

Menu Save Reset Cancel Help

Record Detail \* (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/New/SFD	B14004496	12/12/2014
Description of Work		
SFD/ 2-STORY, FULL BSMT, 9 R, 4 FB, 1 HB, 2 FP, 4-CAR GARAGE, (4 BR), ROUGH-IN, ENERGY UA ALTERNATIVE		

check spelling

Address \* (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
4803	RIVERCROSSING	CT	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-76.9036	39.23786
City	State	Zip Code	Primary
ELLCOTT CITY	MD	21042	Yes

Parcel \* (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value
922807	28	1.13	326300	326300	0
Legal Description					
LOT 70 1.138 A[ ]4803 RIVERCROSSING CT[ ]HOMWOOD CROSSING PH 2					

check spelling

Block	Lot	Census Tract	Council Dist	Supervisor Dist	Map #	DAP Zone	Primary
9	70	605101	5				Yes
Plan Area	State Tax Id	Subdivision Name					
	1405443350	Homewood Crossing					
Section	Area	Tax Map					
		29					
Grid	Zoning District	ADC Map					
29-10	RC-DEO	4934-F2					
SDP No.	Final Plan No.	WP File No.					
	F-05-031						
Record Plat No.	WS Contract No.	FDP No.					
18240-1824							
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-03	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *	TOLL MD III LIMITED PARTNERSHIP	
Address Line 1	7164 COLUMBIA GATEWAY DRIVE STE 230	
Address Line 2		
Address Line 3		
Mail City	Mail State	Mail Zip Code
COLUMBIA	MD	21046
Phone	Primary	
410-489-2275	Yes	
E-mail	NBRANDENBURG@TOLLBROTHERSINC.COM	
Cell Number	Fax Number	

Professionals (This section is not required.)

Search Reset Clear

License # *	Business Name		
5048	TOLL MD III LIMITED PARTNERSHIP		
License Type *	First Name	Middle Name	Last Name
Home Bldr <input type="checkbox"/>	NATHAN		BRANDENBURG
Primary	Address Line 1		
Yes <input checked="" type="checkbox"/>	7164 COLUMBIA GATEWAY DRIVE STE 230		
	Address Line 2		
	City	State	ZIP Code
	COLUMBIA	MD	21046
	Phone 1	Phone 2	Fax
	410-872-9105		410-872-9141
	E-mail		
	NBRANDENBURG@TOLLBROTHERSINC.COM		

Applicant (This section is not required.)

Search As Owner As Lic. Prof

Type *	First Name	MI	Last Name
Applicant <input checked="" type="checkbox"/>	NATHAN		BRANDENBURG
Relationship	Full Name		
Applicant <input checked="" type="checkbox"/>	NATHAN BRANDENBURG		
Primary	Organization Name		
No <input checked="" type="checkbox"/>	TOLL MD III LIMITED PARTNERSHIP		
	Street Address		
	7164 COLUMBIA GATEWAY DRIVE STE 230		
	Address Line 2		
	City	State	Zip Code
	COLUMBIA	MD	21046
	Phone	Cell	Fax
	410-872-9105		410-872-9141
	E-mail *		
	NBRANDENBURG@TOLLBROTHERSINC.COM		

Contact (This section is not required.)

Search As Owner As Lic. Prof

Type	First Name	MI	Last Name
Contact <input checked="" type="checkbox"/>	NATHAN		BRANDENBURG
Relationship	Full Name		
Licensed Professional <input checked="" type="checkbox"/>	NATHAN BRANDENBURG		
Primary	Organization Name		
Yes <input checked="" type="checkbox"/>	TOLL MD III LIMITED PARTNERSHIP		
	Street Address		
	7164 COLUMBIA GATEWAY DRIVE STE 230		
	Address Line 2		
	City	State	Zip Code
	COLUMBIA	MD	21046
	Phone	Cell	Fax
	410-872-9105		410-872-9141
	E-mail		
	NBRANDENBURG@TOLLBROTHERSINC.COM		

Addtl Info

Est Construction Cost *	Housing Units *	Number of Buildings *	Public Owned
600000	1	1	No <input type="checkbox"/>
Construction Type			
101 - Single Family Houses Detached <input type="checkbox"/>			

