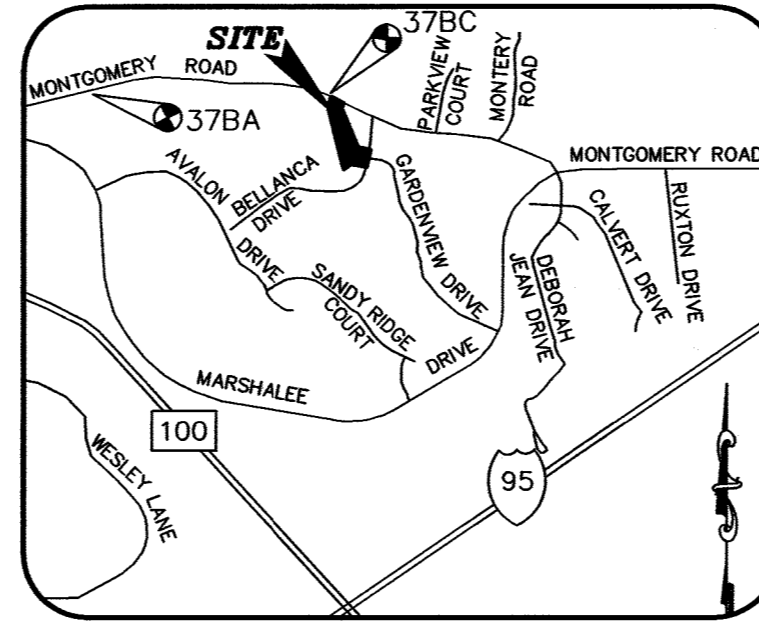
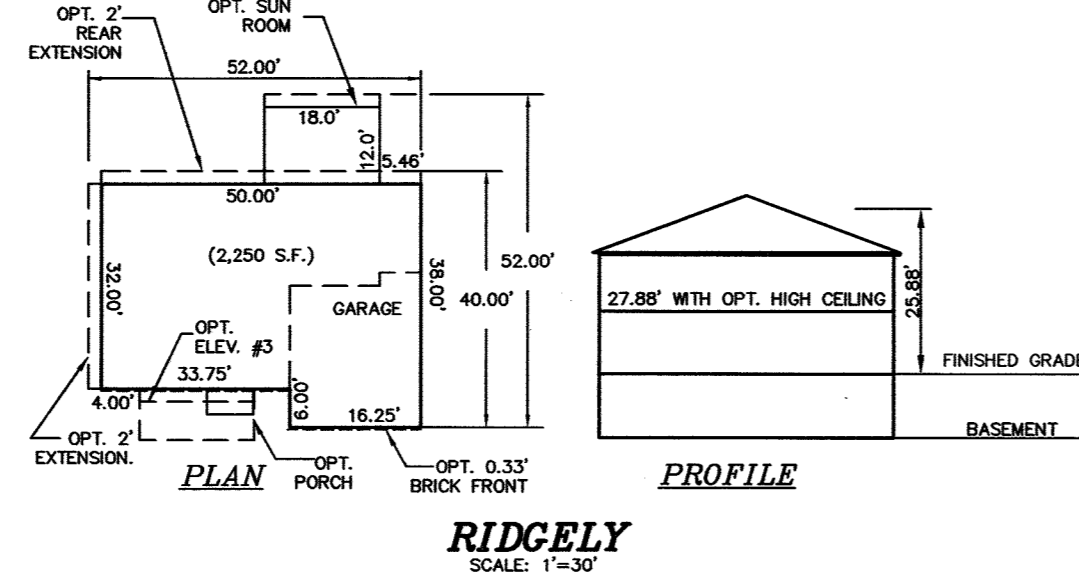
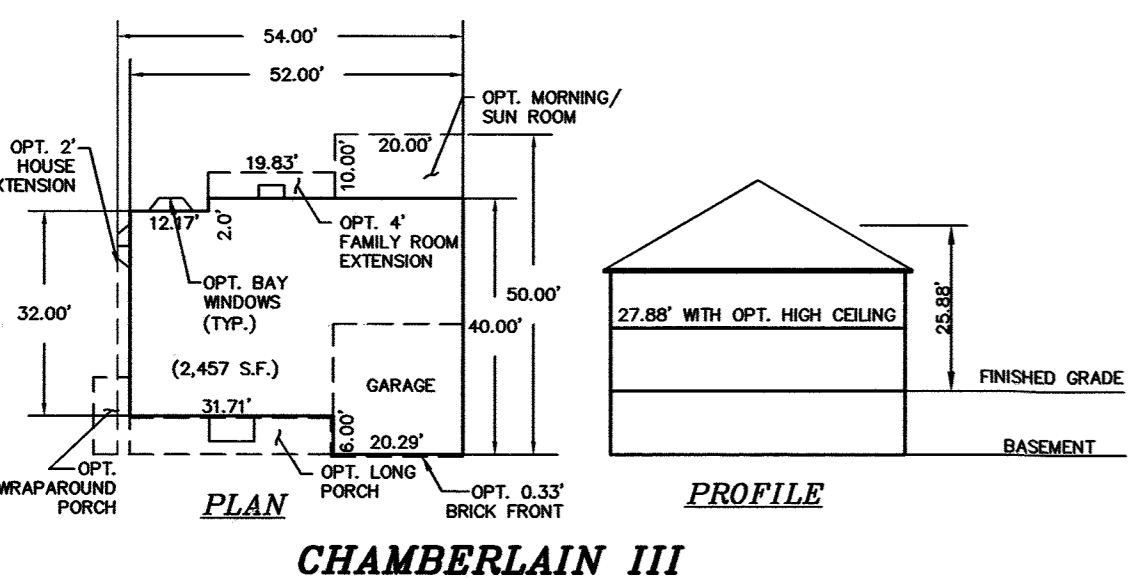
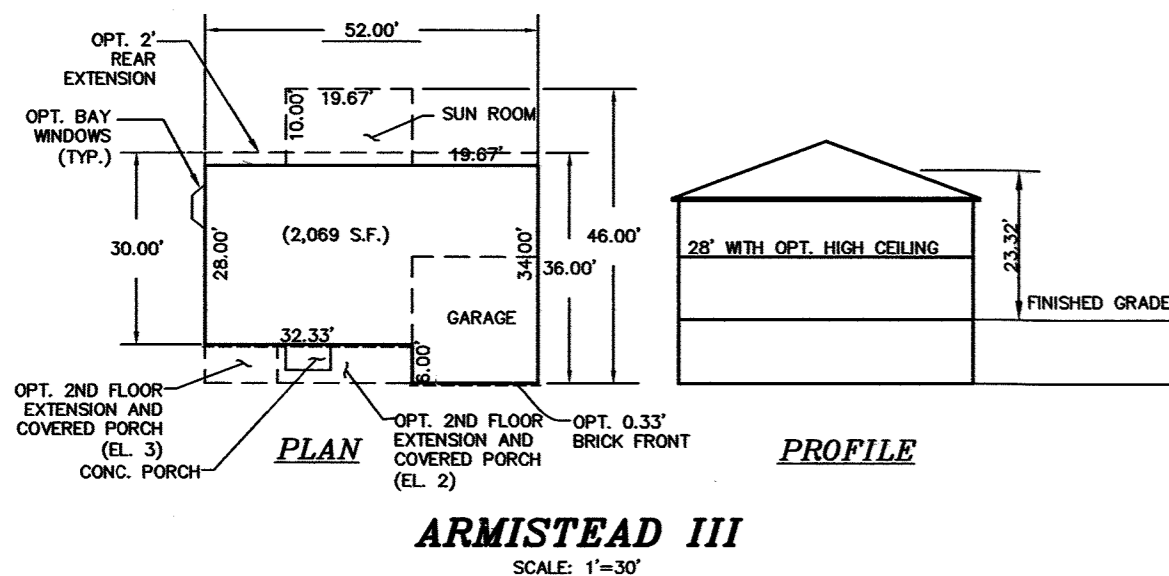
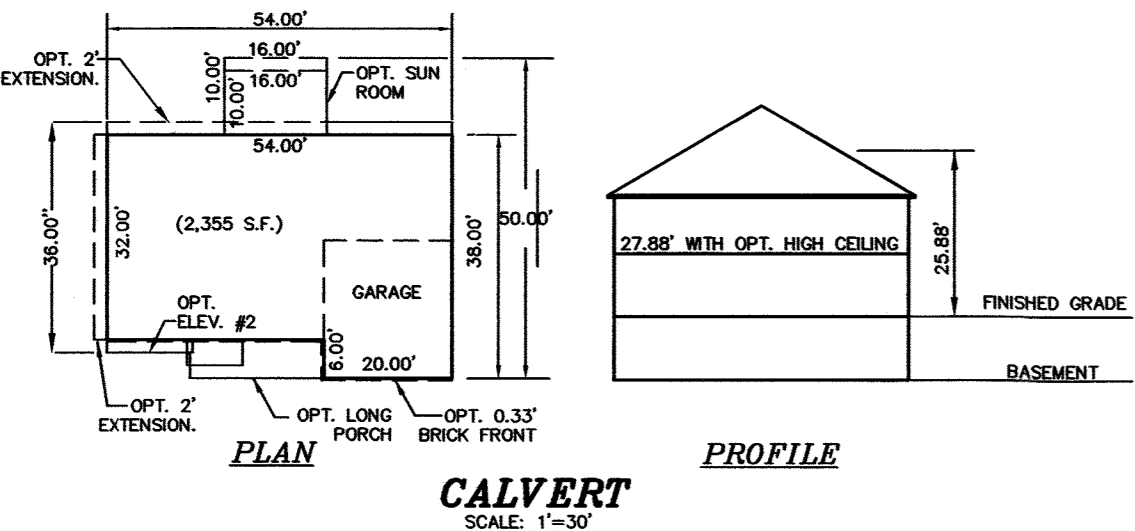


