

# 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](http://www.timmons.com)

**Date:** August 2, 2022  
**To:** Howard County Health Department  
**Attn:** Zackary Silvast  
**Subject:** Hampton Hills; SDP-21-010  
**Project Number:** 12-10.00

## ATTACHED:

# Copies	Description
1	Direct Submission
1	Response Letter

Remarks:

Please call 410-461-7666 with any questions.

Thank you

Kathleen Makusky

Transmitted by:

Received by:

HD has no comments  
or objections. *gjs* 8/29/22

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August 2, 2022

Mr. Anthony Cataldo, AICP. Chief  
Division of Land Development  
3430 Courthouse Drive  
Ellicott City, MD 21043

Re: Hampton Hills  
SDP-21-010

Dear Mr. Cataldo,

Pursuant to the PDOX email dated July 20, 2022 and the associated Technically Complete letter; Vogel Engineering + Timmons Group offers the following point by point responses to the comments therein. In addition, please find the direct submission for your review and approval

## **Health Department - Zackary Silvast – Email dated July 25, 2022**

### **Sheet 1**

1. The Health Department does not sign a Public Water and Sewer subdivision Site Development Plan. The recorded plat (Plat #25874-25879) has the required Health Department signature block, signed by the Health Department on 09/14/21
2. Noted. Health Department has all required paperwork. See revised Note 11.

## **Traffic – Adison Zoretic**

### **Sheet 1**

Changemark note #01

Traffic Studies are required with previous plan submissions. The Traffic Study was previously approved for this project under F-20-024.

Please find a copy of the approved Traffic Study. The report can also be found in the projects previously approved SP-15-016 and F-20-024 PDOX “Reports” folders.

Changemark note #02

This request is reviewed and approved under the previous plan submission (Final Road Construction Plan). Please refer to F-20-024, Sheet 1 - General Note 41 and Sheet 3 of that plan set. Please refer to detailing on Sheet 2.

### **Sheet 2**

Changemark note #01

The bollard and sign location have now been displayed. The sign in question is for the Open Space Access as detailed on Sheet 3 of F-20-024.

Changemark note #02

Complied with. The range sign locations have been added. Refer to response to Sheet 1 Changemark 02.

## Transportation and Special Projects – Marshall Davidson

### Sheet 1

#### Changemark note #01

Noted. The sand filter was reviewed and approved under the review of F-20-024. Project construction, per F-20-024, is almost complete. The General Note 33 has been revised for clarification.

### Sheet 2

#### Changemark note #01

- Noted.
- The storm drain layout and profile design was approved under F-20-024.
- Storm drains on this plan are shown as an existing condition per F-20-024.
- This and all pipes have been installed per approved F-20-024.

#### Changemark note #02

Please refer to F-20-024. There is an existing Public Drainage & Utility Easement recorded Plats 25874-25879. The public easement is hatched, labeled and part of the "Sheet Legend".

### Sheet 5

#### Changemark note #01

This plan is for on-lot house and on-lot stormwater management practices only. Drywell data is shown hereon. Sand Filter and bioretention facilities are to be constructed as detailed on F-20-024. Please refer to F-20-024 for the commented-on information.

#### Changemark note #02

This plan is for on-lot house and on-lot stormwater management practices only. Please refer to F-20-024 for the bioretention plantings.

#### Changemark note #03

This plan is for on-lot house and on-lot stormwater management practices only. Please refer to F-20-024 for the approved storm-drain design and profiles.

## Division of Land Development – Eric Buschman

### Sheet 1

1. Note 11 amended.
2. Note 21 amended.
3. Note 23 amended.
4. Complied with.
5. Complied with.

### Sheet 2

1. Complied with.
2. F-20-024 CRZ = 45.75. The % disturbance has been labeled and noted on Sheets 2&3. SDP shows 30%, expanded from the 22% shown on the F Plan.  
6,575.6 sf Total, F-20-024 Disturbance = 1447.1sf Expanded SDP-21-010 Disturbance = 1,982.5 sf.
3. Complied with.
4. Complied with.
5. Complied with.

6. Complied with.
7. Noted. SDP amended to be a Generic Box SDP. Refer to Notes on Sheet 5.

**Development Engineering Division – Nicole Ming Yan**

Letter dated June 16, 2022

**Checkboxes**

**Status:**

-Approved status is noted.

**Estimates:**

-None checked.

**SWM:**

-Noted, Approved under F-20-024.

**Miscellaneous**

-No Box Checked.

**PDOX COMMENTS**

**Sheet 1**

DED-1

-Comment not accurate for Site Development Plans.

-The existing contours are taken from the proposed contours as shown on the Grading Plan (Sheet 6) of the F-20-024 plan set. These grades set the existing site conditions for this plan. Note remains.

DED-2

Note 16 amended.

DED-3

Complied with, see notes 19 and 20.

DED-4

Note amended.

DED-5

Note 48 added.

DED-6

Note 49 added.

DED-7

No redline is required. Drywells were designed using 0.3 stone voids and are oversized. Please refer to the project email discussion of +/- July 17, 2022.

**Sheet 2**

DED-1

No redline is required. Drywells were designed using 0.3 stone voids and are oversized. Please refer to the project email discussion of +/- July 17, 2022.

**Sheet 3    03\_GRADING CE NY EXHIBIT.pdf**

DED-1

-The storm drain layout and profile design was approved under F-20-024.

-Storm drains on this plan are existing per F-20-024

-All pipes have been installed per approved F-20-024.

DED-2

- Spot elevation is not a break elevation. This Spot elevation represents the overflow weir elevation of MBR#8. Contour pulled up to within 5 feet of the weir.
- The grade along the side of Lot 10 is 23.4; 1.3 feet above the weir elevation.
- The grade along the side of Lot 9 falls from 23.9 to 23.2; 1'+ above the weir elevation.

**Sheet 3**

DED-1

SDP amended per exhibit forwarded during the plan review named: 03\_GRADING CE NY EXHIBIT.pdf

DED-2

Complied with.

DED-3

Grade break is spot 54.7 at rear corner of house box.

DED-4

French drain not warranted. Please refer to analysis forwarded via email on or about July 19, 2022.

DED-5

- Request not complied with.
- The F-20-024 design is as follows: The low side of I-8 shall be at elevation 52.53 or equal to the top of I-8. I-8 will only have 1 weir opening to capture the side yard of Lot 4 and offsite contributing area.
- See Sheet 13 and 14 of the F-20-024 plan set.

