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, PROCEED WITH PHASE 2:

REMAINDER OF USE-IN-COMMON DRIVE, AND LOTS.

b) INSTALL TEMPORARY SEEDING, AS NEEDED.

a) INSTALL REMAINDER OF SEDIMENT CONTROL MEASURES AND BEGIN ROUGH GRADE DRIVEWAYS.

SHALL BE STABILIZED PRIOR TO INSTALLATION OF MICRO BIORETENTION FACILITIES FILTER MEDIA.

c) BEGIN CONSTRUCTION OF U.I.C. DRIVE, DRIVEWAYS, HOUSES, AND REMAINDER OF UTILITIES.

d) ROUGH GRADE STORM WATER FEATURES. NOTE THAT ALL CONTRIBUTING DRAINAGE AREAS

SILT FENCE DETAIL E-1 -----SF-------I CENTER TO CENTER _36 IN MIN. FENCE POST LENGTH DRIVEN MIN. 16 IN INTO GROUND ELEVATION V CROSS SECTION STAPLE-STAPLE-TWIST POSTS TOGETHER STEP 3 FINAL CONFIGURATION STAPLE—— JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW) CONSTRUCTION SPECIFICATIONS

- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL
- XTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT IS DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS O REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 2011

STANDARD SYMBOL

DETAIL C-9 DIVERSION FENCE **├ DF ├** MAXIMUM DRAINAGE AREA = 2 ACRES UV RESISTANT IMPERMEABLE SHEETING ON BOTH SIDES OF FENCE EXTEND IMPERMEABLE SHEETING -VIDE SOIL STABILIZATION MATTING 4 FT MIN. ALONG FLOW SURFACE SHEETING 8 IN MIN. INTO GROUND SECTION CONSTRUCTION SPECIFICATIONS

USE 42 INCH HIGH, 9 GAUGE OR THICKER CHAIN LINK FENCING (2% INCH MAXIMUM OPENING USE 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED

- NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE. FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES. SECURE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP, MID SECTION, AND BELOW GROUND SURFACE.
- INCHES INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING ALONG WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6 INCHES AND FOLD WITH SEAM FACING

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

(3 DAYS)

EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND EMBED END A MINIMUM OF

KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

MARYLAND DEPARTMENT OF ENVIRONMEN WATER MANAGEMENT ADMINISTRATION

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 PAUL G. CAVANAUGH

DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY 1/24/2024 lynda Eisenberg PLANNING DIRECTOR DATE OWNER/DEVELOPER

DATE LOT Nos. **SUBDIVISION** SECTION/AREA 5192 & 5196 TALBOTS LANDING 1 THRU 5 TAX MAP | ELEC. DIST. BLOCK NO. ZONE CENSUS TR. R-20

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

5192 & 5196 TALBOTS LANDING LOTS 1 THROUGH 5

ZONED: R-20 TAX MAP NO. 31 GRID NO. 16

PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D) FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: OCTOBER, 2023 SHEET 7 OF 8

FISHER, COLLINS & CARTER, INC. VIL ENGINEERING CONSULTANTS & LAND SURVEYORS ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2055

