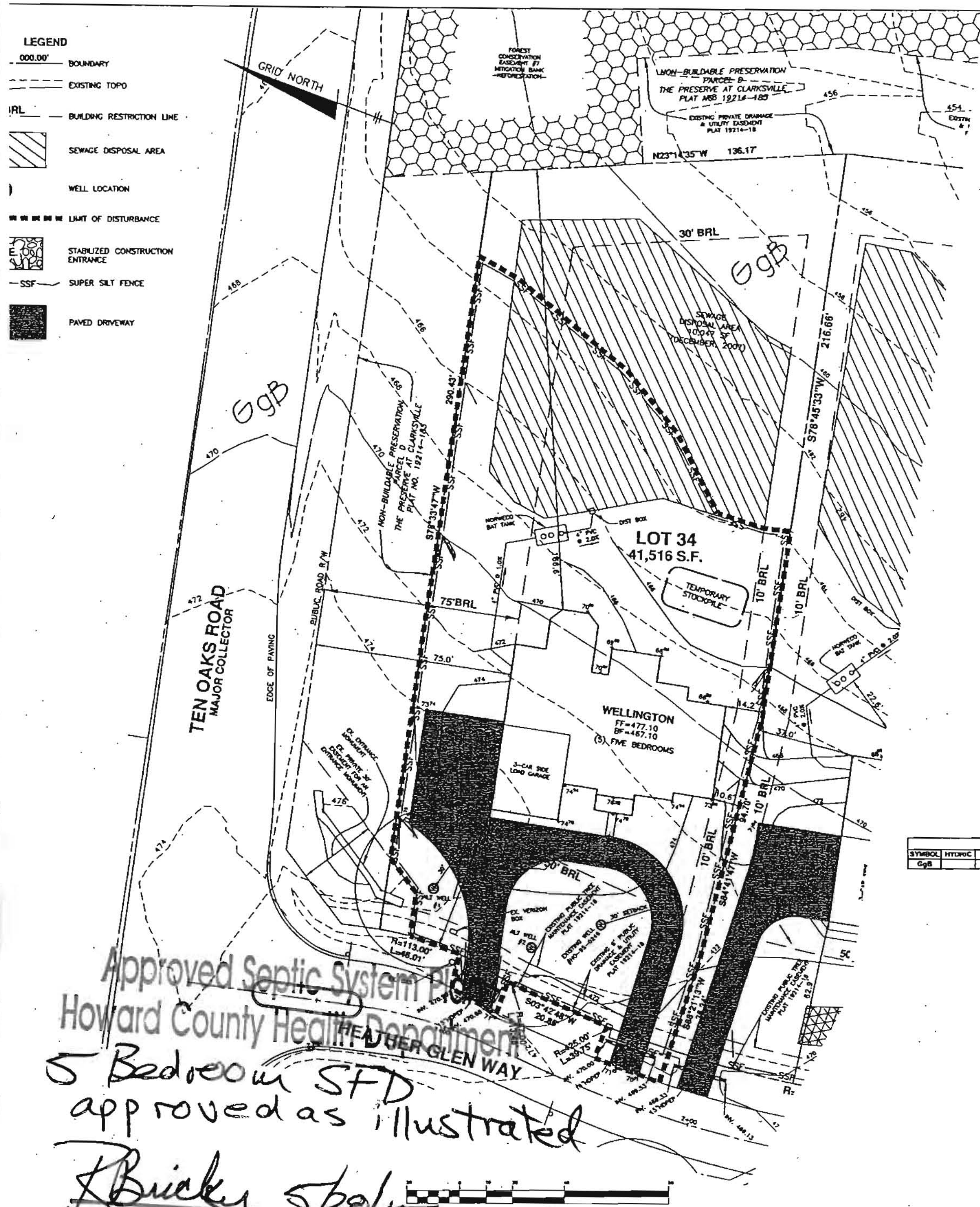


Approved Septic System Plan
Howard County Health Department

5 Bedroom SFD approved as illustrated

Signature

5/20/15

Date

B15001491

Scale: 1" = 60'

NOTES:

1. THE TOPOGRAPHY OF THIS PLAN IS TAKEN FROM FIELD SURVEY BY BENCHMARK ENGINEERING, INC. AND SIGNED F-06-072 PLANS AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.

2. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

4. ANY CHANGES TO THE PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

5. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE LOT BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.

6. THE EXISTING WELL ON THIS LOT (TAG NO. HO-95-0246) HAS BEEN FIELD LOCATED BY BENCHMARK ENGINEERING, INC. AND IS ACCURATELY SHOWN.

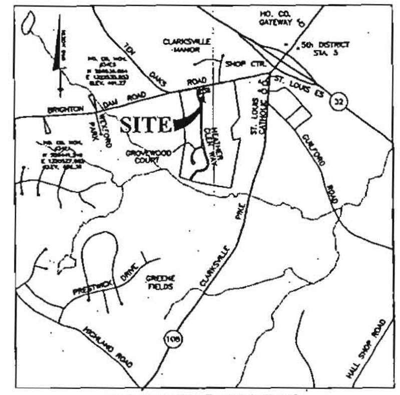
7. EXACT LENGTH OF SEPTIC TRENCHES ARE BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF PRECONSTRUCTION INSPECTION.

8. SPOIL FROM THE TRENCHING OF THE SEPTIC AREA IS TO BE PLACED ON THE UPHILL SIDE OF THE EXCAVATION FOR EACH INDIVIDUAL LOT.

