

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING AND SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT & EROSION CONTROL NOTES AND DETAILS
5	STORMWATER MANAGEMENT DRAINAGE AREA MAP

# SITE DEVELOPMENT PLAN

# JORDAN OVERLOOK

### SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 3.747 AC.±
- B. LIMIT OF DEVELOPABLE AREA = 3.747 AC.± (LOTS 6-9)
- C. LIMIT OF DISTURBED AREA = 65,117 SQ. FT. OR 1,495 AC.±
- D. PRESENT ZONING DESIGNATION = R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- E. PROPOSED USE: RESIDENTIAL SUBDIVISION (SINGLE FAMILY UNITS)
- F. OPEN SPACE ON SITE: 0.00 AC.±
- G. BUILDING COVERAGE OF SITE: 10,800 SQ. FT. OR 0.25 AC.± OR 6.7%
- H. PREVIOUS HOWARD COUNTY FILES: SP-09-010, BA-08-031, BA-10-008V, WP-12-005, F-11-041, F-19-034, ECP-19-069, F-20-059, SDP-20-044 AND F-22-045
- I. TOTAL AREA OF FLOODPLAIN: 0.00 AC.±
- J. TOTAL AREA OF SLOPES: 25% OR GREATER = 0.00 AC.±; 15%-24.99% = 0.14 AC.±
- K. NET TRACT AREA = 3.747 AC.± (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
- L. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.±
- M. TOTAL AREA OF STREAMS: 0.00 AC.±
- N. TOTAL AREA OF FOREST = 1.26 AC.±
- O. TOTAL GREEN OPEN AREA = 0.00 AC.±
- P. TOTAL IMPERVIOUS AREA = 16,353 SQ. FT. OR 0.375 AC.±
- Q. AREA OF ERODIBLE SOILS = 4.23 AC.±
- R. PARKING TABULATION:
  - PARKING SPACE REQUIRED (4 UNITS X 2 SPACES/UNIT) = 8 SPACES
  - TOTAL PARKING REQUIRED: 8 SPACES
  - PARKING SPACES PROVIDED (4 UNITS X 12 CAR GARAGE + 2 SPACES IN DRIVE) = 16
- S. AREA OF PROPOSED LOTS: 3.747 AC.±

### STORMWATER MANAGEMENT NOTES

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 500 SQ. FT. OR LESS.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DRYWELL EXCEEDS 10 FEET.
4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

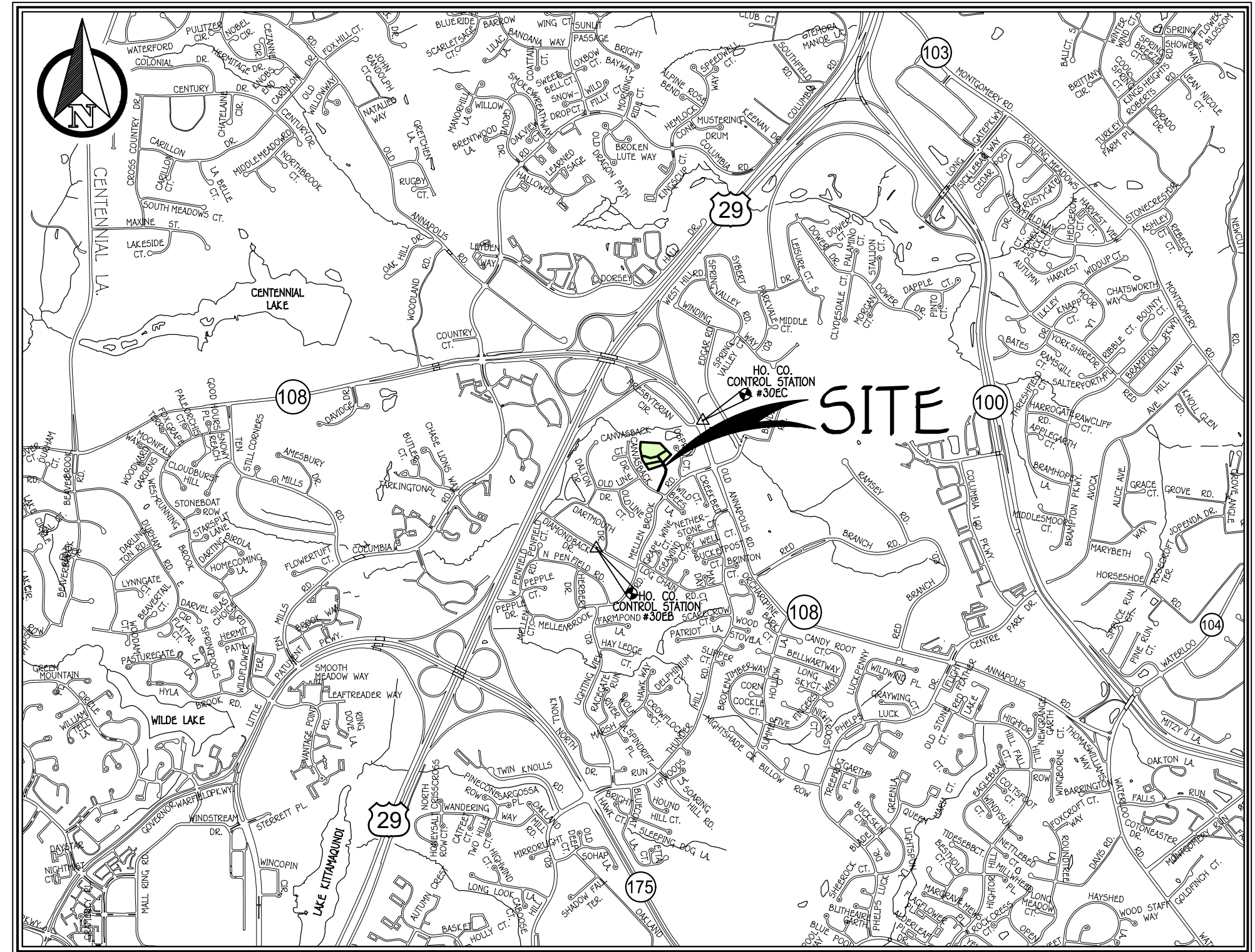
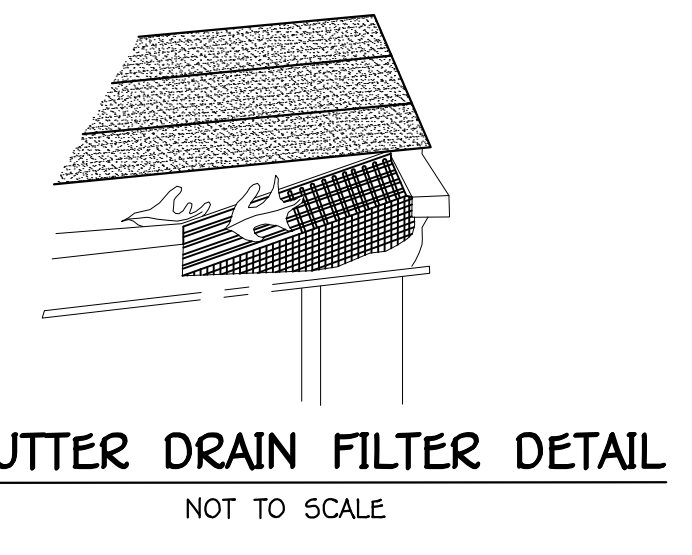
### STORMWATER MANAGEMENT PRACTICES BY LOT

LOT NO.	DRYWELL (M-5) NUMBER	MICRO-BIO (M-6) NUMBER	REMARKS
LOT 6	3	0	DRIVEWAY DRAINS TO EX. MICRO-BIO M-6 (3) ON SDP-20-044
LOT 7	3	0	DRIVEWAY DRAINS TO EX. MICRO-BIO M-6 (3) ON SDP-20-044
LOT 8	3	0	DRIVEWAY DRAINS TO EX. MICRO-BIO M-6 (3) ON SDP-20-044
LOT 9	3	0	DRIVEWAY DRAINS TO EX. MICRO-BIO M-6 (3) ON SDP-20-044

## LOTS 6 THRU 9

ZONED: R-20  
TAX MAP NO.:30 PARCEL NO.:309 GRID NO.:10

SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 30EC N 571,962.914 E 1,360,059.950 ELEVATION: 399.235  
 HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 30EB N 569,838.431 E 1,358,288.169 ELEVATION: 380.593  
 REFER TO HOWARD CO. ADC MAP #27, C-5

### VICINITY MAP

SCALE: 1" = 2,000'

SOIL	NAME	CLASS	"K" VALUE
B3A	Baile silt loam, 0 to 3 percent slopes	D	0.49
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	0.43
GhC	Glenelg-Urban land complex, 8 to 15 percent slopes	B	0.43
GuB	Glenville-Urban land-Udorthents complex, 0 to 8 percent slopes	C	0.49
MaC	Manor loam, 0 to 15 percent slopes	B	0.32

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x 448.5	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	FOREST CONSERVATION EASEMENT (REFORESTATION)
---	FOREST CONSERVATION EASEMENT FENCING
---	LOD LIMIT OF DISTURBANCE
---	SSF SUPER SILT FENCE
---	SF SILT FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRYWELL (M-5)-TYPICAL
---	SOIL LINES AND TYPES
---	EXISTING WETLANDS & WETLAND BUFFER
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES

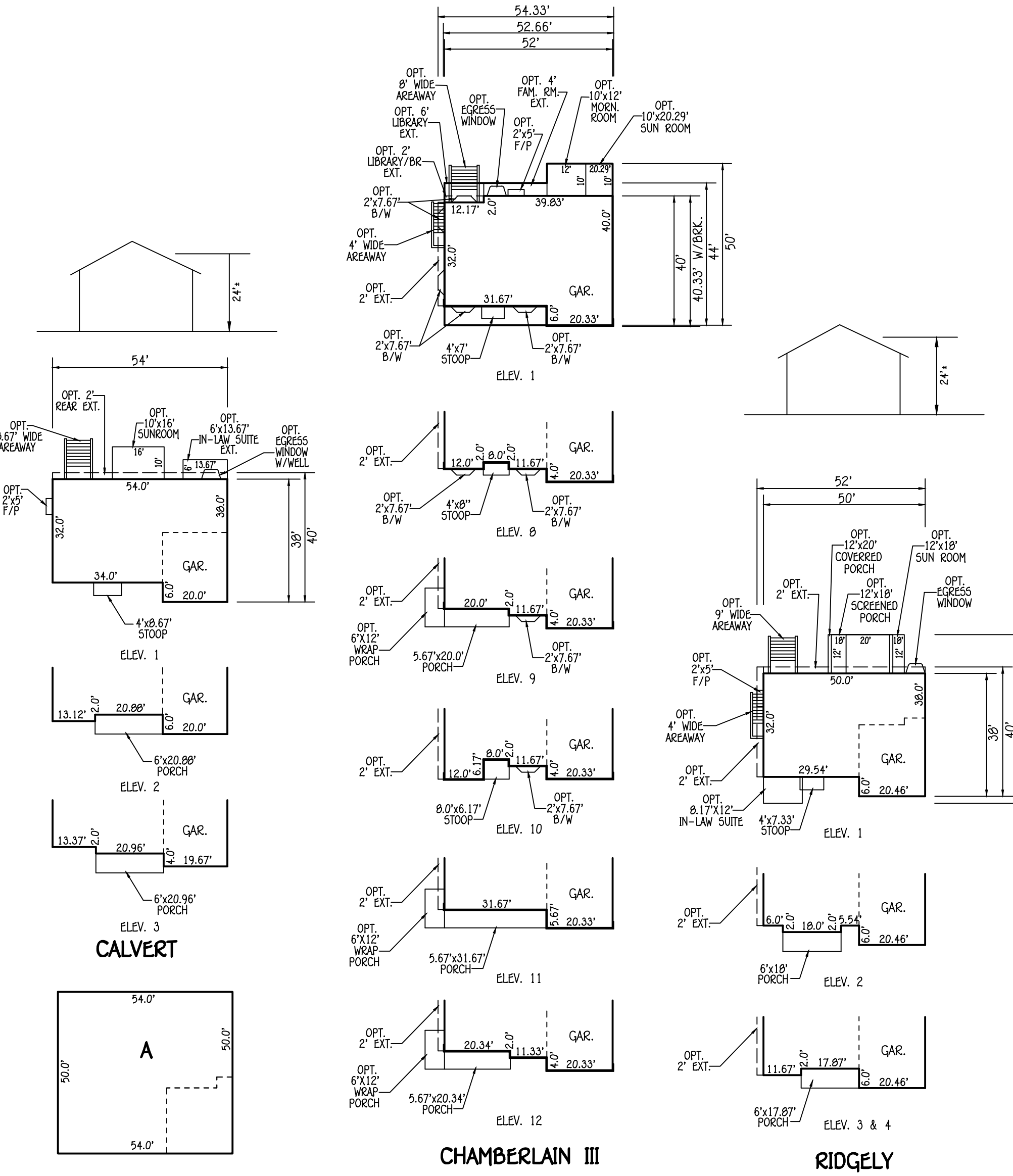
### GENERAL NOTES

1. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 10-06-13 ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
2. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 30EC & 30EB WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
  - HOWARD COUNTY MONUMENT NO. 30EC N 571,962.914 E 1,360,059.950 ELEV. = 399.235
  - HOWARD COUNTY MONUMENT NO. 30EB N 569,838.431 E 1,358,288.169 ELEV. = 380.593
3. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS.
4. BACKGROUND INFORMATION:
  - A. SUBDIVISION NAME: JORDAN OVERLOOK
  - B. TAX MAP NO. 30
  - C. PARCEL NO. 309
  - D. ZONING: R-20
  - E. ELECTION DISTRICT: SIXTH
  - F. GROSS AREA OF TRACT = 3.747 AC.
  - G. NUMBER OF BUILDABLE LOTS: 4
  - H. NUMBER OF OPEN SPACE LOTS: 0
  - I. AREA OF BUILDABLE LOTS: 3.747 AC.
  - J. AREA OF OPEN SPACE LOTS: 0.00 AC.
  - K. AREA OF ROAD R/W TO BE DEDICATED: 0.0 AC.
  - L. PREVIOUS FILE NUMBERS: SP-09-010, BA-08-031, BA-10-008V, WP-12-005, F-11-041, F-19-034, ECP-19-069, F-20-059, SDP-20-044, & F-22-045
  - M. AREA OF FLOODPLAIN = 0.00 AC.
  - N. AREA OF 25% OR GREATER SLOPES = 0.000 AC.
  - O. NET AREA OF TRACT = 3.747 AC.
5. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT UPON THE PIPESTEM LOT DRIVEWAY.
6. NO CEMETERIES ARE LOCATED ON-SITE BASED ON THE HOWARD COUNTY CEMETERY INVENTORY MAP.
7. DRIVEWAY (S) 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 SCAVING MORE THAN ONE RESIDENCE)
  - B. SURFACE = SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
  - C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANG AND MINIMUM OF 45 FOOT TURNING RADIUS
  - D. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - F. STRUCTURES CLEARANCES - MINIMUM 12 FEET
  - G. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
8. A FIELD REVIEW OF THE SITE HAS CONFIRMED THAT NO STREAMS OR BUFFERS ARE PRESENT ON-SITE, AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC.
9. THE EXISTING SPRING HOUSE ON LOT 3 IS TO REMAIN.
10. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM, WETLANDS OR THEIR REQUIRED BUFFERS.
11. FOREST CONSERVATION REQUIREMENTS HAVE BEEN ADDRESSED WITH F-11-041 & F-20-059. SEE FOREST CONSERVATION CHART, SHEET 5.
12. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
13. PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. CONTRACT NO. 24-4483-D PUBLIC WATER AND SEWER ARE IN THE LITTLE PATUXENT DRAINAGE AREA.
14. SOILS INFORMATION TAKEN FROM NRCS WEB SOIL SURVEY.
15. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED JANUARY 28, 2007.
16. TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY BY FISHER, COLLINS AND CARTER INC. DATED FEBRUARY 5, 2007.
17. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND DEPARTMENT OF ENVIRONMENT STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF TWELVE (12) DRYWELLS (M-5) TO MEET AND EXCEED THE REQUIRED 850 VOLUME.
18. B.R.L. DENOTES BUILDING RESTRICTION LINE.
19. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES DATED JANUARY 15, 2009.
20. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON MAY 22, 2019 FOR THIS PROJECT.
21. THERE ARE NO 100 YEAR FLOODPLAINS OR STEEP SLOPES LOCATED ON THIS PROPERTY.
22. ALL LOT/PARCEL AREAS ARE MORE OR LESS.
23. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID.
24. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
25. ANY SWM FACILITY LOCATED ON A LOT WILL BE OWNED AND MAINTAINED BY THE OWNER OF THAT PARTICULAR LOT. ALL ON LOT DEVICES WILL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF A RECORDED DECLARATION OF COVENANT.
26. THE LANDSCAPING SHOWN ON THIS PLAN HAS BEEN PREVIOUSLY PROVIDED UNDER THE SUPPLEMENTAL PLAN (F-11-041).
27. A NOISE STUDY IS NOT REQUIRED BECAUSE THE PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL, VOLUME III, ROADS AND BRIDGES, SECTION 5.2, F.2.
28. DECK POSTS SHOULD BE A MINIMUM OF 10' FROM DRYWELLS AND SHOULD NOT OVERHANG THE DRYWELLS.
29. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY'S RIGHT-OF-WAY (ROW) SHALL BE MOUNTED ON A 2" GALVANIZED STEEL SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2 1/2" GALVANIZED STEEL SQUARE TUBE ANCHOR SLEEVE (12 GAUGE), 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN 3" ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
30. THE DEVELOPER IS RESPONSIBLE FOR PAYING THE COUNTY TO INSTALL THE PRIVATE STREET NAME SIGN. PLEASE CONTACT HOWARD COUNTY TRAFFIC (410-313-5752) TO REQUEST THE SIGN TO BE FABRICATED AND INSTALLED.
31. SUBDIVISION IS SUBJECT TO SECTION 13.402(c)(e) OF THE HOWARD COUNTY CODE AND SECTION 131.0.A.1.B.14 OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (M.I.H.U.) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE A M.I.H.U. AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE M.I.H.U. REQUIREMENT WILL BE MET. THE M.I.H.U. AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET M.I.H.U. ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT.
  - MODERATE INCOME HOUSING UNIT (M.I.H.U.) TABULATION:
    - a. M.I.H.U. REQUIRED = (4 LOTS X 10%) = 0.4 M.I.H.U.
    - b. M.I.H.U. PROPOSED = DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT
    - c. AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT HAS BEEN COMPLETED AND RECORDED SIMULTANEOUSLY WITH THE PLAT.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
6	9219 JORDAN RIVER ROAD
7	9223 JORDAN RIVER ROAD
8	9227 JORDAN RIVER ROAD
9	9218 JORDAN RIVER ROAD

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	23,163 sq.ft.	834 sq.ft.	22,329 sq.ft.
7	28,791 sq.ft.	965 sq.ft.	27,826 sq.ft.
8	87,051 sq.ft.	1,143 sq.ft.	85,908 sq.ft.
9	24,221 sq.ft.	843 sq.ft.	23,378 sq.ft.

M.I.H.U. Note: Please Note That Lots 6 Thru 9 In This Subdivision Are Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Development Regulations For The Moderate Income Housing Unit (M.I.H.U.). An Alternative Compliance By A Payment Of A Fee-In-Lieu For M.I.H.U. Obligation Is Provided For Each Lot. Fee-In-Lieu Payment Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Issuance By The Permit Applicant.



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 461-2895



**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/23.  
 Frank Manalansan II 4/4/2022

**OWNER**  
 S. JORDAN PROPERTY, LLC  
 8310 FOREST STREET  
 SUITE 200  
 ELLICOTT CITY, MD 211043  
 (410) 992-4600

**DEVELOPER**  
 DORSEY FAMILY HOMES  
 10717 BIRMINGHAM WAY  
 SUITE B  
 WOODSTOCK, MD 21163  
 (410) 465-7200

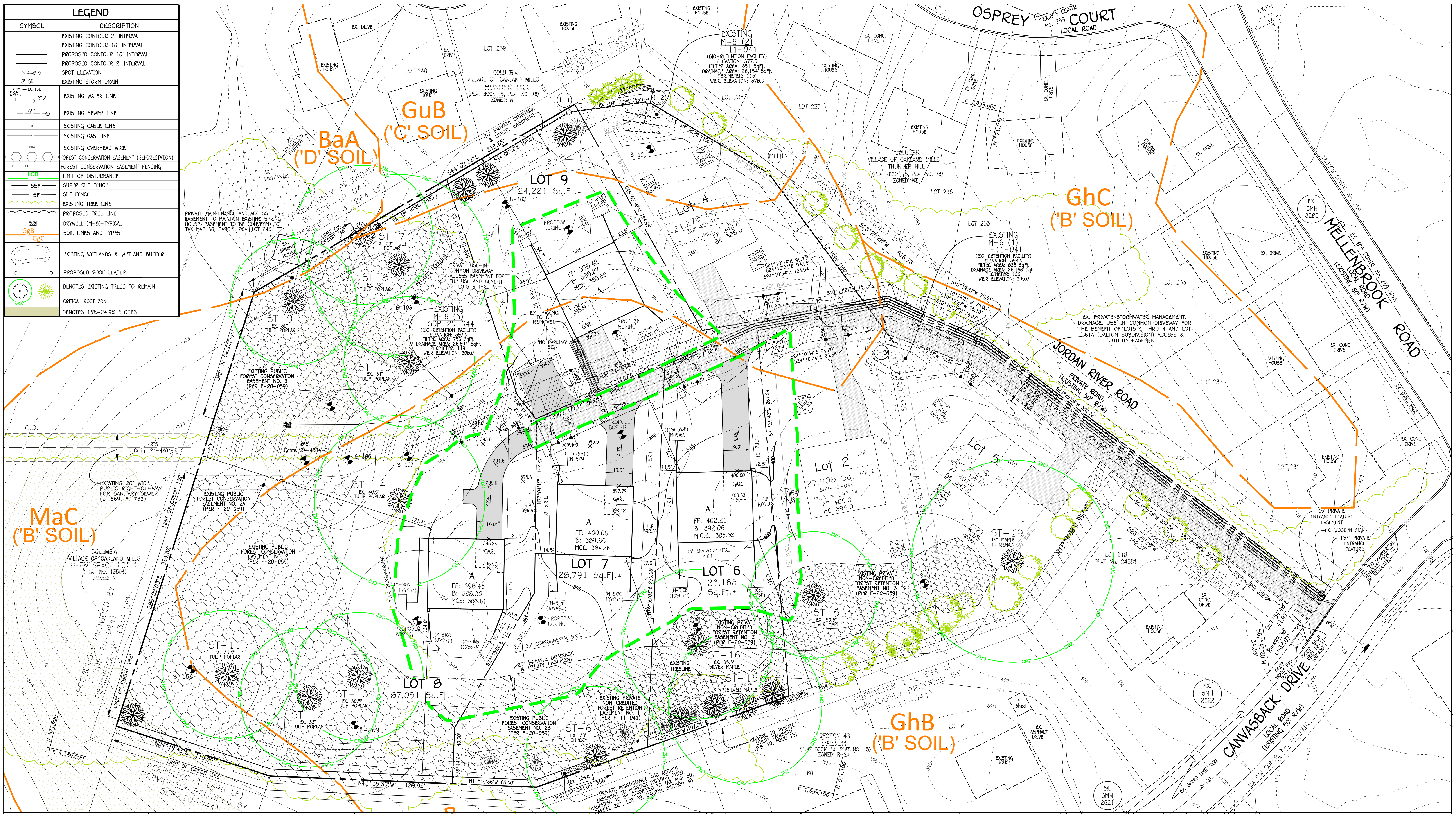
APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
DATE	NAME	DATE	DATE	DATE	DATE
4/14/2022	Head of Land Development	4/13/2022			
	Department Engineering Division	4/14/2022			
	Department of Planning and Zoning				

**TITLE SHEET**

**JORDAN OVERLOOK**  
 9211 JORDAN RIVER ROAD  
 LOTS 6 THRU 9  
 ZONED: R-20

TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN  
 DATE: APRIL, 2022  
 SHEET 1 OF 5

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	SPOT ELEVATION
	EXISTING STORM DRAIN
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING CABLE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	FOREST CONSERVATION EASEMENT (REFORESTATION)
	FOREST CONSERVATION EASEMENT FENCING
	LOD
	LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	SILT FENCE
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	DRYWELL (M-5)-TYPICAL
	SOIL LINES AND TYPES
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	GhC
	EXISTING WETLANDS & WETLAND BUFFER
	PROPOSED ROOF LEADER
	DENOTES EXISTING TREES TO REMAIN
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	DENOTES 15%-24% SLOPES



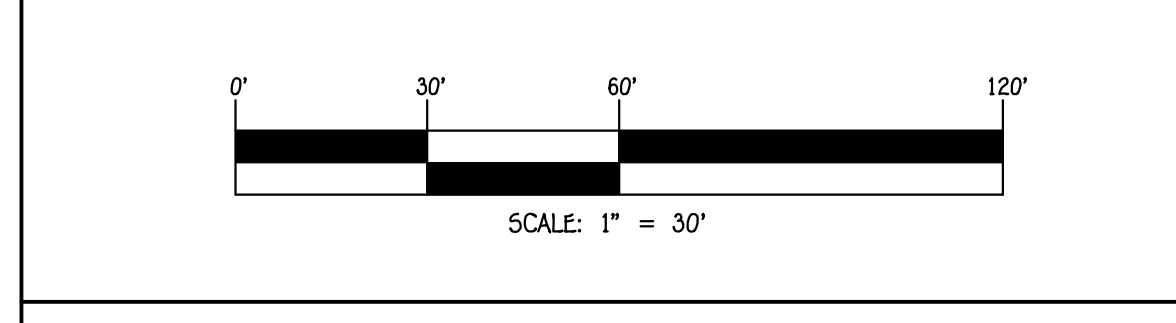
**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLSWORTH CITY, MARYLAND 21144  
 (410) 461-2895

NO.	REVISION	DATE



**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/23.

Frank Manalang II 4/4/2022  
 FRANK MANALANG II DATE



**OWNER**  
 5. JORDAN PROPERTY, LLC  
 8310 FOREST STREET  
 SUITE 200  
 ELLSWORTH CITY, MD 21143  
 (410) 992-4600

**DEVELOPER**  
 DORSEY FAMILY HOMES  
 10717 BIRMINGHAM WAY  
 SUITE B  
 WOODSTOCK, MD 21163  
 (410) 465-7200

APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

	4/14/2022
Chad Edmondson	Date
	4/13/2022
Mary Exdale	Date
Director	4/14/2022
Director	Date

PROJECT	PHASE	PARCEL NO.
JORDAN OVERLOOK	N/A	309

PLAT 23115-23116-24881	BLOCK NO. 10	ZONE R-20	TAX/ZONE 30	ELEC. DIST. SIXTH	CENSUS TR. 6066.01
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PREVIOUS HOWARD COUNTY FILES:  
 SP-09-010, BA-08-031, BA-10-008V, WP-12-005, F-11-041, F-19-034, ECP-19-069, F-20-059, SOP-20-044 & F-22-045

**SITE DEVELOPMENT PLAN**

**JORDAN OVERLOOK**  
 9211 JORDAN RIVER ROAD  
 LOTS 6 THRU 9  
 ZONED: R-20

TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN  
 DATE: APRIL, 2022 SHEET 2 OF 5

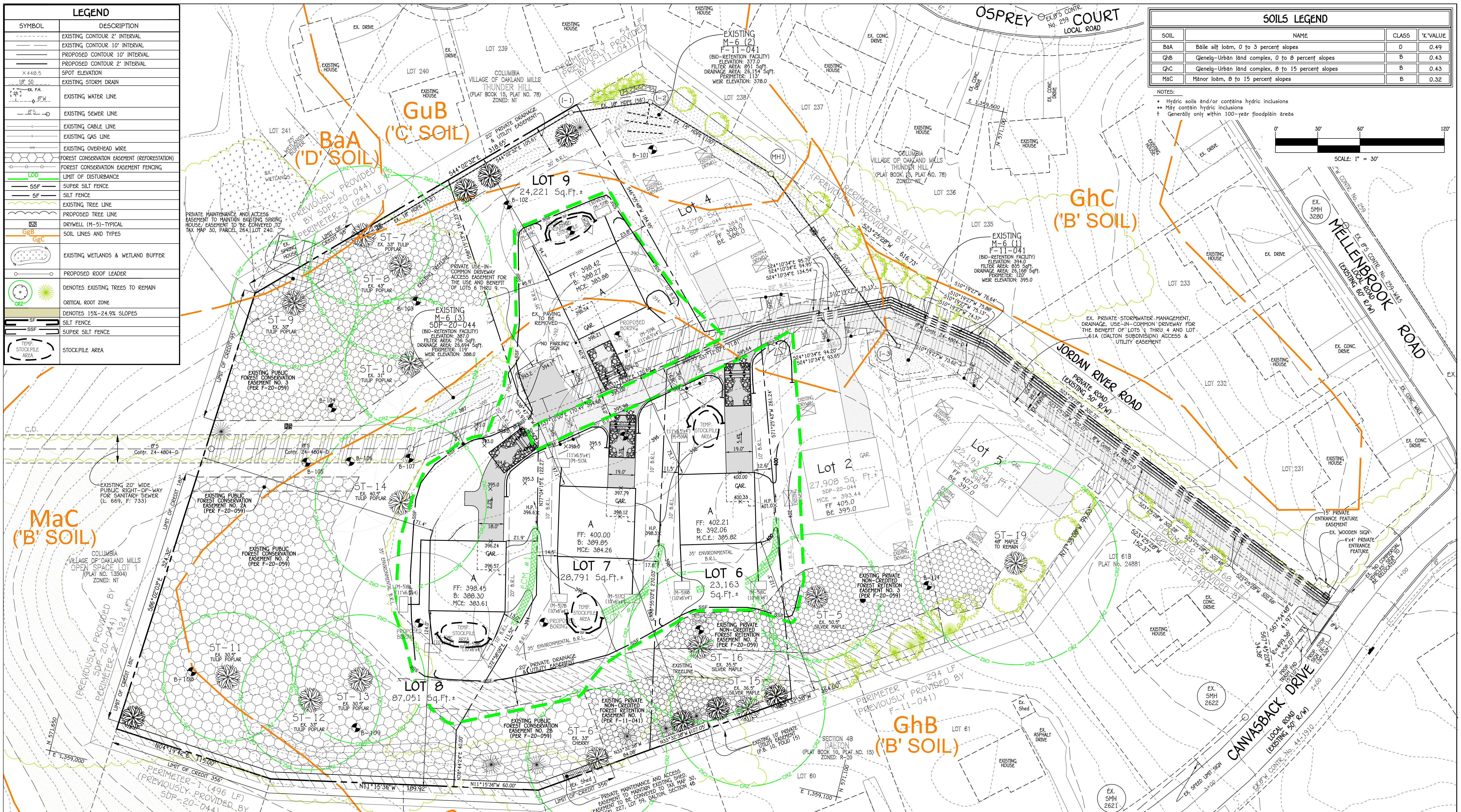
SOP-22-001

LEGEND	
SYMBOL	DESCRIPTION
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	PROPOSED CONTOUR 2' INTERVAL
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	DENOTES EXISTING TREES TO REMAIN
	CRITICAL ROOT ZONE
	DENOTES 15%-24.9% SLOPES
	SILT FENCE
	SSF
	SUPER SILT FENCE
	TEMP. STOCKPILE AREA
	STOCKPILE AREA

SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.49
GhB	Glennig-Urban land complex, 0 to 8 percent slopes	B	0.43
GhC	Glennig-Urban land complex, 8 to 15 percent slopes	B	0.43
MaC	Manor loam, 8 to 15 percent slopes	B	0.32

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

SCALE: 1" = 30'



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 461-2895

NO.	REVISION	DATE



**PROFESSIONAL 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."  
 Frank Manalansan II 4/4/2022  
 SIGNATURE OF LICENSED PROFESSIONAL FRANK JOHN MANALANSAN II DATE

**BUILDER/DEVELOPER'S CERTIFICATE**  
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, FOR SEDIMENT AND EROSION CONTROL 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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."  
 4/4/2022  
 SIGNATURE OF DEVELOPER ROBERT L. DORSEY JR. DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Designed by: Alexander Bratovic 4/14/2022  
 HOWARD SOIL CONSERVATION DISTRICT DATE

**OWNER**  
 5 JORDAN PROPERTY, LLC  
 8310 FOREST STREET  
 SUITE 200  
 ELLICOTT CITY, MD 211043  
 (410) 942-4600

**DEVELOPER**  
 DORSEY FAMILY HOMES  
 10717 BIRMINGHAM WAY  
 SUITE B  
 WOODSTOCK, MD 21163  
 (410) 465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 1181547832886A  
 4/14/2022  
 Date  
 Chief, Division of Land Development  
 Chad Edmondson 4/13/2022  
 Date  
 Chief, Development Engineering Division FOR  
 Mary Kendall 4/14/2022  
 Date  
 Director, Department of Planning and Zoning

PROJECT	PHASE	PARCEL NO.
JORDAN OVERLOOK	N/A	309
PLAT 23115-23116-24881	BLOCK NO. 10	ZONE R-20
TAX/ZONE 30	ELEC. DIST. SIXTH	CENSUS TR. 6066.01

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**SEDIMENT AND EROSION CONTROL**

**JORDAN OVERLOOK**  
 9211 JORDAN RIVER ROAD  
 LOTS 6 THRU 9  
 ZONED: R-20  
 TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN  
 DATE: APRIL, 2022 SHEET 3 OF 5

SOP-22-001

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

- A. SOIL PREPARATION
1. TEMPORARY STABILIZATION
a. SOIL PREPARATION CONSISTS OF LOOSING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT...

TEMPORARY SEEDING NOTES (B-4-4)

Table with columns: HARNESSING ZONE, SPECIES, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE, LINE RATE. Includes rows for COOL SEASON GRASSES, WARM SEASON GRASSES, and PERennial plants like BARELY, OATS, RYE, etc.

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

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

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS...
2. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS...
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS...

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
B. 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.
C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS...

DRY WELL CHART

Table with columns: LOT NO., DRYWELL NUMBER, NO. OF DOWNSPOUTS, AREA OF ROOF, VOLUME PROVIDED, AREA OF STORAGE, AREA OF TREATMENT, NO. OF DRYWELLS, DIMENSIONS OF DRYWELLS. Lists specifications for various lot numbers and well configurations.

B. TOPSOILING

- 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION...
2. TOPSOIL SAUNDED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS...
3. TOPSOILING IS LIMITED TO AREAS HAVING A 2% OR FLATTER SLOPE WHERE:

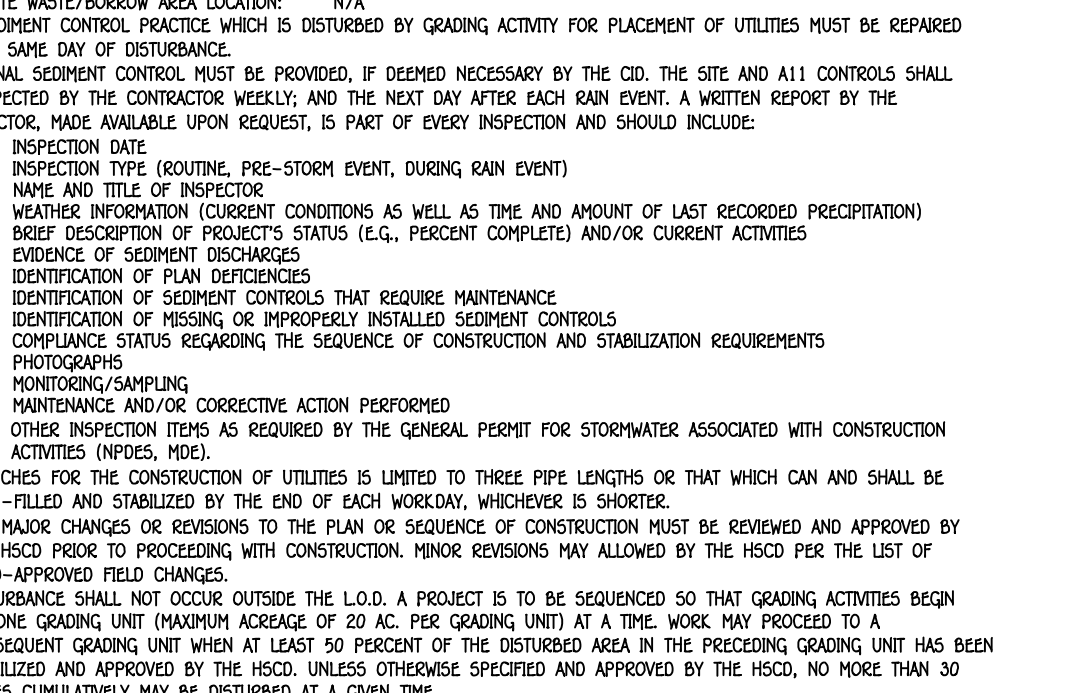
C. SOIL AMENDMENTS (FERTILIZER & LIME SPECIFICATIONS)

- 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATES AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS...
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FINE PLANNING AND SUITABLE FOR APPLICATION...

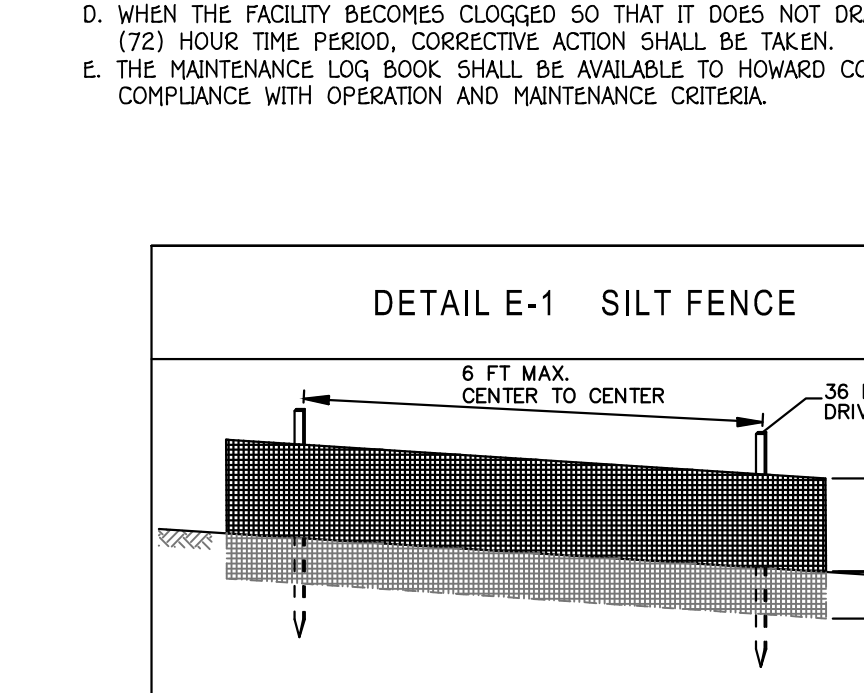
PERMANENT SEEDING NOTES (B-4-5)

- A. GENERAL USE
1. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARNESSING ZONE...
2. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHOULDER, STREAM BANKS, OR DROPS OR FOR SPECIAL PURPOSES SUCH AS MULCH OR AESTHETIC TREATMENT...

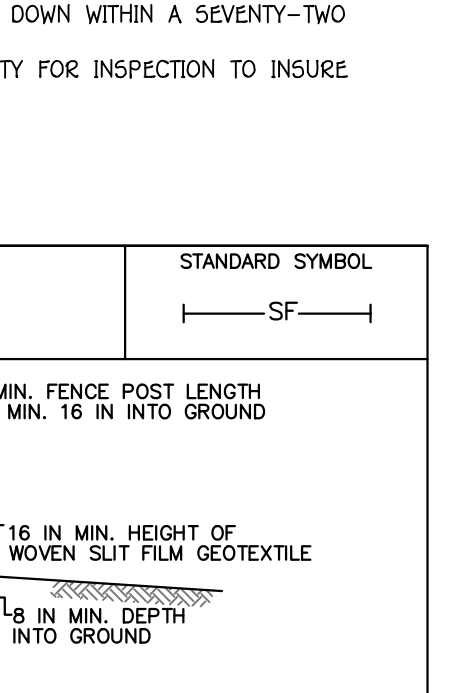
DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE



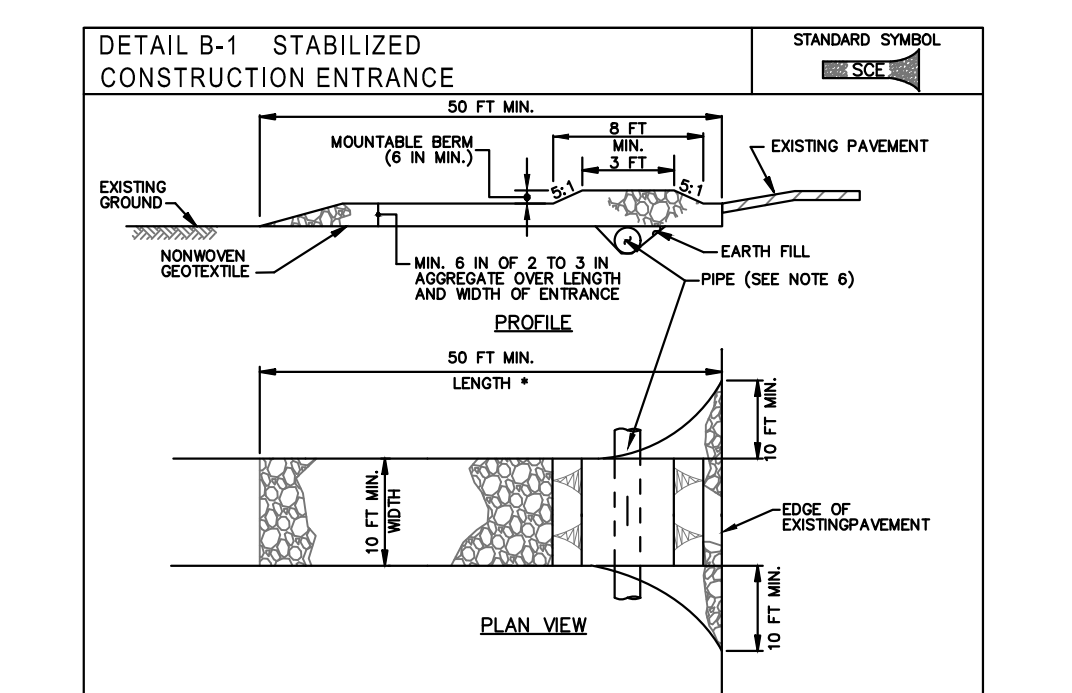
DETAIL E-1 SILT FENCE



DETAIL B-4-6C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION



DETAIL E-3 SUPER SILT FENCE



- 1. PLACES STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED FINAL VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SILE WITH A MINIMUM LENGTH OF 50 FEET...
2. PINE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SIDE UNDER THE ENTRANCE...
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS...

- 1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLAN.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC NON-DEGRADABLE FIBERS...
3. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE PREVENTED BY USE OF A DIVERSION DEVICE...

- 1. INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.035 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART...
2. FASTEN 8 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH THIS SPACING EVERY 24 INCHES AT THE TOP AND MID POINT...
3. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BUILDS DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT...

- 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 THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1 BENDING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING...
3. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE PREVENTED BY USE OF A DIVERSION DEVICE...

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3. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BUILDS DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT...

- 1. THE STOCKPILE AREA MUST BE CONTINUOUSLY WATERED FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION...
2. INCIDENTAL STABILIZATION AND STANDBY B-4-1 TEMPORARY STABILIZATION.
3. IF THE STOCKPILE IS LOCATED ON AN IMPROVISED SURFACE, A LINE SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE FACILITY CLEANING...

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DUST CONTROL

- DEFINITION
CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.
PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.

PERMANENT SEEDING SUMMARY

Summary table for permanent seeding with columns for species, application rate, seeding dates, seeding depths, fertilizer rate, and line rate. Includes rows for Cool Season Grasses and Warm Season/Cool Season Grasses.

FOR STOCKPILE AREAS B-4-6

- DEFINITION
TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION AND CHANNELS TO DRAINAGE PATTERNS.
CONDITIONS WHERE PRACTICE APPLIES
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION...

CONSTRUCTION SPECIFICATIONS

- 1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLAN.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC NON-DEGRADABLE FIBERS...
3. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE PREVENTED BY USE OF A DIVERSION DEVICE...

CONSTRUCTION SPECIFICATIONS

- 1. USE WOOD POSTS 1 1/2 x 1 1/2 x 1/4 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 3/8 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID POINT...

CONSTRUCTION SPECIFICATIONS

- 1. INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.035 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART...
2. FASTEN 8 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH THIS SPACING EVERY 24 INCHES AT THE TOP AND MID POINT...
3. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BUILDS DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT...

CONSTRUCTION SPECIFICATIONS

- 1. THE STOCKPILE AREA MUST BE CONTINUOUSLY WATERED FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION...
2. INCIDENTAL STABILIZATION AND STANDBY B-4-1 TEMPORARY STABILIZATION.
3. IF THE STOCKPILE IS LOCATED ON AN IMPROVISED SURFACE, A LINE SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE FACILITY CLEANING...

STANDARD STABILIZATION NOTE

- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
1) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DITCHES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 1:1 HORIZONTAL (3:1) VERTICAL.
2) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

SEEDING OF CONSTRUCTION

- 1. OBTAIN A GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTOR.
2. NOTIFY "HES" UTILITY AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-957-7777.
3. NOTIFY THE HOWARD COUNTY DEPT OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.

BUILDER/DEVELOPER'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."

OWNER

JORDAN OVERLOOK
5 JORDAN PROPERTY, LLC
10717 FOREST STREET
SUITE 200
ELLICOTT CITY, MD 21043
(410) 992-4600

DEVELOPER

DORSEY FAMILY HOMES
10717 BIRMINGHAM WAY
SUITE B
WOODSTOCK, MD 21163
(410) 465-7200

APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature of Alexander Bratovic, dated 4/14/2022. Includes official seal of the Department of Planning and Zoning.

SEDIMENT & EROSION CONTROL NOTES AND DETAILS

JORDAN OVERLOOK
9211 JORDAN RIVER ROAD
LOTS 6 THRU 9
ZONED: R-20
TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: APRIL, 2022 SHEET 4 OF 5

FISHER, COLLINS & CARTER, INC.

INCORPORATED IN MARYLAND
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH, MARYLAND 21114
(410) 461-2895

STATE OF MARYLAND PROFESSIONAL LAND SURVEYOR

Professional seal and signature of Frank John Malalansan II, License No. 12156, dated 4/4/2022.

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NO. REVISION DATE

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SIGNATURE OF DEVELOPER ROBERT L. DORSEY JR. DATE 4/4/2022

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PREVIOUS HOWARD COUNTY FILES: SP-09-010, BA-06-031, BA-10-008V, WF-12-005, F-11-041, F-19-034, ECP-19-069, F-20-059, SOP-20-044 & F-22-045

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