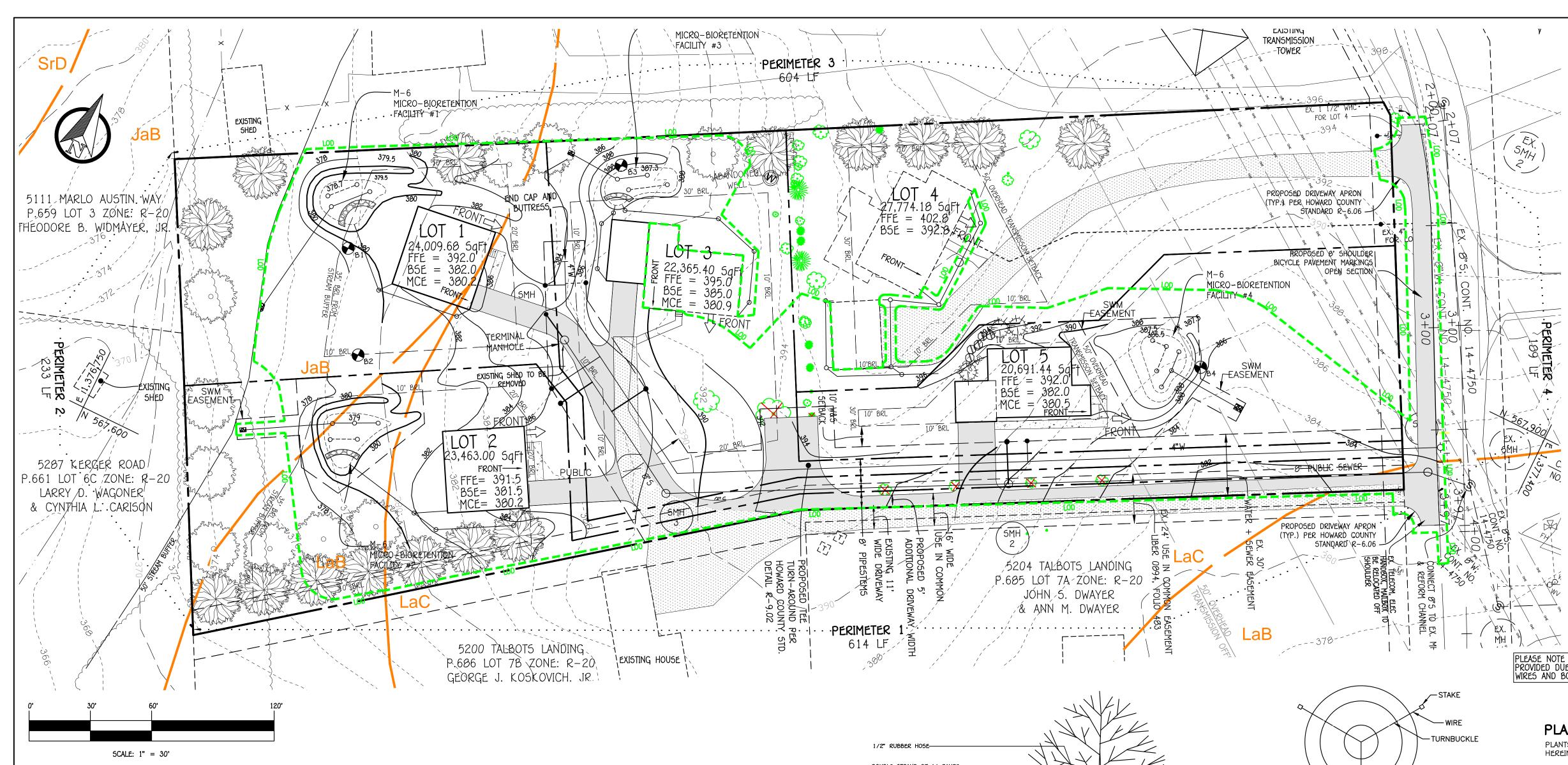


1/10/2024

BARRY & CHETA MEHTA 5192 TALBOTS LANDING ELLICOTT CITY, MD. 21043 443-285-3802

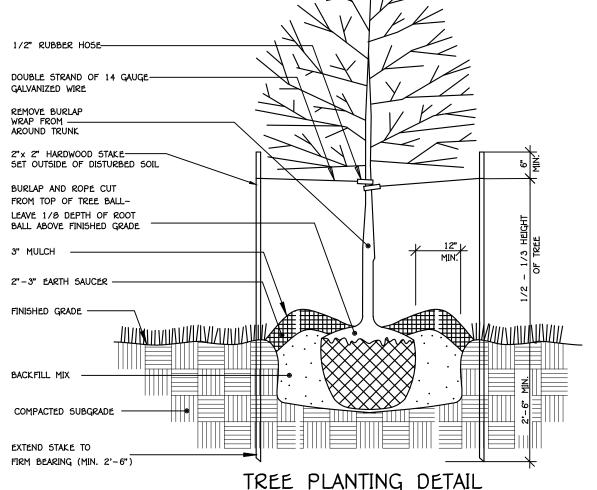
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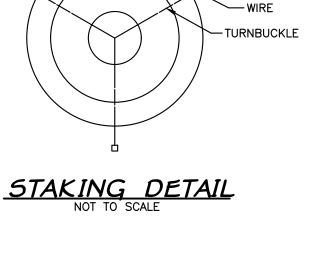
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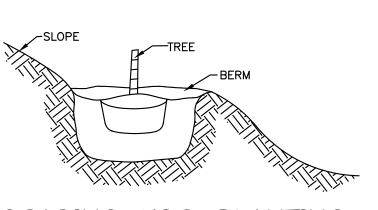