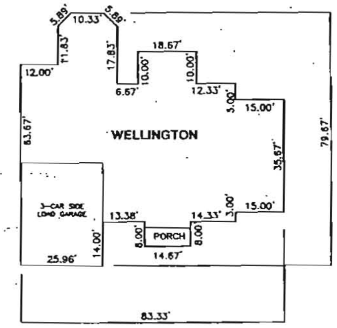
9. SEDIMENT AND EROSION CONTROLS SHALL BE PER THIS PLAN AND COMPLY WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

10. DRIVEWAY CULVERT COMPUTATIONS WERE APPROVED UNDER F-06-072. THE CULVERT SHALL BE A 15" CIRCULAR PIPE OR ELLIPTICAL EQUIVALENT.

11. FOR STORMWATER MANAGEMENT FOR THIS LOT, WATER QUALITY IS ADDRESSED USING ESD PRACTICES (DISCONNECTION OF ROOFTOP RUNOFF) UNDER F-14-060 AND CPv IS ADDRESSED USING A SWM POND DESIGN UNDER MDE 2000 REGULATIONS CRITERIA WHICH WAS APPROVED AND CONSTRUCTED UNDER F-06-072.



VICINITY MAP
SCALE: 1" = 2000'



HOUSE FOUNDATION
SCALE: 1" = 20'

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK

1. Obtain grading permit. (day 1)

2. On-site Pre-Construction meeting. (day 2)

3. Install the driveway culvert and provide adequate fill cover. Clear and Grub as necessary to install stabilized construction entrance and perimeter controls (i.e. super silt fences) (day 3)

4. Upon approval from the Howard County sediment control inspector, proceed to clear and grub within the perimeter. (day 5)

5. Excavate for foundation, pour and backfill. (day 5-12)

6. Install septic lines, BAT tank and trenches. (day 13-15)

7. Finish house construction. (day 16-90)

8. Pave driveway. (day 91)

9. Final grade the lot and stabilize in accordance with the permanent seeding notes including erosion control matting within all swales, if applicable, as shown on the plan. (day 92)

11. Upon approval from the Howard County sediment control inspector, remove sediment control devices and stabilize any remaining disturbed areas. (day 95)

NRCS SOILS CHART - HoCo Soils Map No. 16				
SYMBOL	HYDRIC	GROUP	Kw	MAP UNIT NAME
GgB		B	0.37	GLENELG LOAM, 3 TO 8 PERCENT SLOPES

NOTE:
TEMPORARY OR PERMANENT STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STANDARD & SPECIFICATIONS WHICHEVER IS MORE STRINGENT.

NOTE:
SHOULD THE STOCKPILE EXCEED 15 FEET IN HEIGHT, IT MUST BE BENCHED. SEE SPECIFICATIONS B-4-8 ON SHEET 2.

THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF ANY WORK.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.

CHRISTOPHER A. MALAGARI — 3/27/15 DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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."

WILLIAMSBURG HOMES, INC. — 3/30/15 DATE

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

HOWARD SOIL CONSERVATION DISTRICT — 4/9/15 DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

Professional Certification. 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.

STATE OF MARYLAND PROFESSIONAL ENGINEER

BUILDER:
WILLIAMSBURG HOMES, INC
5485 HARPERS FARM ROAD
SUITE 200
COLUMBIA, MARYLAND 21044
410-997-8800

THE PRESERVE AT CLARKSVILLE
LOT 34
6203 HEATHER GLEN WAY

TAX MAP: 34 GRID: 11 PARCEL: 77
ELECTION DISTRICT NO. 5
HOWARD COUNTY, MARYLAND

CUSTOM GRADING PLAN & BUILDING PERMIT PLAN

DATE:	MARCH 30, 2015	BEI PROJECT NO:	1407-W
SCALE:	AS SHOWN	SHEET	1 OF 2

DESIGN: DBT — DRAWN: DBT

GP-15-064

LEFT SIDE ELEVATION-
SCALE - 1/8" = 1'-0"

REAR ELEVATION-
SCALE - 1/8" = 1'-0"

RIGHT SIDE ELEVATION-
SCALE - 1/8" = 1'-0"

FRONT ELEVATION
SCALE- 1/4"= 1'-0"