BLDGRNC

Capital Project-No Fee *	Capital Project Number	Fee Exempt *	Guaranty Fund Required *	Roadside Tree Project Permit
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Roadside Tree Project Permit #	Condominium Existing Use	1st Floor Width	1st Floor Depth	
	<input type="radio"/> Yes <input checked="" type="radio"/> No Vacant Lot <input type="checkbox"/>	72 FT	73 FT	
2nd Floor Width	2nd Floor Depth	Basement Width	Basement Depth	Height
61 FT	50 FT	72 FT	73 FT	
Total Square Footage *	Occupiable Square Footage *	Bedrooms *		
8123 SQFT	8123 SQFT	4		
Full Baths	Half Baths	Foundation	Basement	Other Structure
4	1	Full Basement <input type="checkbox"/>	Unfinished <input type="checkbox"/>	Attached Garage <input type="checkbox"/>
Building Construction Type				
Conventional <input type="checkbox"/>				
W&S Fees Paid *	Water Supply *	Sewage Disposal *	Utilities *	Heating System *
				Sprinkler System *

Yes  No   
 Private    
 Private    
 Gas & Electric    
 Electric & Natural Gas    
 NFPA #13D

No of Fireplaces    
 Type of Fireplace    
 Entrance Permit Required  Yes  No   
 Road Frontage    
 Location Survey Approval Date    
 Expiration Date

U&O Issued On    
 U & O Comments

[check spelling](#)

**GRADING INFORMATION**

Grading Permit No    
 Grading Certification Required  Yes  No   
 Grading Certification Received in DILP On    
 Grading Certification Received in CID On

Grading Certification Comments    
 Seasonal Surety Comments

[check spelling](#)    [check spelling](#)

Seasonal Grading Surety Depositor    
 Driveway Apron Surety Depositor    
 Stormwater Surety Depositor

**GREEN NEIGHBORHOOD INFORMATION**

Check List Points Goal    
 Check List Points Achieved    
 Date of Certification

**PAYMENT INFORMATION**

Check 1    
 Payee 1    
 Check 2    
 Payee 2    
 SAP Doc No    
 SAP Entered

**PRIVATE ON LOT SWM FACILITIES**

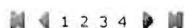
Green Roofs A1  Yes  No   
 Permeable Pavements A2  Yes  No   
 Reinforced Turf A3  Yes  No

Disconnection of Rooftop Runoff N1  Yes  No   
 Disconnection of Non Rooftop Runoff N2  Yes  No   
 Sheetflow to Conservation Areas N3  Yes  No

Rainwater Harvesting M1    
 Submerged Gravel Wetlands M2    
 Landscape Infiltration M3    
 Infiltration Berms M4

Dry Wells M5    
 Micro Bioretention M6    
 Rain Gardens M7    
 Swales M8    
 Enhanced Filters M9

**Related Records**



Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
G07000212	Residential Grading Permit	Issued	4710	ASHBY	07/06/2007	HOMWOOD CROSSING PH 2/ GRADING AN
B11001448	Residential New Single Family Dwelling Permit	Completed	11227	INDEPENDENCE	05/18/2011	NEW SFD - CUSTOM 2-STORY FULL BSMT 9I
B11001591	Residential New Single Family Dwelling Permit	Completed	11506	FOX RIVER	06/01/2011	NEW SFD - CUSTOM 2-STORY FULL BSMT, 1
B11001599	Residential New Single Family Dwelling Permit	Completed	11512	FOX RIVER	06/01/2011	SFD/ 2 STORY FULL BSMT, 12R, 4FB, 1HB, :
B12001278	Residential New Single Family Dwelling Permit	Completed	11255	INDEPENDENCE	04/17/2012	SFD/ 2 STORY, FULL BSMT., 11R, 4FB, 2HB,



## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Wednesday, January 14, 2015 8:42 AM  
**To:** 'Nathan Brandenburg'  
**Subject:** RE: B14004496\_4803 Rivercrossing Ct

Hi Nathan:

With the basement unfinished, the floor plan does appear to have **(5) bedrooms**. With that said, BP # B14004496 has been approved. Please keep in mind that if the basement is finished in the future and contains a bedroom (by Code definition) then the septic system will have to be upgraded.

Should you have any questions, please don't hesitate to ask.

Respectfully,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
410.313.1786

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**From:** Nathan Brandenburg [mailto:NBRANDENBURG@tollbrothersinc.com]  
**Sent:** Tuesday, January 13, 2015 10:27 AM  
**To:** Oswald, Hank  
**Subject:** RE: B14004496\_4803 Rivercrossing Ct

Good Morning,

Floor plan attached. The basement is unfinished.

