

# SITE DEVELOPMENT PLAN LOCKE PROPERTY LOTS 1 THRU 3 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### GENERAL NOTES:

- SUBJECT PROPERTY ZONED "R-12" PER HOWARD COUNTY ZONING REGULATIONS EFFECTIVE 10/06/13.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:**  
LOCATION: TAX MAP: 38 PARCEL: 65; BLOCK: 7  
ELECTION DISTRICT: FIRST  
ZONING: R-12  
TOTAL AREA: 0.90 AC ±  
LIMIT OF DISTURBED AREA: 0.80 AC ±  
PROPOSED USE FOR SITE: RESIDENTIAL  
TOTAL NUMBER OF UNITS: 3  
TYPE OF PROPOSED UNIT: SFD  
DPZ FILE NO: ECP-13-015, F-13-061
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER AND ASSOCIATES ON OR ABOUT JULY 2012.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0043 AND 0054.  
STATION NO. 0043 N 558479.008 E 1386642.060 EL. 189.501  
STATION NO. 0054 N 560818.409 E 1385770.210 EL. 235.681
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS, AND EXTERIOR STAIRWAYS OR RAMPS WHICH ARE ABOVE OR BELOW GROUND LEVEL NOT MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK OR A REQUIRED DISTANCE BETWEEN BUILDINGS, PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET. EXTERIOR STAIRWAYS OR RAMPS WHICH ARE ABOVE OR BELOW GROUND LEVEL MAY PROJECT NOT MORE THAN 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY OR A DIFFERENT ZONING DISTRICT AND 16 FEET INTO A REAR SETBACK. OPEN AND ENCLOSED PORCHES AND DECKS MAY PROJECT NOT MORE THAN 10 FEET INTO A FRONT OR REAR SETBACK, A SETBACK FROM A PROJECT BOUNDARY, A SETBACK FROM A DIFFERENT ZONING DISTRICT OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW PAVING OR STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2 INCH MINIMUM).
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- LANDSCAPING FOR LOTS 1 THRU 3 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (8 SHADE TREES) IN THE AMOUNT OF \$2,400.00 WILL BE PROVIDED WITH THE GRADING PERMIT APPLICATION FOR LOTS 1 THRU 3.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU OF 0.18 AC (7,840.80 SQ.FT.) OF AFFORESTATION IN THE AMOUNT OF \$5,881.00 TO THE FOREST CONSERVATION FUND UNDER F-13-061.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE.
 

MISS UTILITY	800-257-7777
VERIZON TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
- STORMWATER MANAGEMENT IS PROVIDED VIA NON-ROOFTOP DISCONNECTIONS AND MICRO-BIORETENTION FACILITIES IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL USING ESD METHODS, APPROVED UNDER F-13-061.
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
- NO CEMETERIES EXIST ON SITE.
- NO HISTORIC STRUCTURE EXISTS ON SITE.
- NO STREAMS OR FLOODPLAINS EXIST ON SITE.
- NO STEEP SLOPES OR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 14-1799-D.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT (410) 313-2430. SIGNS AND THE STREET NAME SIGN (SNS) ASSEMBLIES MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
- THE OPEN SPACE REQUIREMENT OF SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS WAS SATISFIED UNDER F-13-061 BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,500.00.
- 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.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN 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.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST MEET SIZE AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE LANDSCAPE MANUAL.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- IN ACCORDANCE WITH SECTION 16.127 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON AUGUST 1, 2014 AT 6:00 P.M. AT THE ELK RIDGE LIBRARY.