DED-6

The F-20-024 wall is shown extended, on this SDP, to provide the required 15 ft distance. The landscape wall, if required by a chosen house model, shall be provided on the builder re-site for building permit.

DED-7

- Spot elevation is not a break elevation. This Spot elevation represents the overflow weir elevation of MBR#8. Contour pulled up to within 5 feet of the weir.
- The grade along the side of Lot 10 is 23.4; 1.3 feet above the weir elevation.
- The grade along the side of Lot 9 falls from 23.9 to 23.2; 1'+ above the weir elevation.

DED-8

Requirement is rear yard.  
-Distance is measured 15 feet from back line of house, in-line with the side of the home. An additional dimension has been added.

DED-9

Spot elevations at the edge of pavement / use-in-common driveway or right-of-way have been added for each lot.

DED-10

Refer to response to DED-8

**Sheet 5**

DED-1 Complied with.

**Development Engineering Division – Chad Edmondson**

**Sheet 2**

The flow arrow direction has been corrected.

**Sheet 5**

DPW

-Acknowledged.

-We offer sidewalks are often made the responsibility of the builder. We added the reinforced sidewalk detail for the MBR's adjacent to roadway as is required by Howard County. This detail is absent from F-20-024.

- There is no standard detail for driveways that tie to use-in-common driveways. Detail to remain.

-Pavement section for individual driveways to remain.

**Howard Soil Conservation District – Alexander Bratchie**

Approval letter dated June 9, 2022

1. Please find requested computations.
2. Please find Shear Stress Report for Temporary matting.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

**VOGEL ENGINEERING + TIMMONS GROUP**



Eric D. Salmi.  
eric.salmi@timmons.com

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

**Account Identifier:** District - 02 Account Number - 417707

**Owner Information**

**Owner Name:** HOWARD COUNTY MD **Use:** EXEMPT  
 DEPT OF REAL ESTATE SERVICES **Principal Residence:** NO  
**Mailing Address:** 3430 COURT HOUSE DR **Deed Reference:** /09392/ 00375  
 ELLICOTT CITY MD 21043-4300

**Location & Structure Information**

**Premises Address:** ATTENBOROUGH WAY **Legal Description:** LOT 20 4.5410 A OPSP  
 ELLICOTT CITY 21043-0000 ATTENBOROUGH WAY  
 NOTTINGHAM WAY ACRES

**Map:** Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 17586  
 0031 0009 0855 2010102,14 1002 20 2021 Plat Ref:

Town: None

**Primary Structure Built** Above Grade Living Area Finished Basement Area Property Land Area County Use  
 4.5400 AC 000000

**Stories** Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

**Value Information**

	Base Value	Value		Phase-in Assessments	
		As of	As of	As of	As of
Land:	15,800	01/01/2021	07/01/2022	07/01/2023	
Improvements	0				
<b>Total:</b>	15,800	15,800	15,800	15,800	
Preferential Land:	0	0			

**Transfer Information**

**Seller:** NOTTINGHAM WAY ACRES LLC **Date:** 08/04/2005 **Price:** \$0  
**Type:** NON-ARMS LENGTH OTHER **Deed1:** /09392/ 00375 **Deed2:**  
**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**  
**Seller:** **Date:** **Price:**  
**Type:** **Deed1:** **Deed2:**

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	500	15,800.00	15,800.00
State:	500	15,800.00	15,800.00
Municipal:	500	0.00 0.00	0.00 0.00

