

**INDEX OF DRAWINGS**

NO.	DESCRIPTION
1	COVER SHEET
2	MATRIX
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4	GRADING AND SEDIMENT CONTROL PLAN
5	SEDIMENT CONTROL NOTES AND DETAILS

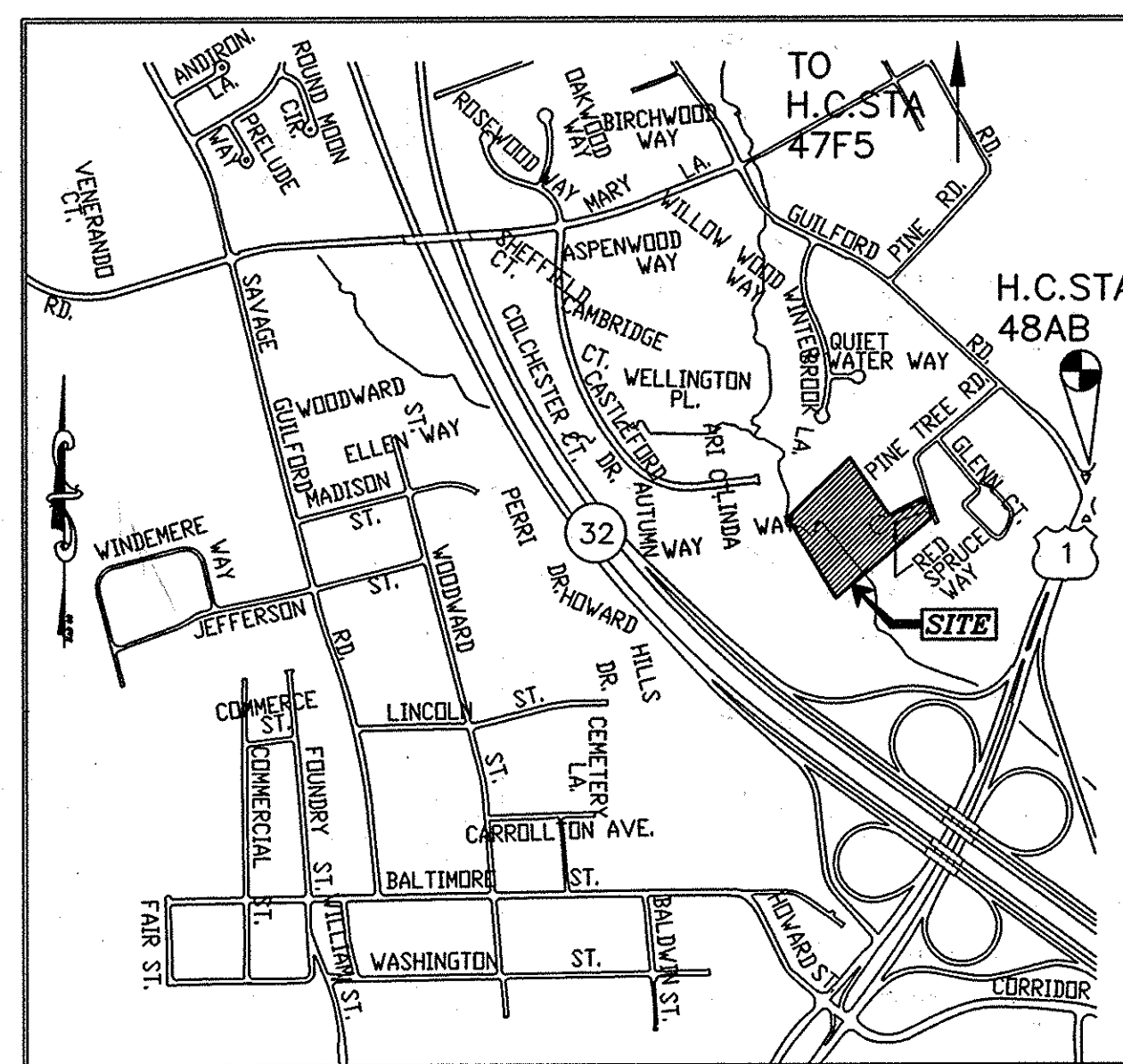
**ADDRESS CHART**

LOT#	ADDRESS
1	8803 RED SPRUCE WAY
2	8807 RED SPRUCE WAY
3	8811 RED SPRUCE WAY
4	8815 RED SPRUCE WAY
5	8819 RED SPRUCE WAY
6	8823 RED SPRUCE WAY
7	8827 RED SPRUCE WAY
8	8826 RED SPRUCE WAY
9	8715 PINE SAP LANE
10	8719 PINE SAP LANE
11	8723 PINE SAP LANE
12	8722 PINE SAP LANE
13	8718 PINE SAP LANE
14	8714 PINE SAP LANE
15	8812 RED SPRUCE WAY

**LEGEND**

- EXISTING TREE LINE
- 100-YEAR FLOODPLAIN
- WETLANDS
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING FOREST CONSERVATION (AFFORESTATION)
- DENOTES FOREST CONSERVATION SIGNAGE
- EXISTING PUBLIC INGRESS, EGRESS EASEMENT
- EXISTING PUBLIC WATER AND SEWER EASEMENT
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- SHC INVERT AT EASEMENT LINE
- ROOFTOP DISCONNECTION
- EXISTING CLEAN WATER DIVERSION DIKE (F-11-059)
- EXISTING SUPER SILT FENCE (F-11-059)
- SUPER SILT FENCE
- SILT FENCE
- DIVERSION FENCE
- EROSION CONTROL MATTING
- SHC INVERT AT EASEMENT LINE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE

# SITE DEVELOPMENT PLAN GUILFORD OVERLOOK LOTS 1-15 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**VICINITY MAP**  
SCALE: 1"=1000' ADC: 41/A-3