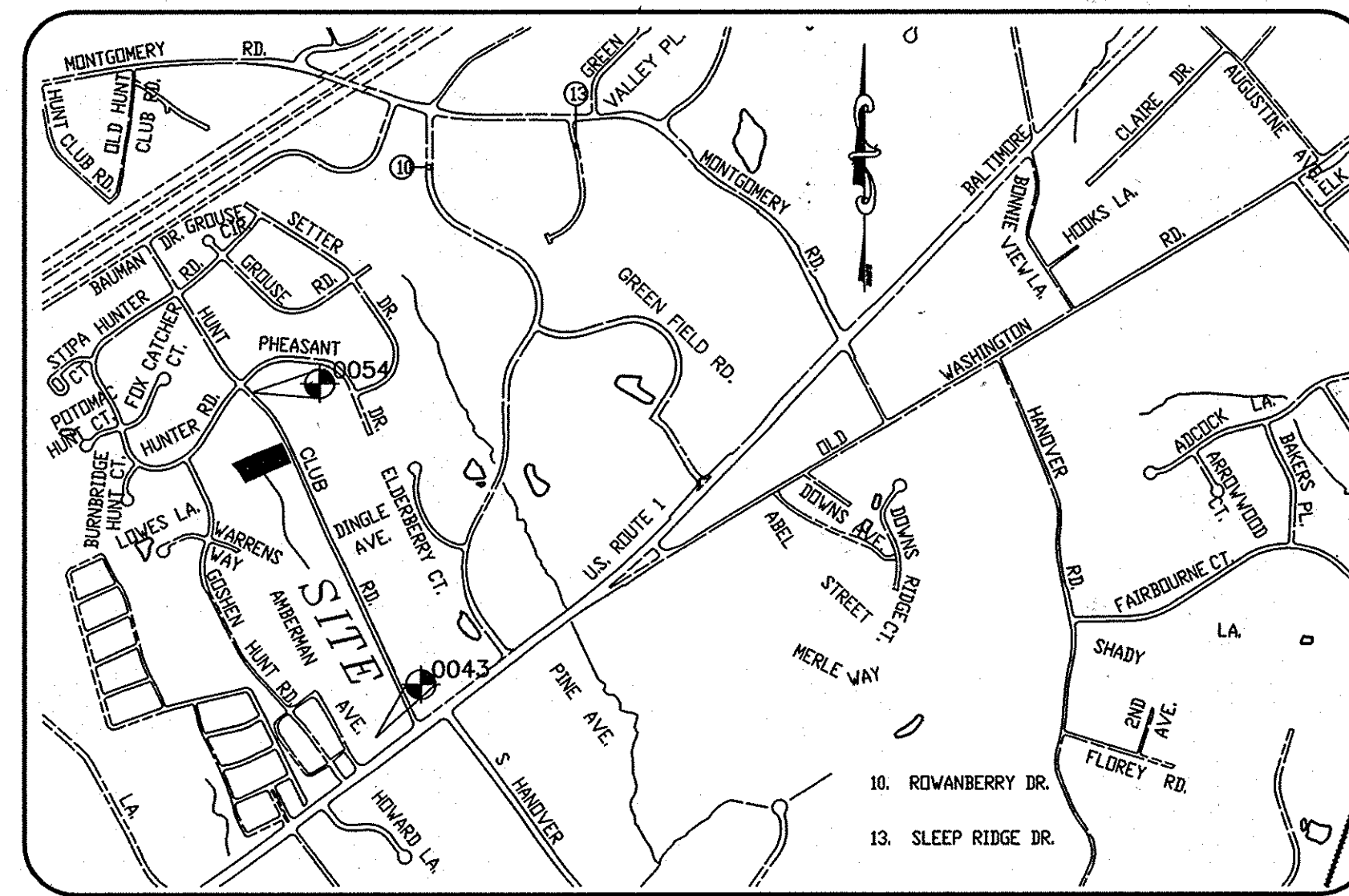
PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: LOCKE PROPERTY		SECTION/AREA: N/A		PARCEL: 65 LOTS 1 THRU 3	
PLAT NO. 22765	BLOCK(S) 7	ZONING R-12	TAX MAP NO. 38	ELECTION DISTRICT FIRST	CENSUS TRACT 6023.03

### INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

### ADDRESS CHART

LOT #	ADDRESS
1	6015 CHRIS WAY
2	6011 CHRIS WAY
3	6007 CHRIS WAY



**VICINITY MAP**

SCALE: 1"=1000'  
ADC MAP: 35, GRID C-2

### STORMWATER MANAGEMENT PRACTICES

LOT #	GREEN ROOF A-1 (Y/N)	PERMEABLE PAVEMENTS A-2 (Y/N)	REINFORCED TURF A-3 (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEETFLOW TO CONSERVATION AREAS N-3 (Y/N)	RAINWATER HARVESTING M-1 (NUMBER)	SUBMERGED GRAVEL WETLANDS M-2 (NUMBER)	LANDSCAPE INFILTRATION M-3 (NUMBER)	INFILTRATION BERMS M-4 (NUMBER)	DRY WELLS M-5 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)	RAIN GARDENS M-7 (NUMBER)	SWALES M-8 (NUMBER)	ENHANCED FILTERS M-9 (NUMBER)
1												1			
2												1			
3					Y							1			

### DEVELOPER

HARMONY BUILDERS  
4228 COLUMBIA ROAD  
ELLCOTT CITY, MARYLAND 21042  
410-461-0833

### DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO PERIODIC ON-SITE INSPECTION.

*[Signature]* 5/12/14  
SIGNATURE OF DEVELOPER DATE

*[Signature]*  
PRINTED NAME OF DEVELOPER

### ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

*[Signature]* 5/12/14  
SIGNATURE OF ENGINEER DATE

R. JACOB HIKMAT, P.E.  
PRINTED NAME OF ENGINEER

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

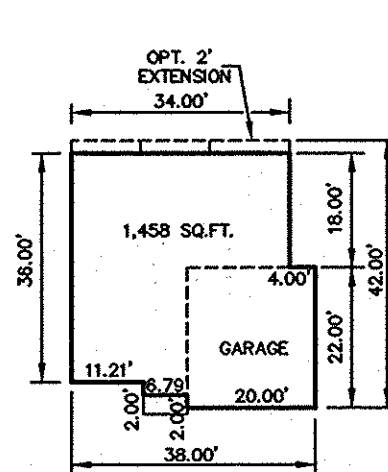
*[Signature]* 5/17/14  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