Nathan Brandenburg  
Project Manager - Toll Brothers  
Patuxent Chase | The Reserve at Triadelphia Crossing  
Field Office (410) 489-2275 ~ Fax (410) 489-2278

Learn more about our homes at [www.tollbrothers.com](http://www.tollbrothers.com)

 Become a fan of Toll Brothers Howard County, MD on Facebook



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**From:** Oswald, Hank [<mailto:hoswald@howardcountymd.gov>]

**Sent:** Monday, January 12, 2015 12:31 PM

**To:** Nathan Brandenburg

**Subject:** B14004496\_4803 Rivercrossing Ct

Hi Nathan:

Please send of a copy of the floor plans for this project.

Regards,

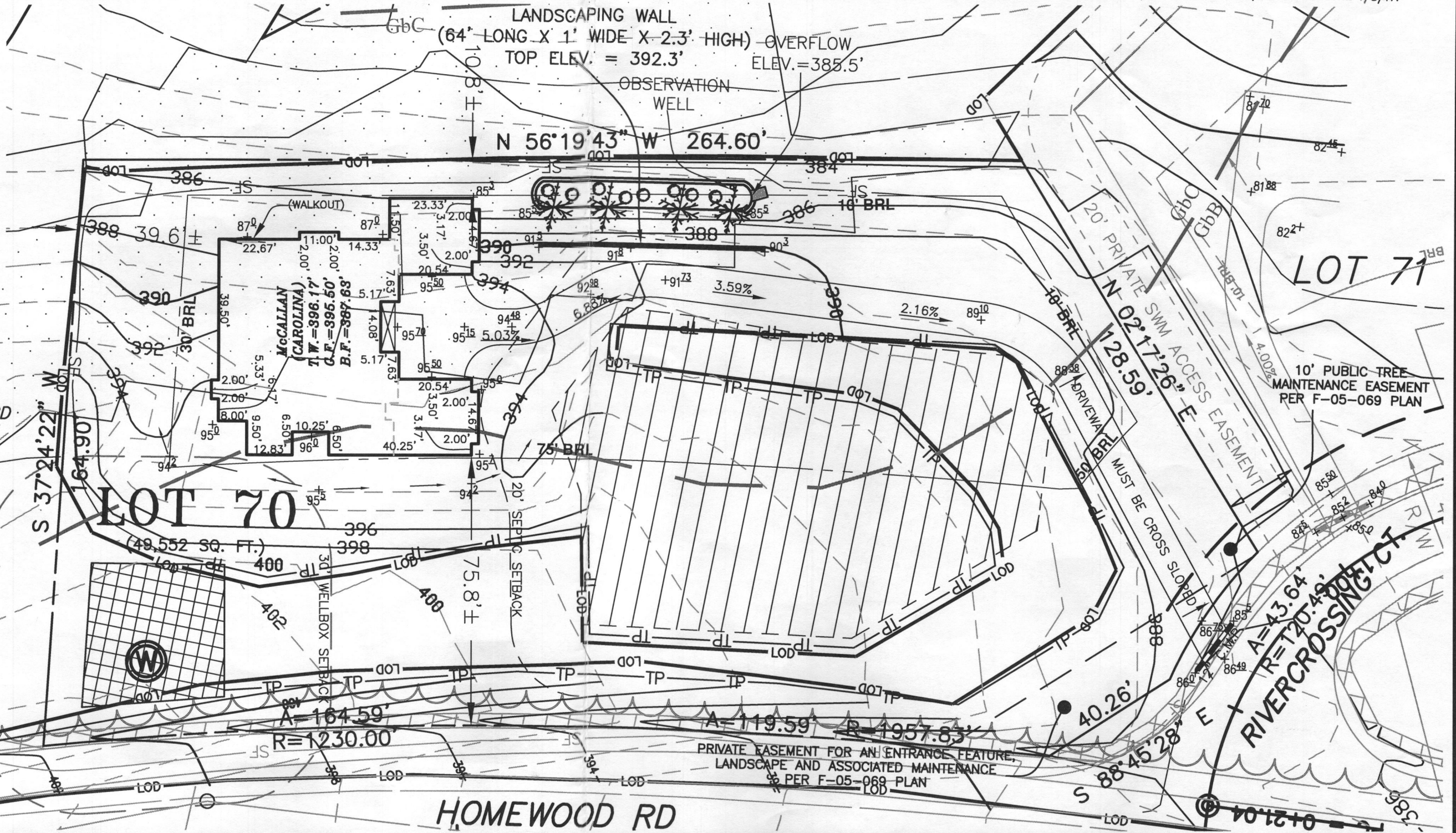
Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Bureau of Environmental Health  
Well & Septic Program  
410.313.1786

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/17.