Special Tax Recapture: None

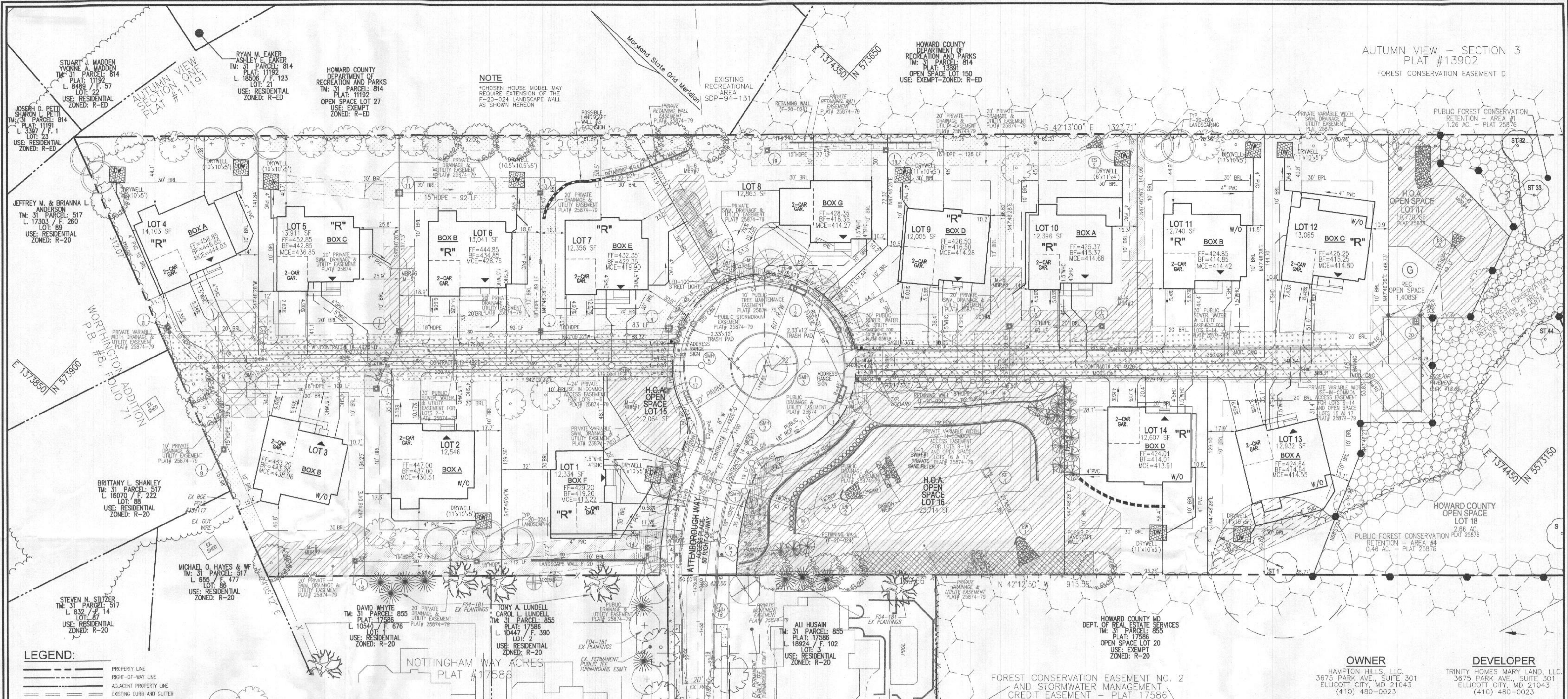
**Homestead Application Information**

Homestead Application Status: No Application

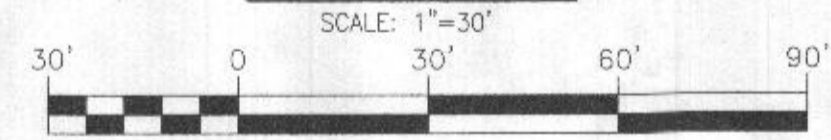
**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:





LAYOUT PLAN



**LEGEND:**

	PROPERTY LINE		EXISTING TREES F-20-024
	RIGHT-OF-WAY LINE		EXISTING RETAINING WALL EASEMENT (PLAT# 25874-25879)
	ADJACENT PROPERTY LINE		SPECIMEN TREE
	EXISTING CURB AND GUTTER		MAXIMUM ALLOWED SPECIMEN TREE CRITICAL ROOT ZONE DISTURBANCE AREA SEE F-20-024
	EXISTING UTILITY POLE		ST-1: 30% DISTURBANCE
	EXISTING LIGHT POLE		
	EXISTING MAILBOX		
	EXISTING SIGN		
	EXISTING SANITARY MANHOLE		
	EXISTING CLEANOUT		
	EXISTING FIRE HYDRANT		
	EXISTING WATER LINE		
	EXISTING STORM DRAIN		
	EXISTING TREE LINE		
	EXISTING FENCE		
	CENTERLINE OF EXISTING STREAM		
	MICRO-BIORETENTION FACILITY (M-5)		
	DRY WELL (M-5)		
	UNDERDRAIN / ROOF DRAIN		
	FOREST CONSERVATION EASEMENT SIGN F-20-024		
	FRONT DOOR LOCATION		
	ADDRESS RANGE SIGN		

**LOT 14 - NOTE**  
 \*CHOSEN HOUSE MODEL MAY REQUIRE LANDSCAPE WALL

- NOTE:**
- REFER TO SHEET 5 FOR DRYWELL (DW) SIZE, NOTES & DETAILS.
- NOTE:**
- REFER TO F-20-024 SHEET 3 FOR RANGE OF ADDRESS SIGN DETAIL.
  - THE ELLA WAC WAY SIGN SHALL RANGE FROM 7105-7113.
  - THE GENETIVE WAY SIGN SHALL RANGE FROM 7000-7012.
- NOTES:**
- TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 18 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE. WIDTH SUBJECT TO CHANGE WITH BUILDER RESITE.
  - DRIVEWAYS, THE SHOWN DRIVEWAY LOCATION, CANNOT CHANGE UNLESS NOTED ON THIS SDP. CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

**OWNER**  
 HAMPTON HILLS, LLC  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MD 21043  
 (410) 480-0023

**DEVELOPER**  
 TRINITY HOWES MARYLAND, LLC  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MD 21043  
 (410) 480-0023

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN  
 LAYOUT PLAN  
 HAMPTON HILLS  
 LOTS 1-14**

TAX MAP: 31 GRID: 9  
 2ND ELECTION DISTRICT

PARCEL: 24  
 ZONED: R-20  
 HOWARD COUNTY, MARYLAND

**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 CERTIFICATE**

ROBERT H. VOGEL, PE No. 16193

DESIGN BY:	RHV
DRAWN BY:	IH, VETG
CHECKED BY:	EDS
DATE:	JULY 2022
SCALE:	AS SHOWN
W.O. NO.:	12-10

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULL LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 08-27-2025

2 OF 5



**BUILDER NOTE:**  
SPECIMEN TREE:  
1. SPECIMEN TREE #1 SHALL BE PROTECTED WITH TREE PROTECTION & SUPER SILT FENCE DURING ALL PHASES OF CONSTRUCTION. TREE PROTECTION MEASURES SHALL BE USED AS NECESSARY.

**NOTES:**  
1. TYPICAL DRIVEWAY WIDTH SHOWN HEREON IS 18 FEET WIDE FOR THE PROPOSED 2 CAR GARAGE WITH SUBJECT TO CHANGE WITH BUILDER RESERVE.  
2. DRIVEWAYS: THE SHOWN DRIVEWAY LOCATION CANNOT CHANGE UNLESS NOTED ON THE SDP CONFIRMING THAT THE GRADING AND DRIVEWAY SLOPES WILL REMAIN THE SAME WHETHER THE DRIVEWAY IS ON THE RIGHT OR LEFT SIDE OF THE HOUSE. ONLY ONE DRIVEWAY ORIENTATION CAN BE SHOWN FOR CORNER LOTS.  
**NOTE:**  
1. REFER TO SHEET S FOR DRYWELL (DW) SIZE, NOTES & DETAILS.

**SOILS LEGEND**

SYMBOL NAME / DESCRIPTION	GROUP	HYP	K FACTOR	CRITICAL SLOPE
CO	C	YES	0.35	NO
CO	A	NO	0.28	NO
CO	A	NO	0.28	YES
CO	A	NO	0.32	NO
CO	C	NO	0.49	YES
CO	B	NO	0.24	YES
CO	C/O	NO	0.37	YES

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

**SOIL EROSION & SEDIMENT CONTROL PLAN NOTES**  
1. REFER TO SHEET 4 FOR SEQUENCE OF CONSTRUCTION  
2. REFER TO SHEETS 4 FOR STANDARD DETAILS AND STABILIZATION NOTES  
3. IF REQUIRED BY SEDIMENT CONTROL INSPECTOR, SUPER SILT FENCE SHALL REPLACE STANDARD SILT FENCE WHERE FENCING INTERCEPTS CONCENTRATED FLOWS.