SHEET INDEX

NO	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL AND SWM PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

# SITE DEVELOPMENT PLAN ROCKBURN MEADOWS

## LOTS 2 THRU 7 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



PERMIT INFORMATION BLOCK				
SUBDIVISION NAME: ROCKBURN MEADOWS, LOTS 1-7		SECTION/AREA: N/A	PARCEL: 211 AND 641	
PLAT NO. 24980-81	BLOCK(S) 11	ZONING R-20	TAX MAP NO. 37	ELECTION DISTRICT FIRST
				CENSUS TRACT 601103

ADDRESS CHART

LOT #	ADDRESS
2	5905 ROCKBURN MEADOWS LANE
3	5909 ROCKBURN MEADOWS LANE
4	5913 ROCKBURN MEADOWS LANE
5	5917 ROCKBURN MEADOWS LANE
6	5921 ROCKBURN MEADOWS LANE
7	5925 ROCKBURN MEADOWS LANE

OWNER / DEVELOPER

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

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *Rhys Sley*  
Date: 9-25-19  
Printed Name of Developer: Rhys Sley

ENGINEER'S CERTIFICATE

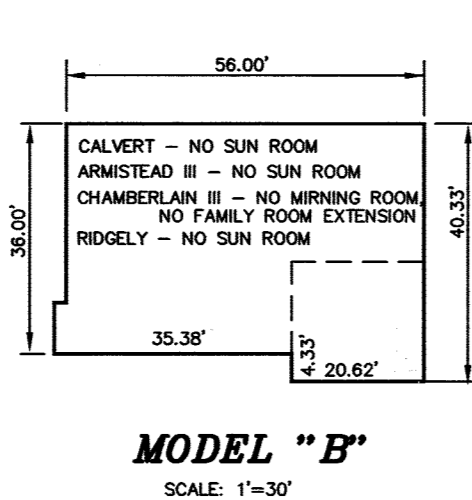
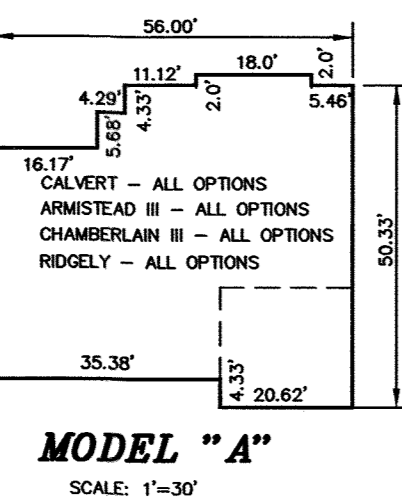
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Engineer: *Samer A. Alomer*  
Date: 9-26-19  
Printed Name of Engineer: SAMER A. ALOMER P.E.