**LEGEND:**

- (W) WELL LOCATION
- LOD- LIMITS OF DISTURBANCE
- SF- SILT FENCE
- TP- TREE PROTECTION FENCE
- - - SOIL TYPE LINE
- GbB GLADSTONE LOAM, 3% TO 8% SLOPES
- GbC GLADSTONE LOAM, 8% TO 15% SLOPES
- TW TOP OF WALL
- GF GARAGE FLOOR
- BF BASEMENT FLOOR
- BRL BUILDING RESTRICTION LINE
- [Hatched Box] STEEP SLOPE AREA



**NON-BUILDABLE PRESERVATION PARCEL K**  
 OWNER: HOMEOWNER'S ASSOCIATION  
 EASEMENT HOLDER: HOWARD COUNTY, MARYLAND

**HOMWOOD RD**

**RIVERCROSSING CT**



HOUSE TYPE: McCALLAN (CAROLINA)  
 WALK-OUT BASEMENT  
 ADDRESS: 4803 RIVERCROSSING COURT  
 ELLICOTT CITY, MD 21042  
 OPTION No. 017

- [Hatched Box] = ESD NON-ROOFTOP DISCONNECT
- [Hatched Box] = SEPTIC RESERVE AREA
- [Grid Box] = WELLBOX

**\*\*NOTE:\*\***  
 REVISION TO FLIP HOUSE AND  
 REVISE GRADING FOR ESD

BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPEMENT PLAN  
 SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.

PLOT PLAN  
 LOT 70  
**HOMWOOD CROSSING**  
 LIBER 9808, FOLIO 204  
 PLAT NO. 18243  
 ELECTION DISTRICT No. 5  
 HOWARD COUNTY, MARYLAND

4/23/15 - Site plan approved as shown B14004496



ESE Consultants, Inc.  
 7164 Columbia Gateway Dr.  
 Suite 230  
 Columbia, MD 21046  
 Tel: 410-872-9105  
 Fax: 410-872-4870

DATE: 04/17/15  
 CHK'D: M.J.B.

SCALE: 1"=30'  
 JOB NO: 1214

FILE: PP LOT 70\_rev1  
 DRAWN: R.C.K

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/17.

**SEWAGE DISPOSAL SYSTEM DATA (5 BDRM):**

- HOOT BNR600 (3 CHAMBER SYSTEM)  
 PROPOSED INVERT AT FOUNDATION WALL: 391.8'
- EXISTING GRADE OVER TANK: 386.0'  
 PROPOSED GRADE OVER TANK: 388.3'  
 INVERT IN: 384.0' INVERT OUT: 384.3'
  - DISTRIBUTION BOX:  
 EXISTING GRADE OVER BOX: 395.3'  
 PROPOSED GRADE OVER BOX: 395.3'  
 INVERT IN: 392.5' INVERT OUT: 392.2'
  - TRENCH DESIGN, INITIAL SYSTEM AND FIRST REPLACEMENT:  
 (5 BDRM x 150 GPD/BDRM = 750 GPD)  
 750 GPD ÷ 0.6 APP. RATE = 1,250 SF  
 USE 4' WIDE TRENCH WITH 48" GRAVEL BELOW PIPE  
 9' MIN. SPACING BETWEEN TRENCH EDGES  
 1,250 SF ÷ 4' WIDTH = 312.50 LF X (NO SIDEWALL) =  
 312.50 LF MIN. TRENCH  
 USE 6 52.50' LONG TRENCHES = 315 LF
  - TRENCH DESIGN, SECOND REPLACEMENT:  
 (5 BDRM x 150 GPD/BDRM = 750 GPD)  
 750 GPD ÷ 0.8 APP. RATE = 937.50 SF  
 USE 3' WIDE TRENCH WITH 48" GRAVEL BELOW PIPE  
 10' MIN. SPACING BETWEEN TRENCH EDGES  
 937.50 SF ÷ 3' WIDTH = 312.50 LF x 0.83 = 259.38 LF MIN. TRENCH  
 USE 4 65' LONG TRENCHES = 260 LF