**GRADING & SOIL EROSION AND SEDIMENT CONTROL PLAN**  
SCALE: 1"=30'  
30' 0 30' 60' 90'

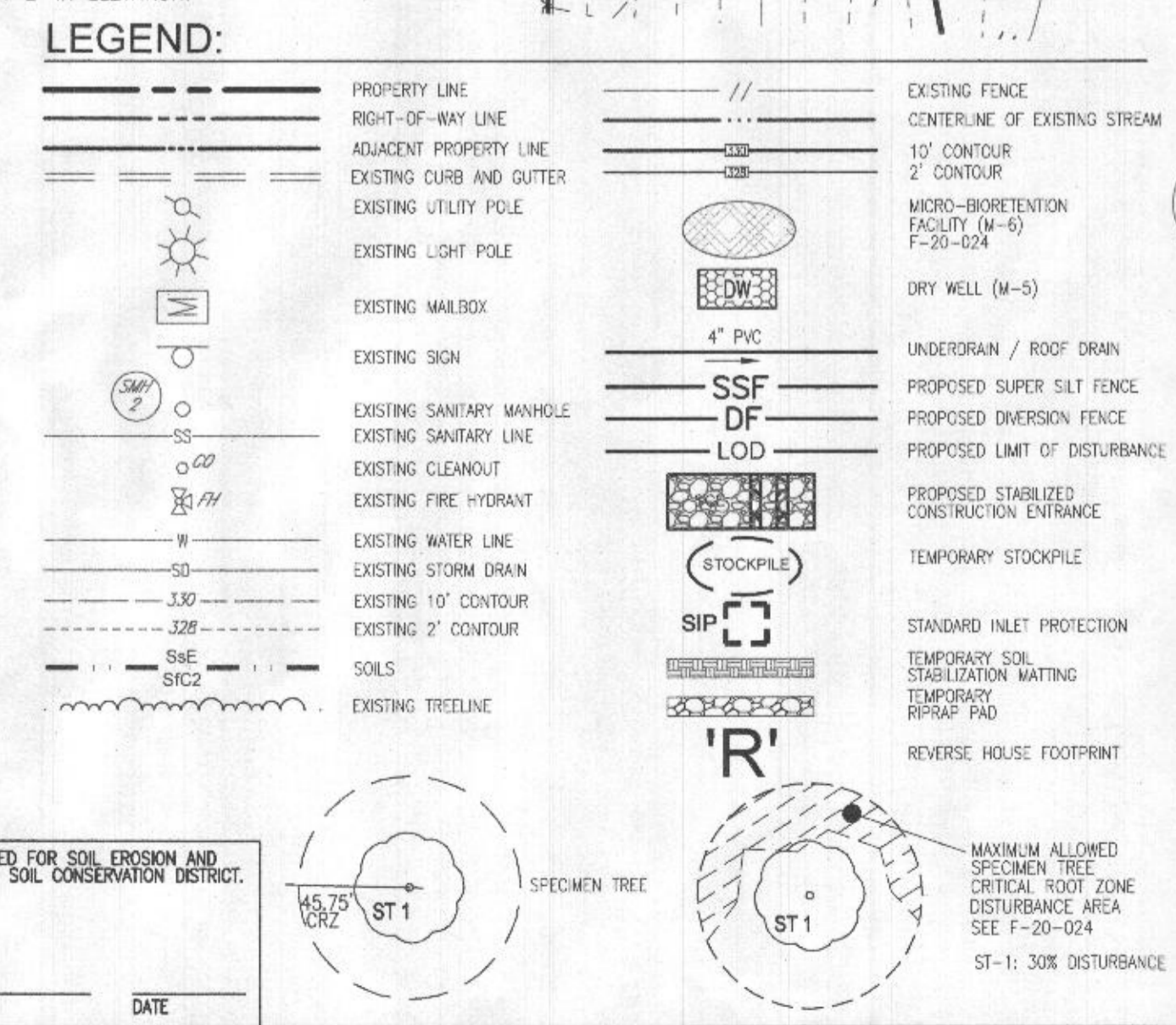
**NOTE:** LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.

**NOTE:** SUPER SILT FENCE MAY BE REPLACED WITH STANDARD SILT FENCE WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.  
- 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:** EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

**NOTE:** STOCKPILING WILL BE PERMITTED ON EACH LOT ONLY.

**NOTES**  
1. IMBRICATE SF/SSF IN 35' SEGMENTS AS REQUIRED UPHILL BY 2' IN ELEVATION.



**OWNER**  
HAMPTON HILLS, LLC  
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**DEVELOPER**  
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3675 PARK AVE. SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

**OWNER/DEVELOPER CERTIFICATION:**  
I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT 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 OF 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.

OWNER/DEVELOPER SIGNATURE DATE

PRINTED NAME & TITLE

**DESIGNER CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS AND STANDARDS; THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE; AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DESIGNER'S SIGNATURE DATE

ROBERT H. VOGEL MD REGISTRATION NO. 16193  
PRINTED NAME (P.E., R.L.S., OR R.L.A. (circle one))

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

HOWARD S.C.D. DATE

TAX MAP: 31 GRID: 9  
2ND ELECTION DISTRICT

**SITE DEVELOPMENT PLAN  
GRADING, SOIL EROSION AND  
SEDIMENT CONTROL PLAN  
HAMPTON HILLS  
LOTS 1-14**

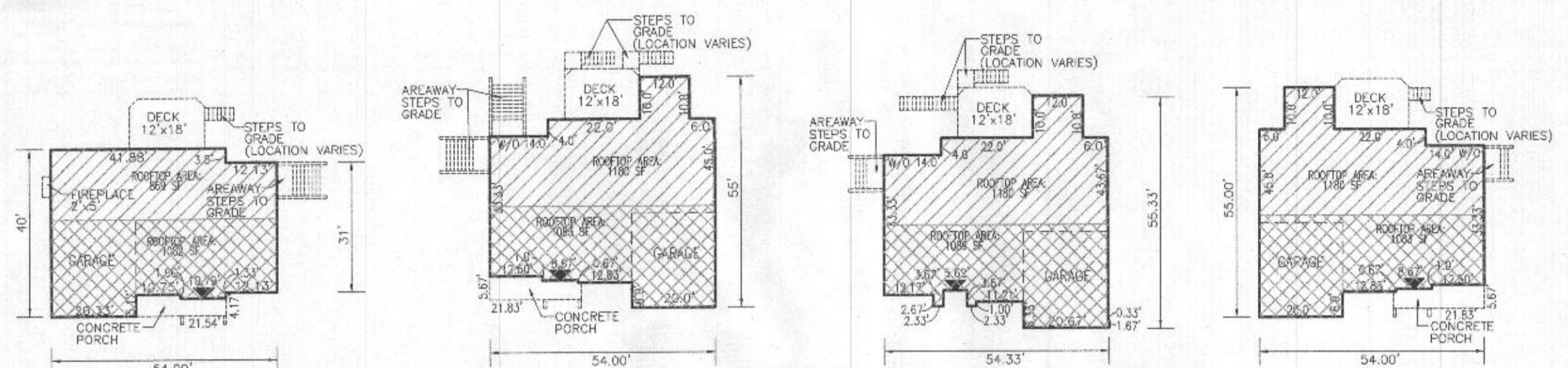
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**PROFESSIONAL CERTIFICATE**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 10-27-2022