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

Signature of District Director: *John L. Deaton*  
Date: 10/8/19  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Signature: *Samer A. Alomer*  
Date: 10-18-19  
Signature: *Rhys Sley*  
Date: 10-24-19  
Signature: *Rhys Sley*  
Date: 10-25-19  
DIRECTOR



STORMWATER MANAGEMENT PRACTICES CHART

LOT NO.	DRY WELLS M-5 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)
2	3	-
3	3	-
4	-	1
5	-	1
6	-	1
7	3	-
UIC DRIVEWAY	-	2

MIHU ALLOCATION EXEMPTION TRACKING

TOTAL NUMBER OF LOTS/UNITS	6
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	6
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	2-7

LOTS 2-7 IN THIS PROJECT ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

GENERAL NOTES:

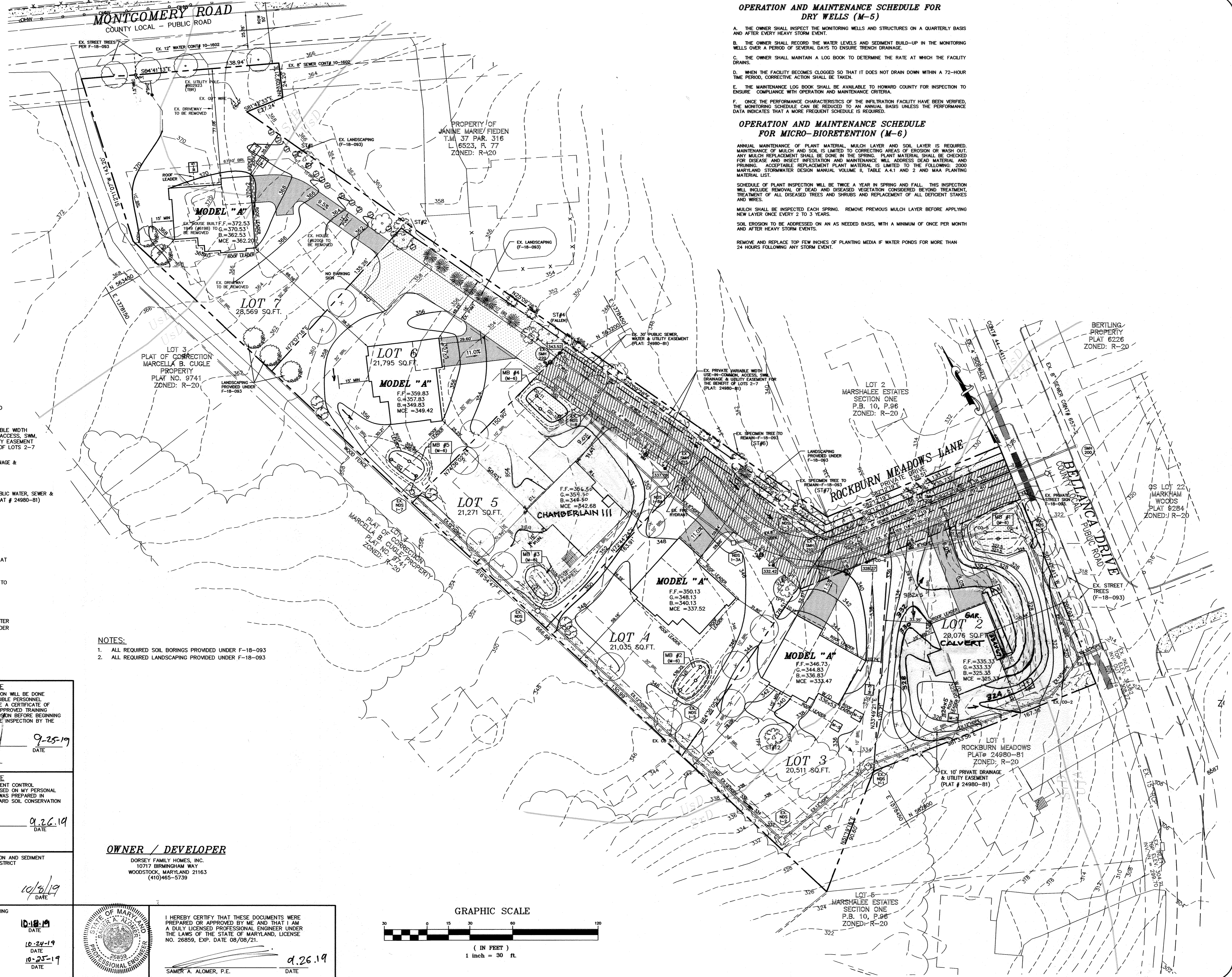
- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:  
LOCATION: TAX MAP : 37 PARCELS: 211 & 641 GRIDS: 5 & 11  
ELECTION DISTRICT : FIRST  
RECORDED PLAT#: 24980-24981  
TOTAL AREA (LOTS 2-7): 3.06 AC.±  
AREA OF PLAN SUBMISSION: 3.06 AC.±  
LIMIT OF DISTURBED AREA: 2.12 AC.±  
PROPOSED USE FOR SITE : RESIDENTIAL  
TOTAL NUMBER OF UNITS : 6  
TYPE OF PROPOSED UNIT : SFD  
NUMBER OF REQUIRED PARKING SPACES : 6 UNITS X 2.5 SPACES= 15 SPACES  
NUMBER OF PROPOSED PARKING SPACES : 4 SPACES (2 IN THE GARAGE+2 IN DRIVEWAY)X 6 UNITS= 24 SPACES  
DPZ FILE NO: ECP-15-019, SDP-15-025, ECP-17-067, SP-17-012, WP-18-029, F-18-093
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37BA AND NO. 37BC.  
STA. No. 37BC N 563,666.307 E 1,378,054.921 ELV. 373.11  
STA. No. 37BA N 563,785.615 E 1,376,343.290 ELV. 393.96
- EXISTING TOPOGRAPHY IS BASED ON CONDITION OF FINAL PLAN (F-18-093).
- IN ACCORDANCE WITH "SECTION 12B.07 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 (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.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE:  
MISS UTILITY 800-257-7777  
VERIZON TELEPHONE COMPANY (410) 725-9976  
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900  
AT&T CABLE LOCATION DIVISION (410) 393-3533  
BALTIMORE GAS & ELECTRIC (410) 685-0123  
STATE HIGHWAY ADMINISTRATION (410) 531-5533
- THIS PLAN IS SUBJECT TO WP-18-029 WHICH ON OCTOBER 18, 2017 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING APPROVED A REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.127(c)(4)(i), SECTION 16.127(c)(4)(ii) AND SECTION 16.1205(a)(7). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. LOTS 2-7 WILL BE REQUIRED TO UTILIZE A USE-IN-COMMON DRIVEWAY (LOT 2 IS DENIED A SEPARATE DRIVEWAY ENTRANCE ONTO BELLANCA DRIVE).THE EXISTING DRIVEWAY FOR LOT 1 WILL BE PERMITTED TO REMAIN.  
2. THE FRONT SETBACK FOR LOT 2 SHALL BE ESTABLISHED AS 50' MINIMUM FROM THE BELLANCA DRIVE RIGHT-OF-WAY IN ACCORDANCE WITH THE R-20 ZONING REGULATIONS. THE FRONT SETBACK FOR LOT 7 SHALL BE ESTABLISHED IN ACCORDANCE WITH SECTION 16.127(c)(4)(i).  
3. THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST APPLIES ONLY TO THE FIVE (5) SPECIMEN TREES AS SHOWN TO BE REMOVED ON THE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.  
4. THE DEVELOPER SHALL PLANT TEN (10) 2-1/2" MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE FIVE SPECIMEN TREES. INCLUDE THE ADDITIONAL TREES ON SP-17-012 AND ALL SUBSEQUENT PLANS. THESE TREES WILL BE BONDED ALONG THE REQUIRED PERIMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.  
THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING DENIED A REQUEST FOR ALTERNATIVE COMPLIANCE OF SECTION 16.132(a)(2)(i), SECTION 16.134(a)(1) AND SECTION 16.136. DENIAL WAS BASED ON THE FOLLOWING REASONS:  
1. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT ROAD IMPROVEMENTS ALONG MONTGOMERY ROAD AND BELLANCA DRIVE FRONTAGES IN ACCORDANCE WITH SECTION 16.132 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE DESIGN MANUAL AND THE ATTACHED DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED SEPTEMBER 19, 2017.  
2. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT SIDEWALK ON BELLANCA DRIVE ALONG THE FRONTAGE OF PROPOSED LOT 2 NORTHWARD TO THE INTERSECTION AT MONTGOMERY ROAD. RAMP SHALL BE CONSTRUCTED TO PROVIDE ACCESS TO EXISTING SIDEWALK LOCATED ON MONTGOMERY ROAD AND GARDENVIEW DRIVE. THE CONTINUATION OF THE SIDEWALK IS NECESSARY TO PROVIDE SAFE PEDESTRIAN TRAVEL AND TO COMPLETE A SIDEWALK SYSTEM LEADING TO THE ROCKBURN ELEMENTARY SCHOOL LOCATED DIRECTLY ACROSS MONTGOMERY ROAD FROM THIS SUBDIVISION. REFER TO THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION AND OFFICE OF TRANSPORTATION.  
3. THE DEVELOPER WILL BE REQUIRED TO PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 16.136 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION. STREET LIGHTING WILL BE EVALUATED FOR COMPLIANCE WITH SECTION 16.138 AS PART OF FINAL SUBDIVISION PLAN.
- THIS PLAN IS SUBJECT TO WP-19-058 WHICH ON JANUARY 11, 2019 THE DIRECTOR OF PLANNING AND ZONING APPROVED A REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(p) APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE PAYMENT OF FEES, POSTING OF SURETY, AND COMPLETION OF DEVELOPER'S AGREEMENTS ASSOCIATED WITH F-18-093 MUST BE COMPLETED ON OR BEFORE FEBRUARY 18, 2019.  
2. INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER, DESCRIPTION AND DECISION ON THE PLAT AND ALL SUBSEQUENT SITE PLANS AND/OR PLATS.  
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.  
12. EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS AND FINAL PLAN F-18-093.  
13. ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.  
14. SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.  
15. NO HISTORIC STRUCTURE EXISTS ON SITE.  
16. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 14-3050-D  
17. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE CODE AND FOREST CONSERVATION MANUAL WAS FULFILLED BY RETENTION OF 1.54 ACRES OF OFF-SITE FOREST BANK AT CATTAL MEADOWS FOREST BANK (SDP-16-027), APPROVED UNDER F-18-093.  
18. THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, APPROVED UNDER F-18-093. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING IN THE AMOUNT OF \$8,250.00 WAS POSTED AS PART OF THE DEVELOPERS AGREEMENT.  
19. STORMWATER MANAGEMENT IS PROVIDED BY THE USE OF MICRO-BIORETENTION AND DRYWELLS.  
20. ALL SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE RESPECTED PROPERTY OWNERS, EXCEPT FOR MICRO BIO RETENTION FACILITIES 1 AND 4, WHICH WILL BE MAINTAINED UNDER THE MAINTENANCE AGREEMENT RECORDED UNDER F-18-093.  
21. NO CEMETERIES EXIST ON SITE.  
22. THIS DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING / GRADING PERMIT.  
23. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESSTEM LOT DRIVEWAY.  
24. COMMUNITY MEETING WAS CONDUCTED ON JUNE 1, 2017 AT ELKDRIDGE LANDING MIDDLE SCHOOL BY FISHER, COLLINS & CARTER, INC.  
25. NO FLOODPLAIN, WETLANDS, STREAMS, STREAM BUFFERS OR 25% SLOPES OR GREATER EXIST ON-SITE AS CERTIFIED UNDER F-18-093.  
26. 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.  
27. TRAFFIC STUDY WAS PREPARED BY MARS GROUP, APPROVED UNDER F-18-093 IN MAY 2017.  
28. LOTS 2-7 IN THIS PROJECT ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) REQUIREMENT PER SECTION 10B.01E OF THE ZONING REGULATIONS. THE REQUIREMENT FOR LOTS 2-7 WILL BE SATISFIED BY A PAYMENT OF FEE-IN-LIEU, WHICH WILL BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. MIHU AGREEMENT FOR THIS PROJECT WAS RECORDED WITH F-18-093.  
29. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.  
30. FOR UIC DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.  
31. A PRIVATE RANGE OF THE ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AND TRANSPORTATION AT THE DEVELOPER'S OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.  
32. THE EXISTING STRUCTURE, LOCATED ON PARCEL 211 (NEW LOT 7), IS A HISTORIC STRUCTURE DATING TO 1949. THIS PLAN CAME BEFORE THE HISTORIC PRESERVATION COMMISSION ON JUNE 1, 2017 IN CASE HPC-17-39 FOR ADVISORY COMMENTS.