**STORMWATER MANAGEMENT PRACTICES**

LOT #	GREEN ROOF PAVEMENTS			DISCONNECTION OF ROOFTOP RUNOFF	DISCONNECTION OF NON-ROOFTOP RUNOFF	SHEETFLOW TO CONSERVATION AREAS	RAINWATER HARVESTING	SUBMERGED GRAVEL WETLANDS	LANDSCAPE INFILTRATION	INFILTRATION BERMS	DRY WELLS	MICRO-BIORETENTION	RAIN GARDENS	SWALES	ENHANCED FILTERS	
	A-1 (Y/N)	A-2 (Y/N)	A-3 (Y/N)													N-1 (NUMBER)
1																
2																
3																
4																
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED R-12 PER HOWARD COUNTY ZONING REGULATIONS DATED OCTOBER 6, 2013.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:  
LOCATION: TAX MAP : 47 PARCEL: 499 GRID: 6  
ELECTION DISTRICT : SIXTH  
DEED REFERENCE : 1147/407  
TOTAL AREA: 7.08 AC.±  
AREA OF PLAN SUBMISSION: 2.66 AC.±  
LIMIT OF DISTURBED AREA: 2.66 AC.±  
ZONING: R-12  
PROPOSED USE FOR SITE : RESIDENTIAL  
TOTAL NUMBER OF UNITS : 15  
TYPE OF PROPOSED UNIT : SFD  
DPZ FILE REFERENCE: SP-10-002, WP-10-105, F-11-059, WP-10-145, WP-12-099, WP-13-157, DM WAIVER DATED 5/5/15
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 47F5 & 384B  
STA. No. 47F5 N 535,985.0520 E 1,365,653.4720 ELEV. 234.997  
STA. No. 484B N 538,384.4442 E 1,366,415.7936 ELEV. 225.656
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY MILDBERG, BOENDER & ASSOC. INC. PERFORMED ON OR ABOUT MARCH 2008.
- IN ACCORDANCE WITH SECTION 12B 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 SETBACKS, 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 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 (CULVERT/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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFER, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OF PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM DRIVEWAY.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.  
FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE CODE AND FOREST CONSERVATION MANUAL AND IN ACCORDANCE WITH PLAT #22341-15 WERE FULFILLED BY ON-SITE RETENTION OF 1.43 ACRES INTO FOREST CONSERVATION EASEMENT (F-11-059). NO SURETY IS REQUIRED FOR FOREST CONSERVATION RETENTION UNDER THIS SITE PLAN.
- THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, APPROVED UNDER F-11-059 IN OCTOBER 2011. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING AND TRASH SHED AND SCREENING (21 SHADE TREES, 3 EVERGREEN TREES AND 10 SHRUBS) WAS BONDED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$7,980.00 UNDER F-11-059.
- STORMWATER MANAGEMENT IS PROVIDED VIA BIO-SWALE, USE OF RAINGARDEN FACILITIES (M-7), ROOFTOP DISCONNECTIONS (N-1) AND NON-ROOFTOP DISCONNECTIONS (N-2) AND SHEET FLOW TO THE BUFFER (N-3) IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL, APPROVED UNDER F-11-059 IN OCTOBER 2011. ALL ESO PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED DECEMBER 2009, APPROVED UNDER F-11-059 IN OCTOBER 2011.
- FOREST STAND AND WETLANDS DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED MAY, 2009, APPROVED UNDER F-11-059 IN OCTOBER 2011.
- 100-YEAR FLOODPLAIN DELINEATION WAS PERFORMED BY MILDBERG, BOENDER & ASSOC. IN JANUARY 2010, APPROVED UNDER F-11-059 IN OCTOBER 2011.
- NOISE STUDY PREPARED BY MILDBERG, BOENDER & ASSOCIATES, INC. DATED APRIL, 2011, APPROVED UNDER F-11-059 IN OCTOBER 2011.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 24-4667-D.  
MISS UTILITY 800-257-7777  
VERIZON TELEPHONE COMPANY (410) 725-9876  
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
- 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.
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
- NO CEMETERIES EXIST ON SITE.
- NO HISTORIC STRUCTURE EXISTS ON SITE.
- THIS PROPERTY IS SUBJECT TO WP-10-105 WHICH REQUESTS WAIVER OF SECTION 16.121(e)(1) TO ALLOW FOR THE REDUCTION OF FRONTAGE OF OPEN SPACE LOT 16, AND SECTION 16.1205(a)(7) TO ALLOW FOR THE REMOVAL OF SPECIMEN TREE, APPROVED ON JULY 8, 2010.
- THIS PROPERTY IS SUBJECT TO WP-10-145 REQUESTING A WAIVER OF SECTIONS 16.144(d)(2), WHICH REQUIRES THAT THE SUBMISSION OF THE REVISED PLANS WILL BE SUBMITTED WITHIN 45 DAYS OF RECEIVING SUCH REQUEST. APPROVED ON APRIL 26, 2010.
- THIS PROPERTY IS SUBJECT TO WP-12-099 REQUESTING A WAIVER OF SECTIONS 16.144(q), 16.144(p), AND 16.144(q) WHICH STATES THAT SUBDIVISION PLANS SHALL BE PROCESSED IN ACCORDANCE WITH SPECIFIED TIME FRAME, APPROVED ON JANUARY 4, 2012.
- THIS PROPERTY IS SUBJECT TO WP-13-157 REQUESTING A WAIVER OF SECTIONS 16.144(q), WHICH REQUIRES THAT WITHIN 180 DAYS OF FINAL PLAN APPROVAL FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR RECORDED. APPROVED ON MAY 9, 2013.
- USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 5 AND 6 AND LOTS 9 THRU 14 AND OPEN SPACE LOTS 16 & 17 AND PEDESTRIAN ACCESS TO OPEN SPACE LOT 18 HAVE BEEN RECORDED IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MD SIMULTANEOUSLY WITH THE FINAL PLAT, F-11-059.
- HOA COVENANTS AND RESTRICTIONS HAVE BEEN RECORDED IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MD SIMULTANEOUSLY WITH THE FINAL PLAT, F-11-059.
- HOA DOCUMENTS HAVE BEEN RECORDED WITH MD STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 02/21/14 AS RECORDING REFERENCE NUMBER D15695422.
- A PRIVATE RANGE OF ADDRESSES SIGN ASSEMBLY (FOR LOT 9-14) SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- A DESIGN MANUAL WAIVER WAS APPROVED ON MAY 5, 2015 TO ALLOW A 1.3' ENCROACHMENT OF THE FRONT LEFT CORNER AND 1.0' ON THE FRONT RIGHT CORNER OF THE HOUSE FOUNDATION CONSTRUCTED ON LOT 9. THE ENCROACHMENT WILL BE INTO A 10' EASEMENT SETBACK BETWEEN SMH 1 AND SMH 2 OF CONTRACT 24-4667-D. THE WAIVER ALSO ALLOWS AN 8'x5' FRONT STOOP TO ENCROACH INTO THE AFORESAID EASEMENT SETBACK.

**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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Keith Tunell* 8/29/14  
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 PROBABLE 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.

*R. Jacob Hikmat P.E.* 8/19/14  
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 K. Pickett* 9/12/14  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Ed. E. ...* 9-9-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Neil ...* 9-23-14  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*Neel ...* 9/23/14  
DIRECTOR DATE

**DEVELOPER**

DAN RYAN BUILDERS, INC.  
1375 PICCARD DRIVE, SUITE 110  
ROCKVILLE, MARYLAND 20850  
240-420-6053  
CONTACT NAME: KEITH TUNELL

**OWNER**

PLOGGER LLC  
6800 DEERPATH RD. SUITE 100  
ELKRIDGE, MARYLAND 21075  
410-579-2442  
CONTACT NAME: MARK LEVY

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 9/3/16.