DESIGN BY: RHY  
DRAWN BY: IH, VETG  
CHECKED BY: EDS  
DATE: JULY 2022  
SCALE: AS SHOWN  
W.O. NO.: 12-10

3 SHEET OF 5



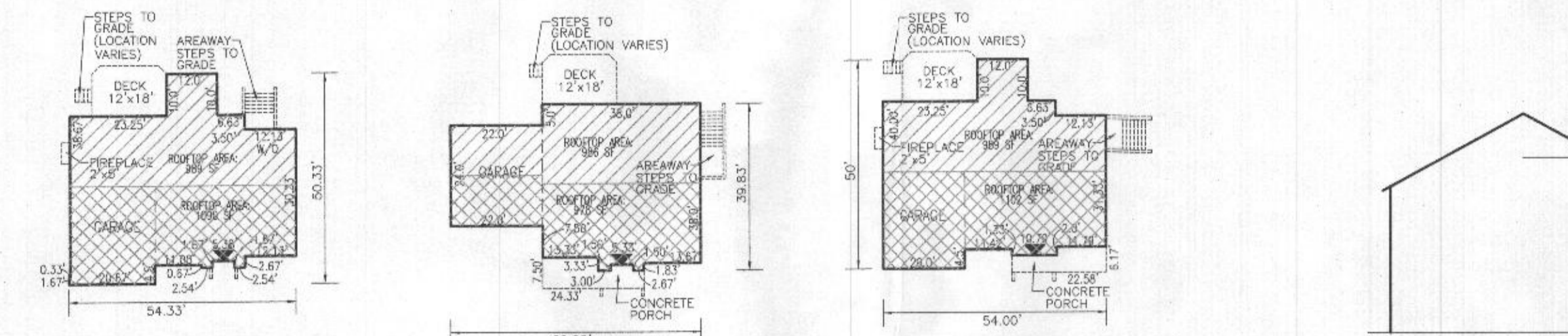


**AMESBURY**  
SCALE: 1"=30'  
ELEVATION 710

**YORKSHIRE MANOR**  
SCALE: 1"=30'  
ELEVATION 790

**YORKSHIRE MANOR**  
SCALE: 1"=30'  
ELEVATION 585

**YORKSHIRE MANOR**  
SCALE: 1"=30'  
ELEVATION 770

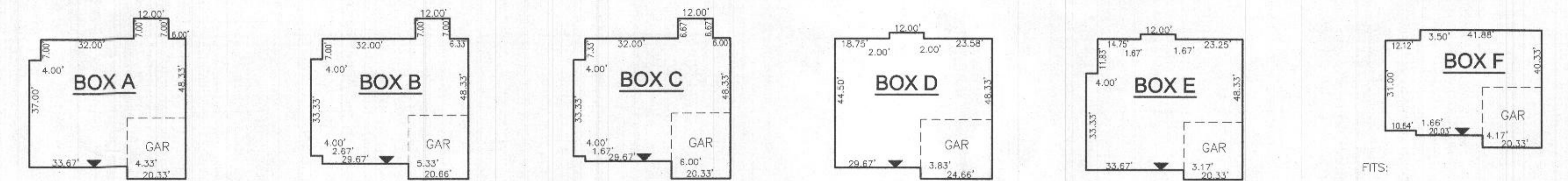


**AMESBURY**  
SCALE: 1"=30'  
ELEVATION 500

**GRACE MARIE**  
SCALE: 1"=30'  
ELEVATION 745

**AMESBURY**  
SCALE: 1"=30'  
ELEVATION 725

**TYP. ELEVATION**  
NOT TO SCALE



**BOX A**  
SCALE: 1"=30'

**BOX B**  
SCALE: 1"=30'

**BOX C**  
SCALE: 1"=30'

**BOX D**  
SCALE: 1"=30'

**BOX E**  
SCALE: 1"=30'

**BOX F**  
SCALE: 1"=30'

**BOX G**  
SCALE: 1"=30'

**FITS:**

YORKSHIRE MANOR ELEVATION 790  
MIN FOOTPRINT 54.00' X 55.00'

HEMLOCK ELEVATION TRM  
MIN FOOTPRINT 50.00' X 48.33'

MULBERRY ELEVATION ACL  
MIN FOOTPRINT 50.00' X 46.00'

WILLOW ELEVATION ACL  
MIN FOOTPRINT 50.00' X 46.00'

SYCAMORE ELEVATION TRM  
MIN FOOTPRINT 40.00' X 40.00'

YORKSHIRE MANOR (REVERSE) ELEVATION 770  
MIN FOOTPRINT 54.00' X 55.00'

HEMLOCK ELEVATION TRM  
MIN FOOTPRINT 50.00' X 48.33'

MULBERRY ELEVATION ACL  
MIN FOOTPRINT 50.00' X 46.00'

WILLOW ELEVATION ACL  
MIN FOOTPRINT 50.00' X 46.00'

SYCAMORE ELEVATION TRM  
MIN FOOTPRINT 40.00' X 40.00'

AMESBURY (REVERSE) ELEVATION 725  
MIN FOOTPRINT 54.00' X 50.00'

HEMLOCK ELEVATION TRM  
MIN FOOTPRINT 50.00' X 48.33'

MULBERRY ELEVATION ACL  
MIN FOOTPRINT 50.00' X 46.00'

WILLOW ELEVATION ACL  
MIN FOOTPRINT 50.00' X 46.00'

SYCAMORE ELEVATION TRM  
MIN FOOTPRINT 40.00' X 40.00'