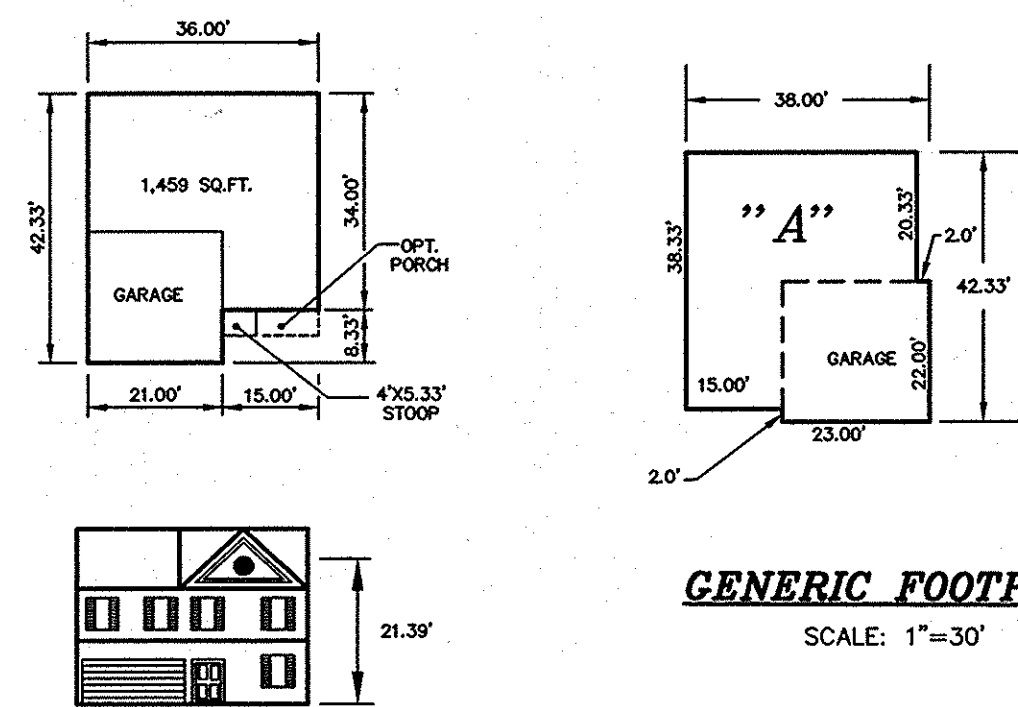
*[Signature]* 5/30/14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 6/03/14  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 6/19/14  
DIRECTOR DATE



**ROCKBURNE 34**  
SCALE: 1"=30'



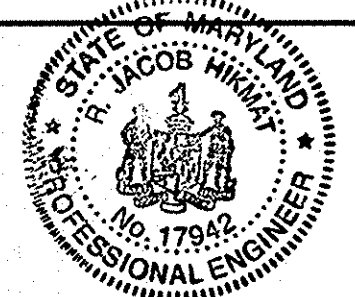
**BELAIR**  
SCALE: 1"=30'

### GENERIC FOOTPRINT

SCALE: 1"=30'

### NOTE:

- IMPERVIOUS AREA OF ANY OF THE HOUSES IS LESS THAN 2,000.00 SF.



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. 17942/EXP. DATE 9/03/14.

*[Signature]* 5/12/14  
R. JACOB HIKMAT, P.E. DATE

date	MAY 2014	approval	RJH
project	12-015	illustration	MMM
scale	1"=30'		

date	
description	revisions
no.	

LOCKE PROPERTY, LOTS 1 THRU 3  
SINGLE FAMILY DWELLING  
TAX MAP: 38 PARCEL: 65, GRID: 7  
FIRST ELECTION DISTRICT

COVER SHEET

MILDENBERG,  
BOENDER & ASSOC., INC.  
Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0288 Fax: (410) 997-0288

**SOILS DESCRIPTION**

UcB- (C) - URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5% SLOPES.(C)  
 UcB- (D,B,C) - URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5-15% SLOPES.(C)

