



Health
GP-19-029

Howard County Maryland
Department of Inspections, Licenses and Permits
3430 Court House Drive
Permits: 410-313-2455
www.howardcountymd.gov

Date Received: _____

Permit No.: B18003776

Building Address: 12414 All Daughters Lane
 City: Highland State: MD Zip Code: 20777
 Suite/Apt. # _____ SDP/WP/BA #: _____
 Census Tract: _____ Subdivision: Orchard Estates
 Section: _____ Area: _____ Lot: 5
 Tax Map: 40 Parcel: 178 Grid: 18
 Zoning: RR-DEO Map Coordinates: _____ Lot Size: 49,938 sf

Existing Use: Vacant
 Proposed Use: Single Family Dwelling
 Estimated Construction Cost: \$ 350,000
 Description of Work: Kenbridge - A Elevation - 10R; 6BR; 5FB; OHB; fireplace
uest Bedroom on 1st floor; Opt. Extended Kitchen (pg. A.2); 3 car sideload garage (pg. A3.3)-Walkout Basement
seeking Silver Level Certification of the NGBS-3rd party verification by Pando Alliance

Occupant or Tenant: _____
 Was tenant space previously occupied? Yes No
 Contact Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Property Owner's Name: MB Browns Bridge Court LLC
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 Phone: 301-762-9511 Fax: _____
 Email: MQuint@mitchellbest.com

Applicant's Name & Mailing Address, (If other than stated herein)
 Applicant's Name: Marc Quint - MB Browns Bridge Court LLC AN
 Address: 1686 E. Gude Drive Vicky Meyer
 City: Rockville State: MD Zip Code: 20850
 Phone: 301-762-9511 Fax: 301-610-9564
 Email: MQuint@mitchellbest.com MD BIDG PERMITS @ COMCAST

Contractor Company: MB Development Company LLC
 Contact Person: Marc Quint
 Address: 1686 E. Gude Drive
 City: Rockville State: MD Zip Code: 20850
 License No.: 7314
 Phone: 301-762-9511 ext. 318 Fax: _____
 Email: MQuint@mitchellbest.com

Engineer/Architect Company: _____
 Responsible Design Prof.: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Fax: _____
 Email: _____

Commercial Building Characteristics	Residential Building Characteristics	
Height:	<input checked="" type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse	
No. of stories:	<u>Depth</u>	<u>Width</u>
Gross area, sq. ft./floor:	1 st floor: <u>58'</u>	<u>54'</u>
	2 nd floor: <u>58'</u>	<u>54'</u>
Area of construction (sq. ft.):	Basement: <u>35'</u>	<u>54'</u>
	<input checked="" type="checkbox"/> Finished Basement	
Use group:	<input type="checkbox"/> Unfinished Basement	
	<input type="checkbox"/> Crawl Space	
<u>Construction type:</u>	<input type="checkbox"/> Slab on Grade	
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: <u>6</u>	
<input type="checkbox"/> Structural Steel	<u>Multi-family Dwelling</u>	
<input type="checkbox"/> Masonry	No. of efficiency units:	
<input type="checkbox"/> Wood Frame	No. of 1 BR units:	
<input type="checkbox"/> State Certified Modular	No. of 2 BR units:	
	No. of 3 BR units:	
	Other Structure:	
	Dimensions:	
<input checked="" type="checkbox"/> Roadside Tree Project Permit	Footings:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof:	
<u>Roadside Tree Project Permit #</u>	<input type="checkbox"/> State Certified Modular	
	<input type="checkbox"/> Manufactured Home	

Utilities	
<u>Water Supply</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
<u>Sewage Disposal</u>	
<input type="checkbox"/> Public	
<input checked="" type="checkbox"/> Private	
Electric: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Gas: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Heating System</u>	
<input type="checkbox"/> Electric <input type="checkbox"/> Oil	
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas	
<input type="checkbox"/> Other:	
<u>Sprinkler System:</u>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Grading Permit Number: <u>G 18000275</u>	
Building Shell Permit Number:	

RECEIVED
 NOV 02 2018
 LICENSES & PERMITS
 DIVISION

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

V. Meyer
 Applicant's Signature
md BIDG Permits @ comcast.net
 Email Address
Agent
 Title/Company

Vicky Meyer, Agent
 Print Name
11/2/18
 Date

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 PLEASE WRITE NEATLY & LEGIBLY
 -FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
<input checked="" type="checkbox"/> State Highways		
<input checked="" type="checkbox"/> Building Officials		
<input checked="" type="checkbox"/> PSZA (Zoning)		
<input checked="" type="checkbox"/> PSZA (Engineering)		
<input checked="" type="checkbox"/> Health	<u>11/1/18</u>	<u>H. Oswald</u>

DPZ SETBACK INFORMATION	
Front:	
Rear:	
Side:	
Side St.:	
All minimum setbacks met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is Entrance Permit Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Historic District?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot Coverage for New Town Zone:	
SDP/Red-line approval date:	

Filing Fee	\$ 150
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub- Total Paid	\$
Balance Due	\$
Check	# 1121

Distribution of Copies: White: Building Officials Green: PSZA,Zoning Yellow: PSZA,Engineering Pink: Health Gold: SHA

B/800 3776

MITCHELL & BEST

THE KENBRIDGE

Health

To: Health Department
 Plans for Lot 5 - 12414 All
 Daughters Lane
 6 SEPTIC BEDROOMS
 *4 Bedrooms upstairs
 *Guest Bedroom on Main
 Level in lieu of Study
 *Finished Basement

