

INDEX OF DRAWINGS

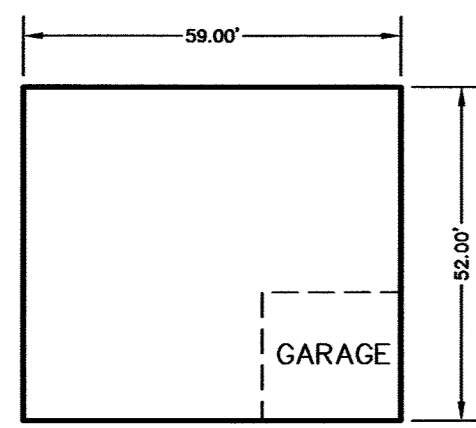
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

STORMWATER MANAGEMENT PRACTICES

LOT #	ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	DRY WELLS M-5 (NUMBER)
1	5312 GLADYS PLACE	Y	4
2	5311 GLADYS PLACE	Y	4

ADDRESS CHART

LOT #	ADDRESS
1	5312 GLADYS PLACE
2	5311 GLADYS PLACE



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

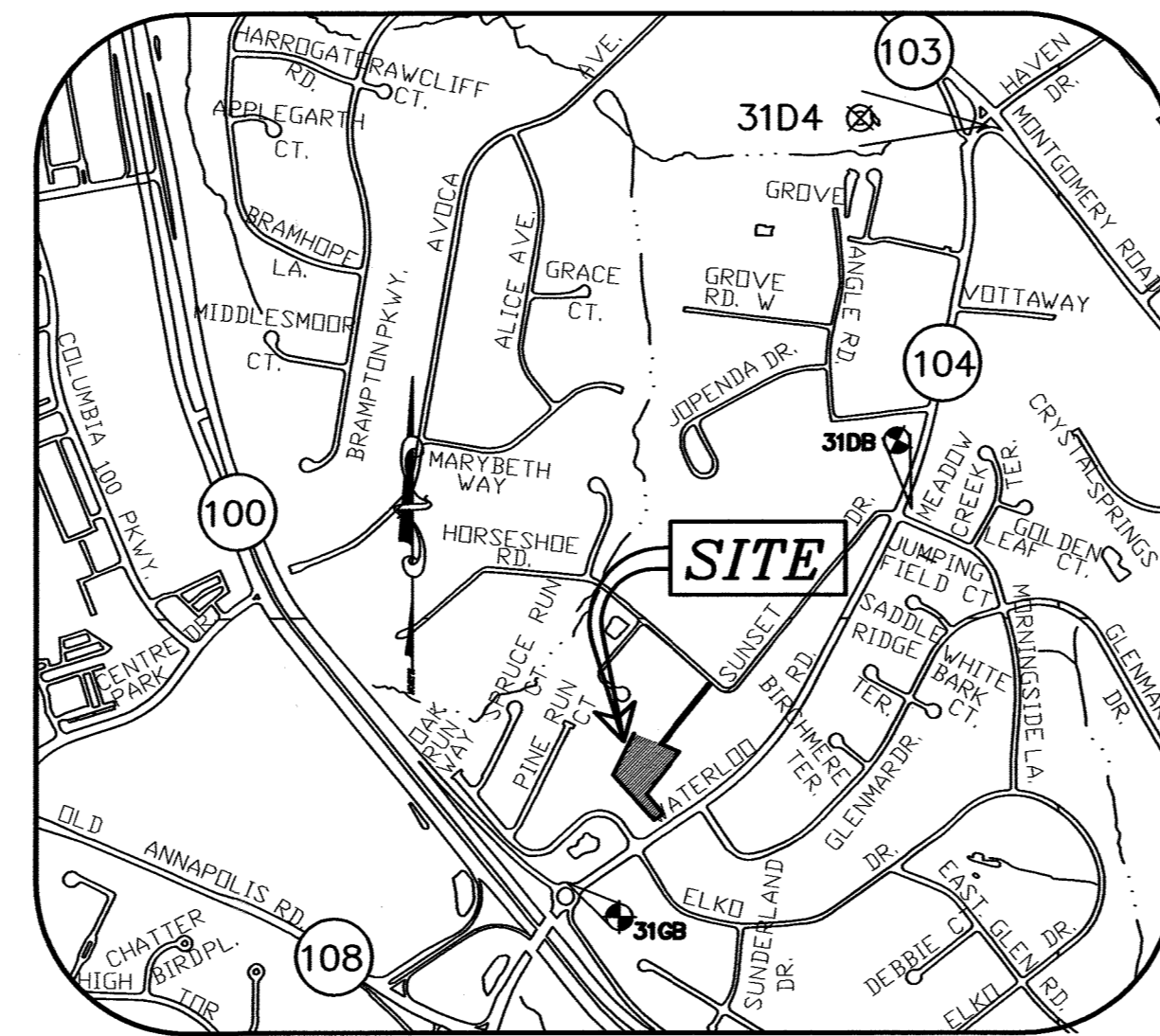
SITE DEVELOPMENT PLAN

GLADYS WOODS

LOTS 1 AND 2

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=1000'
ADC MAP 28, GRID A-7

GENERAL NOTES:

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THIS PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS, UNLESS ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
- SITE ANALYSIS DATA:
LOCATION: TAX MAP : 31 PARCEL: 39 GRID: 13
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA: 1.03 AC±
AREA OF PLAN SUBMISSION: 1.03± AC
LIMIT OF DISTURBANCE: 0.56 AC±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 2
TYPE OF PROPOSED UNITS: STD
NUMBER OF REQUIRED PARKING SPACES: 2 UNITS x 2.5 SPACES = 5 SPACES
NUMBER OF PARKING SPACES PROVIDED: 4 SPACES PER UNIT; 2x4 = 8 SPACES
DPZ FILE NUMBERS: F-15-005, WP-15-074, F-14-074, ECP-14-087
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31DB & 31GB.
STA. 31DB N 569,583.630, E 1,369,155.134 EL. 492.343
STA. 31GB N 567,567.508, E 1,367,353.376 EL. 511.318
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDBERG, BOENDER & ASSOCIATES ON OR ABOUT MAY, 2014.
- IN ACCORDANCE WITH SECTION 128.0. OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - FOOT OF SAFELY PASSING 100 YEAR FLOOD PLAN WITH NO MORE THAN 1" COAT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN MAY, 2014. TOTAL OF 2 SPECIMEN TREES EXIST ON SITE.
- STEEP SLOPES GREATER THAN 25% AND OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ONSITE.
- NO HISTORIC STRUCTURE EXISTS ON SITE.
- NO WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES GREATER THAN 25% OR FOREST EXIST ON SITE AS CERTIFIED BY MILDBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION DATED JULY 2013.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA DRYWELLS (M-5) AND NON-ROOFTOP DISCONNECTIONS (N-2) AND WAS APPROVED UNDER F-15-005.
- SUBJECT PROPERTY IS IN METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 64-W AND 302-S).
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$32,670.00 UNDER F-15-005.
- LANDSCAPING FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR SEVEN REQUIRED SHADE TREES IN THE AMOUNT OF \$2,100.00 WILL BE POSTED AT THE TIME OF THE BUILDER'S GRADING PERMIT.
- 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 HEREWIT LISTED AND APPROVED FOR THIS SITE SHALL BE THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTION 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 OPEN SPACE REQUIREMENT FOR THIS PROJECT IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00 UNDER F-15-005.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- A COMMUNITY MEETING WAS CONDUCTED ON APRIL 1, 2014 AT THE MILLER LIBRARY.
- 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 FOR DETAILS AND COST ESTIMATE.
- 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 AND ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
- 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.
- SHC ELEVATION SHOWN IS LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAIL, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OF CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- NON-BUILDABLE BULK PARCEL "A" WAS CREATED IN ORDER TO PROVIDE IN-FEE SIMPLE FRONTAGE TO PARCEL 39 FOR FUTURE SUBDIVISION OF THAT PARCEL UNDER F-14-074. NON-BUILDABLE BULK PARCEL "A" WAS DEEDED TO PARCEL 39 UNDER PLAT # 24790 A CROSS EASEMENT HAS BEEN CREATED WHICH WILL ALLOW USE, MAINTENANCE AND IMPROVEMENT OF THE USE-IN-COMMON DRIVEWAY BY THIS SUBDIVISION OF PARCEL 39.
- THIS PLAN CAME BEFORE THE HISTORIC PRESERVATION COMMISSION ON SEPTEMBER 4, 2014 FOR ADVISORY COMMENTS. THE APPLICANT STATED THAT THE CEDAR TREES WILL BE SAVED AND THE FORESTED AREA WILL BE RETAINED, CREATING AS LITTLE DISTURBANCE AS POSSIBLE AROUND THE NEW HOMES.
- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-15-072, WAIVING SECTION 16.119(h)(1) REQUIRING THAT WHEN A SUBDIVISION FRONTS ON A MAJOR COLLECTOR OR ARTERIAL ROAD, THE STREET LAYOUT SHOULD PROVIDE ACCESS BY A LOWER CLASSIFICATION OF PUBLIC ROAD. WAIVER PETITION WAS APPROVED ON DECEMBER 10, 2014 SUBJECT TO THE FOLLOWING CONDITIONS:
1. VEHICULAR INGRESS/EGRESS RESTRICTION NOTE SHALL BE ADDED TO THE PLANS ALONG THE FRONTAGE OF LOT 3, EXCEPT THE LOCATION OF THE EXISTING DRIVEWAY.
2. APPROVAL OF THIS WAIVER SHALL NOT BE CONSTRUED TO ALLOW THE CREATION OF LOTS 1 AND 2 AT A SITE BELOW THE MINIMUM 20,000 S.F.
3. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
3.2. ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

DEVELOPER

DORSEY FAMILY HOMES, INC.
10717 BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-5739

OWNER

WALTER AND GLADYS NOVAK
C/O MILDBERG, BOENDER & ASSOC.
7350-B GRACE DRIVE
COLUMBIA, MARYLAND 21044
410-997-0296

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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER: *Robert D. Dorsey Jr.* DATE: 2/19/20
PRINTED NAME OF DEVELOPER: Robert D. Dorsey Jr.

ENGINEER'S CERTIFICATE

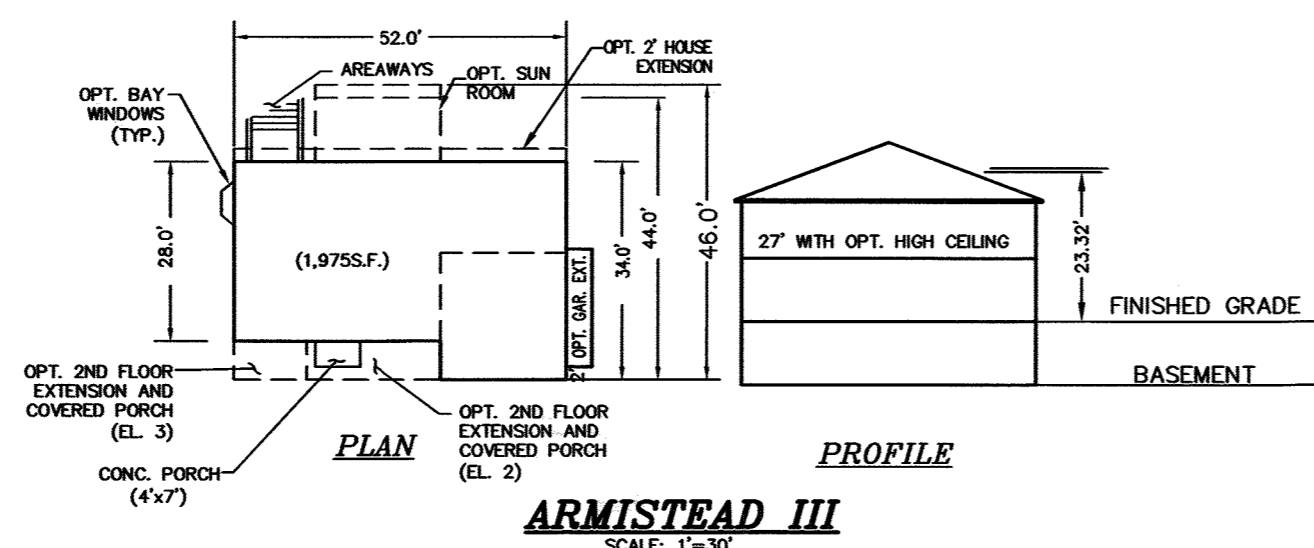
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: *R. Jacob Hikmat, P.E.* DATE: 2/19/20
PRINTED NAME OF ENGINEER: R. JACOB HIKMAT, P.E.

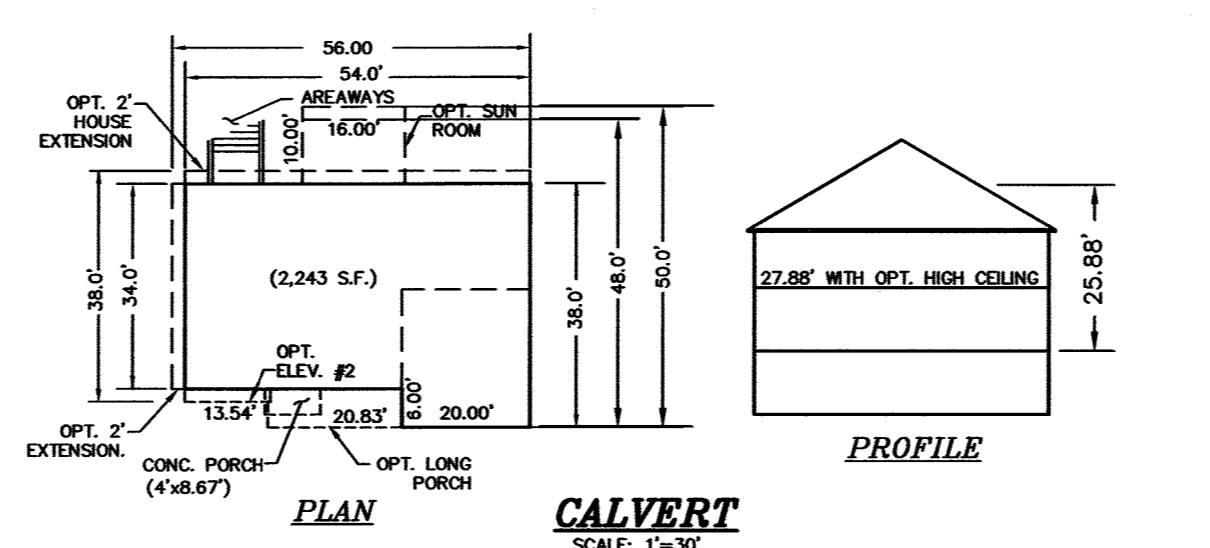
THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

APPROVED: *John R. Robertson* DATE: 2/19/20
HOWARD SOIL CONSERVATION DISTRICT

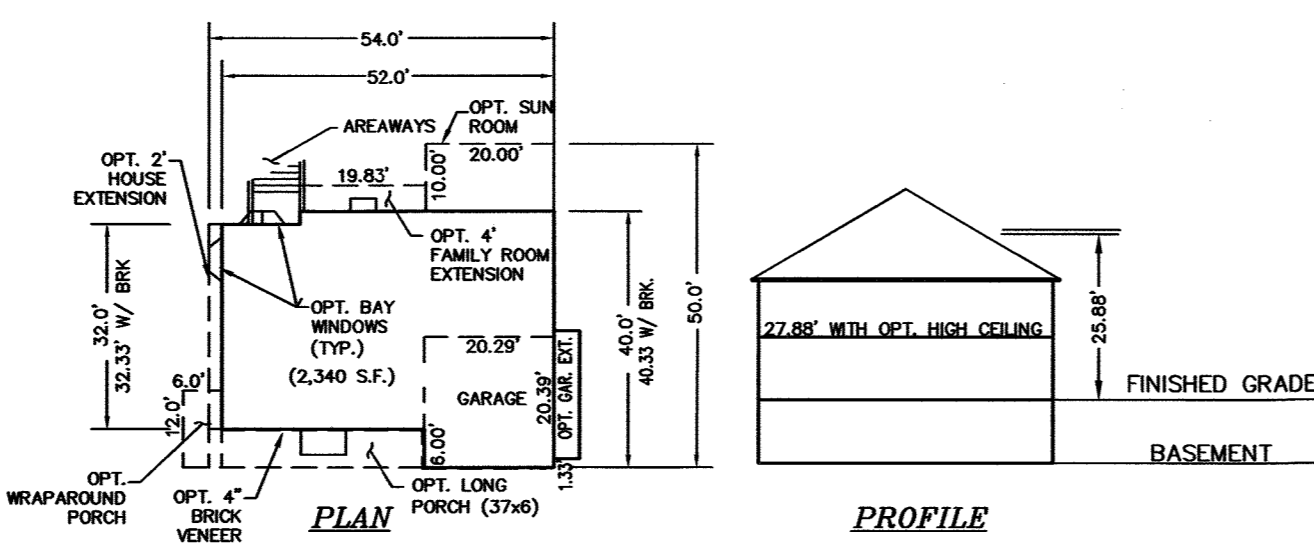
APPROVED: *[Signature]* DATE: 2-26-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] DATE: 9/3/20
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] DATE: 3-4-20
DIRECTOR



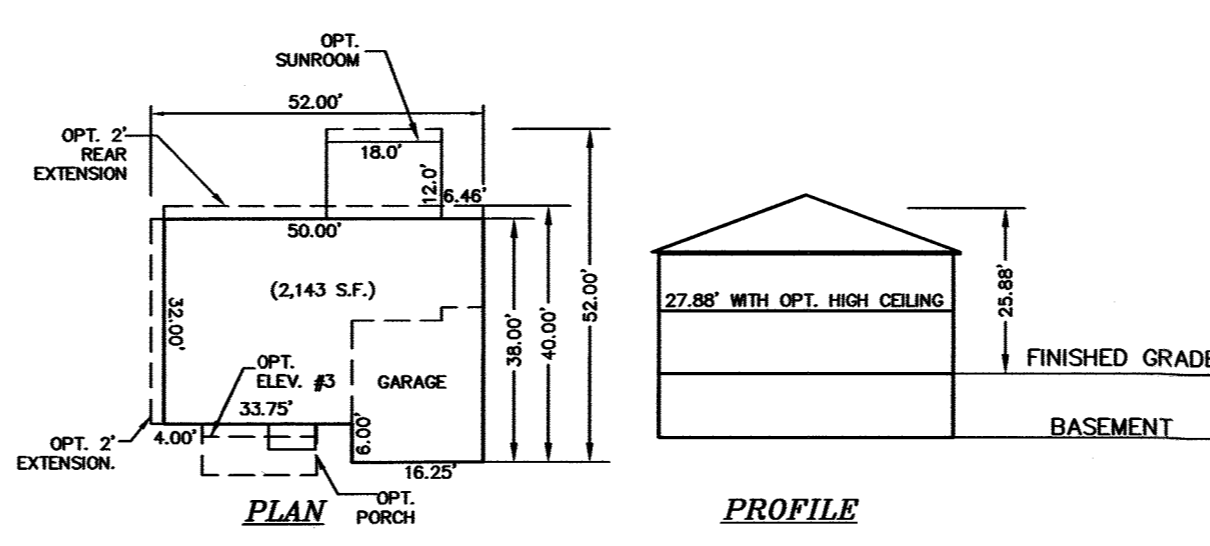
ARMISTEAD III
SCALE: 1"=30'



CALVERT
SCALE: 1"=30'



CHAMBERLAIN III
SCALE: 1"=30'



RIDGELY
SCALE: 1"=30'

GENERIC BOX	CHAMBERLAIN III	ARMISTEAD III	CALVERT	RIDGELY
A	OPT GARAGE EXTENSION OR WRAP AROUND PORCH	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS

NOTES:

- HOUSE AREA SHOWN INCLUDES ALL THE OPTIONS.
- IF THE FOOTPRINT AREA OF ANY OF THE SELECTED HOUSES MODELS WITH THEIR CHOSEN OPTIONS EXCEED 2,200 SQUARE FEET, THE STORMWATER MANAGEMENT FOR THAT PARTICULAR LOT WILL BE REDESIGNED.

MIHU TRACKING CHART
SCALE: 1"=30'

DESCRIPTION	QUANTITY
TOTAL NUMBER OF LOTS/UNITS	2
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM AFFO ALLOCATIONS)	0
NUMBER OF AFFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1 AND 2

PERMIT INFORMATION BLOCK

SUBDIVISION NAME:		SECTION/AREA:	PARCEL:		
GLADYS WOODS, LOTS 1 AND 2		N/A	39		
PLAT NO.	BLOCK(S)	ZONING	TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
25349	13	R-20	31	SECOND	602302

LOT 1-2 IN THIS PROJECT ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

MILDBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7850-B Grace Drive, Maryland, Columbia 21044
 (410) 997-0296 Tel. (410) 997-0288 Fax.

GLADYS WOODS
 LOTS 1 AND 2, SINGLE FAMILY DETACHED DWELLINGS
 TAX MAP 31, PARCEL 39 AND NON-BUILDABLE BULK PARCEL A OF ACRA PROPERTY
 2ND ELECTION DISTRICT, HOWARD COUNTY, MD
 COVER SHEET

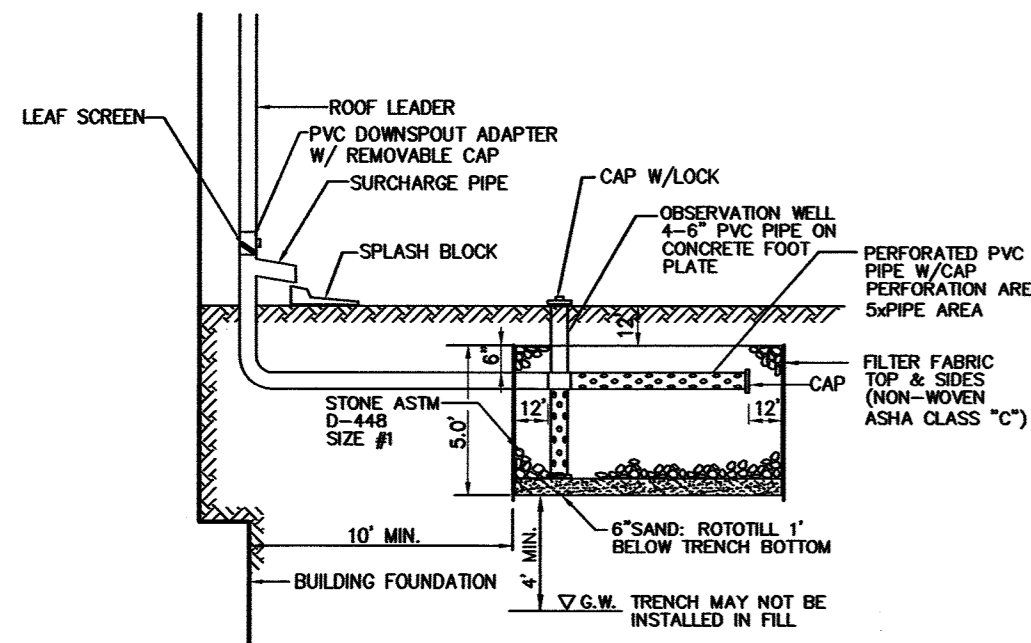
date	description	revisions
FEB. 2020 <td>engineering <td>MM</td> </td>	engineering <td>MM</td>	MM
14-004 <td>illustration <td>MM</td> </td>	illustration <td>MM</td>	MM
1"=30' <td>scale</td> <td>MM</td>	scale	MM
	approval	RH

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
CeB	(B)	CHILLUM LOAM, 2-5% SLOPES	.37	19
CeC	(B)	CHILLUM LOAM, 5-10% SLOPES	.37	19
UcB	(D)	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0 TO 5% SLOPES	.43	19

DRYWELL SIZE FOR HOUSES
 LOTS 1 AND 2 (M-5 #1-M-5 #6)
 DEPTH: 5.0'
 LENGTH: 8.0'
 WIDTH: 5.0'

DRYWELL SIZE FOR DRIVEWAY
 (M-5 #7 AND M-5 #8)
 DEPTH: 5.0'
 LENGTH: 10.0'
 WIDTH: 5.5'



DRYWELL TYP. DETAIL

OPERATION AND MAINTENANCE SCHEDULE FOR DRY WELLS (M-5)

THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.

THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD-UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.

THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.

WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A 72-HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.

THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO ENSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.

ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

LEGEND

- M-5 DRY WELL
- DIVERSION FENCE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EX. OVERHEAD POWER LINE
- LIMIT OF DISTURBANCE
- SPECIMEN TREE
- EX. PERIMETER TREE (F-14-074)
- PERIMETER TREE
- EXISTING USE-IN-COMMON ACCESS, MAINTENANCE AND UTILITY EASEMENT
- EX. TREE LINE
- PROPOSED TREE LINE
- CRITICAL ROOT ZONE

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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *[Signature]* DATE: 2/19/20

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 HOWARD SOIL CONSERVATION DISTRICT.

Signature of Engineer: *[Signature]* DATE: 2/19/20

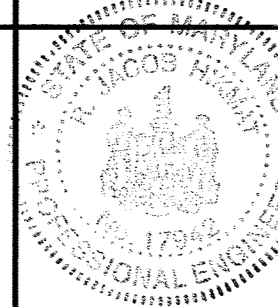
DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXPEDITED ONE-YEAR GUARANTEE FOR PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature of Developer/Owner: *[Signature]* DATE: 2/19/20

APPROVED DEPARTMENT OF PLANNING AND ZONING

Signature: *[Signature]* DATE: 2-20-20
 Signature: *[Signature]* DATE: 3/3/20
 Signature: *[Signature]* DATE: 3-4-20



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 09/03/20

Signature: *[Signature]* DATE: 2/19/20

DEVELOPER

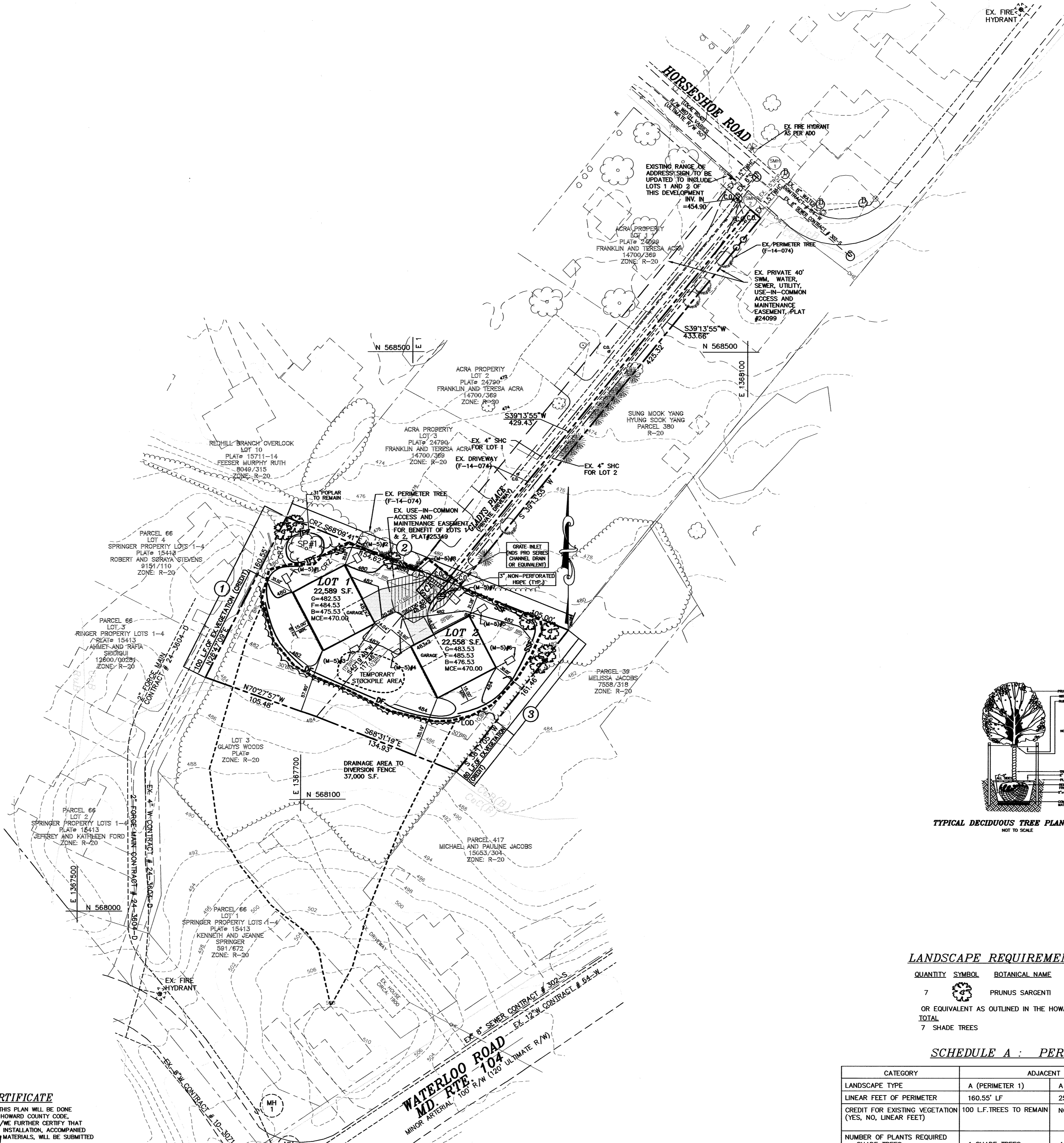
DORSEY FAMILY HOMES, INC.
 10717 BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (410)465-5739

OWNER

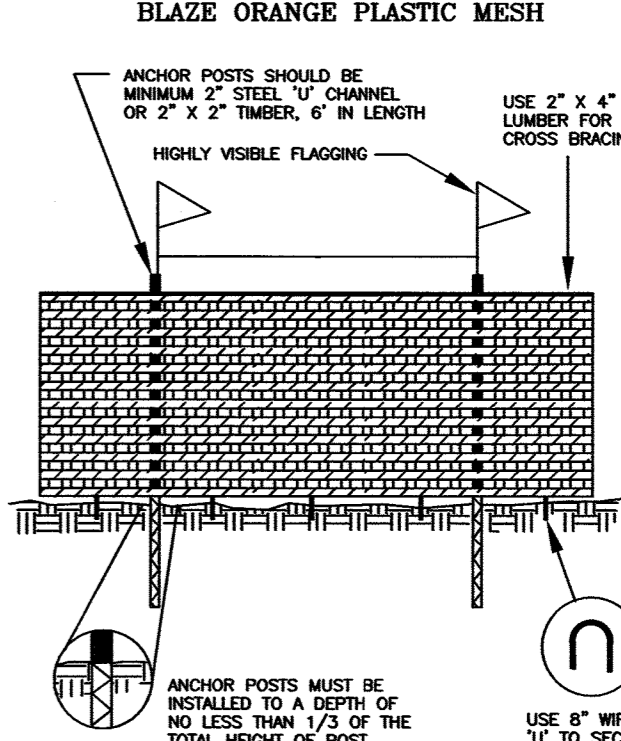
WALTER AND GLADYS NOVAK
 C/O MILDENBERG, BOENDER & ASSOC.
 7350-B GRACE DRIVE
 COLUMBIA, MARYLAND 21044
 410-997-0296

SPECIMEN TREE DATA

KEY	SPECIES	SIZE	CRZ	COMMENTS
1	TULIP POPLAR	31"	46.5'	FAIR CONDITION



PROTECTIVE FENCE DETAIL
 BLAZE ORANGE PLASTIC MESH



TYPICAL DECIDUOUS TREE PLANTING DETAIL

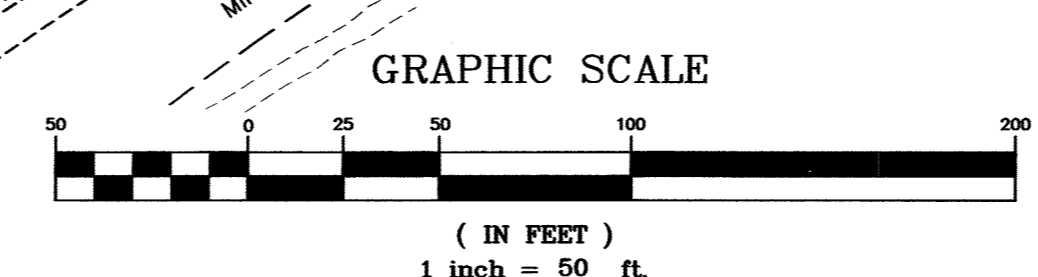
NOT TO SCALE

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
7		PRUNUS SARGENTII	SARGENT CHERRY	2 1/2" - 3" CAL.
OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL				
TOTAL				
7 SHADE TREES				

SCHEDULE A : PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	
LANDSCAPE TYPE	160.55' LF	259.62 LF	161.46 LF	
LINEAR FEET OF PERIMETER				
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	100 LF TREES TO REMAIN	NO	60 LF TREES TO REMAIN	
NUMBER OF PLANTS REQUIRED	1 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	1 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	4 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS



date: FEB. 2020
 project: 14-004
 illustration: MAM
 scale: 1"=50'
 approval: RH

description: SITE DEVELOPMENT PLAN

GLADYS WOODS
 LOTS 1 AND 2, SINGLE FAMILY DETACHED DWELLINGS
 TAX MAP 31, PARCEL 39 AND NON BUILDABLE BULK PARCEL A OF ACRA PROPERTY
 2ND ELECTION DISTRICT, HOWARD COUNTY, MD
SITE DEVELOPMENT PLAN

MILDENBERG & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Maryland, Columbia 21044
 (410) 997-0296 tel. (410) 997-0298 Fax.

STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID), 410-313-1855 AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO CID MUST BE GIVEN AT THE FOLLOWING TIMES:
A. PRIOR TO THE START OF EARTH DISTURBANCE.
B. UPON COMPLETION OF AN INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR GRADING OF ANOTHER GRADING UNIT.
D. PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.

TABLE 1: SITE ANALYSIS. TOTAL AREA OF SITE: 1.03 ACRES. AREA DISTURBED: 0.56 ACRES. AREA TO BE REVEGETATED OR PAVED: 0.20 ACRES.

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

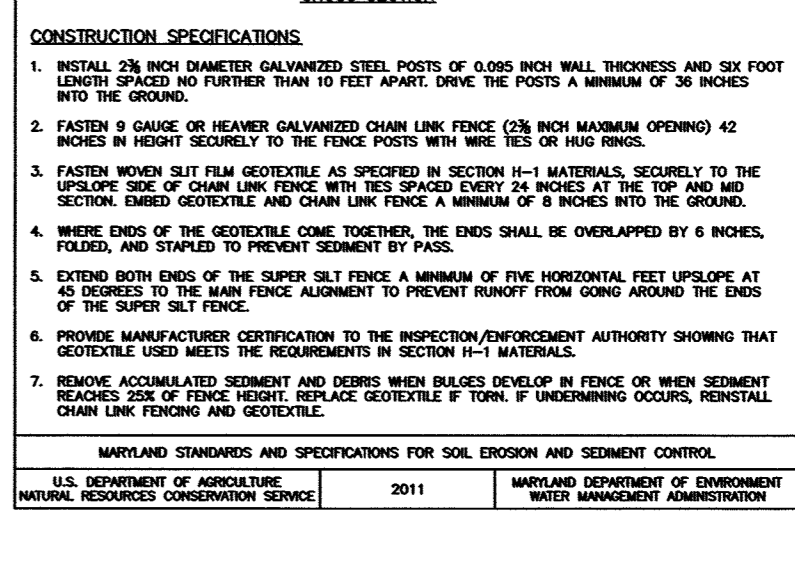
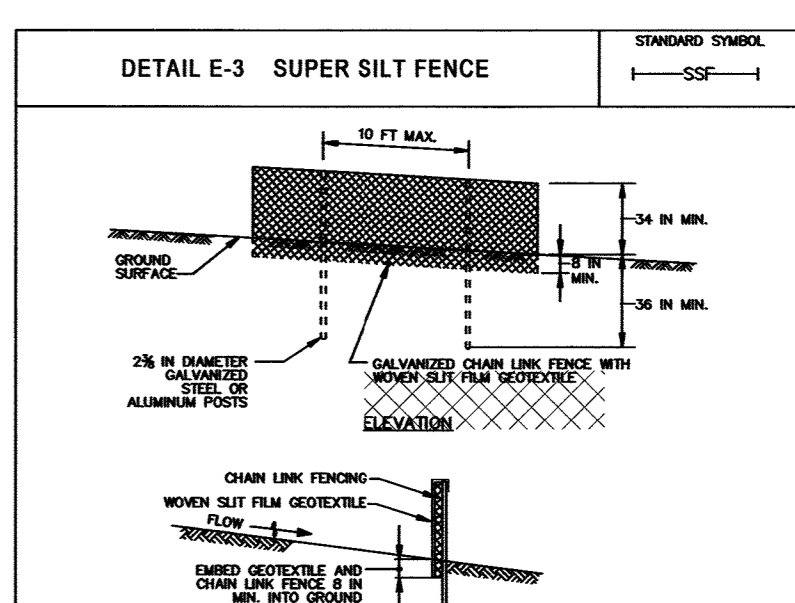
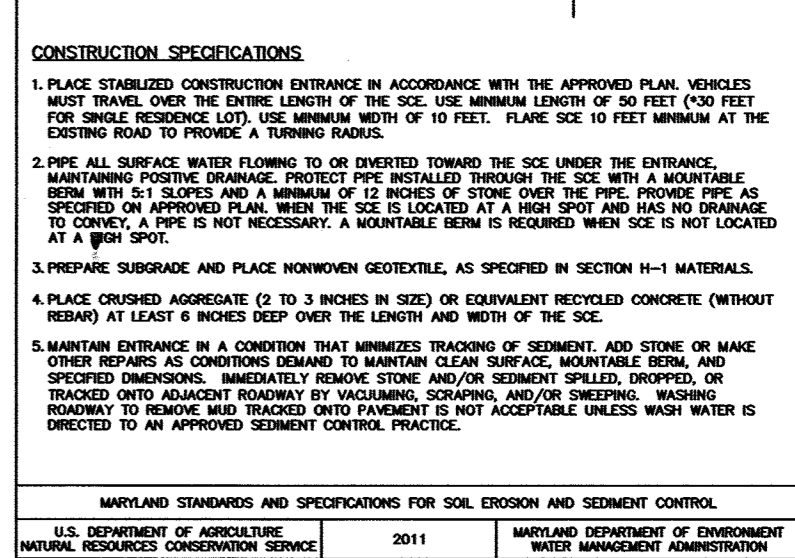
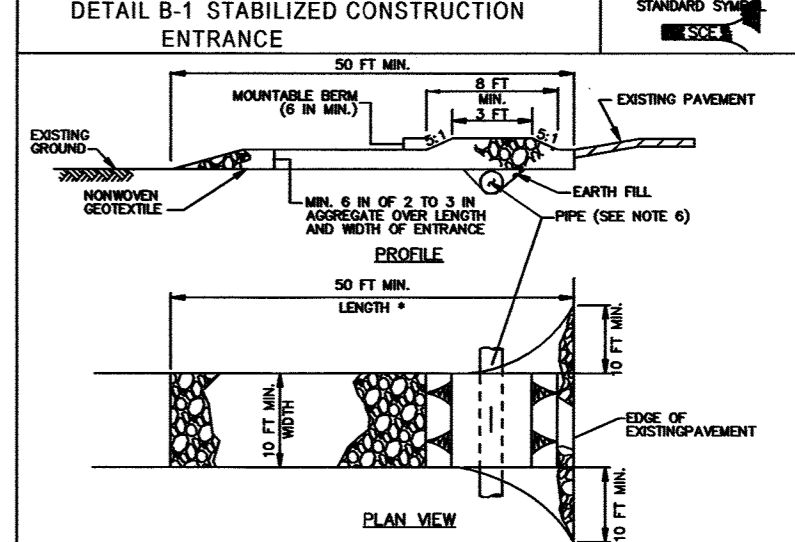
- DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.
PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.
CONDITIONS WHERE PRACTICE APPLIES: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.
CRITERIA: A. SOIL PREPARATION
1. TEMPORARY STABILIZATION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

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

- 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. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW...
b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN...
c. INOCULANTS: THE INOCULANT LEGUME SEEDS IN THE SEED MIXTURES MUST BE A PURE CULTURE...

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

- 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. SPECIFICATIONS
a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE...



SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT. (1 DAY)
2. SUPER SILT AND DIVERSION FENCE AS SHOWN ON PLAN. (1 DAY)
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (1 DAY)
4. GRADE SITE PER PLAN (2 DAYS)
5. CONSTRUCT WATER AND SEWER HOUSE CONNECTIONS (5 DAYS)
6. CONSTRUCT HOUSE (90-180 DAYS)
7. CONSTRUCT DRYWELLS (3 DAYS)
8. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (2 DAYS)
9. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (1 DAY PER)
10. 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).

(B-4-4) STANDARDS AND SPECIFICATION FOR STOCKPILE AREA

- 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.
CONDITIONS WHERE PRACTICE APPLIES: STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.
CRITERIA:
1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT 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 MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

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

- DEFINITION: TO STABILIZE DISTURBED SOIL WITH VEGETATION FOR UP TO 6 MONTHS.
PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOIL.
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.
CRITERIA:
1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY...
2. THE FOOTPRINT OF STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL...

PERMANENT SEEDING SUMMARY. TABLE with columns for Hardness Zone, Species, Application Rate (lb/AC), Seeding Dates, Seeding Depth (inches), and Fertilizer Rate. Includes entries for Tall Fescue and other species.

TEMPORARY SEEDING FOR SITE STABILIZATION. TABLE with columns for Plant Species, Seeding Rate (lb/AC), Seeding Depth (inches), and Recommended Seeding Dates for various plant species like Annual Ryegrass, Barley, Oats, etc.

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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

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 HOWARD COUNTY SOIL CONSERVATION DISTRICT.

DEVELOPER: DORSEY FAMILY HOMES, INC. 10717 BIRMINGHAM WAY, WOODSTOCK, MARYLAND 21163 (410)465-5739

OWNER: WALTER AND GLADYS NOVAK, C/O MILDENBERG, BOENDER & ASSOC. 7350-B GRACE DRIVE, COLUMBIA, MARYLAND 21044 410-997-0296

APPROVED: [Signature] DATE: 2/26/20
CHIEF DEVELOPMENT ENGINEERING DIVISION
CHIEF DIVISION OF LAND DEVELOPMENT
DIRECTOR

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 09/03/20. DATE: 2/19/20

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS.
3. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED ON THE UPGRADE SIDE OF THE MAIN TRENCH.
4. EXCAVATION AND BACKFILL SHALL BE LIMITED TO THAT WHICH CAN BE STABILIZED WITHIN ONE WORKING DAY.
5. IMMEDIATELY FOLLOWING BACKFILL OF THE SEWER TRENCH, ALL DISTURBED AREAS SHOULD BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION AND SEEDING NOTES SHOWN ON THIS SHEET.
6. THROUGHOUT THE PROJECT, THE CONTRACTOR SHALL REGULARLY INSPECT ALL SEDIMENT CONTROL DEVICES AND PROVIDE ALL NECESSARY MAINTENANCE TO INSURE THAT ALL DEVICES ARE IN OPERATIVE CONDITION.
7. ALL SEDIMENT CONTROL FACILITIES SHALL REMAIN IN PLACE UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

Project: 14-004, Date: FEB. 2020, Description: Illustration, Scale: 1"=60', Date: [blank]

Project: 14-004, Date: FEB. 2020, Description: Illustration, Scale: 1"=60', Date: [blank]

Gladys Woods, Lots 1 and 2, Single Family Detached Dwellings. Tax Map 31, Parcel 39 and Non-Buildable Bulk Parcel A of Acra Property. 2nd Election District, Howard County, MD. SEDIMENT CONTROL NOTES AND DETAILS.

MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors. 7850-B Grace Drive, Maryland, Columbia 20444. (410) 997-0296 Tel. (410) 997-0296 Fax.