date	description	no.
SEP 2019	engineering	MM
	approval	MM

project	date	description	no.
18-020		illustration	MM
		scale	1"=30'

ROCKBURN MEADOWS  
LOTS 2 THRU 7  
SINGLE FAMILY DETACHED UNITS  
1ST ELECTION DISTRICT, TAX MAP 37, PARCELS 211 & 641, GRID 5 & 11  
SITE DEVELOPMENT PLAN

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



- LEGEND**
- AREA OF PROPOSED PAVEMENT
  - EX. PRIVATE VARIABLE WIDTH USE-IN-COMMON, ACCESS, SWM, DRAINAGE & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 2-7 (PLAT #24980-81)
  - EX. 10' PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT # 24980-81)
  - AREA OF EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT (PLAT # 24980-81)
  - EXISTING TREELINE
  - DRY WELL (M-5)
  - WATER METER
  - INVERT EL. OF SHC AT EASEMENT LINE
  - EX. SPECIMEN TREE TO REMAIN-F-18-093
  - STREET AND PERIMETER TREES PROVIDED UNDER F-18-093

**NOTES:**  
 1. ALL REQUIRED SOIL BORINGS PROVIDED UNDER F-18-093  
 2. ALL REQUIRED LANDSCAPING PROVIDED UNDER F-18-093

**DEVELOPERS CERTIFICATE**  
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *Robert L. Danson Sr.* DATE: 9-25-19  
 PRINTED NAME OF DEVELOPER: Robert L. Danson Sr.