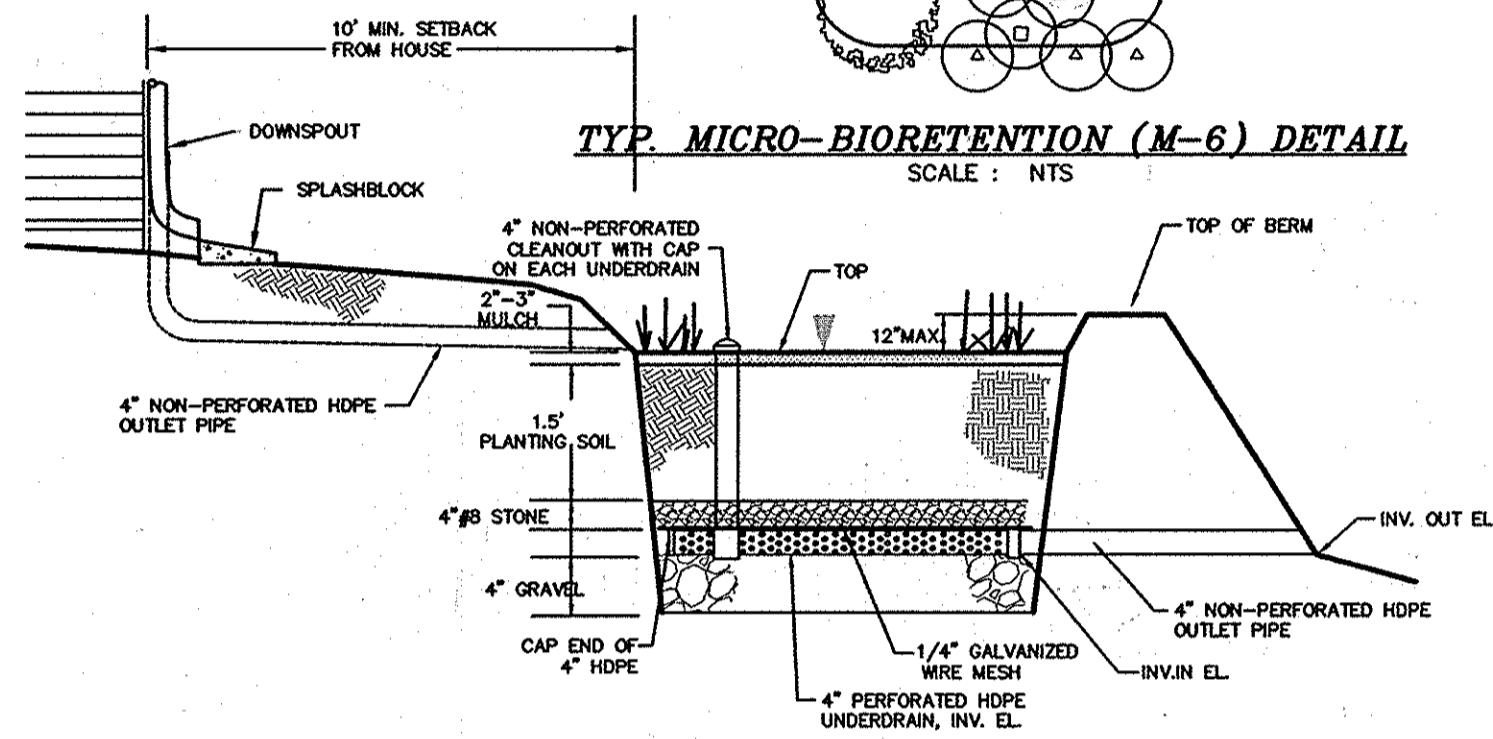
**MICRO-BIORETENTION (M-6) DESIGN DATA**

FACILITY LOT#	BOTTOM EL.	SIZE	MAX. PONDING DEPTH	WEIR ELEVATION	UNDERDRAIN INV.	INV. OUT
1	197.00	285 S.F.	12"	198.00	194.50	194.20
2	195.00	300 S.F.	12"	196.00	192.50	192.00
3	205.00	175 S.F.	12"	206.00	202.50	202.00

**MICRO-BIORETENTION (M-6) PLANT LIST**

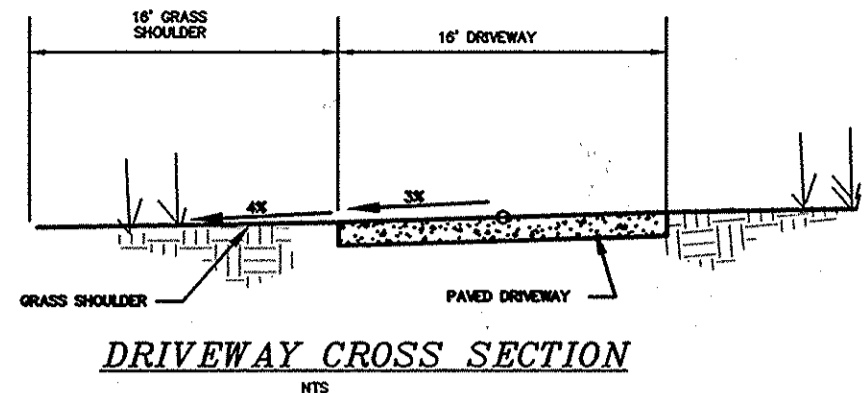
QUANTITY LOT 1	QUANTITY LOT 2	QUANTITY LOT 3	SYMBOL	BOTANICAL NAME	COMMON NAME
3	3	2	○	ILEX GLABRA	INK BERRY
5	10	5	○	LOBELIA SP. (L. SP.)	GREAT BLUE LOBELIA
5	10	5	○	ONOCLEA SENSIBILIS	SENSITIVE FERN
10	5	5	○	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER

TOTAL: 60 PERENNIALS, 8 SHRUB  
 NOTE: EQUIVALENT PLANT MATERIAL IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL CAN BE USED.