AMESBURY (REVERSE) ELEVATION 710  
MIN FOOTPRINT 54.00' X 40.00'

HEMLOCK ELEVATION TRM  
MIN FOOTPRINT 50.00' X 48.33'

MULBERRY ELEVATION ACL  
MIN FOOTPRINT 50.00' X 46.00'

WILLOW ELEVATION ACL  
MIN FOOTPRINT 50.00' X 46.00'

SYCAMORE (REVERSE) ELEVATION TRM  
MIN FOOTPRINT 40.00' X 40.00'

GRACE MARIE ELEVATION 745  
MIN FOOTPRINT 60.00' X 39.83'

SYCAMORE (REVERSE) ELEVATION TRM  
MIN FOOTPRINT 40.00' X 40.00'

WILLOW ELEVATION ACL  
MIN FOOTPRINT 50.00' X 46.00'

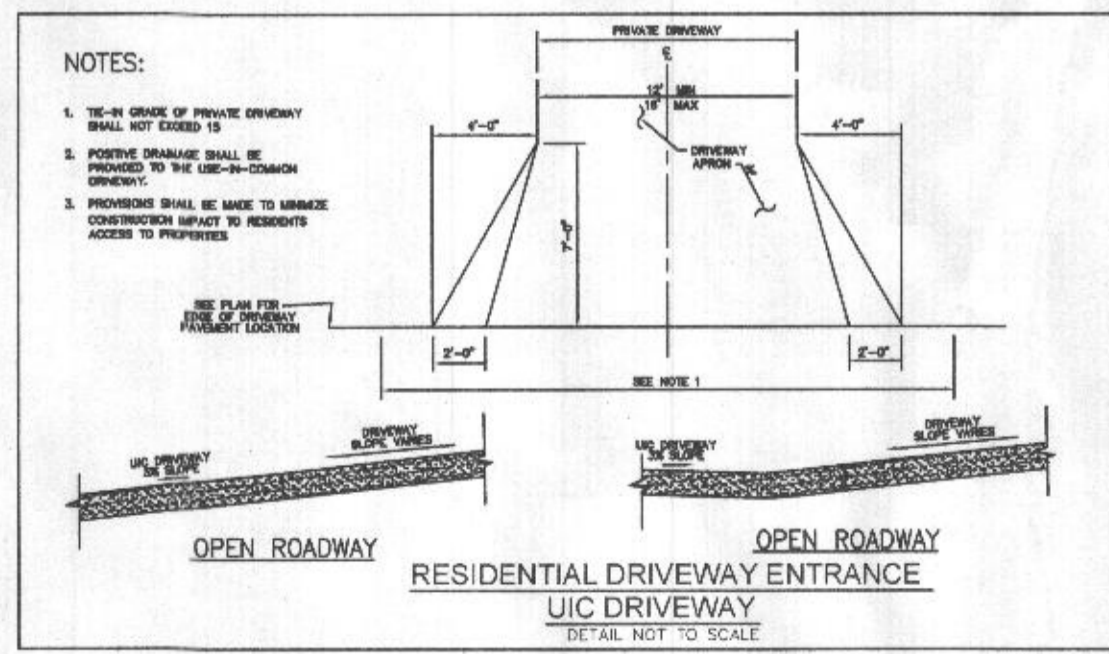
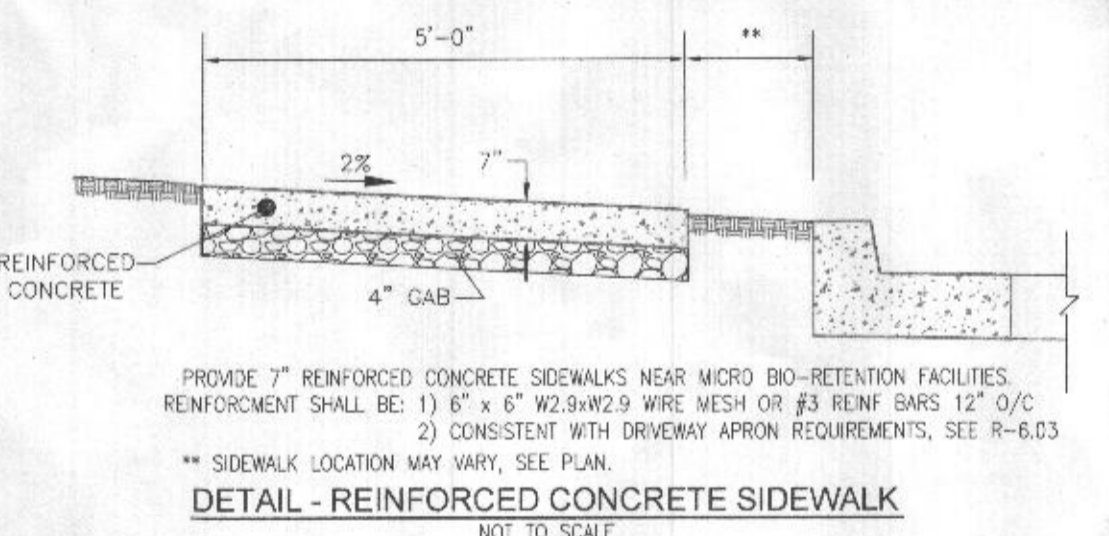
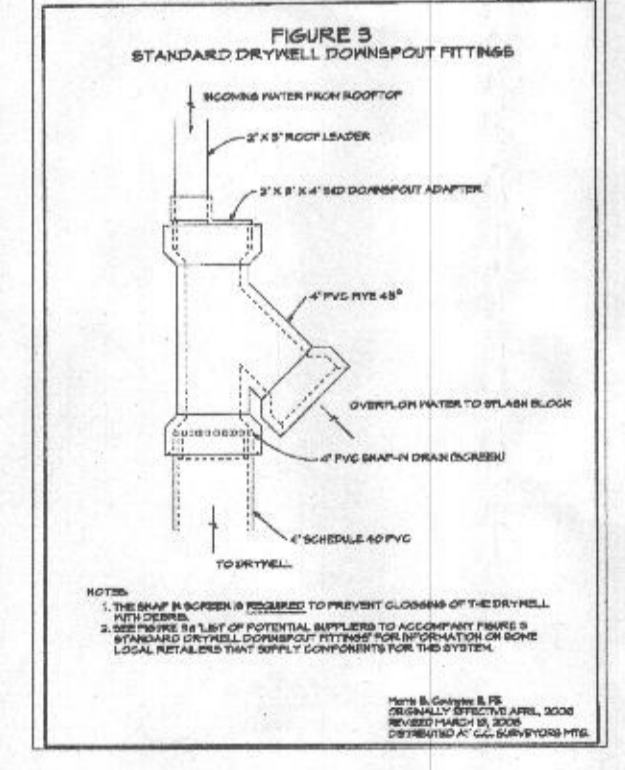
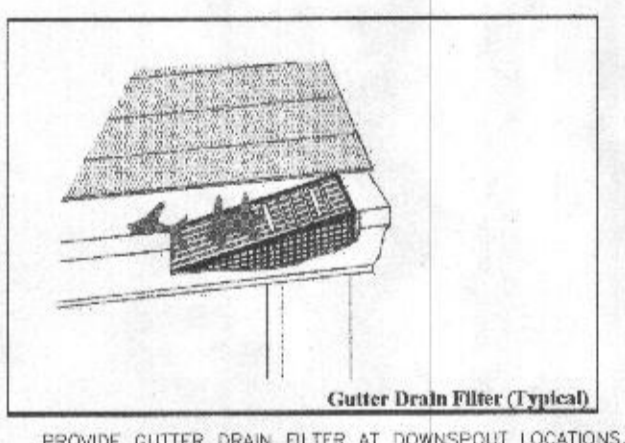
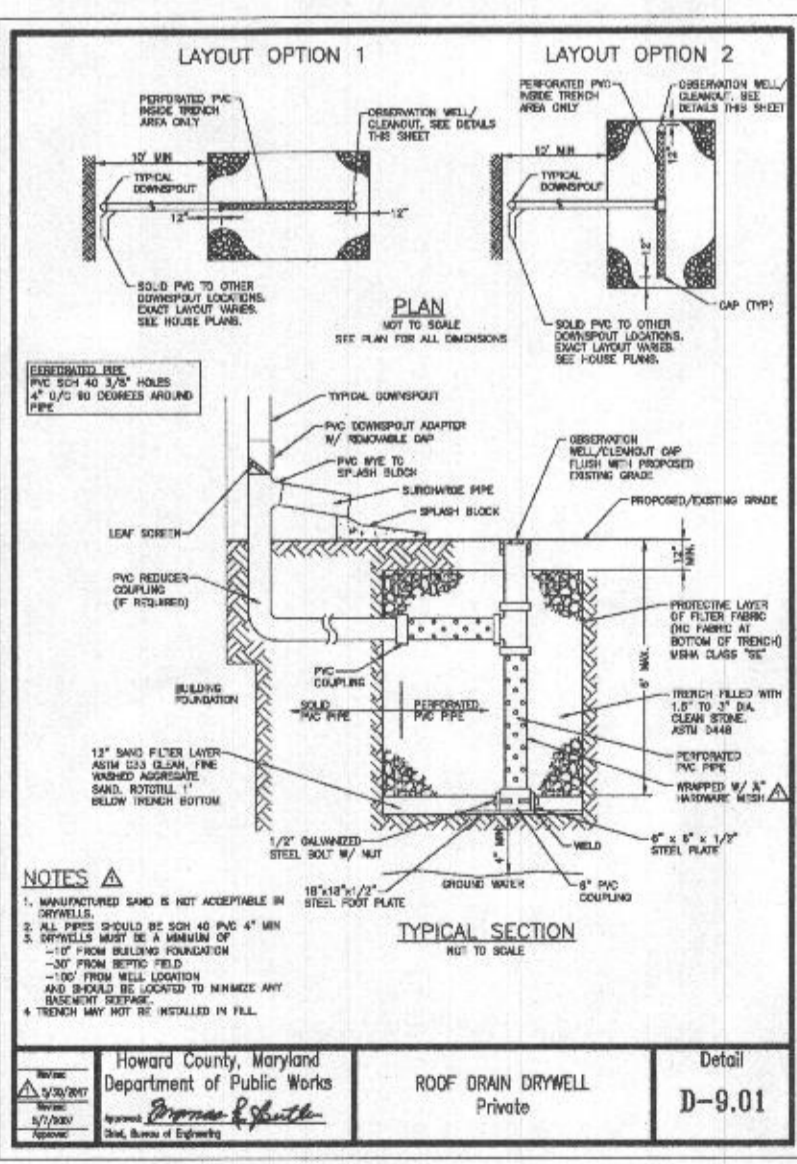
"R" REVERSE HOUSE BOX