SCHEDULE A - PERIMETER LANDSCAPE EDGE									
PERIMETER	P-1	P-2	P-3	P-4	TOTAL				
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	FRONT ADJACENT TO ROADWAY					
LANDSCAPE TYPE	A	A	A	N/A					
LINEAR FEET OF PERIMETER	614 L.F.	233 L.F.	604 L.F.	1 <i>8</i> 9 L.F.					
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES	(614'/60' = 10.23 OR 11) O	(233'/60' = 3.88 OR 4)	(604'/60' = 10)	0	25				
CREDIT FOR EXISTING VEGETATION SHADE TREES EVERGREEN TREES	NO 0 0	NO 0 0	NO 0 0	NO 0 0					
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES	11	4	10	0	25				

LANDSCAPING PLANT LIST QTY. KEY SIZE NYSSA SYLVATICA (BLACK GUM) CALIPER FULL CROWN, B&B TILIA AMERCANA (AMERICAN LINDEN) CALIPER FULL CROWN. B&B THUJA PLICATA 5'-6' (GIANT ARBORVITAE) HGT. 'GREEN GIANT' VIBURNUM DENTATUM 2 ½'-3' HGT. (ARROWWOOD VIBURNUM)







GRADING FOR PLANTING

A.Total (Gross) Tract Area

Net Tract Area

FOREST CONSERVATION WORKSHEET

B.Area within 100-year Floodplain B = 0.00C.Other Deductions (Identify: D.Net Tract Area LAND USE CATEGORY: (from table 3.2.1, page 40, Manual) Resid. Resid. Inst./ Retail/Ind./ Mixed Use/ Rural LD Rural MD Suburban Linear Land Use Category: Institutional E.Afforestation Threshold (Net Tract Area x15%) E = 0.40F.Reforestation Threshold (Net Tract Area x20%) F = 0.60Existing Forest Cover

G. Existing Forest Cover within the Net Tract Area G = 0.00H.Area of Forest above Afforestation Threshold H = 0.00I.Area of Forest above Reforestation Threshold I = 0.00Break Even Point J.Break Even Point J = 0.00

K.Forest Clearing Permitted without Mitigation K = 0.00Proposed Forest Clearing L = 0.00L.Total Area of Forest to be Cleared M. Total Area of Forest to be Retained M = 0.00

N.Reforestation for Clearing above the Reforestation Threshold P.Reforestation for Clearing below the Reforestation Threshold Q.Credit for Retention above the Reforestation Threshold R.Total Reforestation Required 5. Total Afforestation Required T. Total Reforestation and Afforestation Requirement U.75% of Total Obligation (Retention + Planting) V.Planting Required Onsite to meet 75% Obligation

Planting Requirements Inside Watershed

Planting Requirements Outside Watershed W.Total Planting within Development Site Watershed X.Total Afforestation Required Y.Remaining Planting within Watershed for Reforestation Credit Z.Reforestation for Clearing above the Reforestation Threshold AA.Reforestation for Clearing below the Reforestation Threshold AA=0.00

BB.Credit for Retention above the Reforestation Threshold CC. Total Reforestation Required DD. Total Afforestation and Reforestation Requirement