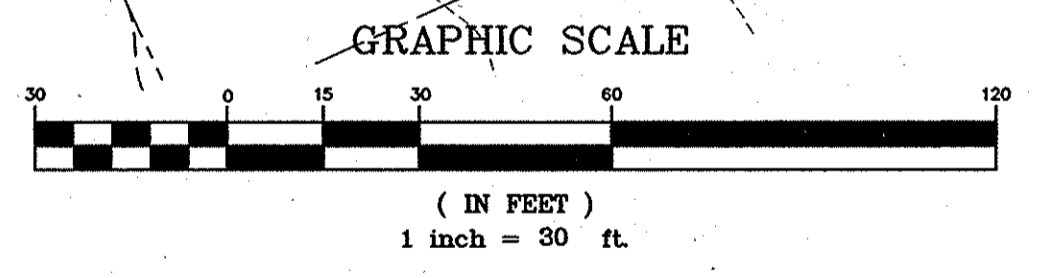
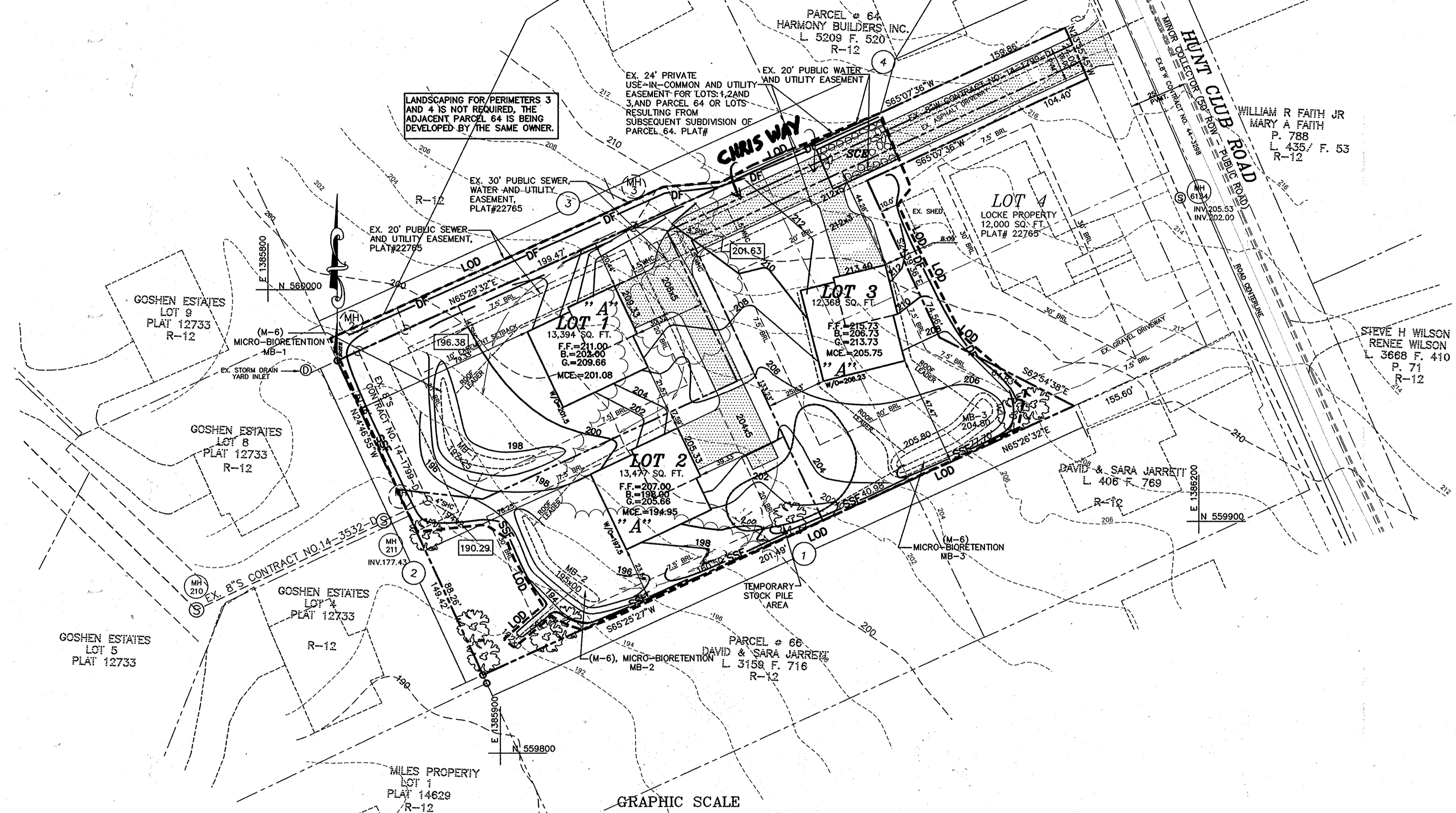