**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES (I-1), STORMWATER DRY WELLS (M-5)**

- THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.
- WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN THE 72 HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VIEWED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

**ON-LOT DRYWELL - DESIGN ELEVATION CHART**

SWM #	LOT #	DW #	LOCATION	DW NUMBER	PROP. GRAV. OVER	TOP STONE*	HW STONE*	SURFACE AREA (SQ. FT.)	STONE SIZE (IN)	SAND DEPTH (FT)
1	1	F	1	422.00	421.00	421.00	11X10	5	1	1
2	1	R	1	424.00	423.00	423.00	10X10	5	1	1
3	1	R	1	426.00	425.00	425.00	10X10	5	1	1
4	1	R	1	428.00	427.00	427.00	10X10	5	1	1
5	1	R	1	430.00	429.00	429.00	10X10	5	1	1
6	1	R	1	432.00	431.00	431.00	10X10	5	1	1
7	1	R	1	434.00	433.00	433.00	10X10	5	1	1
8	1	R	1	436.00	435.00	435.00	10X10	5	1	1
9	1	R	1	438.00	437.00	437.00	10X10	5	1	1
10	1	R	1	440.00	439.00	439.00	10X10	5	1	1
11	1	R	1	442.00	441.00	441.00	10X10	5	1	1
12	1	R	1	444.00	443.00	443.00	10X10	5	1	1
13	1	R	1	446.00	445.00	445.00	10X10	5	1	1



**NOTES:**

- THE MINIMUM DEPTH OF REINFORCED CONCRETE SHALL NOT EXCEED 18 INCHES.
- REINFORCEMENT SHALL BE PROVIDED BY THE CONTRACTOR.
- PROVISIONS SHALL BE MADE TO MAINTAIN ACCESS TO ADJACENT PROPERTIES.