**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: *Samer A. Alomer P.E.* DATE: 9-26-19  
 PRINTED NAME OF ENGINEER: SAMER A. ALOMER P.E.

**HOWARD SOIL CONSERVATION DISTRICT**  
 Signature: *John P. Plenton* DATE: 10/3/19  
 HOWARD SOIL CONSERVATION DISTRICT

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**  
 Signature: *[Official Seal]* DATE: 10-18-19  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

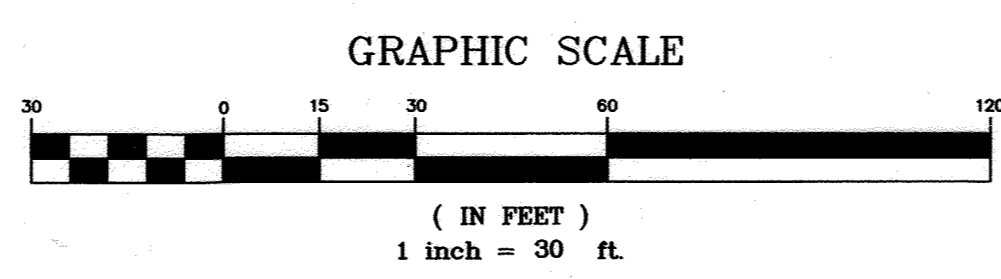
Signature: *[Official Seal]* DATE: 10-24-19  
 CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *[Official Seal]* DATE: 10-25-19  
 DIRECTOR

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

**PROFESSIONAL ENGINEER**  
 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. 26859, EXP. DATE 08/08/21.

Signature: *Samer A. Alomer P.E.* DATE: 9-26-19  
 SAMER A. ALOMER, P.E.



**OPERATION AND MAINTENANCE SCHEDULE FOR 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.
- D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A 72-HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO ENSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- 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 MICRO-BIORETENTION (M-6)**

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 THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2 AND MAA PLANTING MATERIAL LIST.

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 BEFORE APPLYING NEW LAYER ONCE 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.

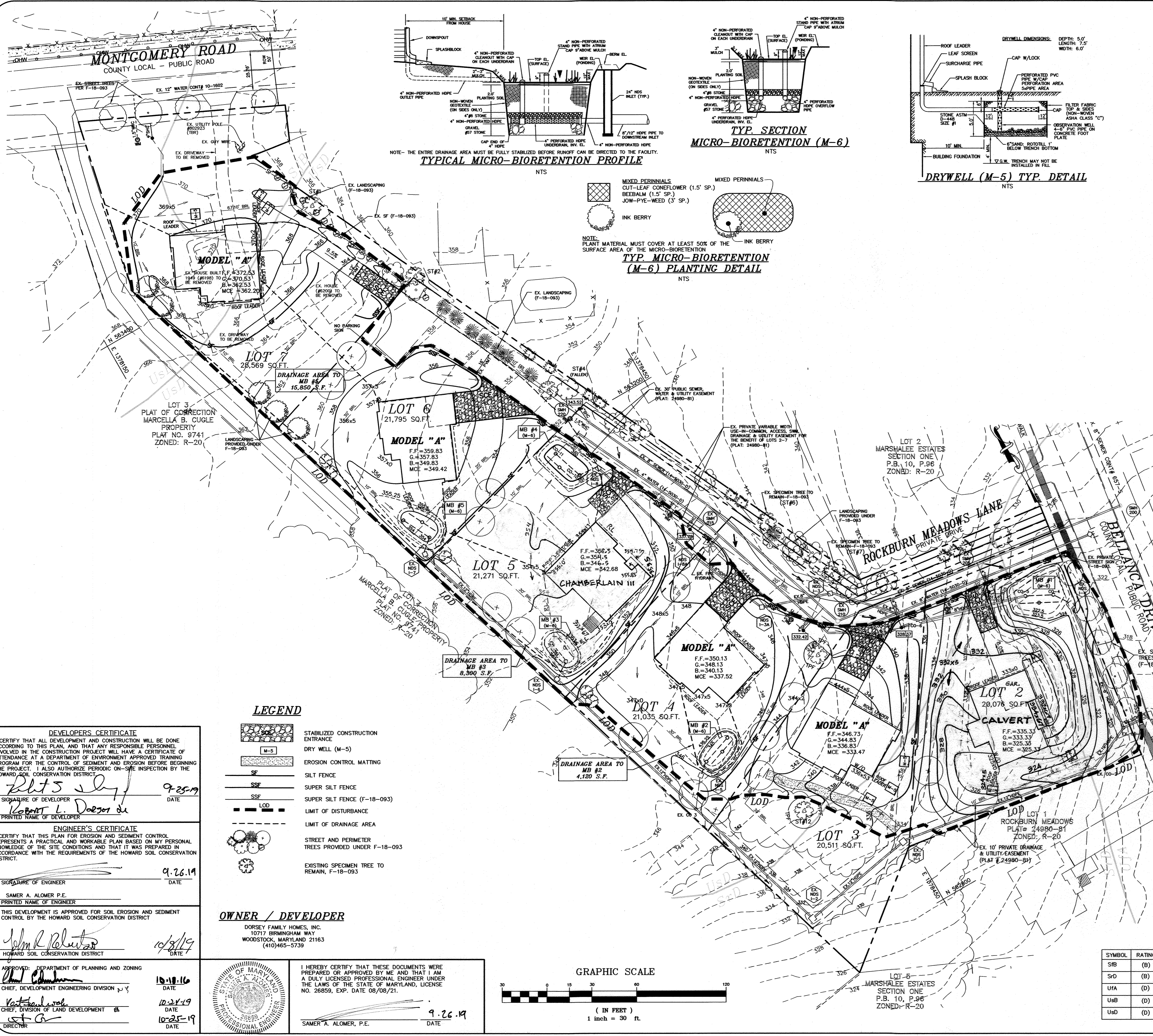
REMOVE AND REPLACE TOP FEW INCHES OF PLANTING MEDIA IF WATER PONDS FOR MORE THAN 24 HOURS FOLLOWING ANY STORM EVENT.