**LEGEND**

- DENOTES PROPOSED DRIVEWAY
- SANITARY MH
- LANDSCAPE PERIMETER EDGE
- MICRO-BIORETENTION FACILITY
- LOD - LIMIT OF DISTURBANCE
- SSF - EXISTING SUPER SILT FENCE
- DF - EXISTING DIVERSION FENCE
- SCE - STABILIZED CONSTRUCTION ENTRANCE



DRIVEWAY CROSS SECTION  
 NTS



**DEVELOPERS CERTIFICATE**

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO PERIODIC ON-SITE INSPECTION.

*Christopher L. Bowman* 5/12/14  
 SIGNATURE OF DEVELOPER DATE

CHRISTOPHER L. BOWMAN  
 PRINTED NAME OF DEVELOPER

**ENGINEER'S CERTIFICATE**

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

*R. Jacob Hikmat, PE* 5/12/14  
 SIGNATURE OF ENGINEER DATE

R. JACOB HIKMAT, PE  
 PRINTED NAME OF ENGINEER

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

*John M. ...* 5/9/14  
 HOWARD SOIL CONSERVATION DISTRICT DATE

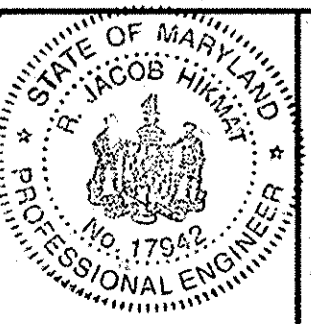
APPROVED: DEPARTMENT OF PLANNING AND ZONING

*John ...* 5-30-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*John ...* 6/3/14  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*John ...* 6/1/14  
 DIRECTOR DATE

**DEVELOPER**  
 HARMONY BUILDERS  
 4228 COLUMBIA ROAD  
 ELLICOTT CITY, MARYLAND 21042  
 410-461-0833



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. 17942, EXP DATE 9/3/14.

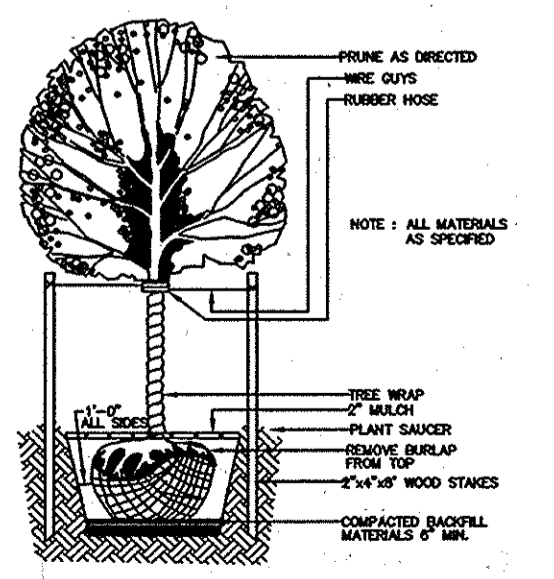
*R. Jacob Hikmat, P.E.* 5/12/14  
 DATE

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL 8 TREES (8 SHADE TREES)				

**SCHEDULE A: PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)*	D (PERIMETER 4)*	
LANDSCAPE TYPE					
LINEAR FEET OF PERIMETER	279.19 LF	149.42 LF	135.90 LF	223.43 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	N/A	N/A	
NUMBER OF PLANTS REQUIRED					
SHADE TREES	5 SHADE TREES	3 SHADE TREES	0 SHADE TREES	0 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED					
SHADE TREES	5 SHADE TREES	3 SHADE TREES	0 SHADE TREES	0 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES



TYPICAL DECIDUOUS TREE PLANTING DETAIL  
 NOT TO SCALE

\*LANDSCAPING FOR PERIMETERS 3 AND 4 IS NOT REQUIRED, THE ADJACENT PARCEL 64 IS BEING DEVELOPED BY THE SAME OWNER.