REVISED 4/28/15

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

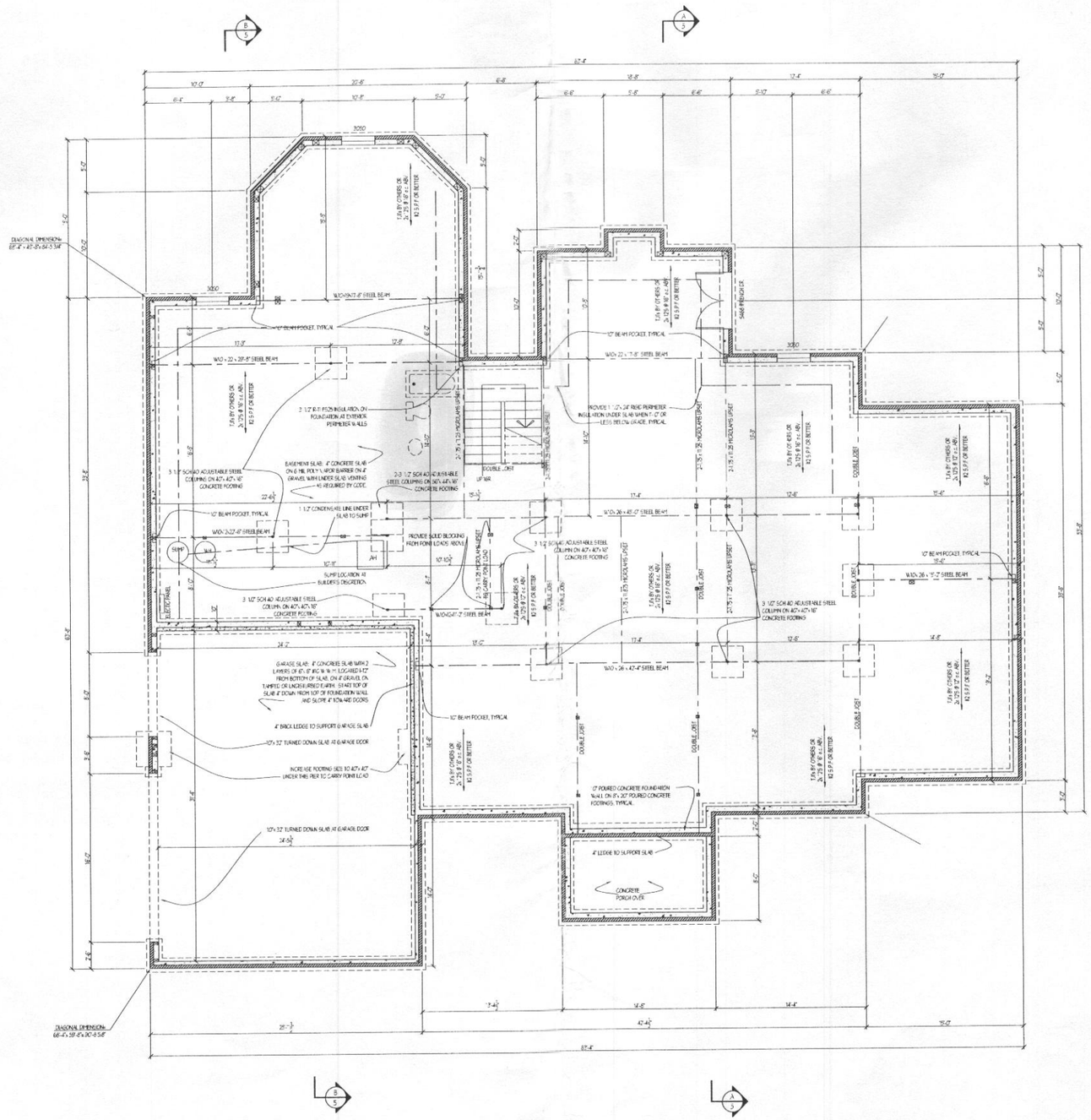
DATE: REVISION:

Date: 4/15
Scale: NOTED
Drawn: TIM

Drawing: ELEVATIONS
Project: WILLIAMSBURG GROUP
WELLINGTON
THE PRESERVE LOT 34

Project No.

1



REVISED SET 4/27/15

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

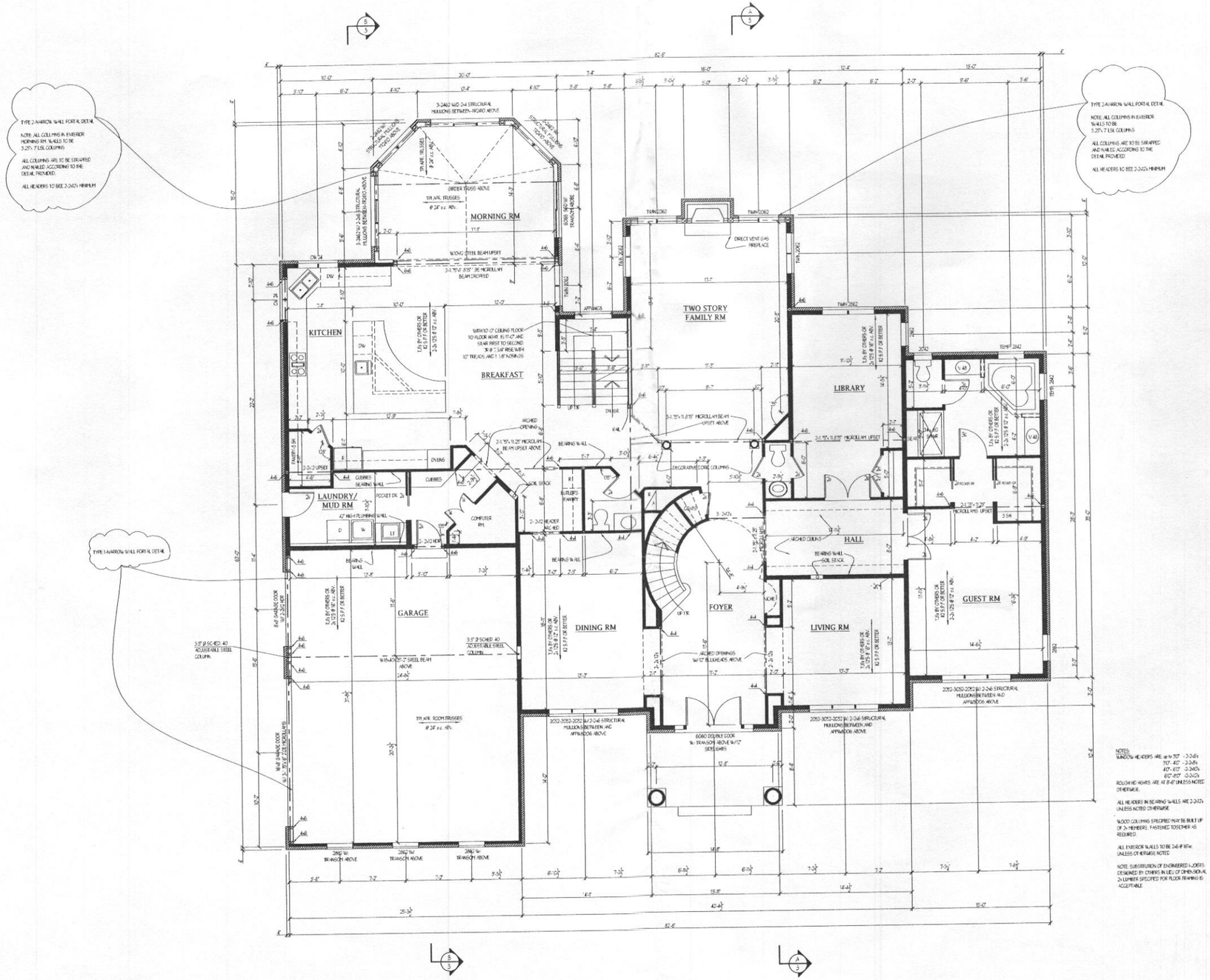
DATE:	REVISION:

Date: 4/15
Scale3/16"=1'-0"
Drawn: TIM

Drawing: BSMT/FOUNDATION PLAN
Project: WILLIAMSBURG GROUP
WELLINGTON
THE PRESERVE LOT 34

1067 PR34
Project No.

2



REVISED SET 4/27/15

tim graham 4/27/2015 7:01 AM Preserve lot 34 plan 4.20.15.dwg

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

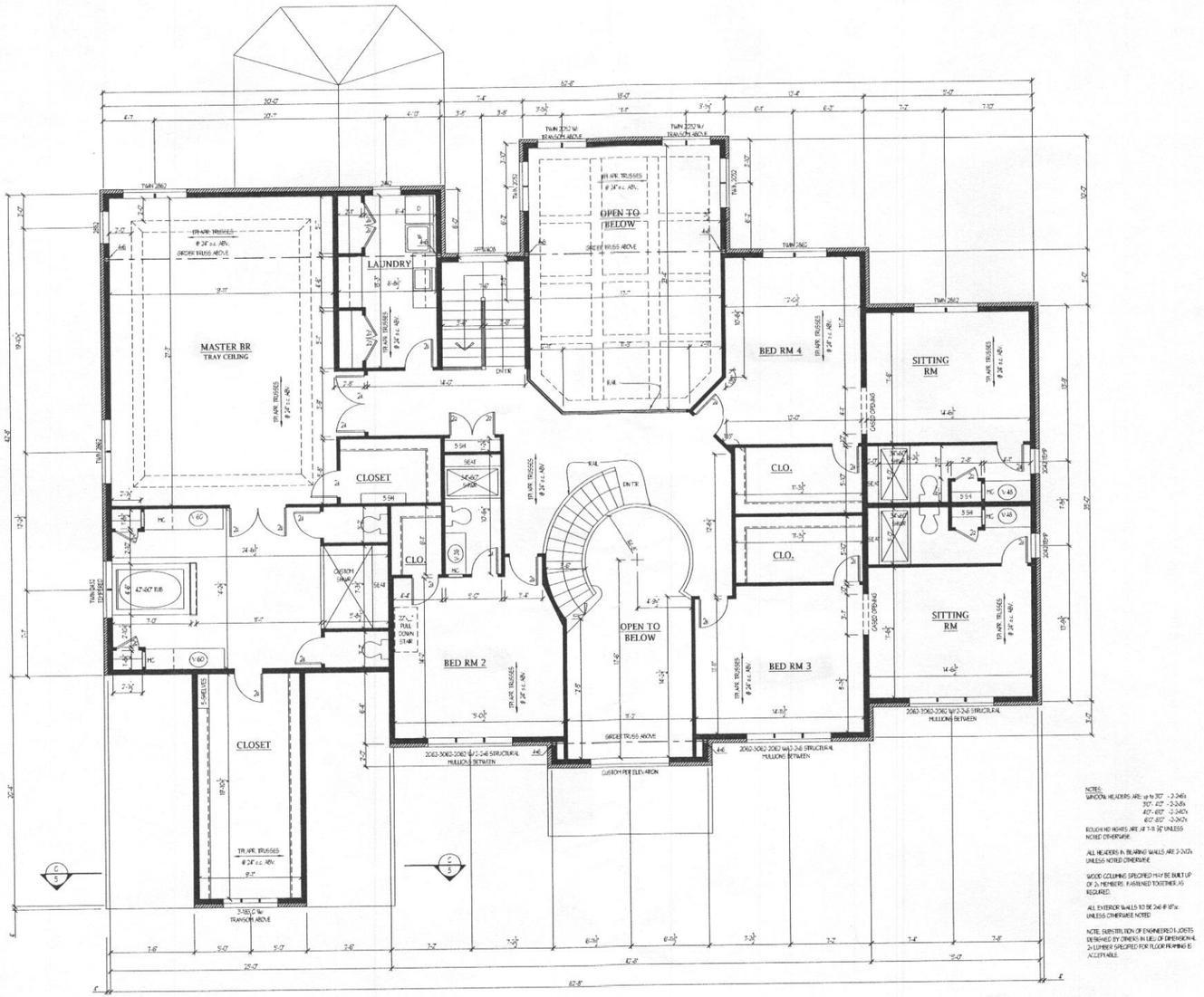
DATE:	REVISION:

Date: 4/15
Scale: 3/16"=1'-0"
Drawn: TIM

Drawing: FIRST FL. PLAN
Project: WILLIAMSBURG GROUP
WELLINGTON
THE PRESERVE LOT 34

1067 PR34
Project No.

3



NOTES:
WINDOW HEADERS ARE: up to 3'0" - 2-2x8's
3'01" - 4'0" - 3-2x8's
4'01" - 6'0" - 3-2x10's
6'01" - 8'0" - 3-2x12's

ROUGH MD HGHTS ARE AT 7-0 3/8" UNLESS NOTED OTHERWISE.

ALL HEADERS IN BEARING WALLS ARE 3-2x12's UNLESS NOTED OTHERWISE

WOOD COLUMNS SPECIFIED MAY BE BUILT UP OF 2x MEMBERS, FASTENED TOGETHER AS REQUIRED.

ALL EXTERIOR WALLS TO BE 2x6 @ 16"o.c. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTION OF ENGINEERED I-JOISTS DESIGNED BY OTHERS IN LIEU OF DIMENSIONAL 2x LUMBER SPECIFIED FOR FLOOR FRAMING IS ACCEPTABLE.