date	SEP 2019	engineering	MM	approval	RH
project	18-020	illustration	MES	scale	1"=30'

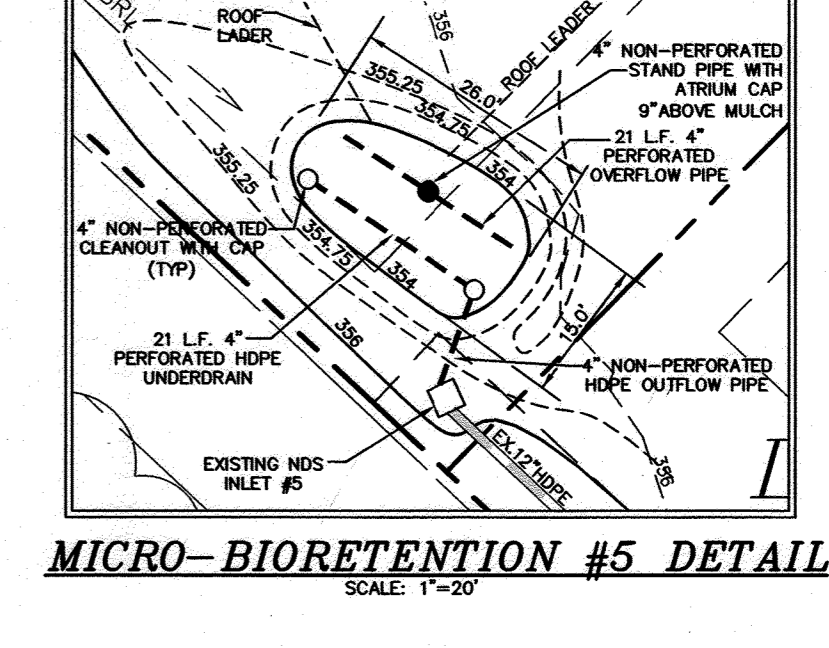
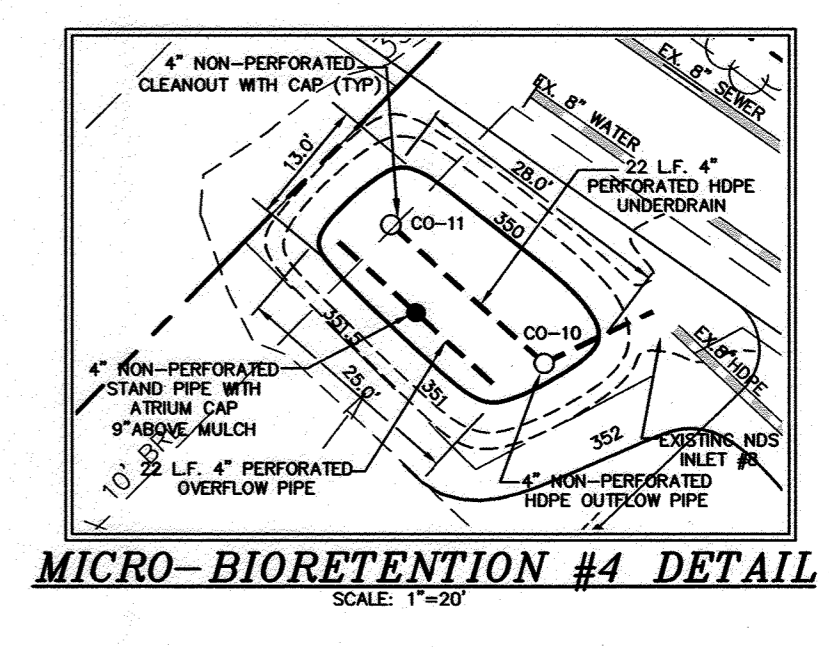
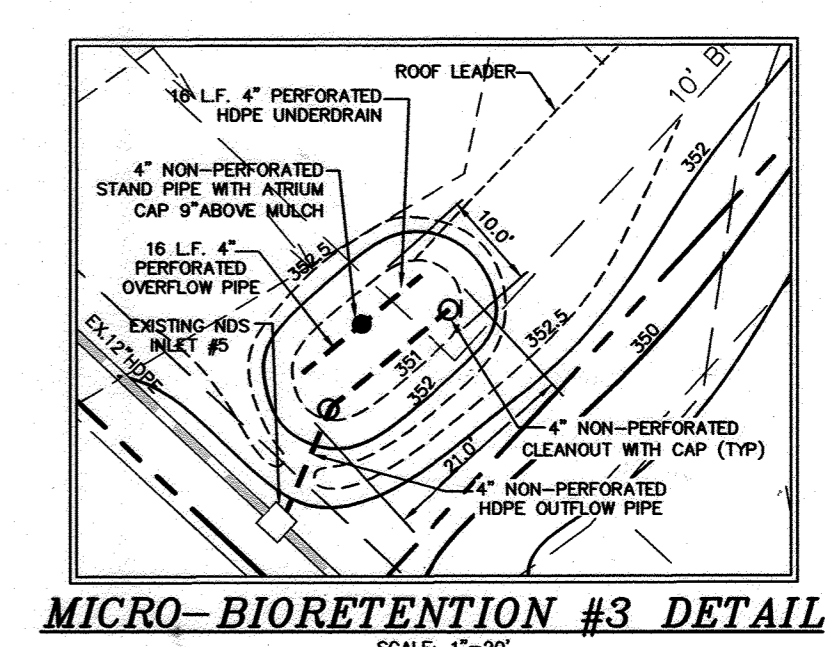
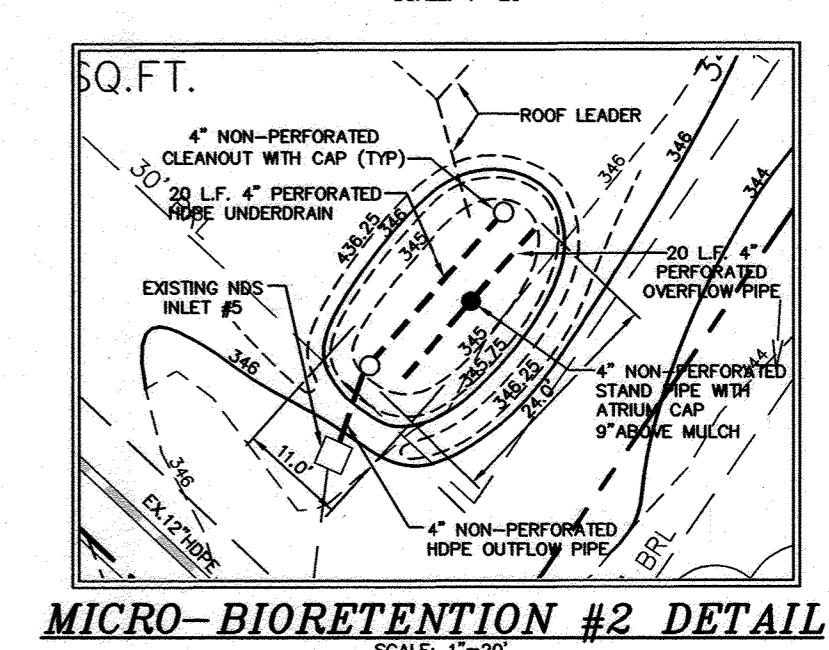