SYMBOL DESCRIPTION EXISTING CONTOUR 2' INTERVAL EXISTING CONTOUR 10' INTERVAL PROPOSED CONTOUR 10' INTERVAL PROPOSED CONTOUR 2' INTERVAL SPOT ELEVATION X 448 5 EXISTING STORM DRAIN PROPOSED STORM DRAIN PIPE 17 KUUM EXISTING WATER LINE -L----φ<u>-8"₩</u>-<u> − 8″5</u> − EXISTING SEWER LINE LIMIT OF DISTURBANCE SUPER SILT FENCE DIVERSION FENCE — ED— EARTH DIKE TEMPORARY GABION OUTLET STRUCTURE STABILIZED CONSTRUCTION ENTRANCE PROPOSED PAVING/ PATH EXISTING PAVEMENT FOREST CONSERVATION EASEMENT FENCING EXISTING TREE LINE PROPOSED TREE LINE DRYWELL (M-5)-TYPICAL SOIL LINES AND TYPES BIO RETENTION FACILITY (F-6) OR (M-6)AS NOTED P = 0.00PROPOSED ROOF LEADER Q = 0.00R = 0.00DENOTES EXISTING TREES TO REMAIN 5 = 0.40T = 0.40U = 0.30-CRITICAL ROOT ZONE V = 0.30DENOTES EXISTING TREES TO BE REMOVED W = 0.00X = 0.40Y = 0.00Z = 0.00

OVERFLOW PATHWAY

— — DRAINAGE DIVIDE

LEGEND

PLEASE NOTE THAT NO STREET TREES ARE PROVIDED DUE TO THE PRESENCE OF OVERHEAD WIRES AND BGE UTILITY EASEMENT

PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED

BB=0.00

CC=0.00

DD = 0.40

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED

BID SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED

HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS. POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE).

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE. ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL. ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED RATES ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDED.

	50IL5 LEGEND		
50IL	NAME	CLA55	'K'VALUE
Jaß	Jackland silt loam, 3 to 8 percent slopes	D	0.43
LaB	Legore silt loam, 3 to 8 percent slopes	С	0.28
LaC	Legore silt loam, 8 to 15 percent slopes	С	0.28

501L5 MAP 19; SAVAGE NE QUADRANGLE

SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN

LANDSCAPE NOTES

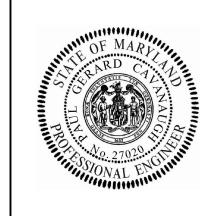
THE PERIMETER LANDSCAPE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, A LANDSCAPE SURETY IN THE AMOUNT OF \$0,100.00 BASED ON 25 SHADE TREES @ \$300/SHADE TREE, 3 EVERGREEN TREES @ \$150/EVERGREEN TREE, AND 5 SHRUBS @\$30/SHRUB SHALL BE BONDED AS PART OF THE GRADING PERMIT. 2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE,

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 OTHER 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 DPZ 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. ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2055



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. 1/10/2024

Paul G. Cavanaugh PAUL G. CAVANAUGH

LANDSCAPE DEVELOPER'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 letter of landscape installation accompanied by an executed one year quarantee of plant materials will be submitted to the Department of Planning and Zoning. 1/10/2024 Barry Melita

DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY 1/24/2024 lynda Eisenberg PLANNING DIRECTOR DATE OWNER/DEVELOPER BARRY & CHETA MEHTA 5192 TALBOTS LANDING ELLICOTT CITY, MD. 21043 443-285-3802

TENTATIVELY APPROVED

											51
NO.					OE\/14	SION				DATE	
NO. REVISION SECTION/AREA LOT Nos.								DAIL			
5192 & 5196 TALBOTS LANDING						N/A 1 THRU				5	
DEEDS	/345	BLOCK	NO.	ZONE	TA	X MAP	ELEC. DI	ST.	CENSI	J5 TR.	
18025 17046	/ 484	16		R-20		31	1		601	1.04	

192 & 5196 TALBOTS LANDING LOTS 1 THROUGH 5

ZONED: R-20

LANDSCAPE PLAN

TAX MAP NO. 31 GRID NO. 16 PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D) FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: OCTOBER, 2023 SHEET 8 OF 8