REVISED 4/28/15

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

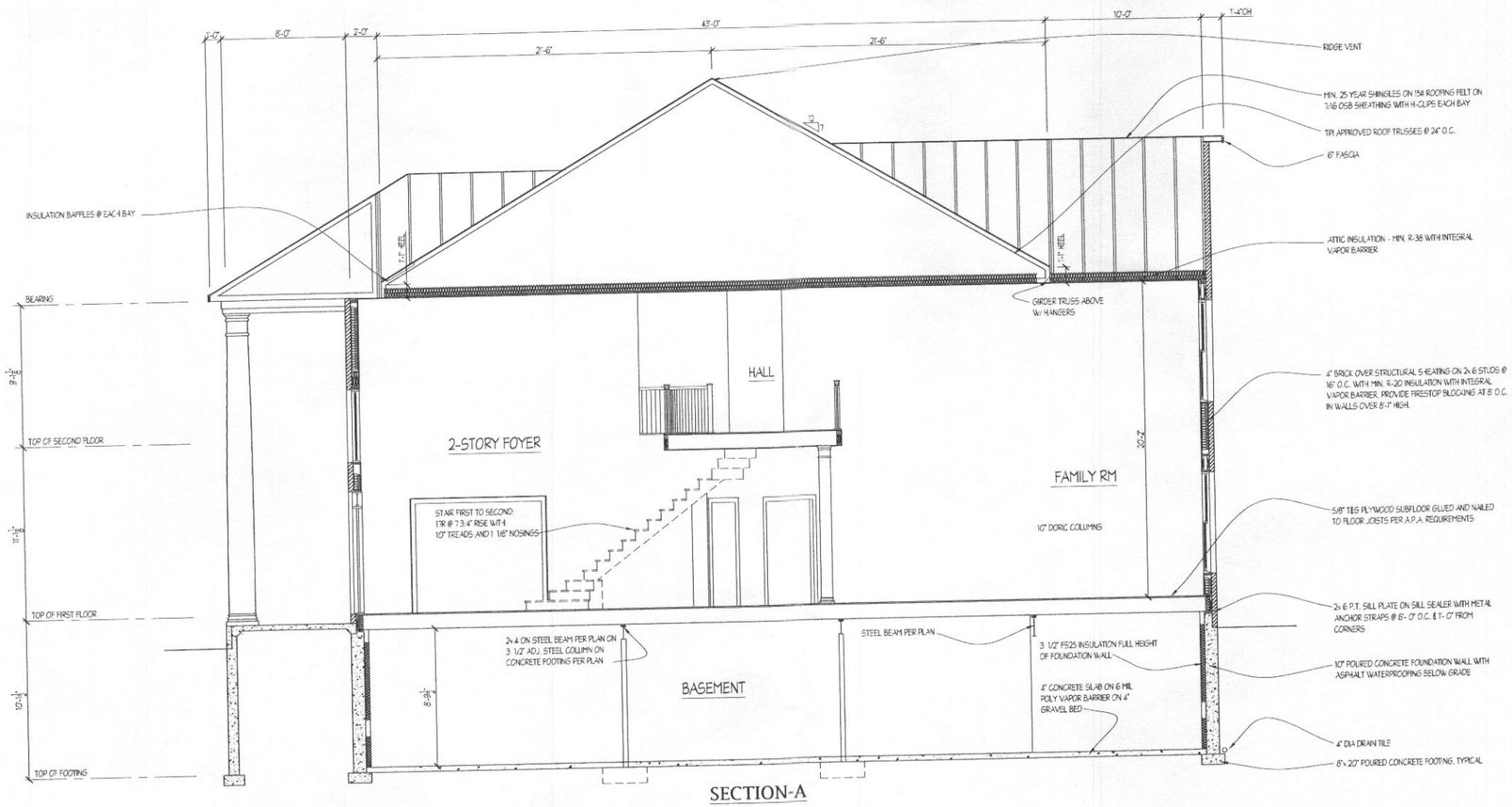
TITLE:	REVISION:	DATE:	REVISION:

Date: 4/15
Scale: 3/16"=1'-0"
Drawn: TIM

Drawing: SECOND FLOOR PLAN
Project: WILLIAMSBURG GROUP
WELLINGTON
THE PRESERVE LOT 34

1067 PR34
Project No.

4



SECTION-A

REVISED SET 4/27/15

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE: REVISION:

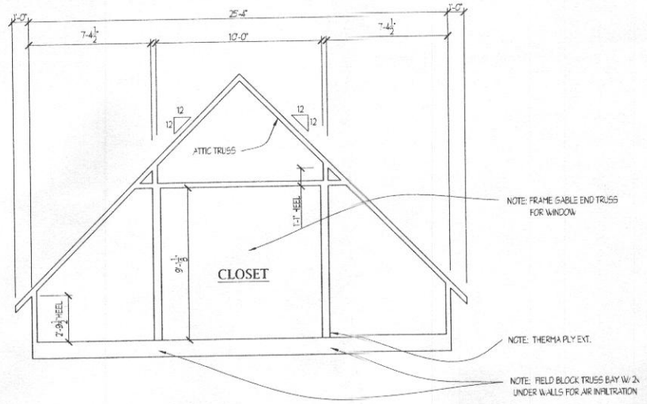
Date: 6/14
Scale: 1/4"=1'-0"
Drawn: TIM

Drawing: SECTION A

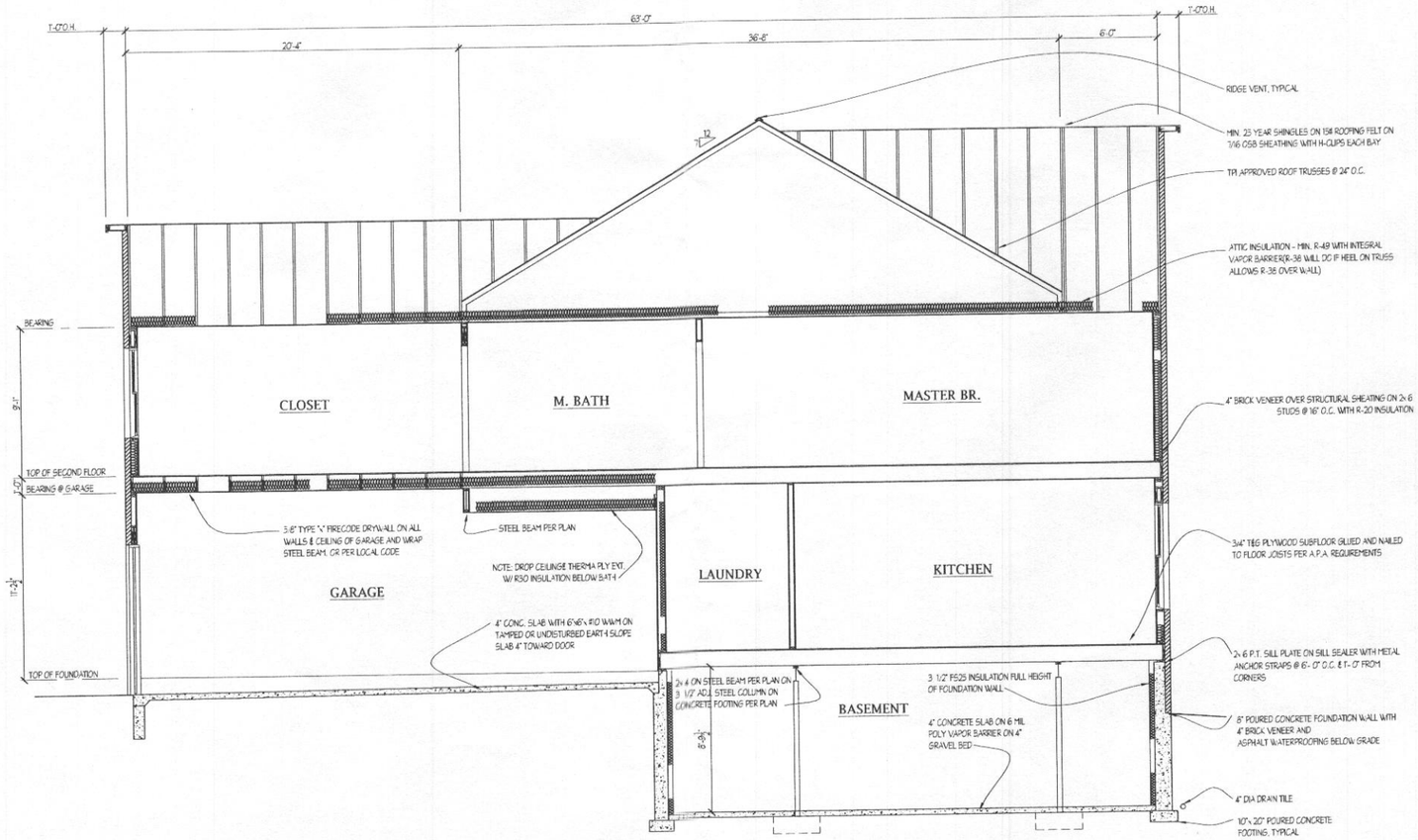
Project: WILLIAMSBURG GROUP
WELLINGTON
THE PRESERVE LOT 34

1067 PR34
Project No.

5



GARAGE TRUSS DIAGRAM



SECTION-B

REVISED SET 4/27/15

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

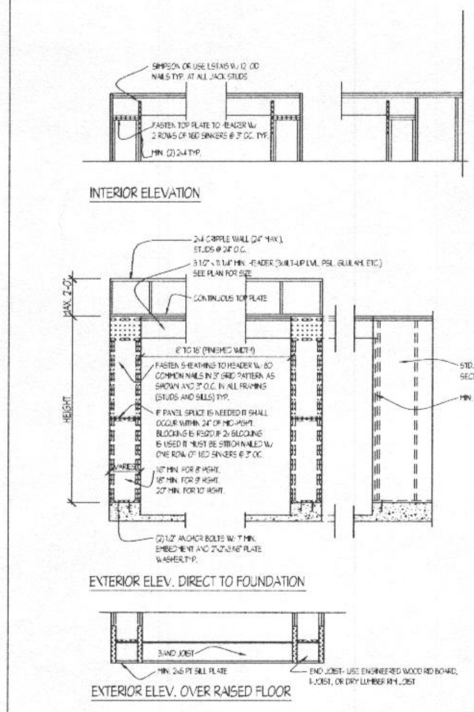
DATE: REVISION:

Date:6/14
Scale: 1/4"=1'-0"
Drawn: TIM

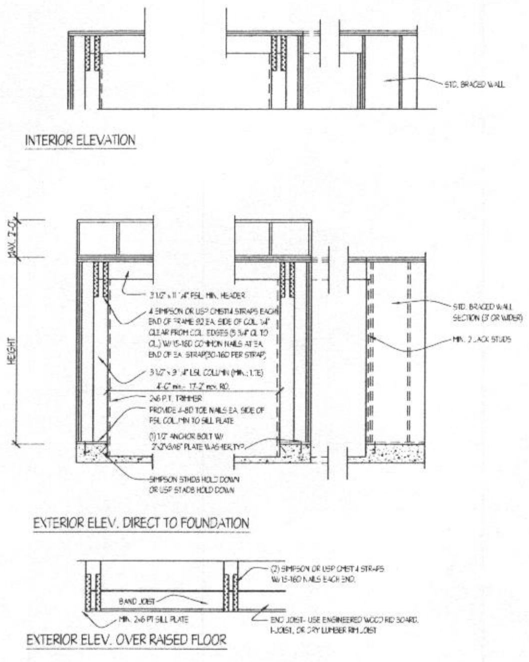
Drawing: SECTION B
Project: WILLIAMSBURG GROUP
WELLINGTON
THE PRESERVE LOT 34