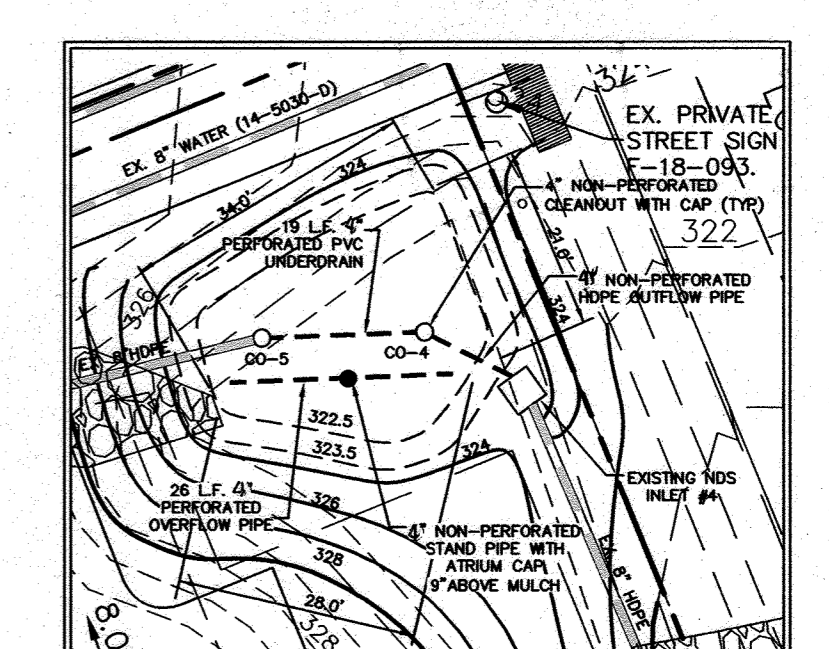
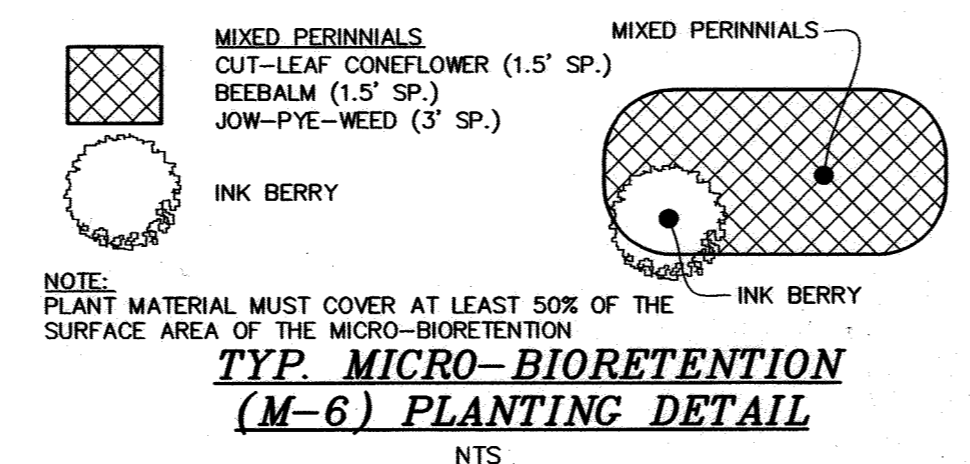
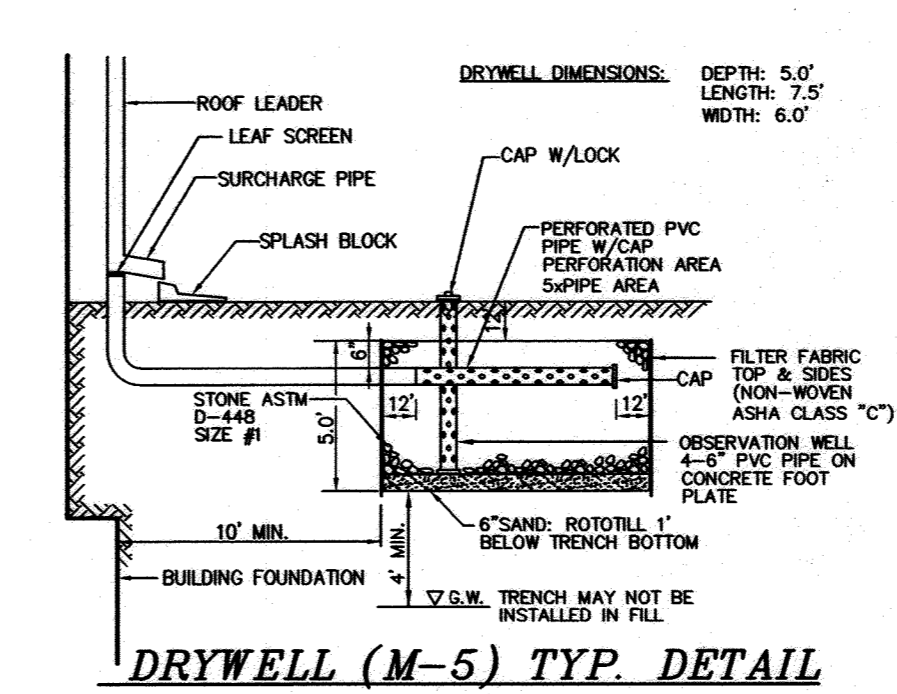
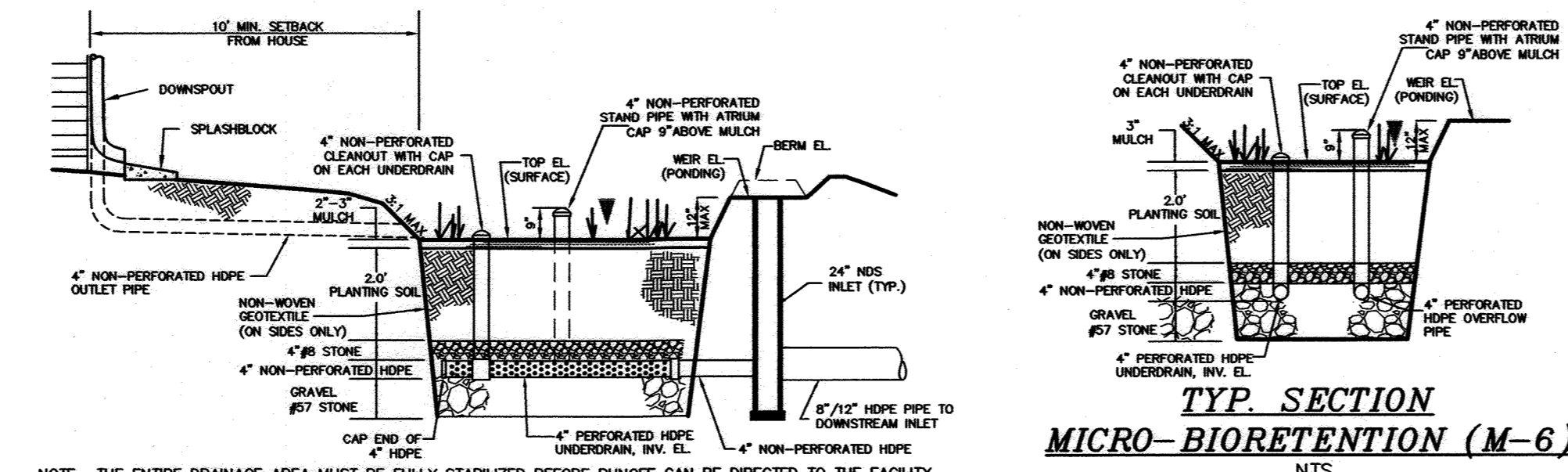
date	1/2/21	description	ADD CALVERT LOT 2
no.	2	revisions	REV LOT 5'S CHARACTERIZATION