**TRENCH DATA:**

- APP. RATE (0.6)  
 EFFECTIVE SIDEWALL (8")  
 BOTTOM MAX. DEPTH (8")  
**(INITIAL SYSTEM)**
- TRENCH 1 (T1):**  
 GROUND ABOVE = 396.1'  
 INV. IN = 392.1'  
 BOTTOM TRENCH = 388.1'
- TRENCH 2 (T2):**  
 GROUND ABOVE = 395.4'  
 INV. IN = 391.4'  
 BOTTOM TRENCH = 387.4'
- TRENCH 3 (T3):**  
 GROUND ABOVE = 394.7'  
 INV. IN = 390.7'  
 BOTTOM TRENCH = 386.7'
- TRENCH 4 (T4):**  
 GROUND ABOVE = 393.7'  
 INV. IN = 389.7'  
 BOTTOM TRENCH = 385.7'
- TRENCH 5 (T5):**  
 GROUND ABOVE = 393.6'  
 INV. IN = 389.6'  
 BOTTOM TRENCH = 385.6'
- TRENCH 6 (T6):**  
 GROUND ABOVE = 392.1'  
 INV. IN = 388.1'  
 BOTTOM TRENCH = 384.1'

**TRENCH DATA (CONTINUED):**

- (FIRST REPLACEMENT)**
- BACKUP TRENCH 7 (T7):**  
 GROUND ABOVE = 392.0'  
 INV. IN = 388.0'  
 BOTTOM TRENCH = 384.0'
- BACKUP TRENCH 8 (T8):**  
 GROUND ABOVE = 390.9'  
 INV. IN = 386.9'  
 BOTTOM TRENCH = 382.9'
- BACKUP TRENCH 9 (T9):**  
 GROUND ABOVE = 390.2'  
 INV. IN = 386.2'  
 BOTTOM TRENCH = 382.2'
- BACKUP TRENCH 10 (T10):**  
 GROUND ABOVE = 390.0'  
 INV. IN = 386.0'  
 BOTTOM TRENCH = 382.0'

**LEGEND:**

- PERC TEST LOCATION
- FAILED PERC TEST LOCATION
- WELL LOCATION
- LIMITS OF DISTURBANCE
- SILT FENCE
- TREE PROTECTION FENCE
- DRAINAGE AREA LIMITS
- SOIL TYPE LINE
- G6B GLADSTONE LOAM, 3% TO 8% SLOPES
- G6C GLADSTONE LOAM, 8% TO 15% SLOPES
- DA-1 DRAINAGE AREA 1
- DA-2 DRAINAGE AREA 2
- TW TOP OF WALL
- GF GARAGE FLOOR
- BF BASEMENT FLOOR
- BRL BUILDING RESTRICTION LINE
- STEEP SLOPE AREA
- ESD NON-ROOFTOP DISCONNECT
- SEPTIC RESERVE AREA
- WELLBOX

**GENERAL NOTES:**

- THE LOT SHOWN HEREON WAS RECORDED ON MAY 2, 2006 AS PLAT NUMBER 18243. REFER TO THIS PLAT FOR DIMENSIONS, LOT AREAS, ALL EASEMENTS AND BUILDING RESTRICTIONS.
- THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF AT LEAST 10,000 SQUARE FEET, AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWER EASEMENT. ANY CHANGES TO A PRIVATE SEWER EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- EXACT LENGTH OF SEPTIC TRENCHES ARE TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF PRE-CONSTRUCTION INSPECTION.
- SPOIL FROM THE TRENCHING OF THE SEPTIC AREA IS TO BE PLACED ON THE UPHILL SIDE OF THE EXCAVATION FOR EACH INDIVIDUAL LOT.
- SEDIMENT AND EROSION CONTROLS WERE APPROVED BY HOWARD SOIL CONSERVATION DISTRICT UNDER F-05-069 AND GP-14-034 AND SHALL COMPLY WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- STORMWATER MANAGEMENT FOR THIS LOT AS SHOWN.
- THE EXISTING WELL SHOWN ON THIS PLAN (IDENTIFIED WITH THE ATTACHED WELL TAG NUMBER HO-95-2463 HAS BEEN FIELD LOCATED BY ESE CONSULTANTS - PROFESSIONAL LAND SURVEYOR(S), AND IS ACCURATELY SHOWN.
- THE EXISTING TOPOGRAPHY WITHIN THE AREA OF PROPOSED WORK IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY ESE, DATED 5/10/11.
- CULVERT FOR DRIVEWAY PER F-05-069.