1067 PR34
Project No.

6



NARROW WALL PORTAL DETAILS - TYPE 1



LSL COLUMN PORTAL DETAILS - TYPE 2

NARROW WALL BRACING DETAILS, SCALE:1/4"=1'-0"

NOTE: PORTAL FRAME ARE DESIGNED TO REPLACE THE REQ'D. BRACED WALL SEGMENT UP TO 40" LONG. FOR 9FT. WALL & 37 FOR 10FT. WALL ADJACENT TO 88% OPENING. LOCATIONS AND SPACING TO FOLLOW IRC REQUIREMENTS.

LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL.

A. LINEAR INTERPOLATIONS SHALL BE PERMITTED

B. FULL-HEIGHT SHEATHED WALL SEGMENTS TO EITHER SIDE OF GARAGE OPENINGS THAT SUPPORT LIGHT FRAME ROOFS ONLY, WITH ROOF COVERING DEAD LOADS OF 3PSF OR LESS SHALL BE PERMITTED TO HAVE A 4:1 ASPECT RATIO.

MINIMUM LENGTH OF BRACED WALL PANEL (INCHES)			MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% OF WALL HEIGHT)
48	54	60	100%
32	36	40	85%
24	27	30	65%

NOTE:

WALL BRACING:

ALL EXTERIOR WALLS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION. IN ADDITION, INTERIOR BRACED WALL LINES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R602.10.1.1. FOR BUILDINGS IN SEISMIC DESIGN CATEGORIES, D1 AND D2, WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADDITIONAL REQUIREMENTS OF R602.10.9, R602.10.11, AND R602.11.

R602.10.1

BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANEL CONSTRUCTION METHODS IN ACCORDANCE WITH SECTION R602.10.3. THE AMOUNT AND LOCATION OF BRACING SHALL BE IN ACCORDANCE WITH TABLE R602.10.1 AND THE AMOUNT OF BRACING SHALL BE THE GREATER OF THAT REQUIRED BY THE SEISMIC DESIGN CATEGORY OR THE DESIGN WIND SPEED. BRACED WALL PANELS SHALL BEGIN NO MORE THAN 12.5' (3810 MM) FROM EACH END OF A BRACED WALL LINE. BRACED WALL PANELS THAT ARE COUNTED AS PART OF A BRACED WALL LINE, EXCEPT THAT OFFSETS OUT-OF-PLANE OF UP TO 4 FEET (1219 MM) SHALL BE PERMITTED PROVIDED THAT THE TOTAL OUT TO OUT OFFSET DIMENSION IN ANY BRACED WALL LINE IS NOT MORE THAN 8' (2438 MM). A DESIGNED COLLECTOR SHALL BE PROVIDED IF THE BRACING BEGINS MORE THAN 12' (3658MM) FROM EACH END OF A BRACED WALL LINE.

R602.10.1.1 SPACING:

SPACING OF BRACED WALL LINES SHALL NOT EXCEED 35' (10,668 MM) ON CENTER IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTIONS IN EACH STORY.

EXCEPTION:

SPACING OF BRACED WALL LINES NOT EXCEEDING 50' SHALL BE PERMITTED WHERE:

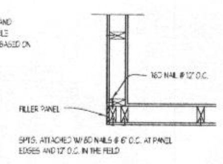
1. THE WALL BRACING PROVIDED EQUALS OR EXCEEDS THE AMOUNT OF BRACING REQUIRED BY TABLE R602.10.1 MULTIPLIED BY A FACTOR EQUAL TO THE BRACED WALL LINE SPACING DIVIDED BY 35', AND
2. THE LENGTH-TO-WIDTH RATIO FOR THE FLOOR/WALL DIAPHRAGM DOES NOT EXCEED 3:1.

NOTE; WIND BRACING DESIGN AS REQUIRED BY SECTION 602.10 OF THE IRC HAVE BEEN SATISFIED BY THE ALTERNATIVE CONTINUOUS STRUCTURAL PANEL SHEATHING METHOD (602.10.5) AND NARROW WALL (PORTAL FRAME) BRACING. REFER TO MIN. CONSTRUCTION DETAILS THIS SHEET. ADDITIONALLY, ALL STRUCTURAL MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1) OF THE INTERNATIONAL RESIDENTIAL CODE, AND THE MANUFACTURERS' RECOMMENDATIONS IN THE CASE OF ENGINEERED COMPONENTS. MINIMUM BRACED WALL LENGTHS ARE BASED ON THE TABLE BELOW:

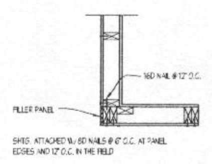
MINIMUM LENGTH OF BRACED WALL PANELS									
MAX. ADJACENT OPENING HGHT	60"	65"	66"	72"	76"	82"	94"	106"	FULL HGHT
EQUIVALENT TO	50 VINYL WINDOW	52 WD WINDOW	58 VINYL WINDOW	60 VINYL WINDOW	62 WD. WINDOW	66 DOOR	68 DR W/ 0 TR	68 DR W/ 20 TR	
WALL HEIGHT 6' WALL 9' WALL 10' WALL	 24" 27" 30"	 26" 27" 30"	 28" 27 30"	 28" 31" 30"	 30" 31" 31"	 32" 33" 33"	 48"* 37" 36"	 N/A 46"* 48"*	 48"* 54"* 60"*

* PORTAL DESIGN MAY NOT BE SUBSTITUTED

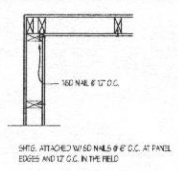
ALL BRACED EXTERIOR WALLS SHALL BE MIN. 7/16" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS 2 6" O.C. AT PANEL EDGES AND 12" OC. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OR SOLID BLOCKING WITH (3)16d NAILS @ 16" O.C., RIM JOIST TO PLATE OR SILL W/ 8d 2 6" O.C., TOENAIL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER DETAIL. INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYP. BD. APPLIED TO EACH SIDE OF FRAMING W/ ADHESIVE AND 5 OR 6 SCREWS @ 24" O.C.