*R. Jacob Hikmat P.E.* 8/19/14  
SIGNATURE DATE

**PERMIT INFORMATION BLOCK**

SUBDIVISION NAME:		SECTION/AREA:		PARCEL/LOTS:	
GUILFORD OVERLOOK		N/A		1-15	
PLAT NO.	BLOCK(S)	ZONING	TAX MAP NO.	ELECTION DISTRICT	CENSUS TRACT
22964-15	6	R-12	47	SIXTH	6069.05

date	JULY 2014	engineering	MM	approval	RH
project	13-028	illustration	MM	scale	NYS

NO.	1	DATE	5/1/15
DESCRIPTION	ADD, DEL, FILE, ST, ADVANCE, RECALCULATE, PERM, AND, W, S, C	REVISIONS	

**GUILFORD OVERLOOK**  
 LOTS 1-15 (SINGLE FAMILY DETACHED DWELLINGS)  
 TAX MAP 47, BLOCK 6, PARCEL 499  
 HOWARD COUNTY, MARYLAND  
 SIXTH ELECTION DISTRICT  
 COVER SHEET

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

P:\2014\13-028 GUILFORD SDP\DWG\SDP.DWG

**OWNER**  
 PLOGGER LLC  
 6800 DEERPATH RD. SUITE 100  
 ELKBRIDGE, MARYLAND 21075  
 410-579-2442  
 CONTACT NAME: MARK LEVY

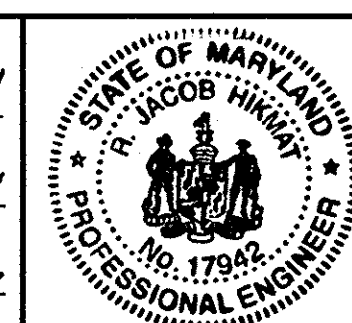
**DEVELOPER**  
 DAN RYAN BUILDERS, INC.  
 1375 PICCARD DRIVE, SUITE 110  
 ROCKVILLE, MARYLAND 20850  
 240-420-6053  
 CONTACT NAME: KEITH TUNELL

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Clay Ehl*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 9-3-14

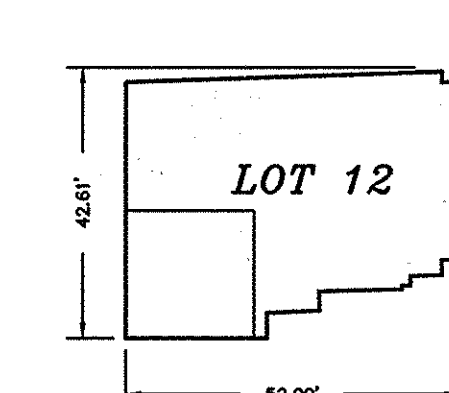
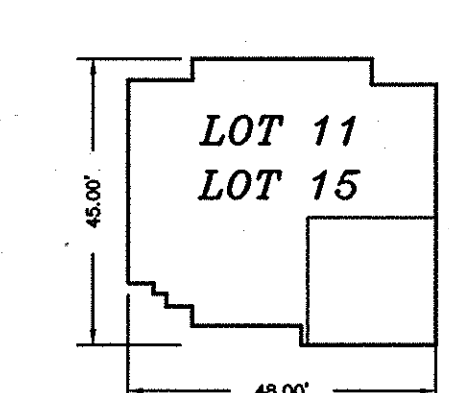
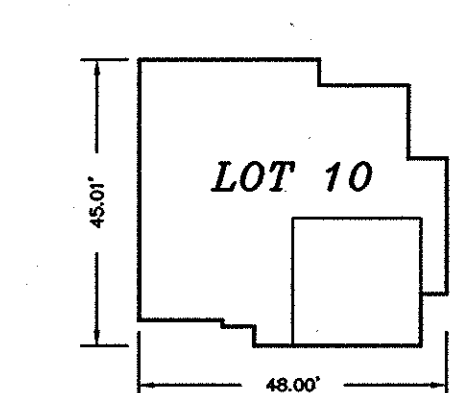
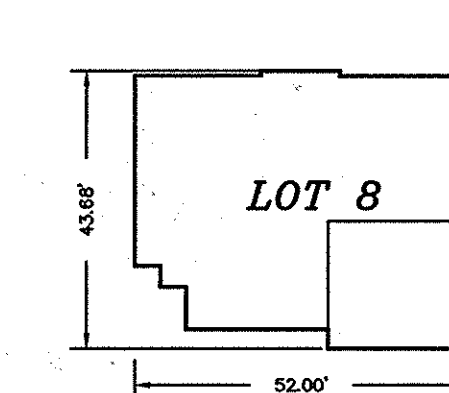
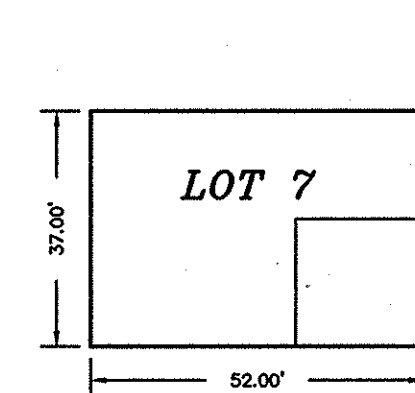
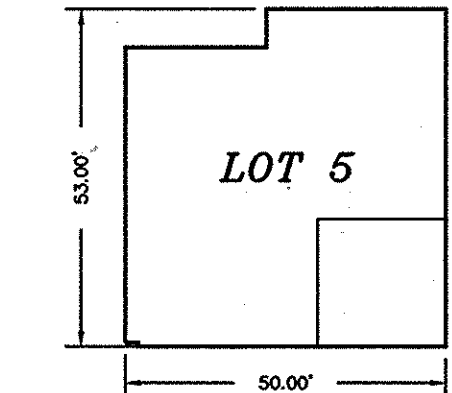
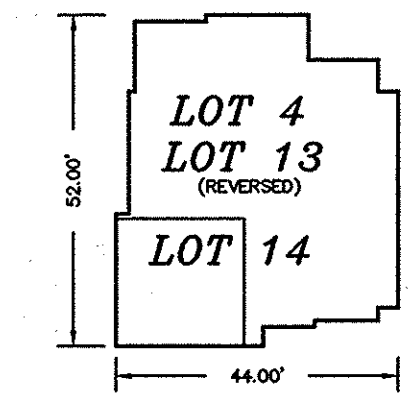
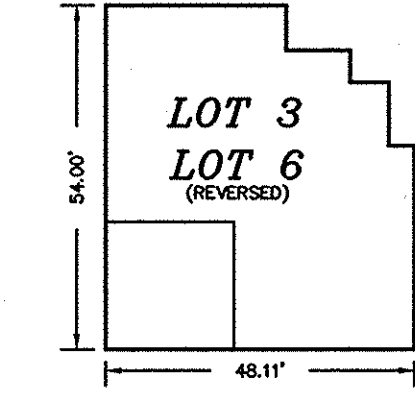
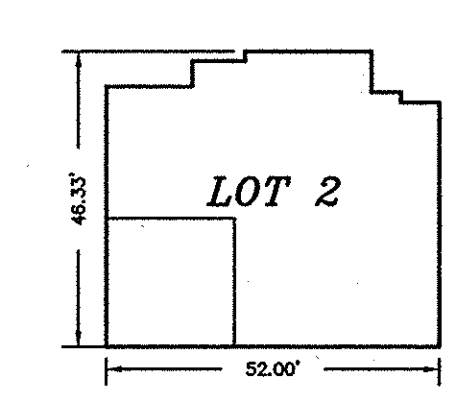
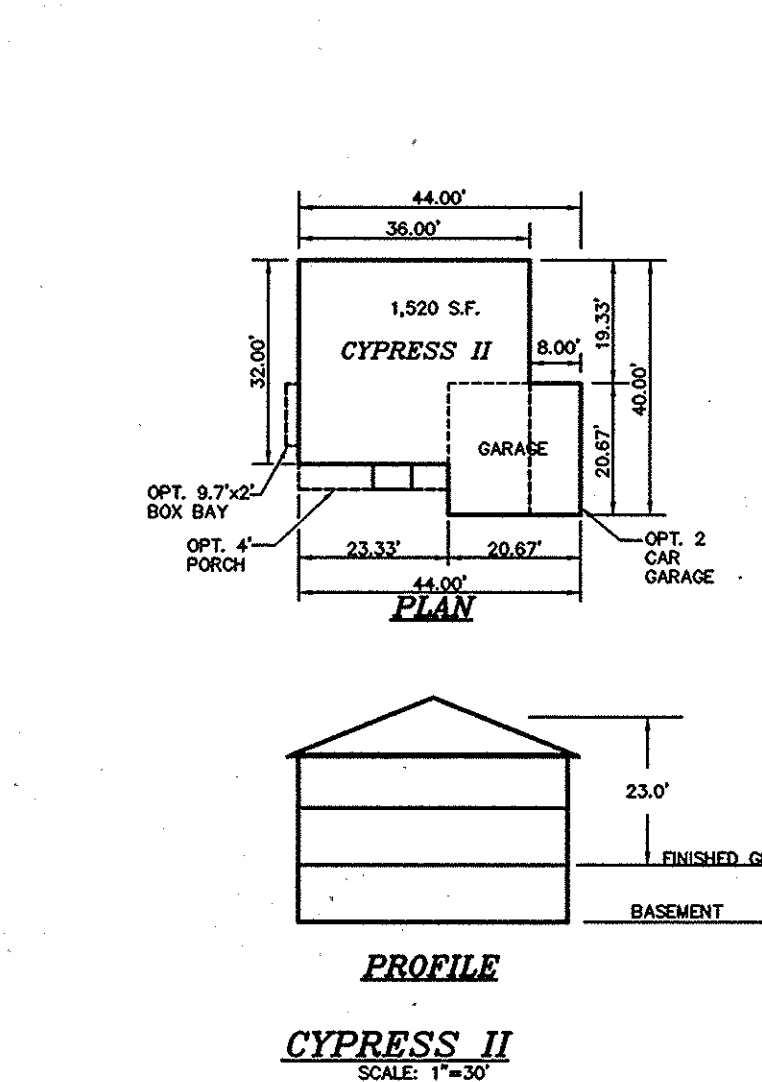
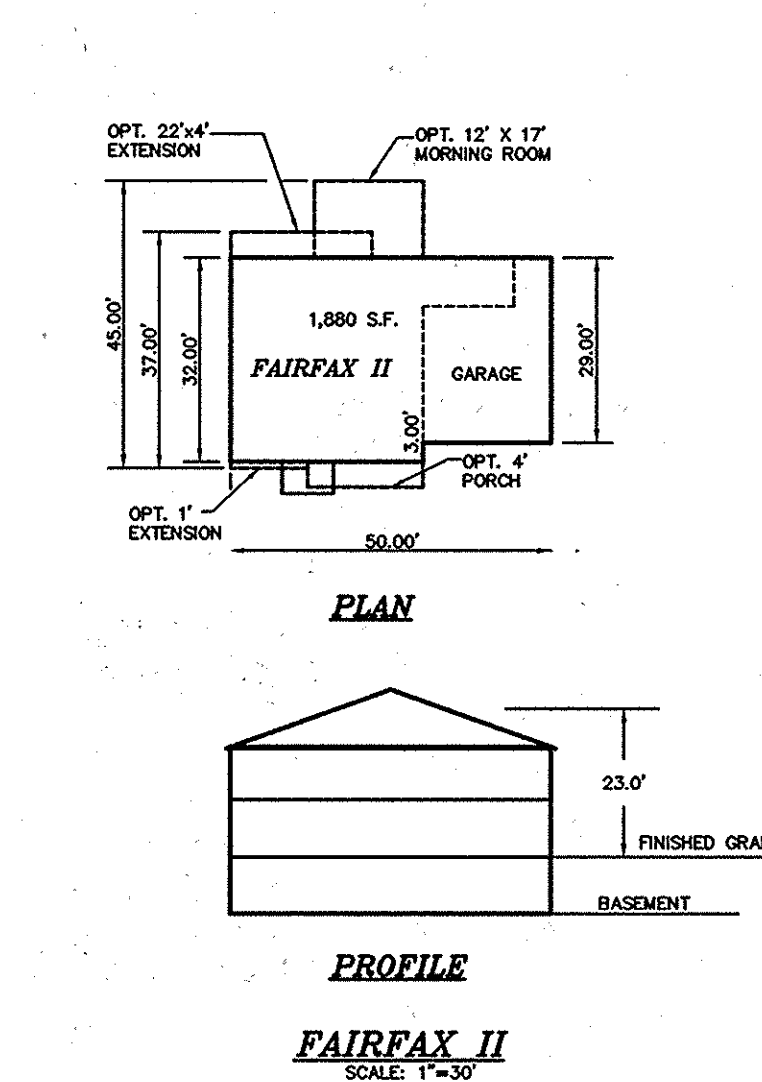
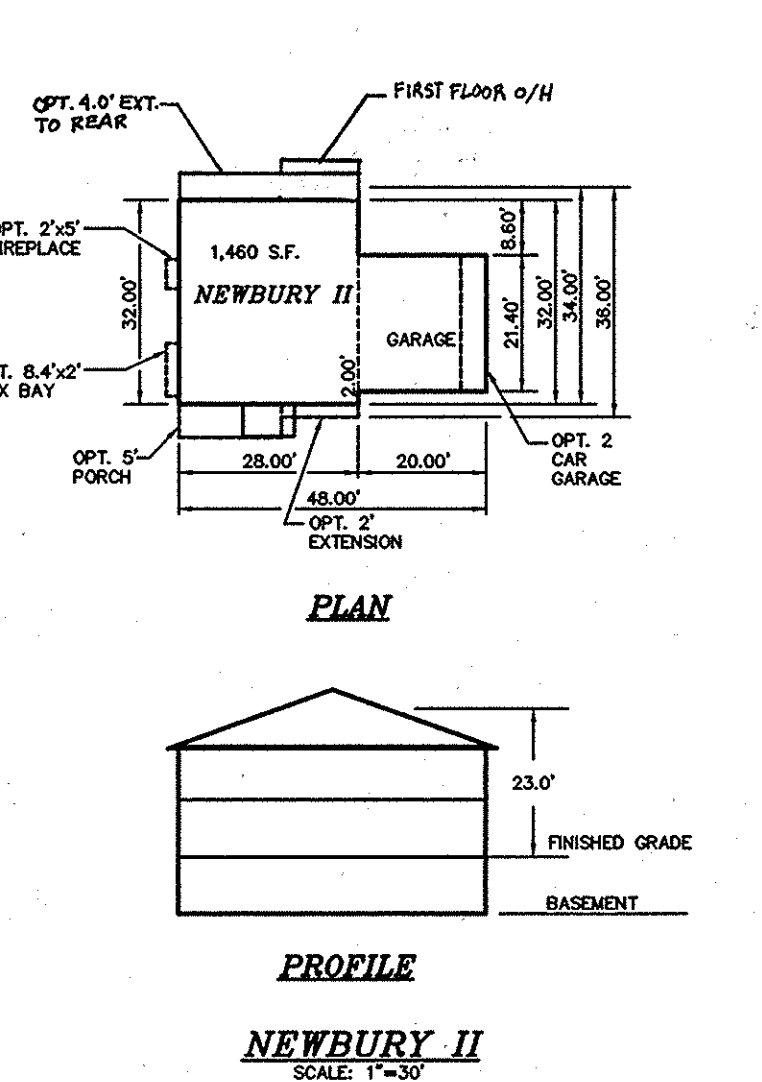
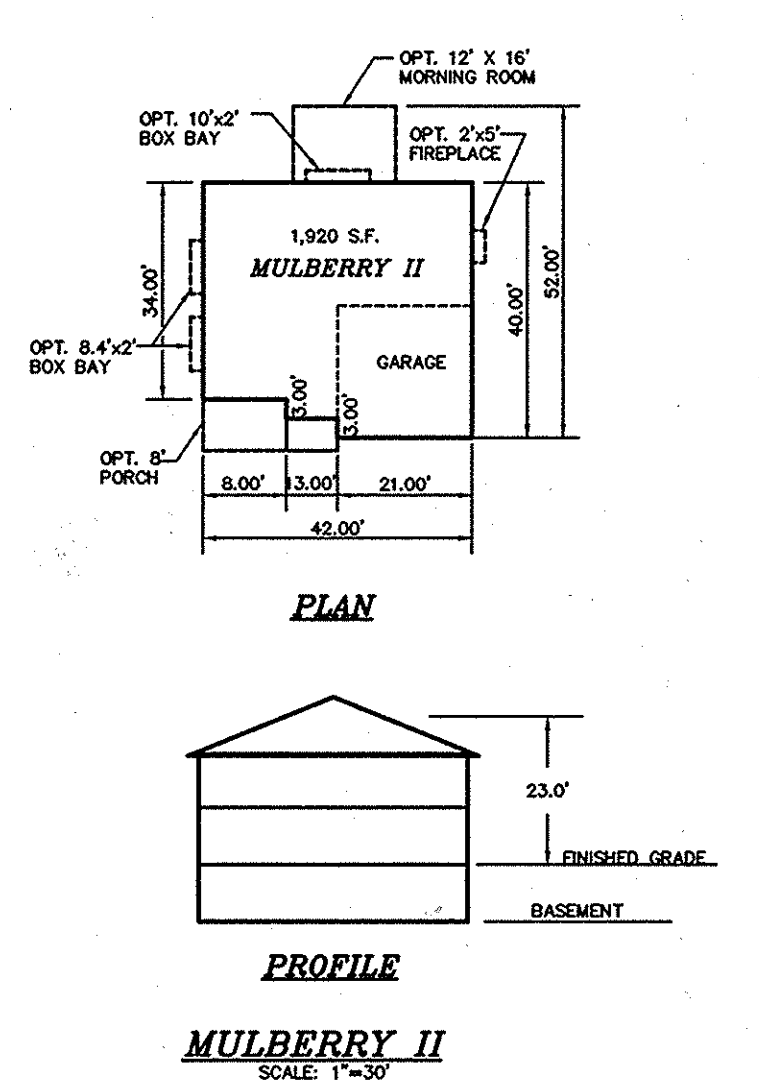
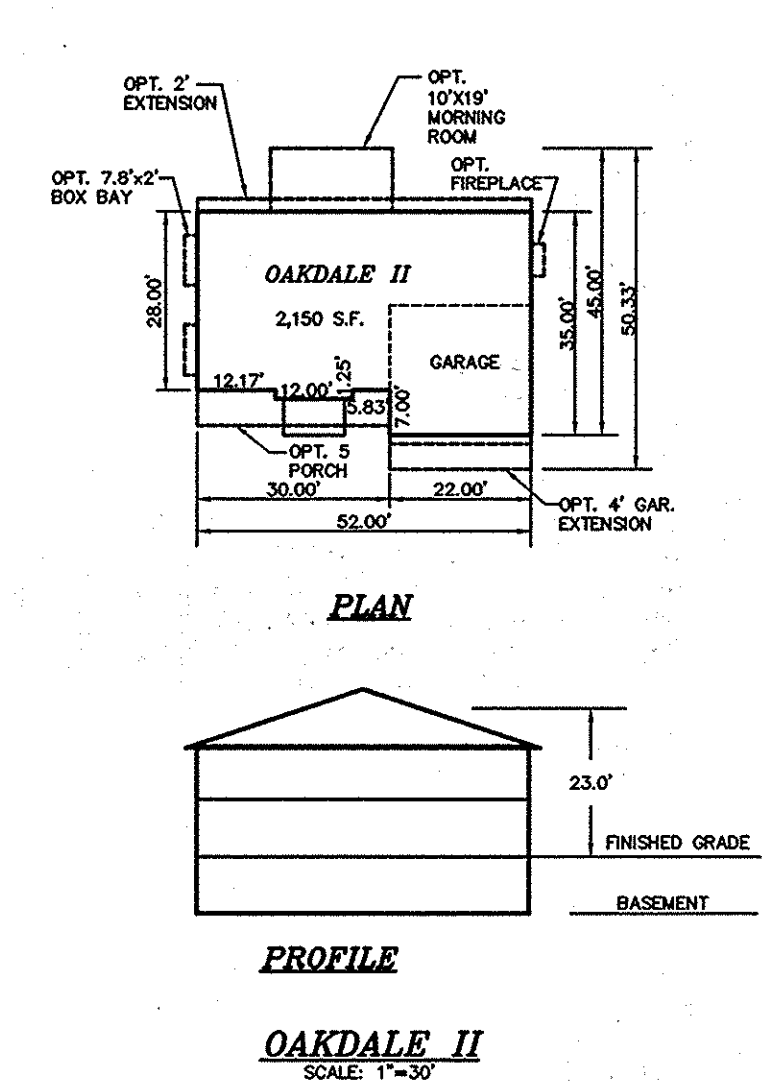
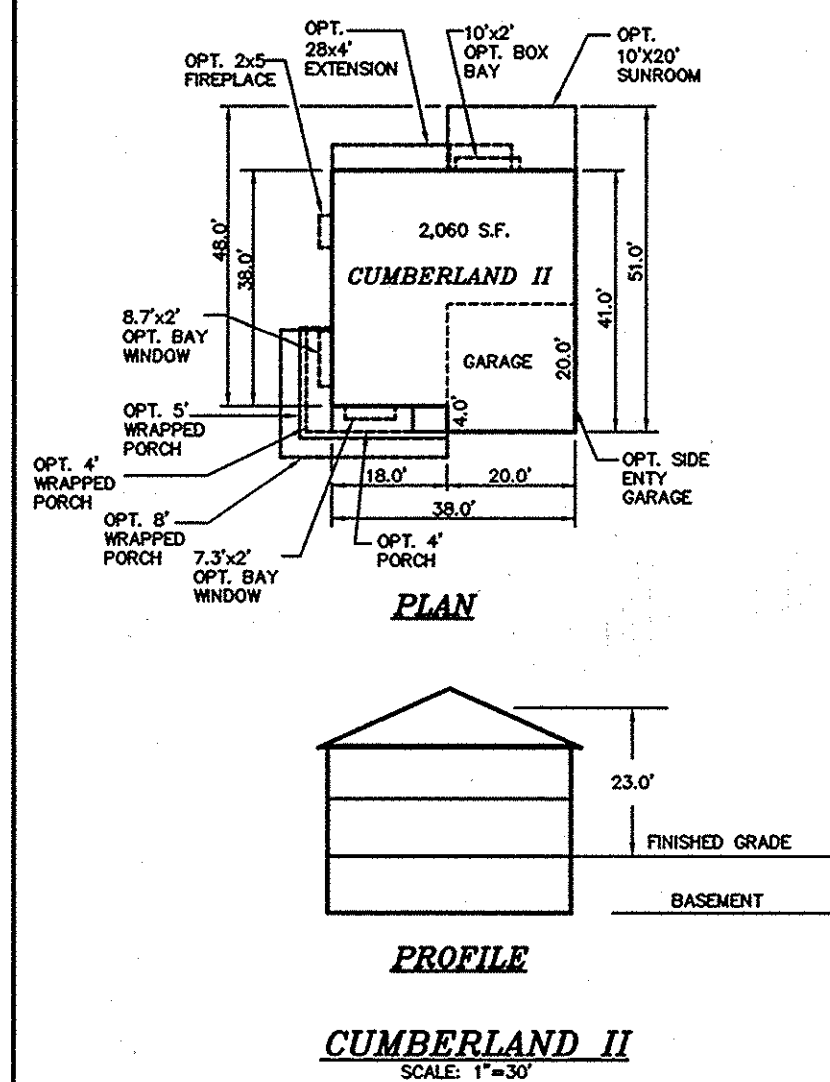
*Keith Tunell*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 9-23-14

*Mark Levy*  
 DIRECTOR  
 DATE: 9/23/14



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP. DATE 9/3/16.

R. JACOB HIKMAT P.E. DATE: 8/19/14



**MATRIX**

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15
<b>CUMBERLAND II</b>	YES	YES	YES	YES	YES	YES	-	YES	-	YES	YES	YES	YES	YES	YES
OPT. REAR 4' EXTENSION	-	YES	YES	YES	YES	YES	-	-	-	YES	YES	-	YES	YES	YES
OPT. 10'X20' SUNROOM	-	-	YES	YES	YES	YES	-	-	-	-	-	-	YES	YES	-
<b>OAKDALE II</b>	-	YES	-	-	-	-	YES	YES	-	-	-	YES	-	-	-
OPT. REAR 2' EXTENSION	-	YES	-	-	-	-	-	YES	-	-	-	-	-	-	-
OPT. 10'X19' SUNROOM	-	YES	-	-	-	-	-	-	-	-	-	-	-	-	-
OPT. 4' GAR. EXTENSION	-	-	-	-	-	-	-	YES	-	-	-	YES	-	-	-
<b>MULBERRY II</b>	-	YES	YES	YES	YES	YES	-	YES	-	YES	YES	YES	YES	YES	YES
OPT. 10'X16' MORNING ROOM	-	-	YES	YES	YES	YES	-	-	-	-	-	-	YES	YES	-
<b>NEWBURY II</b>	-	YES	YES	-	YES	YES	NO	YES	YES	YES	YES	YES	-	-	YES
OPT. REAR 2' EXTENSION	-	YES	YES	-	YES	YES	YES	YES	YES	YES	YES	-	-	-	YES
OPT. FRONT 2' EXTENSION	-	YES	YES	-	YES	YES	YES	YES	-	YES	YES	YES	-	-	YES
<b>FAIRFAX II</b>	-	YES	-	-	YES	-	YES	-	-	-	-	-	-	-	-
OPT. REAR 4' EXTENSION	-	YES	-	-	YES	-	YES	-	-	-	-	-	-	-	-
OPT. FRONT 1' EXTENSION	-	YES	-	-	YES	-	YES	-	-	-	-	-	-	-	-
OPT. 12'X17' MORNING ROOM	-	YES	-	-	YES	-	-	-	-	-	-	-	-	-	-
<b>CYPRESS II</b>	-	YES	YES	YES	YES	YES	-	YES	-	YES	YES	YES	YES	YES	YES

Project	13-028	date	JULY 2014
Illustration	MMM	engineering	MMM
scale	1"=30'	approval	RH

no.	1	description	ADD OPT. 4' EXT. TO REAR OF CUMBERLAND II, MULBERRY II, NEWBURY II, FAIRFAX II, AND CYPRESS II. REVISIONS	date	
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**GUILFORD OVERLOOK**  
 LOTS 1-15 (SINGLE FAMILY DETACHED DWELLINGS)  
 TAX MAP 47, BLOCK 6, PARCEL 499  
 HOWARD COUNTY, MARYLAND  
 SIXTH ELECTION DISTRICT  
**MATRIX**

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

**LEGEND**

- EXISTING TREE LINE
- 100-YEAR FLOODPLAIN
- WETLANDS
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING FOREST CONSERVATION (AFFORESTATION)
- DENOTES FOREST CONSERVATION SIGNAGE
- EXISTING PUBLIC INGRESS, EGRESS EASEMENT
- EXISTING PUBLIC WATER AND SEWER EASEMENT
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- SHC INVERT AT EASEMENT LINE
- STREET TREE PLANTINGS PER F-11-059
- PERIMETER LANDSCAPING PER F-11-059
- SIDE PLANTINGS PER F-11-059



**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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *Keith Tunell*  
 DATE: 8/20/14

Signature of Developer: *Keith Tunell*  
 PRINTED NAME OF DEVELOPER: Keith Tunell, Dir. of Land

**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*  
 DATE: 8/19/14

Signature of Engineer: *R. Jacob Hikmat*  
 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 District Director: *John K. Roberts*  
 DATE: 9/2/14

Signature of District Director: *John K. Roberts*  
 PRINTED NAME OF DISTRICT DIRECTOR: HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

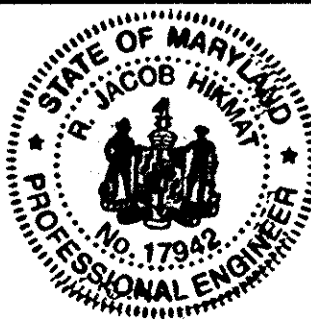
Signature of Chief: *Keith Tunell*  
 DATE: 9-8-14

Signature of Chief: *Keith Tunell*  
 DATE: 9-23-14

Signature of Chief: *Mark McLaughlin*  
 DATE: 7/29/14

**OWNER**  
 PLOGGER LLC  
 6800 DEERPATH RD. SUITE 100  
 ELKBRIDGE, MARYLAND 21075  
 410-579-2442  
 CONTACT NAME: MARK LEVY

**DEVELOPER**  
 DAN RYAN BUILDERS, INC.  
 1375 PICCARD DRIVE, SUITE 110  
 ROCKVILLE, MARYLAND 20850  
 240-420-6053  
 CONTACT NAME: KEITH TUNELL



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. 17342, EXP DATE 9/3/16.

Signature of Engineer: *R. Jacob Hikmat*  
 DATE: 8/19/14

Signature of Engineer: *R. Jacob Hikmat*  
 PRINTED NAME OF ENGINEER: R. JACOB HIKMAT P.E.

date	JULY 2014
project	13-028
illustration	MM
scale	1"=30'
approval	MM
revision	RH

date	5/11/14
description	REVISED GRADING ON LOT 5-10
revision	1
no.	1

**GUILFORD OVERLOOK**  
 LOTS 1-15 (SINGLE FAMILY DETACHED DWELLINGS)  
 TAX MAP 47, BLOCK 6, PARCEL 499  
 HOWARD COUNTY, MARYLAND  
 SIXTH ELECTION DISTRICT  
 SITE DEVELOPMENT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 7030-B Grace Drive, Columbia, Maryland 21044  
 (410) 997-0296 Balt. (410) 997-0298 Fla.

**SOIL SCHEDULE**

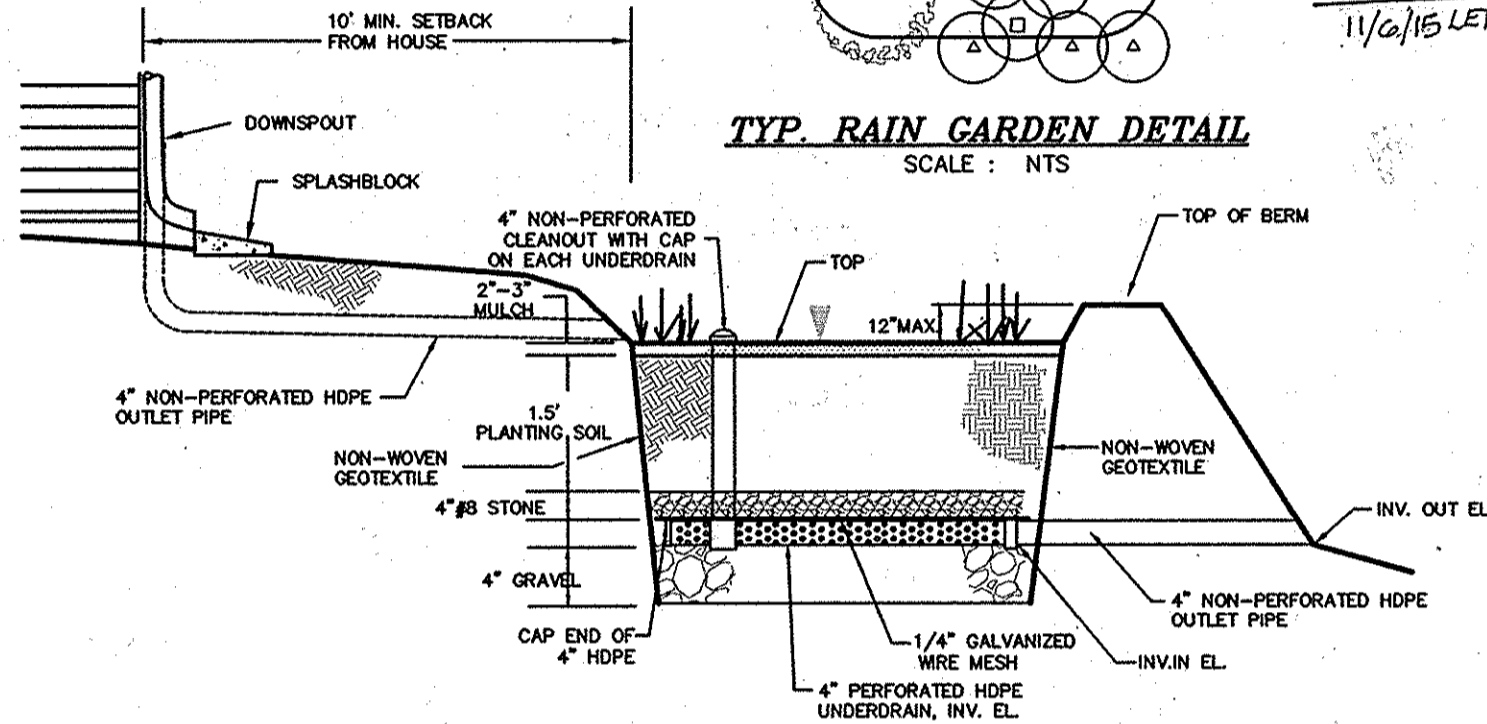
- Fa (D) FALLSINGTON SANDY LOAM, 0-2% SLOPES.
- Ha (D) HATBORO SILT LOAM, 0-3% SLOPES.
- RuB (C) RUSSETT AND BELTSVILLE SOILS, 2-5% SLOPES.
- UwC (D) URBAN LAND-WOODSTONE-SASSAFRAS COMPLEX, 5-10% SLOPES.