**WELL AND SEPTIC NOTES:**

- TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING STATEMENTS ARE TRUE:
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES HAVE BEEN SHOWN. ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWNGRADE OF ANY EXISTING OR PROPOSED SEPTIC SYSTEM AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN SHOWN. THE ENGINEER HAS USED ALL EFFORTS TO FIND THE LOCATIONS OF ALL SURROUNDING WELLS AND SEPTIC SYSTEMS.
  - THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTHS AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AS SHOWN ON THE RECORD PLAT 18240 GENERAL NOTES ITEM 2.
  - ANY CHANGES TO A PRIVATE SEWER EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
  - THE SOIL TYPE FOR THIS LOT IS G6B AND G6C, HYDROLOGIC SOIL GROUP B, PER WEB SOIL WEBSITE MAINTAINED BY USDA AND LAST MODIFIED ON 12/06/2013.
  - THIS LOT REQUIRES A BAT (BEST AVAILABLE TECHNOLOGY) SYSTEM AND IS SHOWN HEREON. DETAILS OF THIS SYSTEM ARE SHOWN ON THE "SITE PLAN FOR BAT INSTALLATION" DATED 17 NOVEMBER 2014.

**STORMWATER MANAGEMENT CONSTRUCTION AND MAINTENANCE NOTES:**

- FINAL GRADING FOR LANDSCAPE INFILTRATION SHOULD NOT TAKE PLACE UNTIL SURROUNDING SITE IS STABILIZED.
- SUB SOIL SHALL NOT BE COMPACTED. EXCAVATION SHOULD BE CONDUCTED IN DRY CONDITIONS WITH EQUIPMENT LOCATED OUTSIDE OF THE PRACTICE TO MINIMIZE BOTTOM AND SIDEWALL COMPACTION.
- SEE APPENDIX B.4 OF THE MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL FOR SAND, GRAVEL AND PLANTING MEDIA.
- INSPECTION SHALL BE MADE AT THE FOLLOWING STAGES:
  - DURING EXCAVATION TO SUB-GRADE
  - DURING PLACEMENT OF BACKFILL AND OBSERVATION WELL
  - DURING CONSTRUCTION OF APPURTENANT CONVEYANCE STRUCTURES
  - UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION
- PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASEMENT, DEED RESTRICTION, ORDINANCE OR OTHER LEGAL MEASURES PREVENTING ITS NEGLECT, ADVERSE ALTERATIONS AND REMOVAL.
- DURING FIRST YEAR OF OPERATION, INSPECTION FREQUENCY SHOULD BE AFTER EVERY MAJOR STORM AND POORLY ESTABLISHED AREAS RE-VEGETATED.
- THE TOP FEW INCHES OF THE PLANTING SOIL SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS OR THERE IS ALGAE GROWTH ON THE SURFACE OF THE FACILITY.
- IF STANDING WATER PERSISTS AFTER FILTER MEDIA HAS BEEN MAINTAINED, THE GRAVEL, SOIL AND SAND MAY NEED TO BE CLEANED AND/OR REPLACED.
- OCCASIONAL PRUNING AND REPLACEMENT OF DEAD VEGETATION IS NECESSARY. IF SPECIFIC PLANTS ARE NOT SURVIVING, MORE APPROPRIATE SPECIES SHOULD BE USED. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.
- PLANTING SHOULD BE USED TO ENSURE 50% OF THE FILTER BED IS COVERED BY VEGETATION. IF PLANTS ARE NOT SPECIFIED, VEGETATION USED MUST BE HYDROPHYTES AND BE A SPECIES APPROVED BY MDE APPENDIX A; PER HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

**NON-ROOFTOP DISCONNECTION CONSTRUCTION AND MAINTENANCE NOTES:**

- MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION (E.G., BY PLANTING TREES OR SHRUBS ALONG THE PERIMETER). IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

APPROVED: FOR HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

\_\_\_\_\_  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

\_\_\_\_\_  
 DIRECTOR

\_\_\_\_\_  
 PROFESSIONAL ENGINEER

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

STORMWATER MANAGEMENT  
 LANDSCAPE INFILTRATION DESIGN  
**LOT 70**  
**HOMWOOD CROSSING**  
 LIBER 9808, FOLIO 204  
 PLAT No. 18243  
 TAX No. 05-443369  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 ADDRESS: 4803 RIVERCROSSING COURT  
 ELLICOTT CITY, MARYLAND

ESE Consultants Inc.  
 7164 Columbia Gateway Dr.  
 Suite 230  
 Columbia, MD 21046  
 TEL: 410-872-9105  
 FAX: 410-872-4870

ESE

Land Planning  
 Engineering  
 Land Surveying

DATE: 04/17/15      SCALE: 1"=40'      FILE: SWM LOT 70\_rev2  
 CHK'D: M.J.B      JOB NO: 1214      DRAWN: R.C.K