Project	date	illustration	scale	approval
12-015	MAY 2014	MMM	1"=30'	MMM

description	date
ADD SWALE LOT 2 PER AS-BLT COND	6/13/14
revisions	

**LOCKE PROPERTY**  
 LOTS 1 THRU 3  
 TAX MAP: 38 PARCEL 65, GRID: 7  
 HOWARD COUNTY, MARYLAND  
 FIRST ELECTION DISTRICT  
**SITE DEVELOPMENT PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 7350-B Grace Drive, Columbia, Maryland 21044  
 (410) 997-0298 Fax: (410) 997-0298 Fax

STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS (B-4-2)

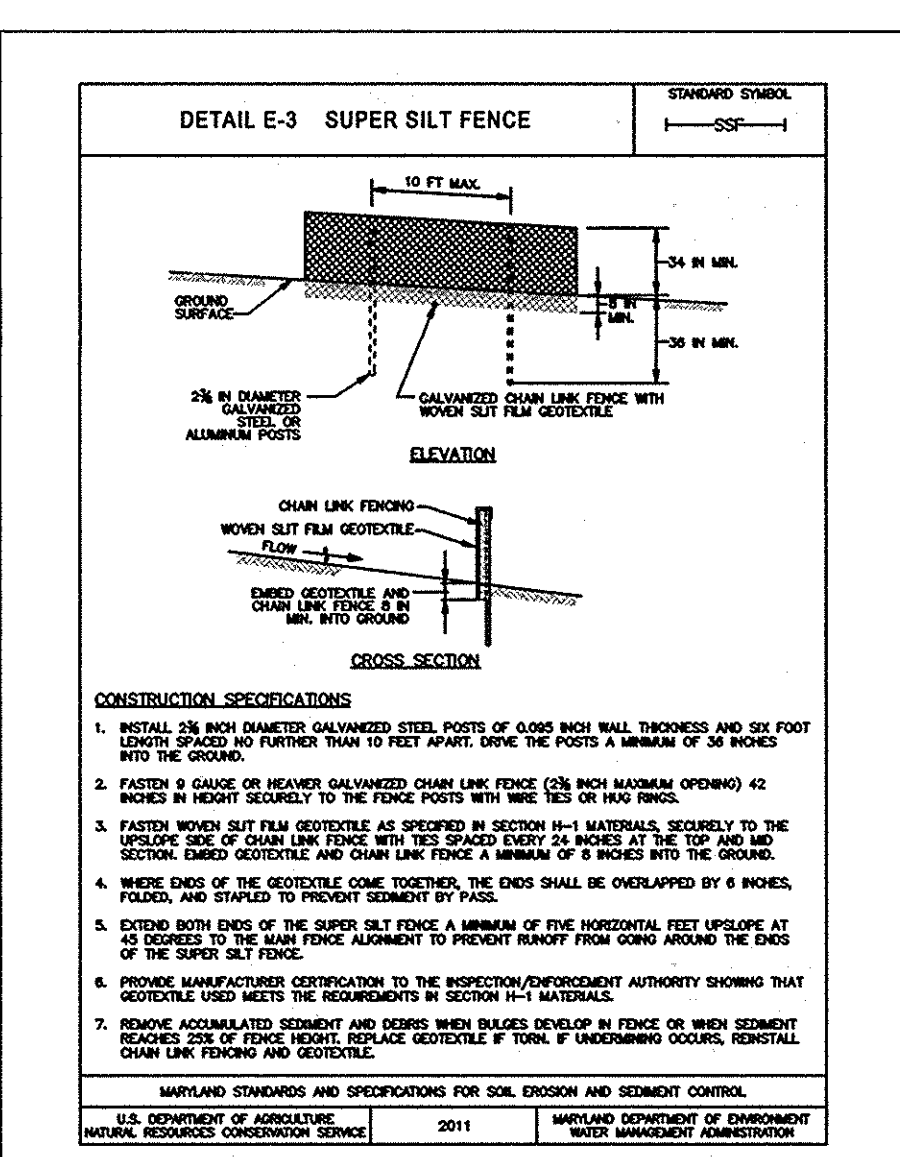
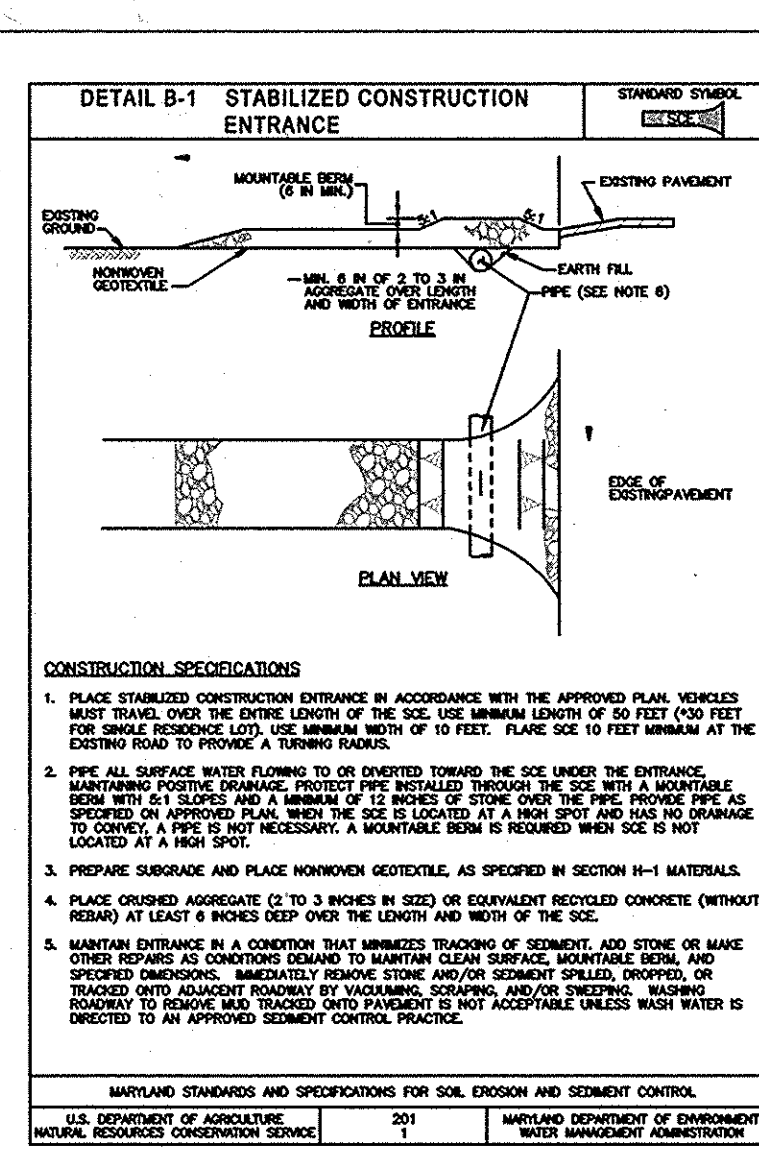
DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. CRITERIA A. SOIL PREPARATION 1. TEMPORARY STABILIZATION a. SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