**RAINGARDENS SCHEDULE**

NO	SIZE	TOP EL.	TOP OF BERM	FONDING INV. IN DEPTH	INV. OUT.
1	234 S.F.	203.50	204.50	12"	200.00
2	234 S.F.	198.00	197.00	12"	193.50
3	234 S.F.	190.50	191.50	12"	187.00
4	234 S.F.	187.20	188.00	12"	184.50

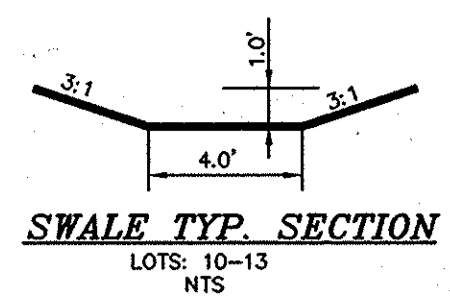
**RAINGARDENS PLANT LIST**

QUANTITY	QUANTITY	QUANTITY	QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4	4	4	4	○	ILEX GLABRA	INK BERRY	2-3" HT.
12	12	12	12	⊙	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
8	8	8	8	⊙	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
6	6	6	6	⊙	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER
TOTAL: 104 PERENNIALS, 12 SHRUB							

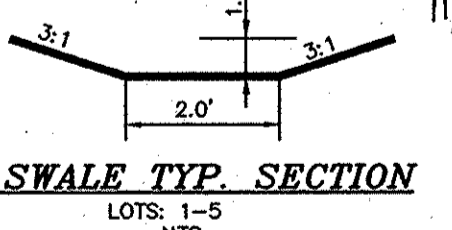


**TYP. RAIN GARDEN DETAIL**  
SCALE: NTS

**TYPICAL RAIN GARDEN PROFILE**  
NTS



**SWALE TYP. SECTION**  
LOTS: 10-13  
NTS



**SWALE TYP. SECTION**  
LOTS: 1-5  
NTS

- NOTES:**
- EITHER TEMPORARY OR PERMANENT STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS WHICHEVER IS MORE RESTRICTIVE.
  - DOUBLE ROW OF SUPER SILT FENCE IS TO BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR FOR LOTS 5 THRU 10.
  - CONSTRUCTION OF HOMES IN THE FALLSINGTON SOIL SERIES IS EXTREMELY LIMITED DUE TO HIGH WATER TABLE, SHRINK/SWELL POTENTIAL, AS WELL AS FROST ACTION.
  - STOCK PILE WHICH EXCEED 15' IN HEIGHT MUST BE BENCHED.

**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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *Keith Tunell*  
 PRINTED NAME OF DEVELOPER: Keith Tunell, Director of Land  
 DATE: 8/19/14

**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.

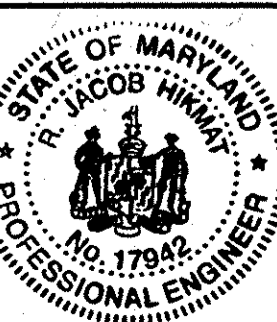
Signature of Engineer: *R. Jacob Hikmat*  
 PRINTED NAME OF ENGINEER: R. JACOB HIKMAT P.E.  
 DATE: 8/19/14

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: *John K. Kuntz*  
 HOWARD SOIL CONSERVATION DISTRICT  
 DATE: 9/2/14

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Signature: *Chad P. ...*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 9-8-14  
 Signature: *Walter ...*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 9-23-14  
 Signature: *Paul ...*  
 DIRECTOR  
 DATE: 9/23/14

**OWNER**  
 PLOGGER LLC  
 6800 DEERPATH RD., SUITE 100  
 ELKRIDGE, MARYLAND 21075  
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 CONTACT NAME: MARK LEVY

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 CONTACT NAME: KEITH TUNELL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 9/3/16.  
 Signature: *R. Jacob Hikmat*  
 R. JACOB HIKMAT P.E.  
 DATE: 8/19/14

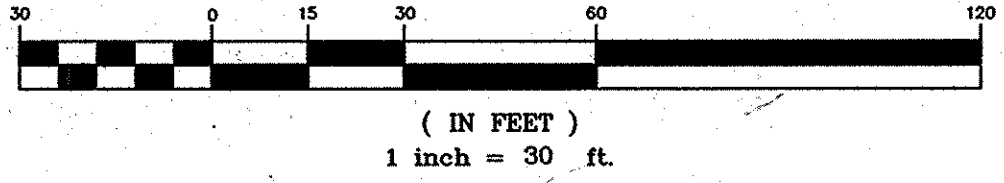


**LEGEND**

- EXISTING TREE LINE
- 100-YEAR FLOODPLAIN
- WETLANDS
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING FOREST CONSERVATION (AFFORESTATION)
- DENOTES FOREST CONSERVATION SIGNAGE
- ROOFTOP DISCONNECTION
- EXISTING CLEAN WATER DIVERSION DIKE (F-11-059)
- EXISTING SUPER SILT FENCE (F-11-059)
- SUPER SILT FENCE
- SILT FENCE
- DIVERSION FENCE
- EROSION CONTROL MATTING
- SHC INVERT AT EASEMENT LINE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY STONE OUTLET STRUCTURE
- LIMIT OF DISTURBANCE
- STREET TREE PLANTINGS PER F-11-059
- PERIMETER LANDSCAPING PER F-11-059
- SIDE PLANTINGS PER F-11-059

NOTE: LOWEST FLOOR ELEVATION SHALL BE CONSTRUCTED A MINIMUM OF 2' ABOVE THE 100-YEAR FLOODPLAIN ELEVATION SHOWN ON THIS PLAN.

**GRAPHIC SCALE**



date	JULY 2014	project	13-028
illustration	MM	scale	1" = 30'
approval	MM	description	grading

REV.	NO.	DATE	DESCRIPTION
1	1	7/15/14	REV. GRADING LOTS 14 TO REFLECT AS-BUILT CONDITIONS. 1/15/14
2	2	8/19/14	REV. GRADING LOTS 1 TO REFLECT AS-BUILT CONDITIONS. 12/16/14
3	3	9/11/15	REV. GRADING LOTS 1 TO REFLECT AS-BUILT FOUNDATION. 9/11/15
4	4	5/1/17	REV. HOLE ON LOT 9 TO SHOW 4.0' DIA. HOLE. ADD BENCHMARK. 5/1/17
5	5	7/11/2015	REVISED GRADING ON LOTS 5-10. 7/11/2015

**GUILFORD OVERLOOK**  
 LOTS 1-15  
 TAX MAP 47, BLOCK 6, PARCEL 499  
 HOWARD COUNTY, MARYLAND  
 SIXTH ELECTION DISTRICT  
**GRADING AND SEDIMENT CONTROL PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 7850-B Grace Drive, Columbia, Maryland 21044  
 (410) 997-0236 Fax: (410) 997-0299 Fax

