

**SOILS DESCRIPTION**

UcB- (D) - URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5% SLOPES.  
 ChC- (B) - CHILLUM-RUSSETT LOAM, 5-10% SLOPES.

**PERMIT INFORMATION BLOCK**

|   |               |                        |                   |
|---|---------------|------------------------|-------------------|
| SUBDIVISION NAME:<br>WORTHINGTON OVERLOOK |               | SECTION/AREA:<br>N/A   | PARCEL:<br>564    |
| PLAT NO.<br>N/A                           | BLOCK(S)<br>8 | ZONING<br>R-20         | TAX MAP NO.<br>31 |
| ELECTION DISTRICT<br>FIRST                |               | CENSUS TRACT<br>601103 |                   |

**ADDRESS CHART**

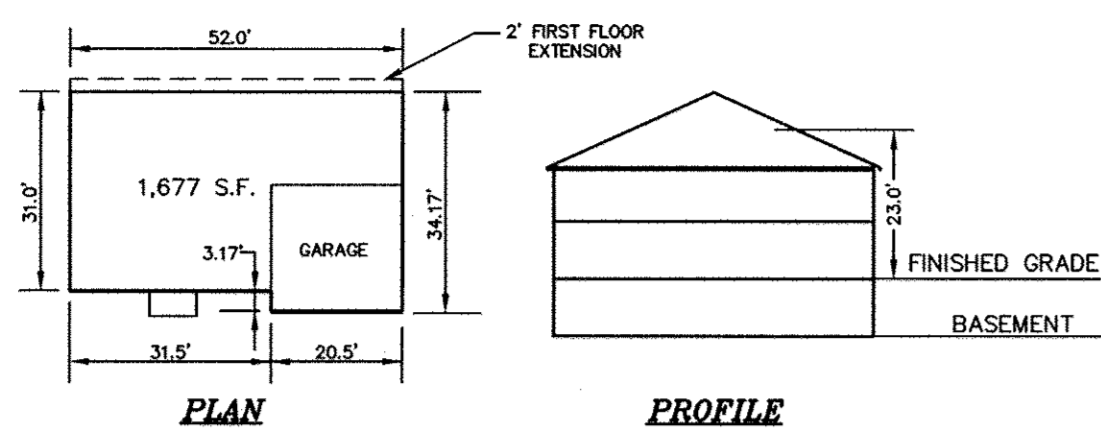
| PARCEL# | ADDRESS              |
|---------|----------------------|
| 564     | 4938 MONTGOMERY ROAD |

**INDEX OF DRAWINGS**

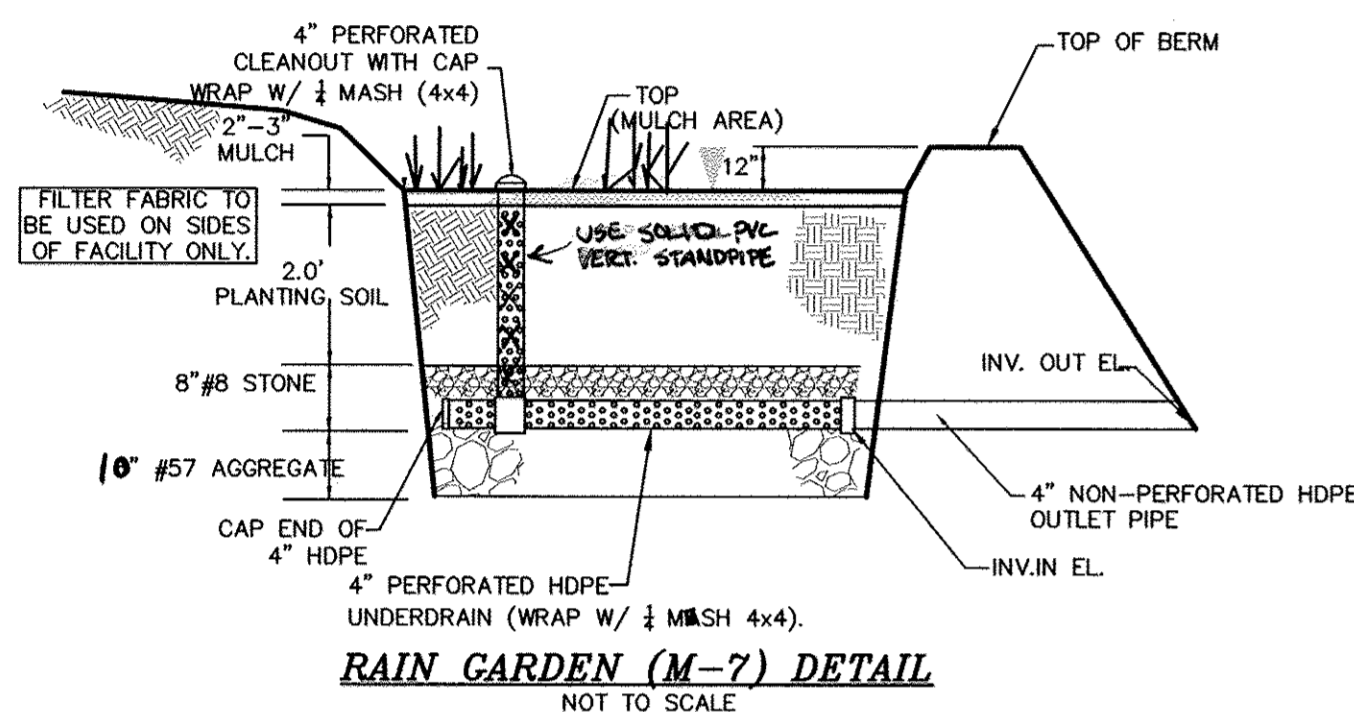
| NO. | DESCRIPTION                        |
|-----|------------------------------------|
| 1   | SITE DEVELOPMENT PLAN              |
| 2   | SEDIMENT CONTROL NOTES AND DETAILS |

**SWM PRACTICES SCHEDULE**

| AREA       | PROPOSED PRACTICES                  |
|------------|-------------------------------------|
| PARCEL 564 | (M-5) DRY WELLS<br>(M-7) RAINGARDEN |



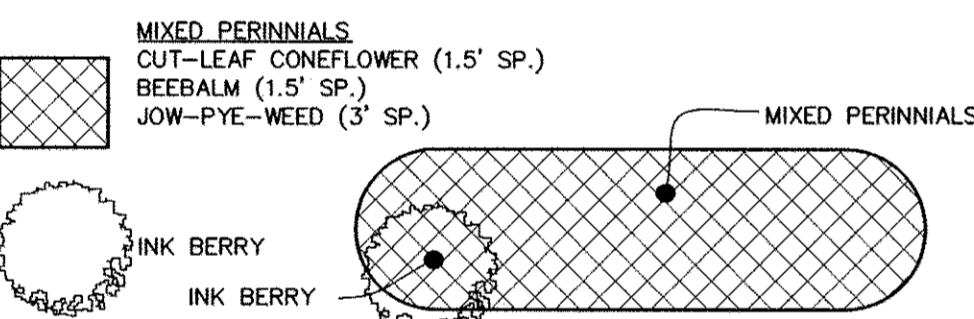
**TEMORA MODEL**  
SCALE: 1"=30'



**RAIN GARDEN (M-7) DETAIL**  
NOT TO SCALE

**RAIN GARDEN SCHEDULE**

| FACILITY | TOP EL. | TOP OF BERM | SIZE  | MULCH AREA | BERM AREA | INV. IN | INV. OUT |
|----------|---------|-------------|-------|------------|-----------|---------|----------|
| MB #1    | 508.00  | 509.00      | 2'x4' | 93 SF      | 298 SF    | 505.0   | 504.8    |



**TYP. RAIN GARDEN (M-7) DETAIL**  
SCALE: NTS

**OWNER/DEVELOPER**

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

**DEVELOPER'S 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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER: *W.M. Scott Godstreif* DATE: 12/5/17  
 PRINTED NAME OF DEVELOPER: W.M. SCOTT GODSTREIF

**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: 12/5/17  
 PRINTED NAME OF ENGINEER: R. JACOB HIKMAT, P.E.

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

SIGNATURE OF APPROVED OFFICIAL: *John R. Britton* DATE: 12/19/17  
 PRINTED NAME OF APPROVED OFFICIAL: JOHN R. BRITTON  
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 12-21-17  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 11/14/18  
 DIRECTOR DATE: 1-4-18

**LEGEND**

- AREA TREATED BY RAIN GARDEN (M-7)
- AREA TREATED BY DRY WELLS (M-5)
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- DIVERSION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING TREE LINE
- PROPOSED TREE LINE

**DEVELOPER'S/OWNER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 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 EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER/OWNER: *R. Jacob Hikmat, P.E.* DATE: 12/5/17  
 PRINTED NAME OF DEVELOPER/OWNER: R. JACOB HIKMAT, P.E.

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. 17992, EXP. DATE 09/03/18.

SIGNATURE OF PROFESSIONAL ENGINEER: *R. Jacob Hikmat, P.E.* DATE: 12/5/17  
 PRINTED NAME OF PROFESSIONAL ENGINEER: R. JACOB HIKMAT, P.E.

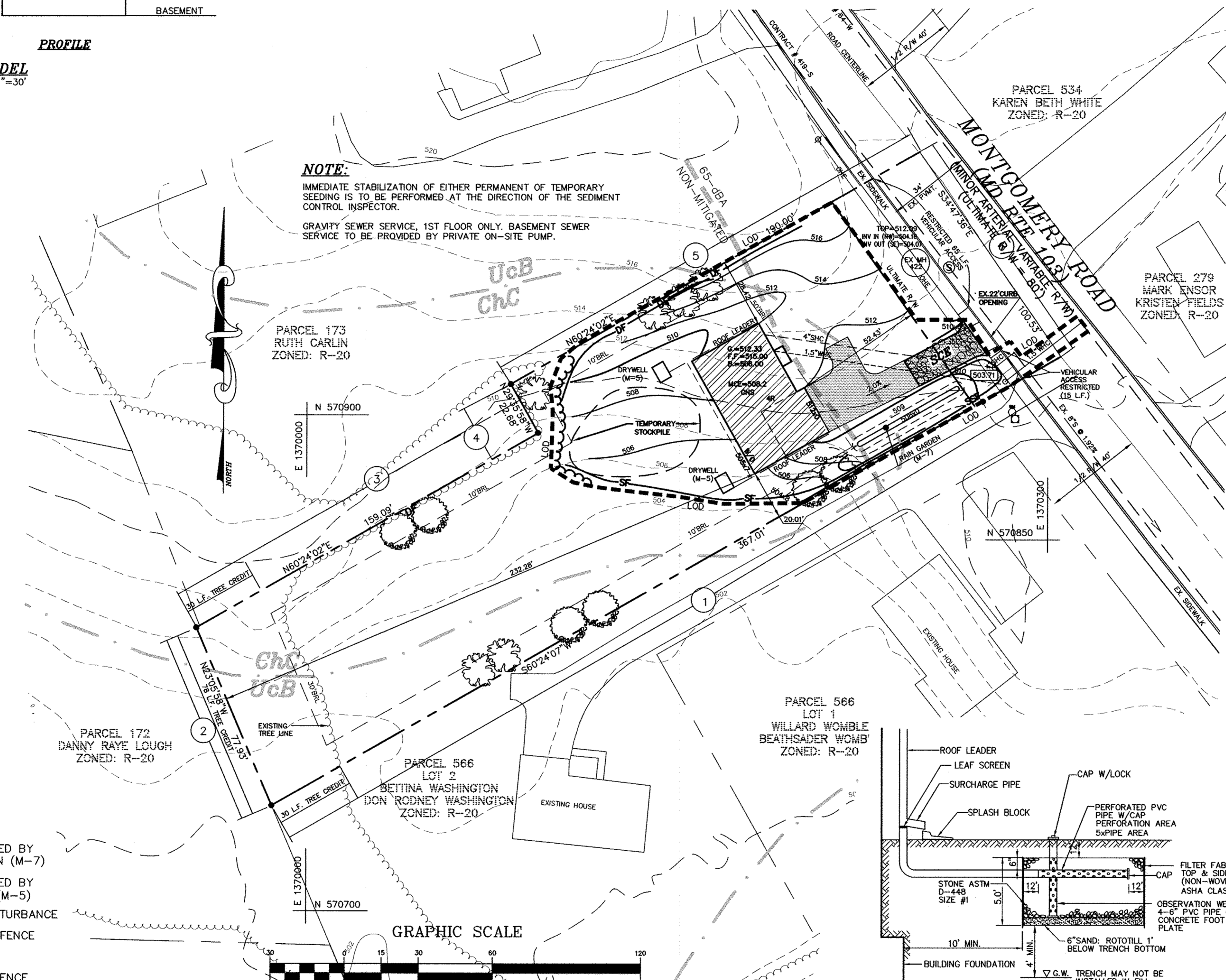
# SITE DEVELOPMENT PLAN

## WORTHINGTON OVERLOOK

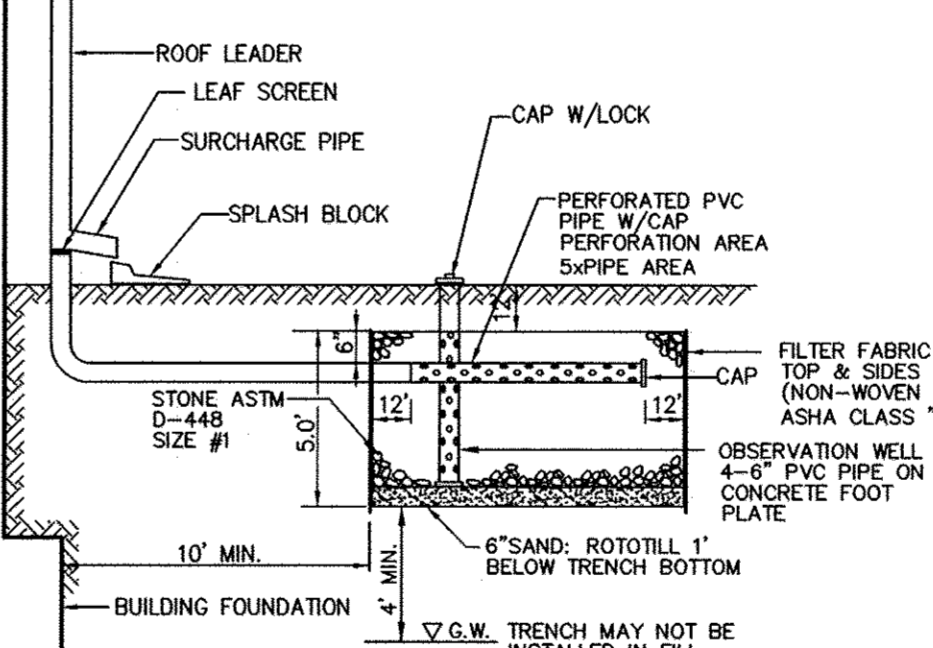
### PARCEL 564

### FIRST ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND



**NOTE:**  
 IMMEDIATE STABILIZATION OF EITHER PERMANENT OR TEMPORARY SEEDING IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.  
 GRAVITY SEWER SERVICE, 1ST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP.



**DRYWELL TYP. DETAIL**  
 NTS  
 DRY WELL SIZE:  
 DEPTH: 5.0'  
 LENGTH: 8.0'  
 WIDTH: 5.5'

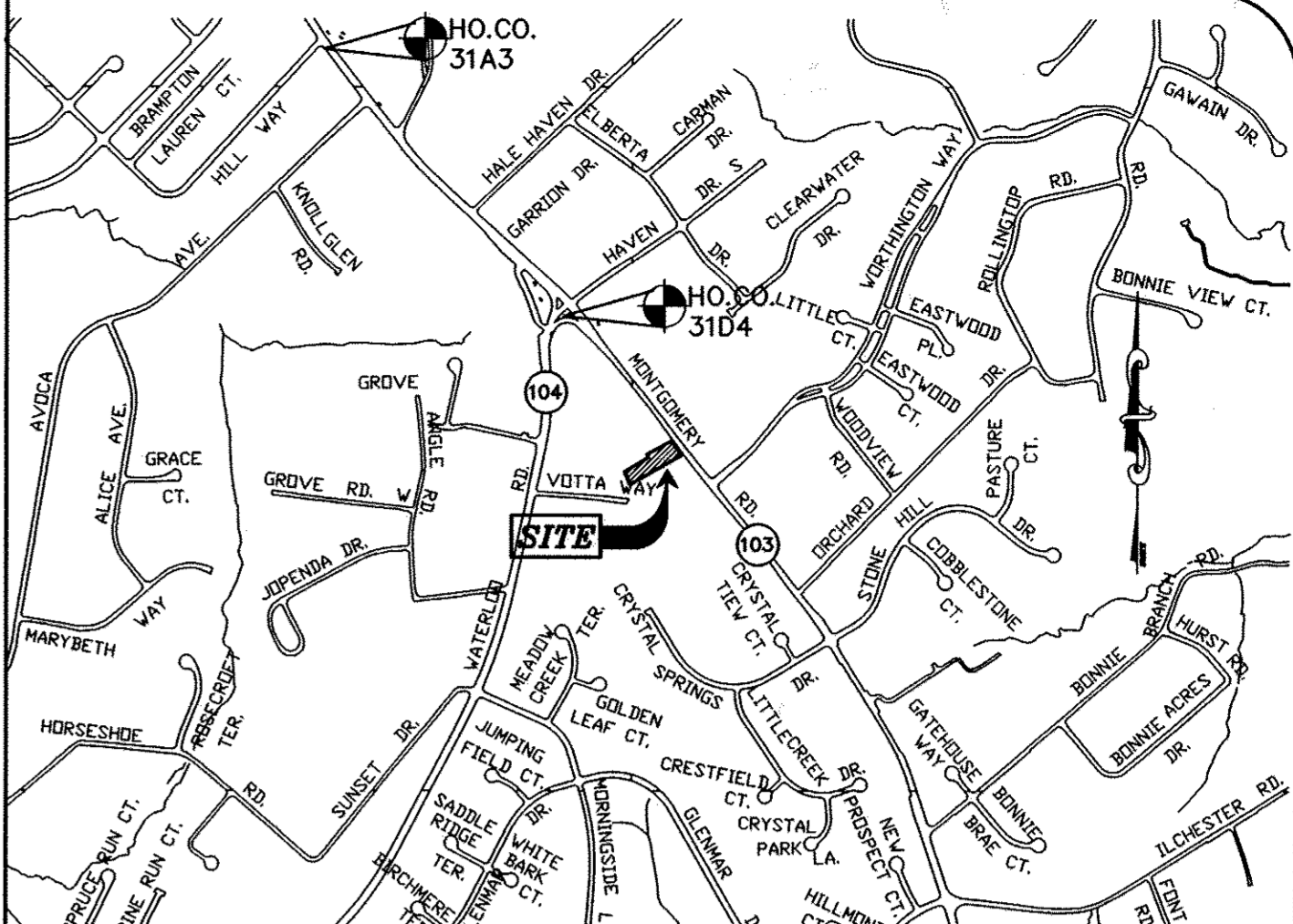
**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

| QUANTITY | SYMBOL | BOTANICAL NAME                | COMMON NAME                  | SIZE             |
|----------|--------|-------------------------------|------------------------------|------------------|
| 6        |        | ACER RUBRUM 'RED SUNSET'      | RED SUNSET RED MAPLE         | 2 1/2" - 3" CAL. |
| 6        |        | PRUNUS SARGENTI OR EQUIVALENT | SARGENT CHERRY OR EQUIVALENT | 2 1/2" - 3" CAL. |

**SCHEDULE A: PERIMETER LANDSCAPED EDGE**

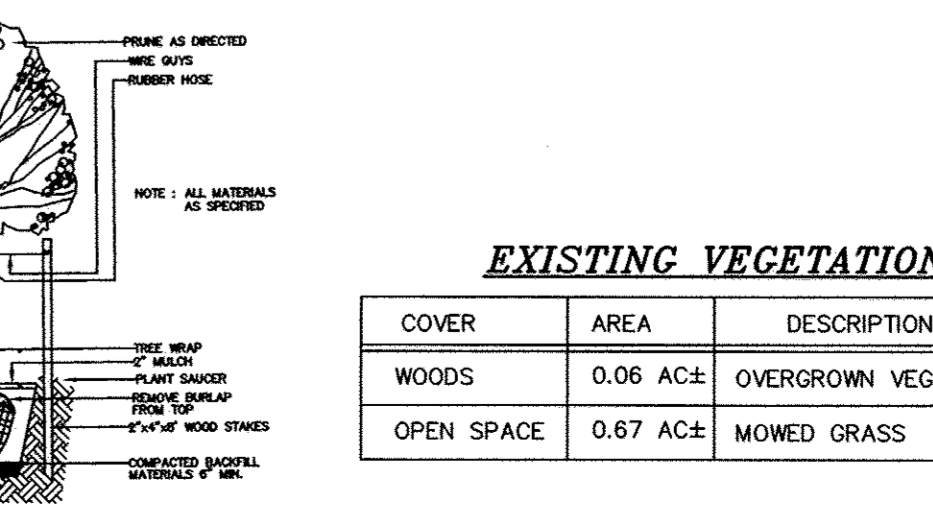
| CATEGORY  | ADJACENT TO PERIMETER PROPERTIES   |                               |                                    |                      |                      |                      | TOTALS               |
|---|------------------------------------|-------------------------------|------------------------------------|----------------------|----------------------|----------------------|----------------------|
|   | A (PERIMETER 1)                    | A (PERIMETER 2)               | A (PERIMETER 3)                    | A (PERIMETER 4)      | A (PERIMETER 5)      | A (PERIMETER 6)      |                      |
| LANDSCAPE TYPE  | 367.01 LF                          | 77.93 LF                      | 159.09 LF                          | 22.68 LF             | 190.09 LF            | 100.53 LF            |                      |
| CREDIT FOR EXISTING VEGETATION (YES/NO, LINEAR FEET)  | YES (30' EX. VEGETATION) 337.01 LF | YES (77.93' EX. VEGETATION) 0 | YES (30' EX. VEGETATION) 129.09 LF | NO                   | NO                   | NO                   |                      |
| CREDIT FOR WALL, FENCE, OR BERM (YES/NO, LINEAR FEET) | NO                                 | NO                            | NO                                 | NO                   | NO                   | NO                   |                      |
| NUMBER OF PLANTS REQUIRED                             |                                    |                               |                                    |                      |                      |                      |                      |
| SHADE TREES   | 6 SHADE TREES                      | 0 SHADE TREES                 | 2 SHADE TREES                      | 1 SHADE TREES        | 3 SHADE TREES        | 0 SHADE TREES        | 12 SHADE TREES       |
| EVERGREEN TREES                                       | 0 EVERGREEN TREES                  | 0 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             | 0 SHRUBS             | 0 SHRUBS             |
| NUMBER OF PLANTS PROVIDED                             |                                    |                               |                                    |                      |                      |                      |                      |
| SHADE TREES   | 6 SHADE TREES                      | 0 SHADE TREES                 | 2 SHADE TREES                      | 1 SHADE TREES        | 3 SHADE TREES        | 0 SHADE TREES        | 12 SHADE TREES       |
| EVERGREEN TREES                                       | 0 EVERGREEN TREES                  | 0 EVERGREEN TREES             | 0 EVERGREEN TREES                  | 0 EVERGREEN TREES    | 0 EVERGREEN TREES    | 0 EVERGREEN TREES    | 0 EVERGREEN TREES    |
| OTHER TREES (2:1 SUBSTITUTION)                        | 0 SUBSTITUTION TREES               | 0 SUBSTITUTION TREES          | 0 SUBSTITUTION TREES               | 0 SUBSTITUTION TREES | 0 SUBSTITUTION TREES | 0 SUBSTITUTION TREES | 0 SUBSTITUTION TREES |
| SHRUBS (10:1 SUBSTITUTION)                            | 0 SHRUBS                           | 0 SHRUBS                      | 0 SHRUBS                           | 0 SHRUBS             | 0 SHRUBS             | 0 SHRUBS             | 0 SHRUBS             |

\* PERIMETER LANDSCAPING ALONG FRONT PROPERTY LINE IS NOT REQUIRED.



**VICINITY MAP**

**GENERAL NOTES:**  
 1. SUBJECT PROPERTY ZONED "R-20" PER 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP. LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.  
 2. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.  
 3. SITE ANALYSIS DATA:  
 LOCATION: TAX MAP: 31 PARCEL: 564 GRID: 8  
 ELECTION DISTRICT: FIRST  
 TOTAL AREA: 0.73 AC.±  
 ZONING: R-20  
 PROPOSED USE FOR SITE: RESIDENTIAL  
 TOTAL NUMBER OF UNITS: 1  
 TYPE OF PROPOSED UNIT: SFD  
 DPZ FILE NO: ECP-13-051  
 4. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 AND 31D4.  
 STA. NO. 31A3 N 573,217.9149, E 1,368,237.7247, ELEV. 486.869  
 STA. NO. 31D4 N 571,700.7234, E 1,369,606.3509, ELEV. 494.406  
 5. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY MILDENBERG, BOENDER AND ASSOC. INC. PERFORMED ON OR ABOUT JANUARY 2013.  
 6. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY OF \$3,000.00 FOR 12 SHADE TREES WILL BE POSTED WITH THE GRADING PERMIT.  
 7. THIS PROPERTY IS EXEMPT FROM FOREST RESTRICTIONS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(I) OF THE COUNTY CODE. DEVELOPMENT ACTIVITIES OF SINGLE LOTS SMALLER THAN 40,000 SQUARE FEET, AS LONG AS ANY SUCH CUTTING, CLEARING OR GRADING DOES NOT INCLUDE ANY AREA ALREADY SUBJECT TO PREVIOUSLY APPROVED FOREST CONSERVATION RESTRICTIONS.  
 8. IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 18 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.  
 9. NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL.  
 10. 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 SUPPORTING 25 GROSS TONS (H25 LOADING)  
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.  
 11. 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) 725-2976  
 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  
 12. 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.  
 13. EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS.  
 14. ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.  
 15. SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.  
 16. FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.  
 17. NO CEMETERIES EXIST ON SITE.  
 18. NO HISTORIC STRUCTURE EXISTS ON SITE.  
 19. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 64-W AND 419-S.  
 20. STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP AND NON-ROOFTOP DISCONNECTION, IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL.  
 21. ENVIRONMENTAL CONCEPT PLAN, ECP-13-051, FOR THIS RESUBDIVISION WAS APPROVED ON FEBRUARY 28, 2013.  
 22. 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 PLANTS MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.  
 23. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT 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.  
 24. 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.  
 25. THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MILDENBERG, BOENDER & ASSOCIATES INC. IN MARCH 2013.  
 26. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.  
 27. NO FOREST OR SPECIMEN TREES ARE PRESENT ON THE SITE. THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE PROJECT SITE.



**TYPICAL DECIDUOUS TREE PLANTING DETAIL**  
 NOT TO SCALE

**EXISTING VEGETATION**

| COVER      | AREA     | DESCRIPTION          |
|------------|----------|----------------------|
| WOODS      | 0.06 AC. | OVERGREEN VEGETATION |
| OPEN SPACE | 0.67 AC. | MOWED GRASS          |

|             |   |              |          |
|-------------|---|--------------|----------|
| date        | DEC. 2017                               | engineering  | approval |
| project     | 13-081                                  | illustration | MMX      |
| description | HOUSE MODEL, HOUSE LOCATION AND GRADING | scale        | 1"=30'   |
| no.         | 1                                       | date         |          |

|             |   |              |          |
|-------------|---|--------------|----------|
| date        | AUG. 2017                               | engineering  | approval |
| project     | 13-081                                  | illustration | MMX      |
| description | HOUSE MODEL, HOUSE LOCATION AND GRADING | scale        | 1"=30'   |
| no.         | 2                                       | date         |          |

**WORTHINGTON OVERLOOK**  
 SINGLE FAMILY DETACHED  
 1ST. ELECTION DIST. HOWARD COUNTY, MD. TAX MAP 31, GRID B, PARCEL 564  
 REVISED SITE DEVELOPMENT PLAN

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

(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...

1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH...

2. TOPSOIL SALVAGED FROM AN EXISTING SITE IS USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS...

STANDARD SEDIMENT CONTROL NOTES

1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS...

2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION IS REQUIRED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1)...

4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

5. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE, AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE CID.

APPROVED: DEPARTMENT OF PLANNING AND ZONING. CHIEF DEVELOPMENT ENGINEERING DIVISION. CHIEF DIVISION OF LAND DEVELOPMENT.

(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...

1. MULCH MATERIALS (IN ORDER OF PREFERENCE): STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR...

2. APPLICATION: APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1/2 TO 2 INCHES...

3. ANCHORING: PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER...

4. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID, THE HOWARD COUNTY, AND THE NEXT DAY AFTER EACH RAIN EVENT...

5. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY...

6. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

7. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

8. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE): USE I AND III MARCH 1 - JUNE 15; USE II AND III MARCH 1 - APRIL 30; USE IV MARCH 1 - MAY 31.

(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...

1. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT/IRRIGATION SERVICES IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE...

2. TALL FESCUE/KENTUCKY BLUEGRASS: FULL MIXTURE: FOR USE IN DROUGHT AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE...

3. WESTERN MUD, MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 5B,6A) CENTRAL MUD, MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 7A, 7B) SOUTHERN MUD, MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)

4. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES. LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONE AND DEBRIS OVER 1.5 INCHES IN DIAMETER...

5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEWSE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.

6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.

7. STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN 2:1 RATIO...

8. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER AND REPLACE WITH FRESH MULCH LAYER ONCE PER YEAR. MULCH SHALL BE INSPECTED EVERY 2 TO 3 YEARS.

TEMPORARY SEEDING FOR SITE STABILIZATION. TABLE with columns: PLANT SPECIES, SEEDING RATE (LB/AC), SEEDING DEPTH (INCHES), RECOMMENDED SEEDING DATES BY PLANT HARDINESS ZONE.

PERMANENT SEEDING SUMMARY. TABLE with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, N, P2O5, K2O, FERTILIZER RATE (10-20-20), LIME RATE.

(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 DISTURB SOIL...

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...

2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1b, AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

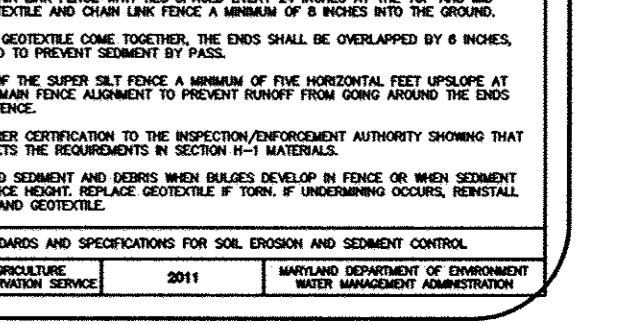
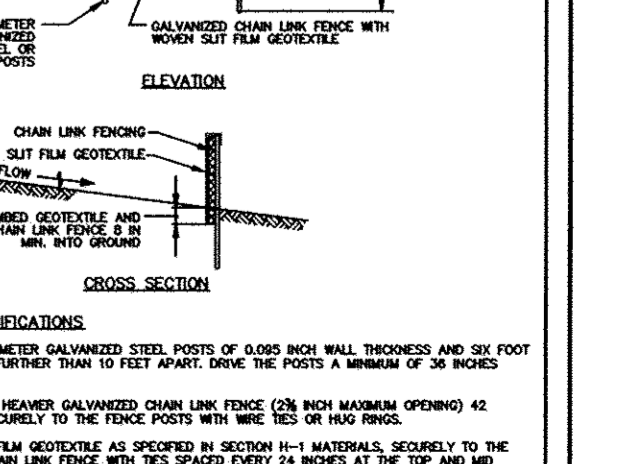
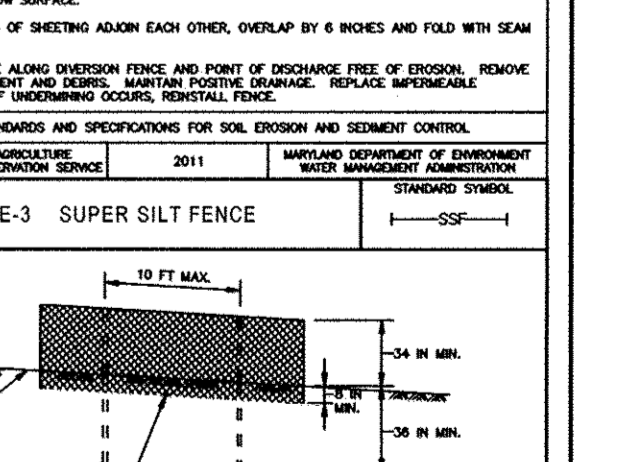
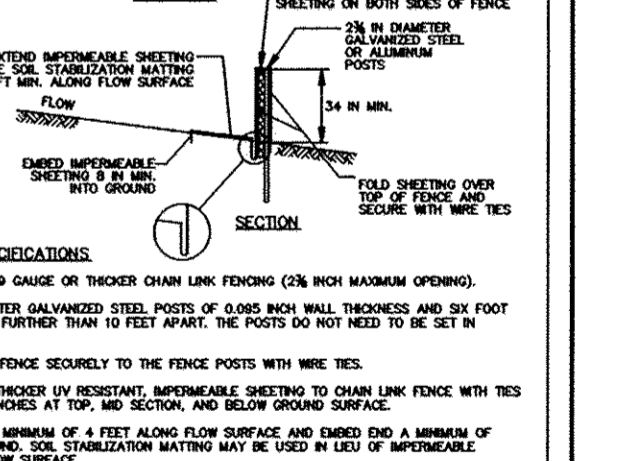
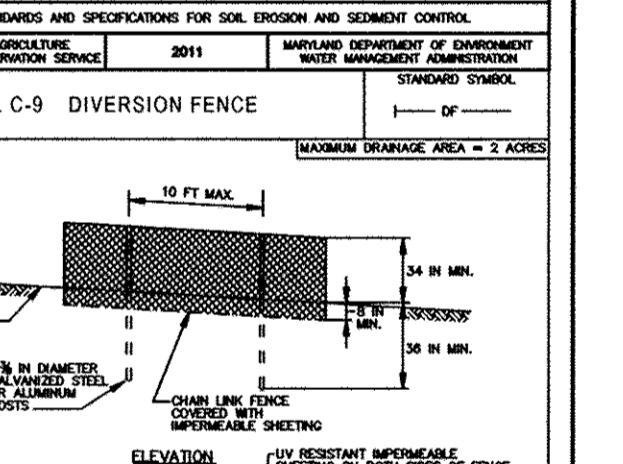
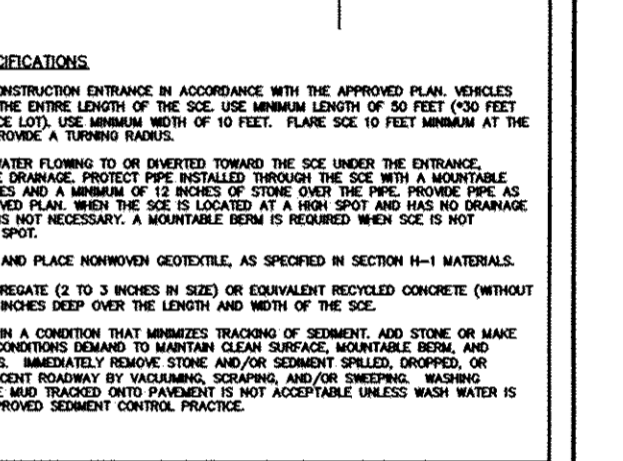
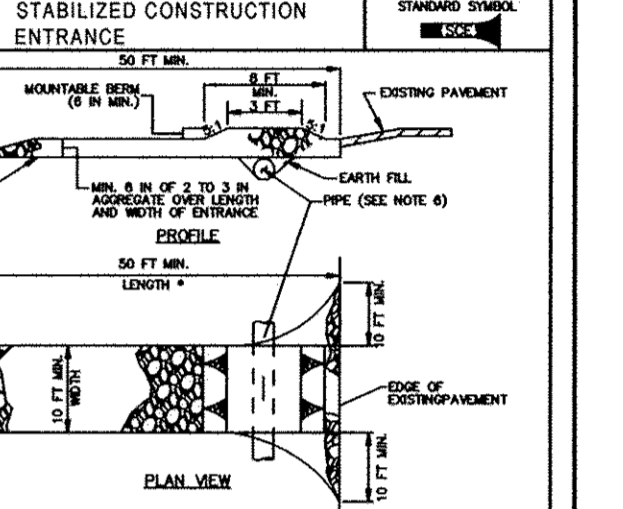
4. PERFORM CLEARING AND GRUBBING WITHIN INSTALLED PERIMETER CONTROLS.

5. GRADE SITE PER PLAN (5 DAYS).

6. CONSTRUCT WATER AND SEWER HOUSE CONNECTIONS (5 DAYS).

7. CONSTRUCT HOUSE (90 - 180 DAYS).

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. TABLE with columns: HARDINESS ZONE, SEED MIXTURE, APPLICATION RATE, SEEDING DATES, SEEDING DEPTHS, N, P2O5, K2O, FERTILIZER RATE, LIME RATE.



OWNER/ DEVELOPER: HARMONY BUILDERS INC, 4228 COLUMBIA ROAD, ELLICOTT CITY, MD 21042, 410-461-0833

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.

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...

APPROVED: DEPARTMENT OF PLANNING AND ZONING. CHIEF DEVELOPMENT ENGINEERING DIVISION. CHIEF DIVISION OF LAND DEVELOPMENT.

ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CID, THE HOWARD COUNTY, AND THE NEXT DAY AFTER EACH RAIN EVENT...

INSPECTION DATE: NAME AND TITLE OF INSPECTOR: WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT LAST RECORDED PRECIPITATION):

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.

MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER AND REPLACE WITH FRESH MULCH LAYER ONCE PER YEAR. MULCH SHALL BE INSPECTED EVERY 2 TO 3 YEARS.

OPERATION AND 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 INSURE TRENCH DRAINAGE.

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

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

F. 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.

OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDEN (M-7)

ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.

MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER AND REPLACE WITH FRESH MULCH LAYER ONCE PER YEAR. MULCH SHALL BE INSPECTED EVERY 2 TO 3 YEARS.

SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

Project information table with columns: date, project, illustration, scale, description, revisions.

WORTHINGTON OVERLOOK SINGLE FAMILY DETACHED TAX MAP 31, GRID 6, PARCEL 564 HOWARD COUNTY, MARYLAND FIRST ELECTION DISTRICT REVISIONED SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors 7950-B Bruce Drive, Columbia, MD 21044 (410) 997-0298 Fax: (410) 997-0286 Tel.