**ROCKBURN MEADOWS**  
 LOTS 2 THRU 7  
 SINGLE FAMILY DETACHED UNITS  
 1ST ELECTION DISTRICT, TAX MAP 37, PARCELS 211 & 641, GRID 5 & 11  
 SITE DEVELOPMENT PLAN

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

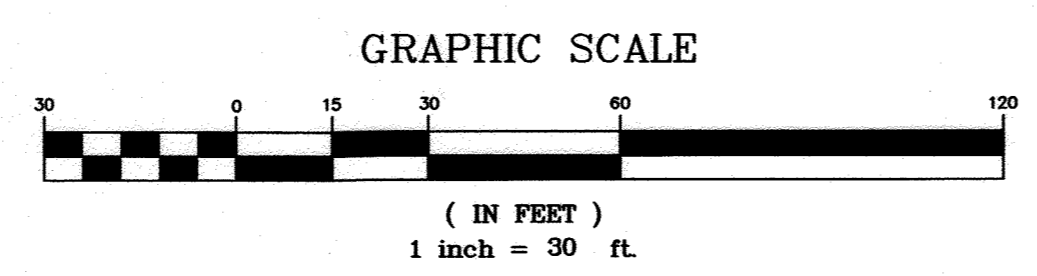


FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	TOP OF BERM EL.	INV. IN	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH BELOW UNDERDRAIN
MB-1	322.50	323.50	324.00	319.33	665 S.F.	996 S.F.	12"	12"
MB-2	345.00	345.75	346.25	343.17	230 S.F.	280 S.F.	9"	9"
MB-3	351.00	352.00	352.50	348.67	180 S.F.	365 S.F.	12"	12"
MB-4	350.00	351.00	351.50	347.00	400 S.F.	668 S.F.	12"	12"
MB-5	354.00	354.75	355.25	351.17	320 S.F.	500 S.F.	9"	12"



	STABILIZED CONSTRUCTION ENTRANCE
	DRY WELL (M-5)
	EROSION CONTROL MATTING
	SILT FENCE
	SUPER SILT FENCE
	SUPER SILT FENCE (F-18-093)
	LIMIT OF DISTURBANCE
	LIMIT OF DRAINAGE AREA
	STREET AND PERIMETER TREES PROVIDED UNDER F-18-093
	EXISTING SPECIMEN TREE TO REMAIN, F-18-093

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



SYMBOL	RATING	NAME	K FACTOR	MAP #	HYDRIC
SfB	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 2-5% SLOPES	0.24	19	NO
SrD	(B)	SASSAFRAS AND CROOM SOILS, 10 TO 15% SLOPES	0.37	19	NO
UfA	(D)	URBAN LAND-FALLSINGTON COMPLEX, 0 TO 2% SLOPES		19	NO
UsB	(D)	URBAN LAND-SASSAFRAS-BELVILLE COMPLEX, 0 TO 5% SLOPES		19	NO
UsD	(D)	URBAN LAND-SASSAFRAS-BELVILLE COMPLEX, 5 TO 1% SLOPES		19	NO

**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 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: Robert L. Dorson de  
 DATE: 9-25-19

**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: Samer A. Alomer P.E.  
 DATE: 9-26-19

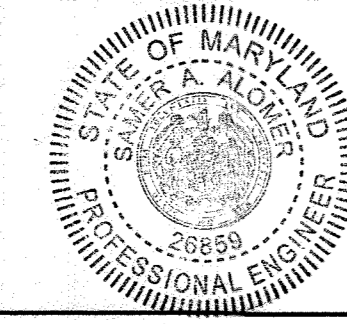
**OWNER / DEVELOPER**  
 Signature: John M. Polutan  
 DATE: 10/8/19

**APPROVED:** DEPARTMENT OF PLANNING AND ZONING  
 Signature: [Blank]  
 DATE: 10-24-19

**APPROVED:** DIVISION OF LAND DEVELOPMENT  
 Signature: [Blank]  
 DATE: 10-25-19

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. 26859, EXP. DATE 08/08/21.

Signature: Samer A. Alomer, P.E.  
 DATE: 9-26-19



Project: 18-020 SEP 2019 engineering  
 Date: 1/21/21 9:16:26 AM  
 Description: APP CALVERT LOT 2  
 Revisions: 2 Rev. Lot 5, CHAMBERLAIN III

**ROCKBURN MEADOWS**  
 LOTS 2 THRU 7  
 SINGLE FAMILY DETACHED UNITS  
 1ST ELECTION DISTRICT, TAX MAP 37, PARCELS 211 & 641, GRID 5 & 11  
 GRADING, SEDIMENT CONTROL AND SWM PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
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 (410) 997-0296 Tel. (410) 997-0296 Fax.

3 OF 4  
 SDP-19-054