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

DEFINITION THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. CRITERIA A. SEEDING 1. SPECIFICATIONS a. SEEDS MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW, ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY...

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OF DEVELOPMENT OF IMPERVIOUS AREAS. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL. OPERATION AND MAINTENANCE SCHEDULE FOR RAINBARRIERS (N-2) A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL MULCH LAYER AND SOIL LAYER ANNUALLY...



SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT (1 DAY)
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (1 DAY)
3. INSPECT EXISTING SEDIMENT CONTROL FEATURES INSTALLED UNDER F-13-001, REPAIR AS NECESSARY (1 DAY)
4. GRADE SITE PER PLAN (5 DAYS)
5. CONSTRUCT MICRO- (90 - 180 DAYS)
6. CONSTRUCT MICRO-BIORETENTION FACILITIES (6 DAYS)
7. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (2 DAYS)
8. SEED AND MULCH ALL REMAINING DISTURBED AREAS (1 DAY PER)
9. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED, AND WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS (1 DAY)

STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION (B-4-4)

DEFINITION TO STABILIZE DISTURBED SOIL WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE TO USE FAST-GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOIL. CRITERIA 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...

STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION (B-4-5)

DEFINITION TO STABILIZE DISTURBED SOIL WITH PERMANENT VEGETATION. PURPOSE TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER OF DISTURBED EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE. CRITERIA A. SEED MIXTURES 1. GENERAL USE a. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE...

Table with 4 columns: PLANT SPECIES, SEEDING RATE (LB/AC), SEEDING DEPTH (INCHES), and RECOMMENDED SEEDING DATED BY PLANT HARDINESS ZONE (5B AND 6A, 6B, 7A AND 7B).

Table with 2 columns: HARDINESS ZONE (FROM FIGURE B.3): 6b SEED MIXTURE (FROM TABLE B.3): 8 and FERTILIZER RATE (10-20-20) LIME RATE. Rows include species like TALL FESCUE with application rates and seeding dates.

STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA (B-4-8)

DEFINITION A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES. PURPOSE TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION AND CHANGES TO DRAINAGE PATTERNS. CRITERIA 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY CONTROL PLAN. 2. THE FOOTPRINT OF STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1 BENCHING AND STABILIZATION IN ACCORDANCE WITH SECTION 9-3 LAND GRADING...

DEVELOPERS CERTIFICATE and ENGINEER'S CERTIFICATE sections. Includes signatures of Christopher L. Adams and R. Jacob Hikmat, P.E., dated 5/12/14.

DEVELOPER section with signature of John C. Robertson and date 5/12/14.

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. 17942, EXP. DATE 9/3/14.

Project information table with columns: date (MAY 2014), illustration (MM), scale (NTS), approval (RH).

Table with columns: description, revisions, date.

LOCKE PROPERTY LOTS 1 THRU 3 TAX MAP: 38 PARCEL: 65, GRID: 7 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC. logo and address: 7350-B Crace Drive, Columbia, Maryland 21044 (410) 997-0298 Fax.