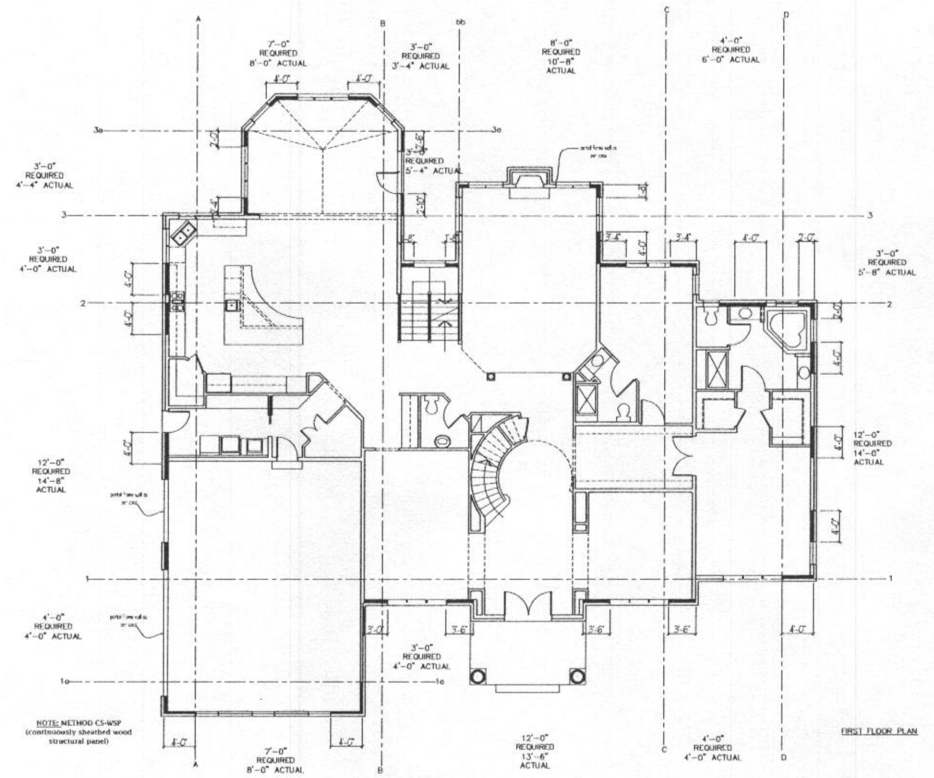
OUTSIDE CORNER DETAIL
not to scale

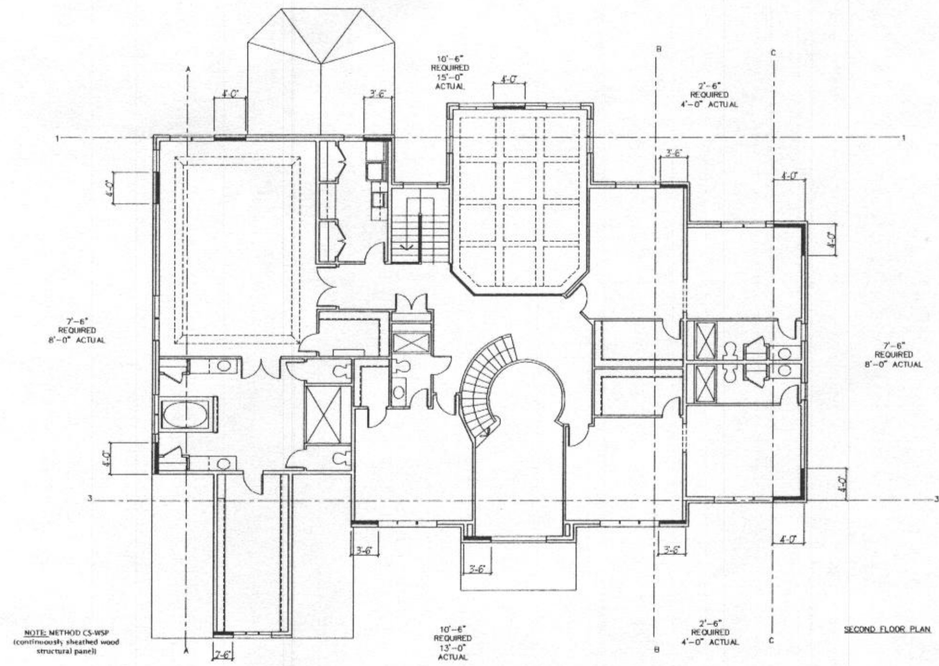


GARAGE CORNER DETAIL
not to scale



INSIDE CORNER DETAIL
not to scale





REVISED SET 4/27/15

Plymouth Road Architects
640 Plymouth Road, Catonsville, MD 21229 410-788-0281

DATE:	REVISION:
DATE:	REVISION:

Drawing: SHEAR WALL DETAILS

Project: WILLIAMSBURG GROUP
WELLINGTON
THE PRESERVE LOT 34

Date: 4/15
Scale: N.A.
Drawn: TIM

1067 PR34
Project No.

D1