**SECTION:** ROAD AND DRIVE

**DATE:** 07/20/22

**SCALE:** 1"=30'

**PROJECT:** HAMPTON HILLS LOTS 1-14

**CLIENT:** VOGEL ENGINEERING

**DESIGNER:** ROBERT H. VOGEL, PE

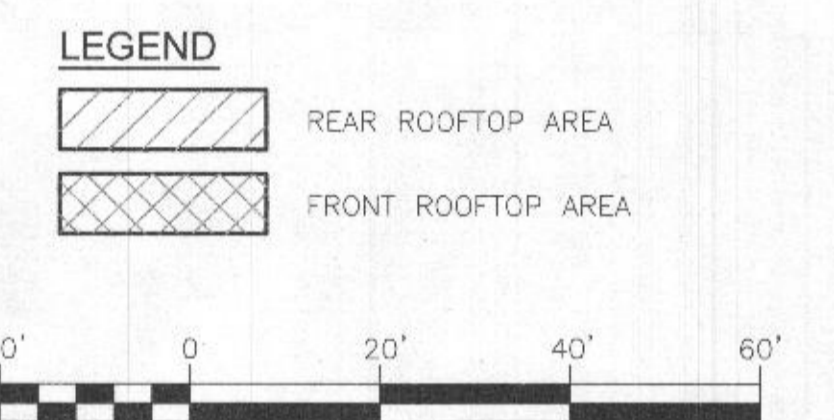
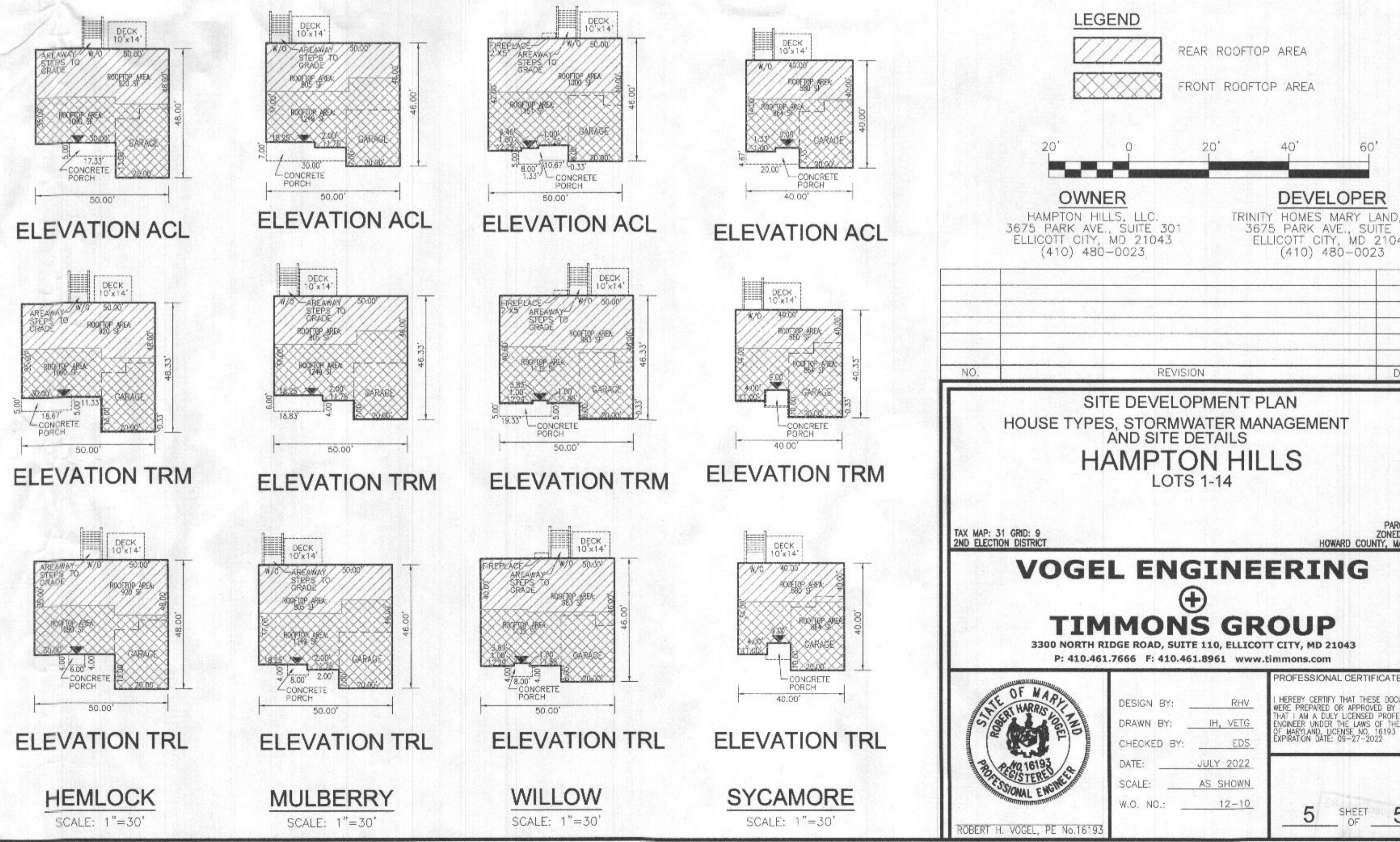
**CHECKER:** JIM VETG

**DATE:** JULY 2022

**SCALE:** AS SHOWN

**W.O. NO.:** 12-10

**5** SHEET OF **5**



**OWNER:** HAMPTON HILLS, LLC, 3675 PARK AVE., SUITE 301, ELLICOTT CITY, MD 21043, (410) 480-0023

**DEVELOPER:** TRINITY HOMES MARYLAND, LLC, 3675 PARK AVE., SUITE 301, ELLICOTT CITY, MD 21043, (410) 480-0023

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**HOUSE TYPES, STORMWATER MANAGEMENT AND SITE DETAILS**  
**HAMPTON HILLS**  
LOTS 1-14

TAX MAP: 31 GRD: 9  
2ND ELECTION DISTRICT

PARCEL: 24  
ZONING: R-20  
HOWARD COUNTY, MARYLAND

**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 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. 9113, EXPIRATION DATE 09-27-2022.

DESIGN BY: RHV  
DRAWN BY: JH, VETG  
CHECKED BY: EDS  
DATE: JULY 2022  
SCALE: AS SHOWN  
W.O. NO.: 12-10

**5** SHEET OF **5**

ROBERT H. VOGEL, PE No.16193

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE