

INDEX OF DRAWINGS

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

ADDRESS CHART

LOT #	ADDRESS
2	7107 KINGS POINT WAY
3	7111 KINGS POINT WAY
4	7115 KINGS POINT WAY
5	7119 KINGS POINT WAY
7	7120 KINGS POINT WAY
8	7116 KINGS POINT WAY
9	7112 KINGS POINT WAY

SITE DEVELOPMENT PLAN

KINGS COVE

LOTS 2-5 AND 7-9

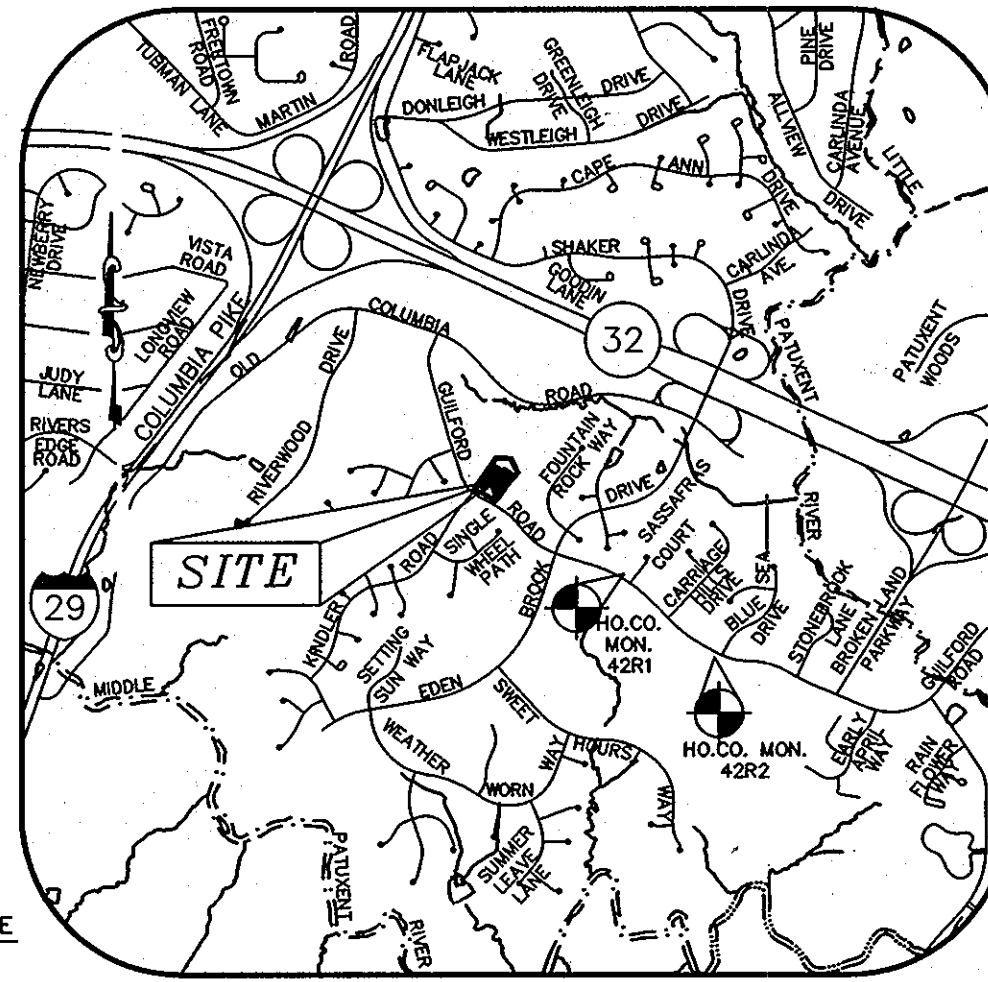
SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

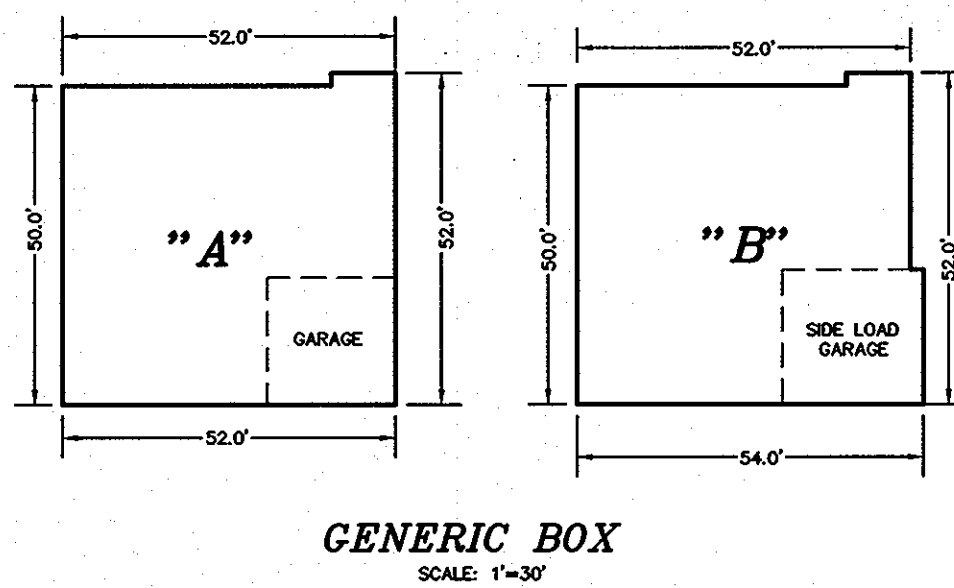
PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: KINGS COVE		SECTION/AREA: N/A		PARCEL: 61, 250 & 251 LOTS 2 THRU 5 & 7 THRU 9	
PLAT NO. 21854-55	BLOCK(S) 7	ZONING R-12	TAX MAP NO. 42	ELECTION DISTRICT SIXTH	CENSUS TRACT 606803

GENERAL NOTES:

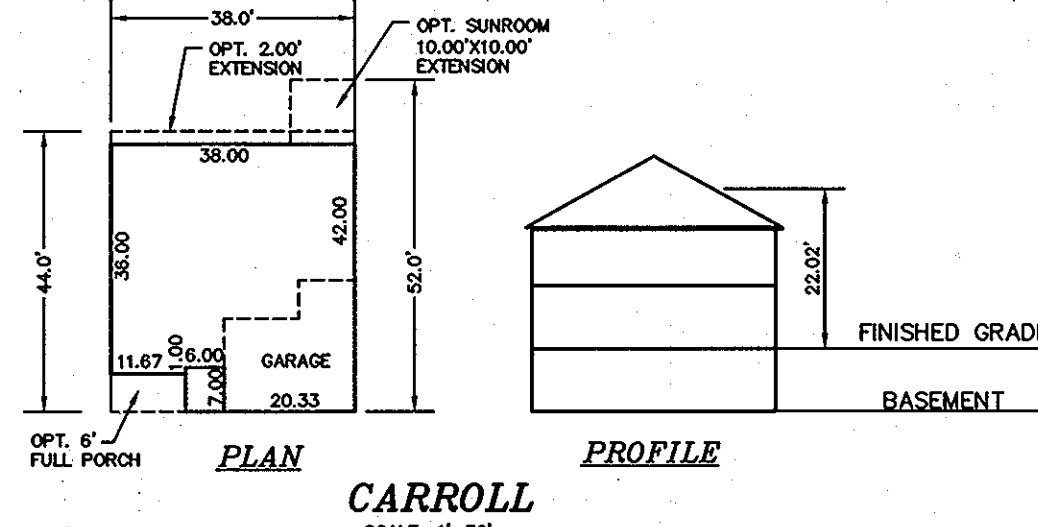
- SUBJECT PROPERTY ZONED "R-12" PER 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP. LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:
LOCATION: TAX MAP 42 PARCEL: 61, 250, 251 BLOCK: 7
ELECTION DISTRICT: SIXTH
ZONING: R-12
TOTAL AREA: 1.636 AC±
LIMIT OF DISTURBED AREA: 1.43 AC±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 7
TYPE OF PROPOSED UNIT: SFD
PREVIOUS DPZ FILE NUMBERS: S-06-014, P-08-004, F-10-001, WP-11-018, WP-12-004.
- COORDINATES BASED ON NAD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 42R1 AND NO. 42R2 DENOTES APPROXIMATE LOCATION (SEE VICINITY MAP).
- STA. 42R1 N 547,820.2390 E 1,351,171.5866 EL: 375.871
STA. 42R2 N 546,946.8001 E 1,352,118.5607 EL: 331.525
- EXISTING ON-SITE TOPOGRAPHY IS TAKEN FROM F-10-001 AND FIELD VERIFIED BY MILDENBERG, BOENDER AND ASSOCIATES IN FEB. 2011. OFF-SITE TOPOGRAPHY IS BASED ON AERIAL SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY HOWARD COUNTY DATED 2004.
- NO CEMETERIES EXIST ON SITE.
- NO HISTORIC STRUCTURE EXIST ON SITE.
- NO STREAMS OR FLOODPLAINS EXIST ON SITE.
- THE FOREST STAND DELINEATION AND REPORT FOR THIS PROJECT WAS PROVIDED UNDER F-10-001 AND APPROVED ON JUNE 15, 2007.
- NO STEEP SLOPES OR FLOODPLAINS EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 24-4634-D.
- WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PROVIDED UNDER F-10-001 AND APPROVED ON JUNE 15, 2007.
- 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 - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425,000 LBS) - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS PROJECT HAS BEEN PROVIDED UNDER F-10-001.
- THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$7,800.00 (17 SHADE TREES @ \$300.00 EACH, 4 ORNAMENTAL TREES @ \$150.00 EACH, AND 14 EVERGREEN TREES @ \$150.00 EACH).
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPED EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- 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 BE A MINIMUM OF 2 1/2 TO 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
- 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.
- STORMWATER MANAGEMENT FOR THIS SITE IS PRIVATELY OWNED AND MAINTAINED AND IT HAS BEEN PROVIDED VIA ALLOWED STOPPING SIGHT DISTANCE ON A MAJOR COLLECTOR AND HIGHER CLASSIFICATION ROADWAY. WAIVER WAS APPROVED ON 8/22/06.
A WAIVER FROM SECTION 5.4.B.6 OF HOWARD COUNTY DESIGN MANUAL, VOLUME III WATER AND SEWER, TO ALLOW THE SEWER LINE TO BE CLOSER THAN 25 FEET BUT NO CLOSER THAN 15 FEET WAS APPROVED ON MAY 28, 2008.
A WAIVER FROM SECTION 2.6.A OF HOWARD COUNTY DESIGN MANUAL, VOLUME III ROADS AND BRIDGES, TO ALLOW A USE-IN-COMMON DRIVEWAY TO SERVE MORE THAN SIX (6) DWELLING UNITS (7 DWELLING UNITS APPROVED), WAS APPROVED ON DECEMBER 17, 2008.
- 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.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 15 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE COMPANY
HOWARD COUNTY BUREAU OF UTILITIES (410) 725-9976
AT&T CABLE LOCATION DIVISION (410) 313-4900
BALTIMORE GAS & ELECTRIC (410) 393-3533
STATE HIGHWAY ADMINISTRATION (410) 685-0123
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION (410) 531-5533 (410) 313-1880



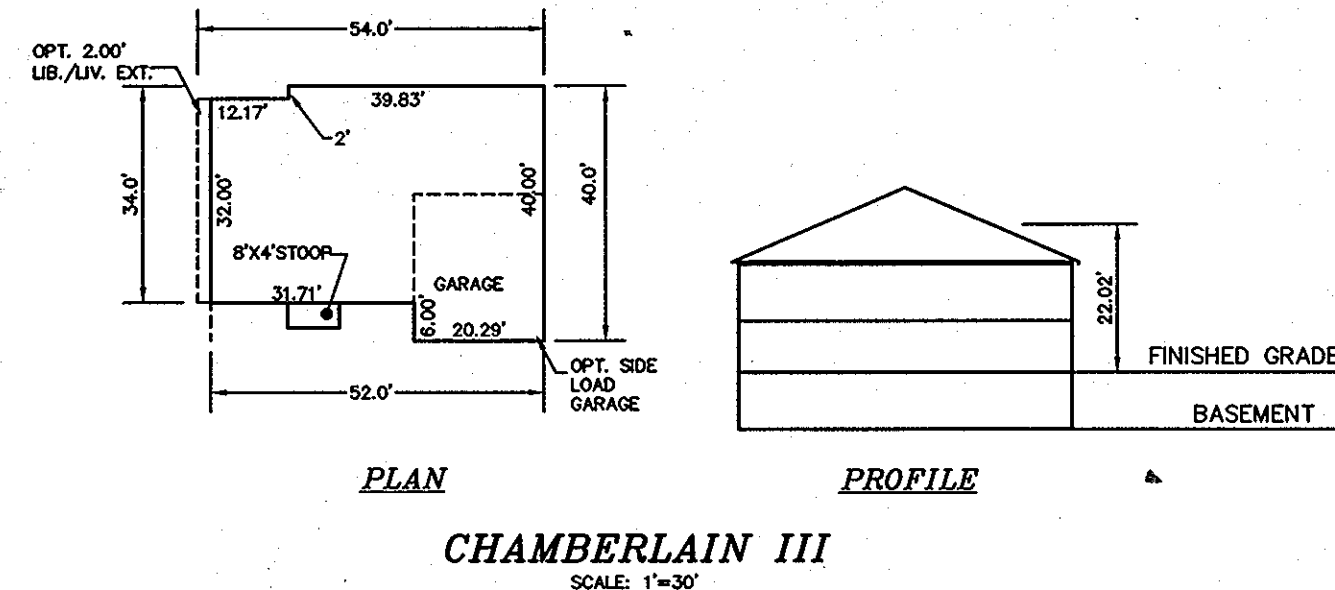
VICINITY MAP
SCALE: 1"=2000'



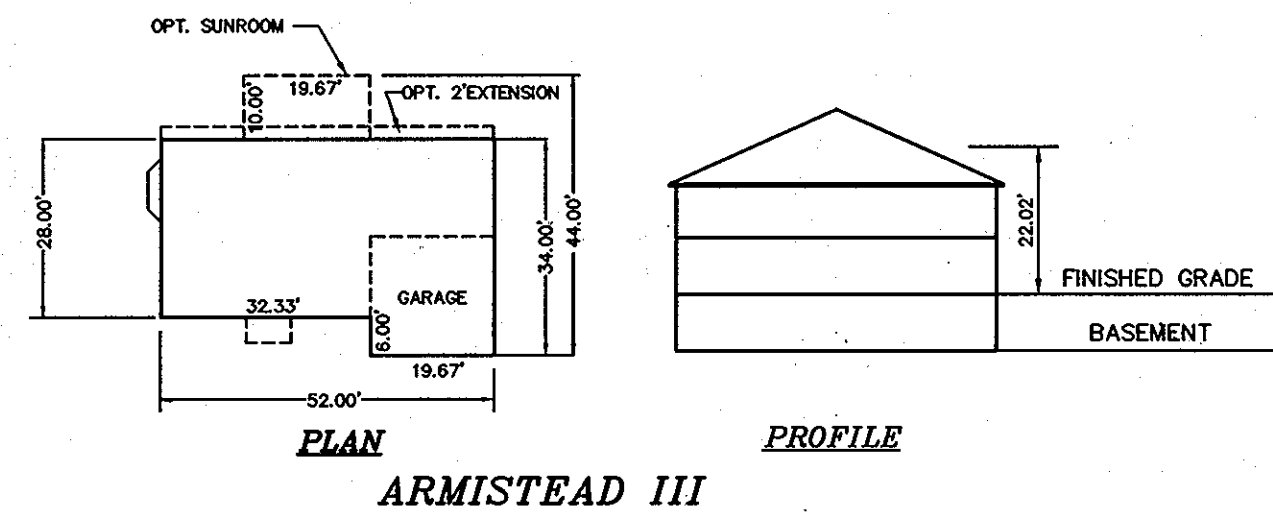
GENERIC BOX
SCALE: 1"=30'



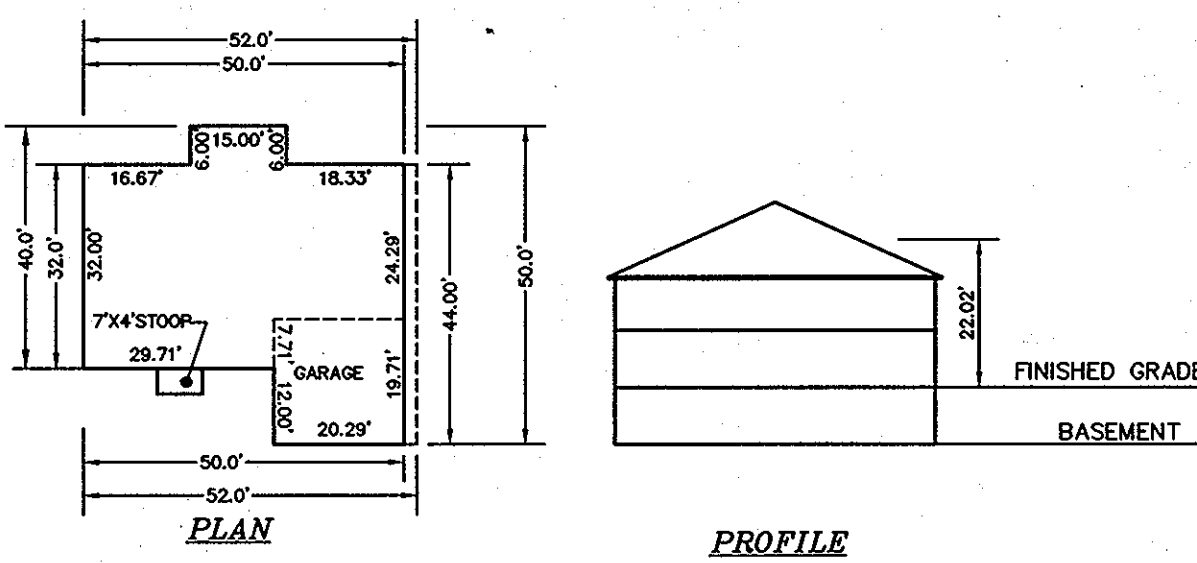
CARROLL
SCALE: 1"=30'



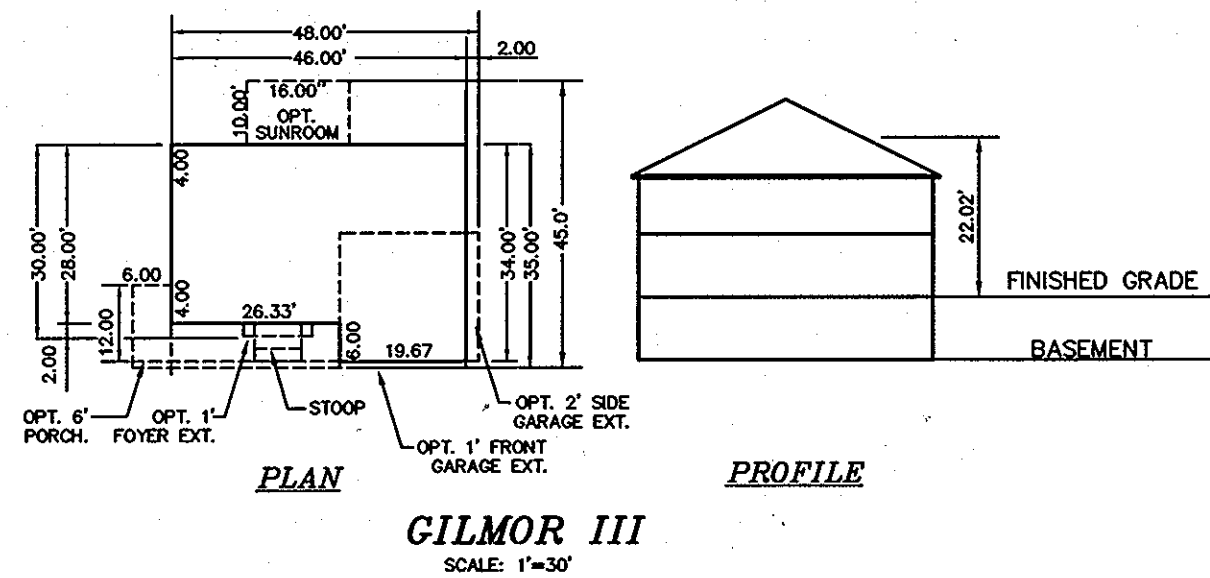
CHAMBERLAIN III
SCALE: 1"=30'



ARMISTEAD III



ALEXIS MARIE



GILMOR III
SCALE: 1"=30'

OWNER/DEVELOPER

DORSEY FAMILY HOMES
10717 BIRMINGHAM WAY SUITE B
WOODSTOCK, MARYLAND 21163
410-465-7200

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.

Robert L. Dorsey Jr. 11/2/12
SIGNATURE OF DEVELOPER DATE
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, P.E. 11/7/12
SIGNATURE OF ENGINEER DATE
PRINTED NAME OF ENGINEER

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

John R. Roberts 4/13/12
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/29/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 11/29/12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 11/29/12
DIRECTOR DATE



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 9/03/14.
[Signature] 11/7/12
R. JACOB HIKMAT, P.E. DATE

Project	NOV 2012	date
illustration	MMT	engineering
scale	AS SHOWN	approval
NO.		revisions

NO.		revisions

KINGS COVE
 LOTS 2-5 AND 7-9
 TAX MAP 42, PARCEL 61, 250 & 251,
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 COVER SHEET

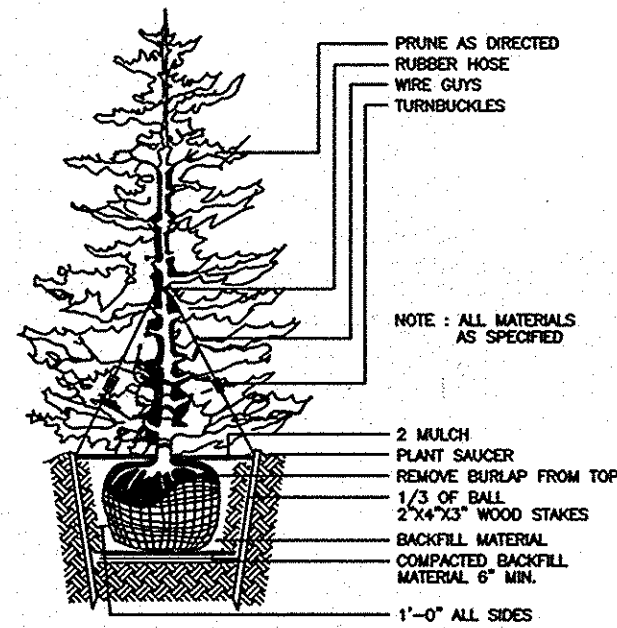
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8800 Deerpath Road, Suite 150, Elkridge, Maryland 21026
 (410) 987-0295 Fax

SOILS CHART

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
ChB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChB3	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
GD3	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
GhB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MD2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B

LEGEND

- LIMIT OF DISTURBANCE
- EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT#21854-55
- EXISTING WATER, SEWER AND UTILITY EASEMENT PLAT#21854-55
- TREE PROTECTION FENCE
- PROPOSED DRIVEWAY
- PROPOSED TREELINE
- EX. TREELINE
- SUPER SILT FENCE
- EXISTING SUPER SILT FENCE
- EXISTING SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EX. STREET TREES PROVIDED WITH F-10-001
- EARTH DIKE PROVIDED WITH F-10-001
- EROSION CONTROL MATTING PROVIDED UNDER F-10-001



OWNER/DEVELOPER

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410-465-7200

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Robert L. Dorsey, Jr. 11-7-2012
SIGNATURE OF DEVELOPER DATE
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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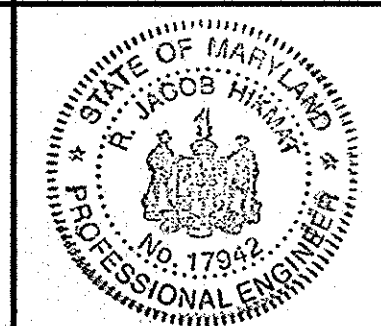
R. Jacob Hikmat, P.E. 11/7/12
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT, P.E.
PRINTED NAME OF ENGINEER

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

John R. Robertson 11/16/12
SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT DATE

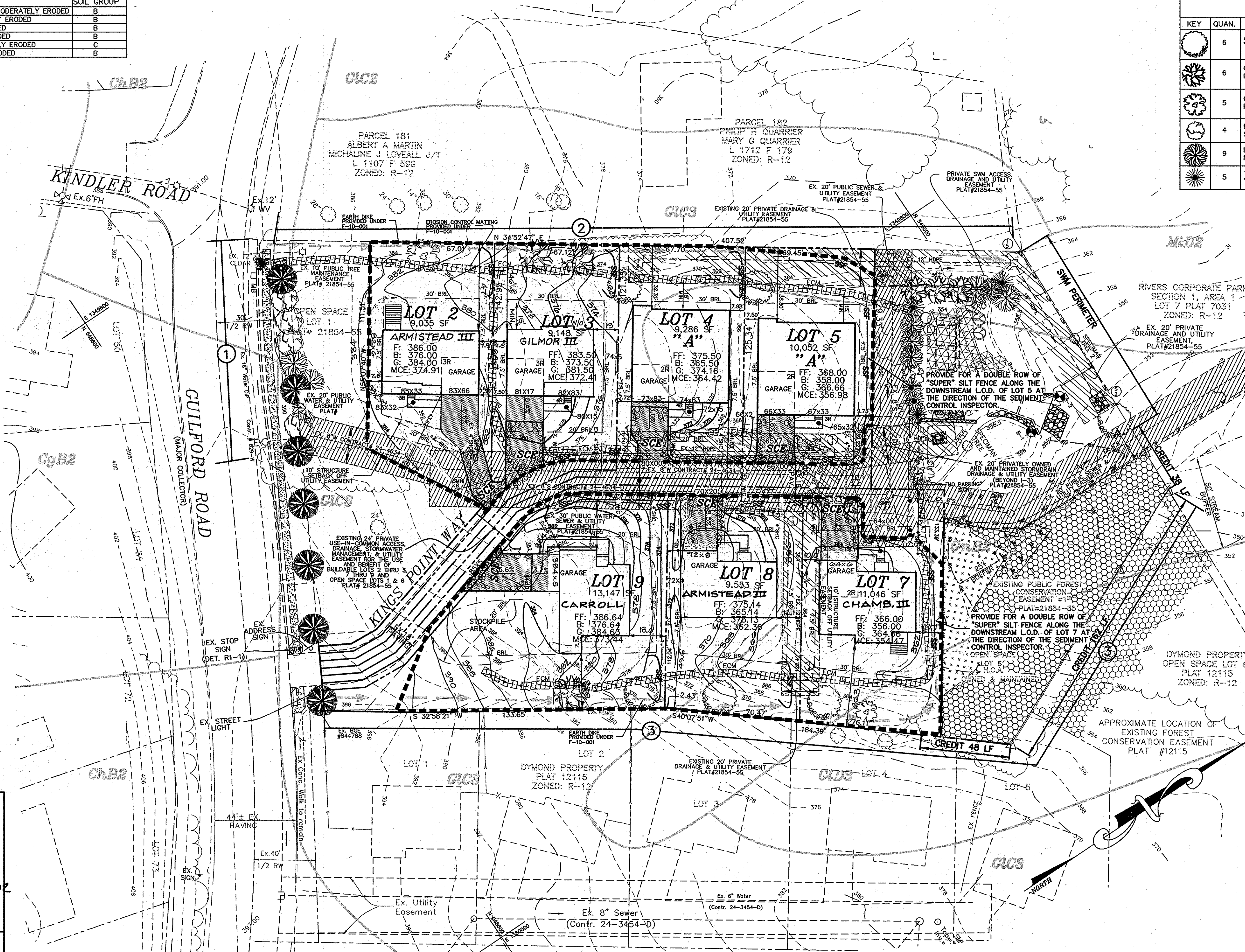
APPROVED: DEPARTMENT OF PLANNING AND ZONING

John R. Robertson 11/20/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Ved Steinhilber 11/20/12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Paul H. Long 11/20/12
DIRECTOR DATE



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R. Jacob Hikmat, P.E. 11/7/12
SIGNATURE DATE
R. JACOB HIKMAT, P.E.
PRINTED NAME DATE



SWM PLANTING NOTES

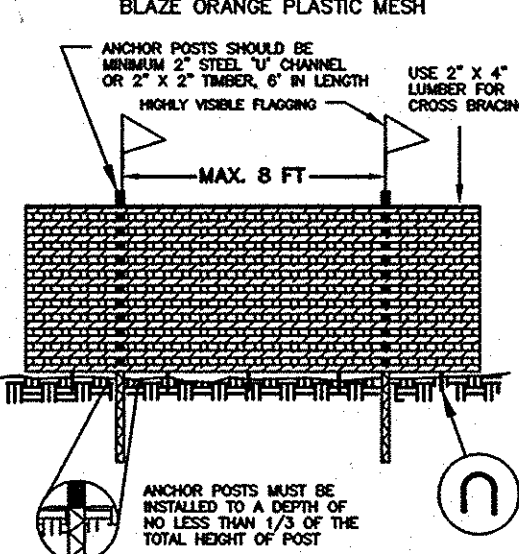
WITHIN FACILITY - BOTTOM TO 354.0 - 1,697 S.F. TO BE PLANTED WITH RED TOP (AGROSTIS ALBA) AT 5 LBS / 1000 S.F.

SWM POND WOODY PLANT SCHEDULE

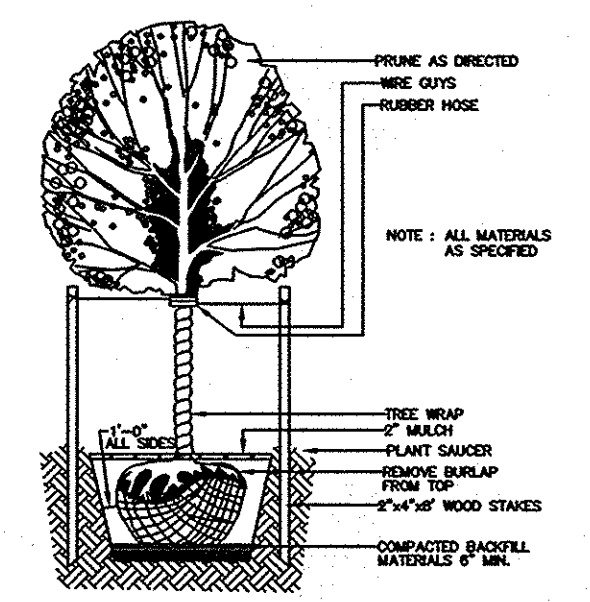
SYM.	QTY.	BOTANICAL NAME	SIZE	NOTE
1	3	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	3'-4" HT.	CONT.
2	3	CEPHALANTHUS OCCIDENTALIS BUTTONBUSH	3'-4" HT.	CONT.
3	3	ILEX VERTICILLATA WINTERBERRY	3'-4" HT.	CONT.
4	3	VIBURNUM BENTATUM ARROWWOOD	3'-4" HT.	CONT.

REMAINING AREA AROUND THE STORMWATER MANAGEMENT FACILITY WILL BE STABILIZED AS PER THE PERMANENT SEEDING NOTES, SEE SHEET 5 AND VEGETATED PER THE LANDSCAPE BUFFER REQUIREMENTS. ENTIRE AREA TO BE PREPARED AS PER THE PERMANENT SEEDING NOTES.

PROTECTIVE FENCE DETAIL



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SEEDING MUST ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.



SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

PERIMETER / FRONTAGE DESIGNATION	SWM PERIMETER
PERIMETER / FRONTAGE DESIGNATION	8
LINEAR FEET OF PERIMETER	491'
CREDIT FOR EXISTING VEGETATION (NO. YES AND LINEAR FEET)	YES (114) 377'
REMAINING PERIMETER LENGTH (NO. YES AND %)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF TREES REQUIRED (SHADE TREES (1:50) EVERGREEN TREES (1:40))	1:50 8 1:40 9
NUMBER OF TREES PROVIDED (SHADE TREES EVERGREEN TREES OTHER TREES(2:1 SUBSTITUTION))	7 11 0 TREES(0 SUBSTITUTION TREES)

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	N/A (PERIMETER 1)**	A (PERIMETER 2)*	A (PERIMETER 3)
LINEAR FEET OF PERIMETER	120 LF	329 LF	570 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	248 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO
NUMBER OF PLANTS REQUIRED (SHADE TREES EVERGREEN TREES SHRUBS)	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREE 3 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED (SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION))	0 SHADE TREES 3 EVERGREEN TREES 4 SUBSTITUTION TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	5 SHADE TREE 3 EVERGREEN TREES 4 SUBSTITUTION TREES 0 SHRUBS

* SWM PERIMETER ALSO EXISTS ALONG THIS SIDE OF PROPERTY. SEE SCHEDULE D.
** CREDIT TAKEN FOR RETAINED EXISTING WOODLAND.
*** SMALL TREES PROPOSED DUE TO OVERHEAD LINES ALONG GUILFORD ROAD.

Project: NOV 2012
11-024
Illustration: MMT
Scale: 1"=30'

Project: 4/14/13
11/12/13
2
1
REV. GRD. LOTS 2-9 TO MATCH AS-BUILT
REV. GRD. LOTS 7-9 PER AS-BUILT COMP.

KINGS COVE
LOTS 2-5 AND 7-9
TAX MAP 42, PARCEL 61,250 & 251, HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpark Road, Suite 650, Elkridge, Maryland, 21075
(410) 997-0266 Ext. (410) 997-0268 Fax.

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

TEMPORARY SEEDING NOTES
APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN COMPLIANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.

Table with 2 columns: ITEM, QUANTITY. Rows include TOTAL AREA OF SITE, AREA DISTURBED, AREA TO BE ROOFED OR PAVED, AREA TO BE VEGETATIVELY STABILIZED, TOTAL CUT, TOTAL FILL, TOTAL WASTE/BORROW AREA LOCATION.

OWNER/DEVELOPER
DORSEY FAMILY HOMES
10717 BIRMINGHAM WAY SUITE B
WOODSTOCK, MARYLAND 21163
410-465-7200

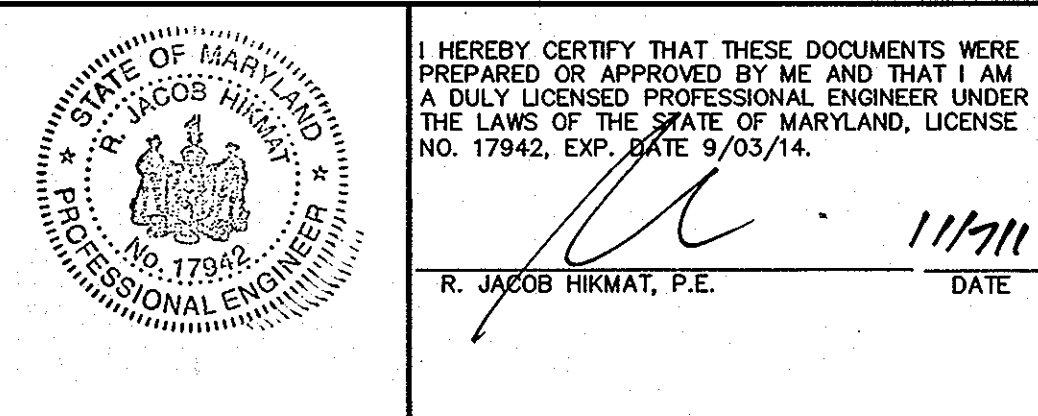
DEVELOPERS CERTIFICATE
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Signature of Developer: Robert L. Dorsey Jr.
DATE: 11-7-2012
PRINTED NAME OF DEVELOPER: Robert L. Dorsey Jr.

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 NATIONAL RESOURCE CONSERVATION SERVICE.
Signature of Engineer: R. Jacob Hikmat, P.E.
DATE: 11/7/12
PRINTED NAME OF ENGINEER: R. JACOB HIKMAT, P.E.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION: Kat Gledhill, DATE: 11/28/12
CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature], DATE: 11/28/12
DIRECTOR: David R. Layton, DATE: 11/28/12



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: [Signature]
DATE: 11/7/12
R. JACOB HIKMAT, P.E.

- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS...

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.
PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
CONDITIONS WHERE PRACTICE APPLIES
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL-TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY...

- V. TOPSOIL APPLICATION
I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE...

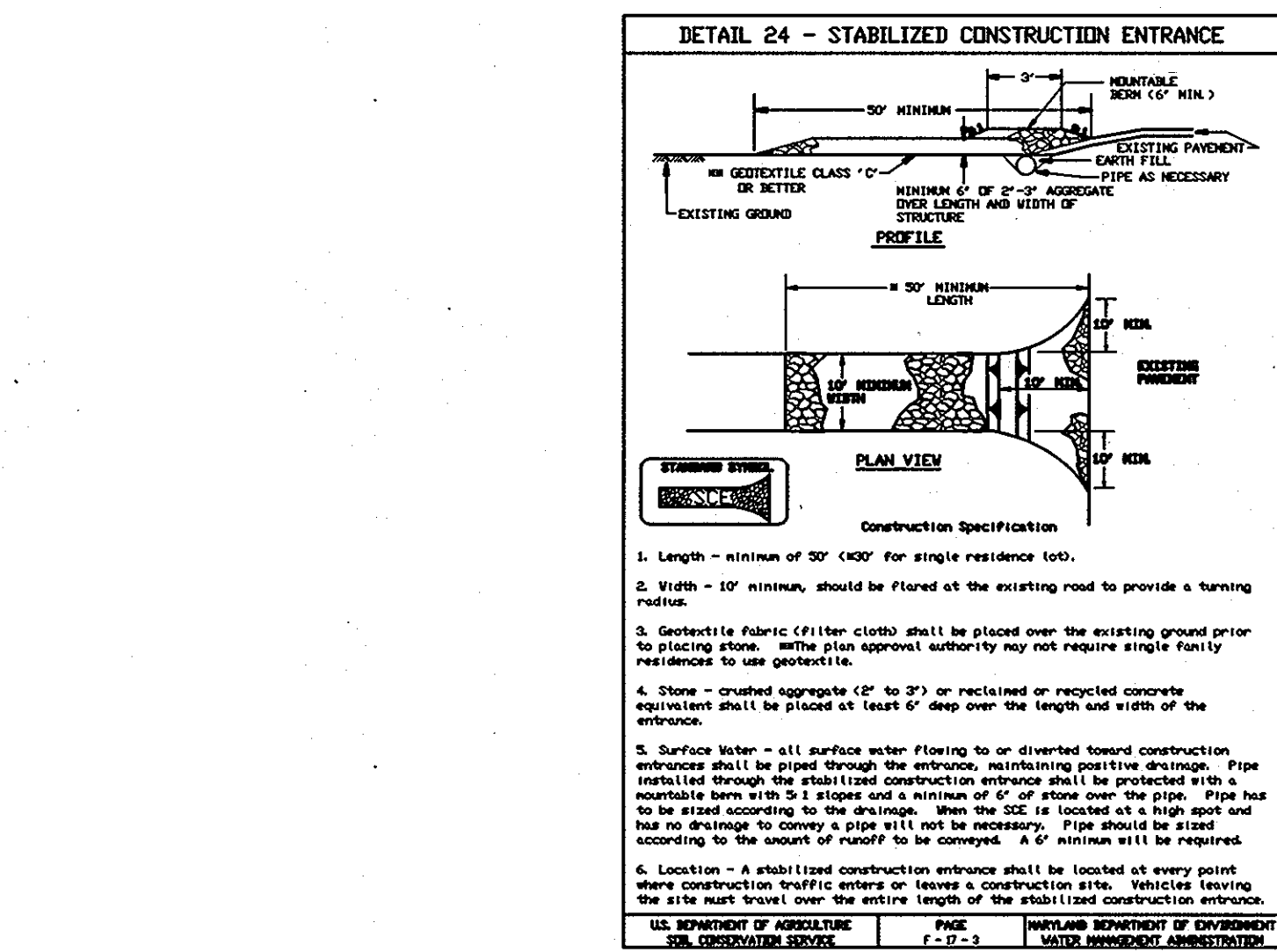
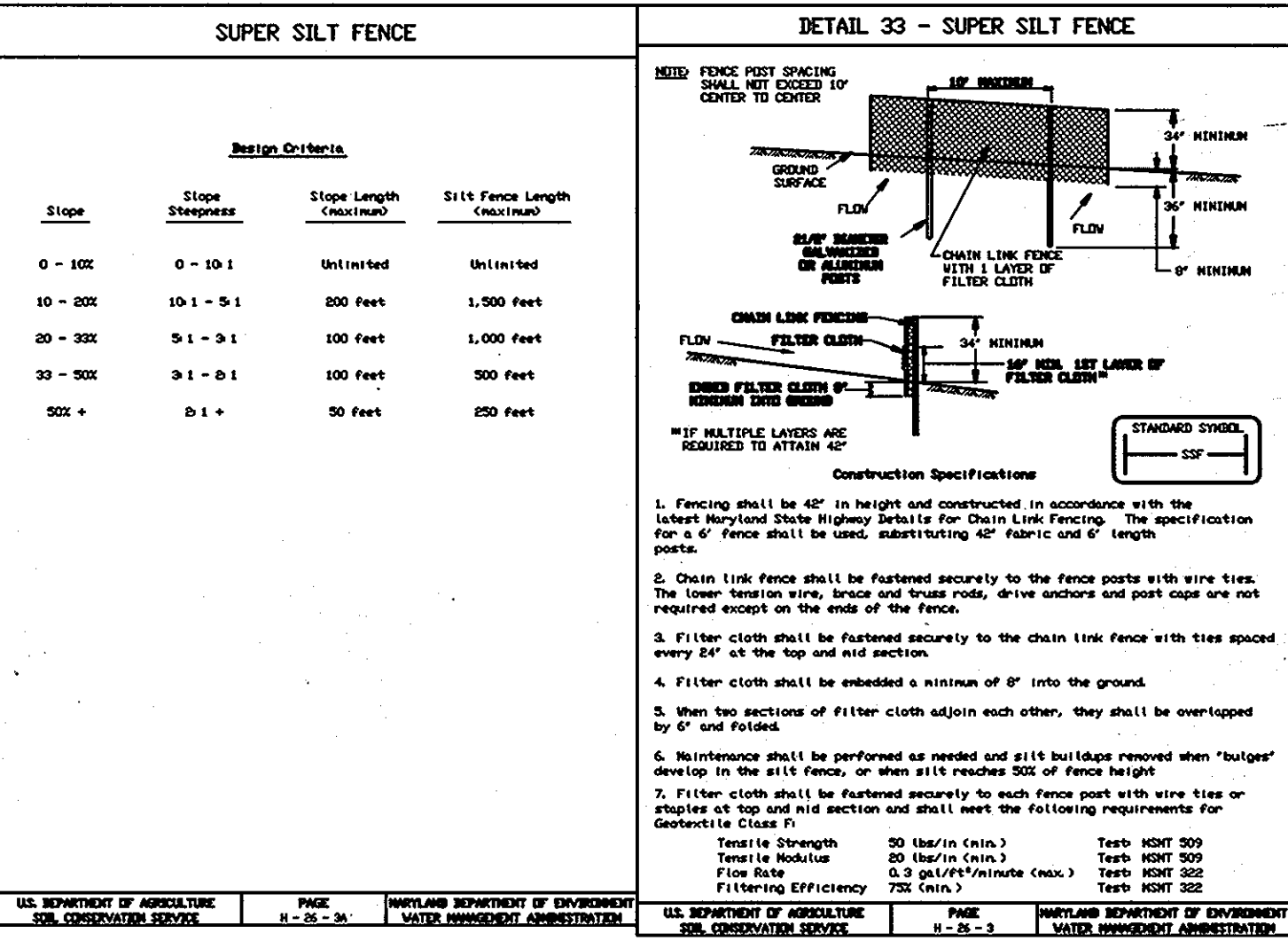
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VIA, PUB. #1. COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

TEMPORARY DUST CONTROL MEASURES

- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS...

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT (1 DAY).
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN (1 DAY).
3. CONSTRUCT SILT FENCES AND SUPER SILT FENCES (2 DAYS).
4. CONSTRUCT SITE TO GRADES INDICATED WITH PERMISSION FROM INSPECTOR BEFORE PROCEEDING (10 DAYS).
5. CONSTRUCT HOUSES (80 - 180 DAYS).
6. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED (2 DAYS).
7. SEED AND MULCH ALL REMAINING DISTURBED AREAS (1 DAY).
8. 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 (ONE DAY).



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HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
SEDIMENT CONTROL NOTES AND DETAILS