BUILDER
 MITCHELL & BEST
 1686 E. GUDE DRIVE
 ROCKVILLE, MD 20850
 301.762.9511
 301.610.0086-FAX

ARCHITECT
 KTG GROUP, INC.
 8609 WESTWOOD CENTER DR. SUITE 600
 VIENNA, VA 22182
 703.992.6116
 703.992.6428-FAX

STRUCTURAL ENGINEER
 CONSULTING ENGINEERS CORPORATION
 11480, SUNSET HILLS ROAD, SUITE 100-W
 RESTON, VA 20190
 703-481-2100
 703-929-2587 - FAX

LIST OF DRAWINGS

- CS COVER SHEET
- SPI SPECIFICATIONS
- A.1 BASEMENT PLAN *ELEV. 'A' & 'C'
- A.2 FIRST FLOOR PLAN *ELEV. 'A' & 'C'
- A.3 SECOND FLOOR PLAN *ELEV. 'A'
- A.3.1 PARTIAL PLAN *ELEV. 'D'
- A.3.2 PARTIAL PLAN *OPT. GARAGES
- A.3.3 PARTIAL PLAN *OPT. 3-CAR SIDE LOAD GARAGE
- A.3.4 PARTIAL PLAN *OPT. SIDE GARAGE W/BREEZEWAY
- A.3.5 PARTIAL PLANS *2' EXTENDED GARAGE
- A.3.6 PARTIAL PLAN *OPT. SUNROOM & *OPT. EXT. KITCHEN
- A.4 FRONT ELEVATION A
- A.4.1 OMITTED
- A.4.2 OMITTED
- A.4.3 FRONT ELEVATION D
- A.5 REAR ELEVATION
- A.6 SIDE ELEVATIONS
- A.6.1 HIGH VISIBILITY ELEVATIONS
- A.7 PARTIAL ELEVATION *OPT. 2-CAR SIDE LD. GARAGE
- A.7.1 PARTIAL ELEVATION *OPT. 3-CAR GARAGE
- A.7.2 PARTIAL ELEVATION *OPT. 3-CAR SIDE LD. GARAGE
- A.7.3 PARTIAL ELEVATION *OPT. SIDE GARAGE W/BREEZEWAY
- A.7.4 PARTIAL ELEVATION *EXT. KITCHEN
- A.7.5 PARTIAL ELEVATION *OPT SUNROOM
- A.7.6 PARTIAL ELEVATION *OPT. ULTIMATE SUNROOM
- A.8 BUILDING SECTION
- S.0 STRUCTURAL NOTES & INDEX
- S.1-S.1C FOUNDATION PLANS & NOTES
- S.2-S.2B FIRST FLOOR FRAMING PLANS & NOTES
- S.3-S.3C SECOND FLOOR FRAMING & NOTES
- S.4-S.4A ROOF FRAMING PLANS & NOTES
- SDI-SD6 SECTION DETAILS
- IJF I-JOIST DETAILS
- E.1 BASEMENT ELECTRICAL PLAN
- E.2 FIRST FL. ELECTRICAL PLAN
- E.3 SECOND FL. ELECTRICAL PLAN
- D.1 TYPICAL DETAILS
- D.2 TYPICAL DETAILS
- D.3 TYPICAL DETAILS

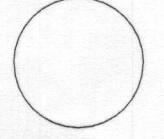
AREA	
SQUARE FOOTAGE:	
STANDARD BASEMENT	1659 SQ FT
OPT. SUNROOM	280 SQ FT
OPT. ULTIMATE SUNROOM	352 SQ FT
OPT. EXTENDED KITCHEN	96 SQ FT
STANDARD FIRST FLOOR	1670 SQ FT
2-CAR GAR.	412 SQ FT
OPT. SUNROOM	280 SQ FT
OPT. ULTIMATE SUNROOM	352 SQ FT
OPT. 3 CAR FRONT LOAD GAR.	705 SQ FT
OPT. 3-CAR SIDE LOAD GAR.	614 SQ FT
OPT. SIDE GARAGE W/ BREEZEWAY	484 SQ FT
OPT. EXTENDED KITCHEN	96 SQ FT
STANDARD SECOND FLOOR	1920 SQ FT
OPT. EXT. MASTER BEDRM ABV. 3-CAR GAR.	256 SQ FT
TOTAL BASE HOUSE	3590 SQ FT

CODE INFORMATION	
GOVERNING CODE BOOK:	IRC 2015 AS AMENDED BY LOCAL JURISDICTION
USE GROUP:	3 STORY, SINGLE FAMILY DETACHED

Professional certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 9588. Expiration Date: 09/26/2018.

NO	DATE	REVISIONS
01	03/05/08	PRELIMINARY
02	03/20/08	REVIEW SET
03	04/07/08	REVISIONS, ADD OPT DECK
04	04/07/08	REVISIONS, ADD OPT DECK
05	03/20/08	REVISIONS, ADD OPT DECK
06	03/20/08	REVISIONS, ADD OPT DECK
07	03/20/08	REVISIONS, ADD OPT DECK
08	03/20/08	REVISIONS, ADD OPT DECK
09	04/22/08	REVISIONS, ADD OPT DECK
10	04/22/08	REVISIONS, ADD OPT DECK

PROJECT NORTH



KENBRIDGE

MITCHELL & BEST

OWNER

COVER SHEET

SCALE N.T.S.



CHECKED BY SA

DRAWN BY BA

DATE 11.19.09

CS

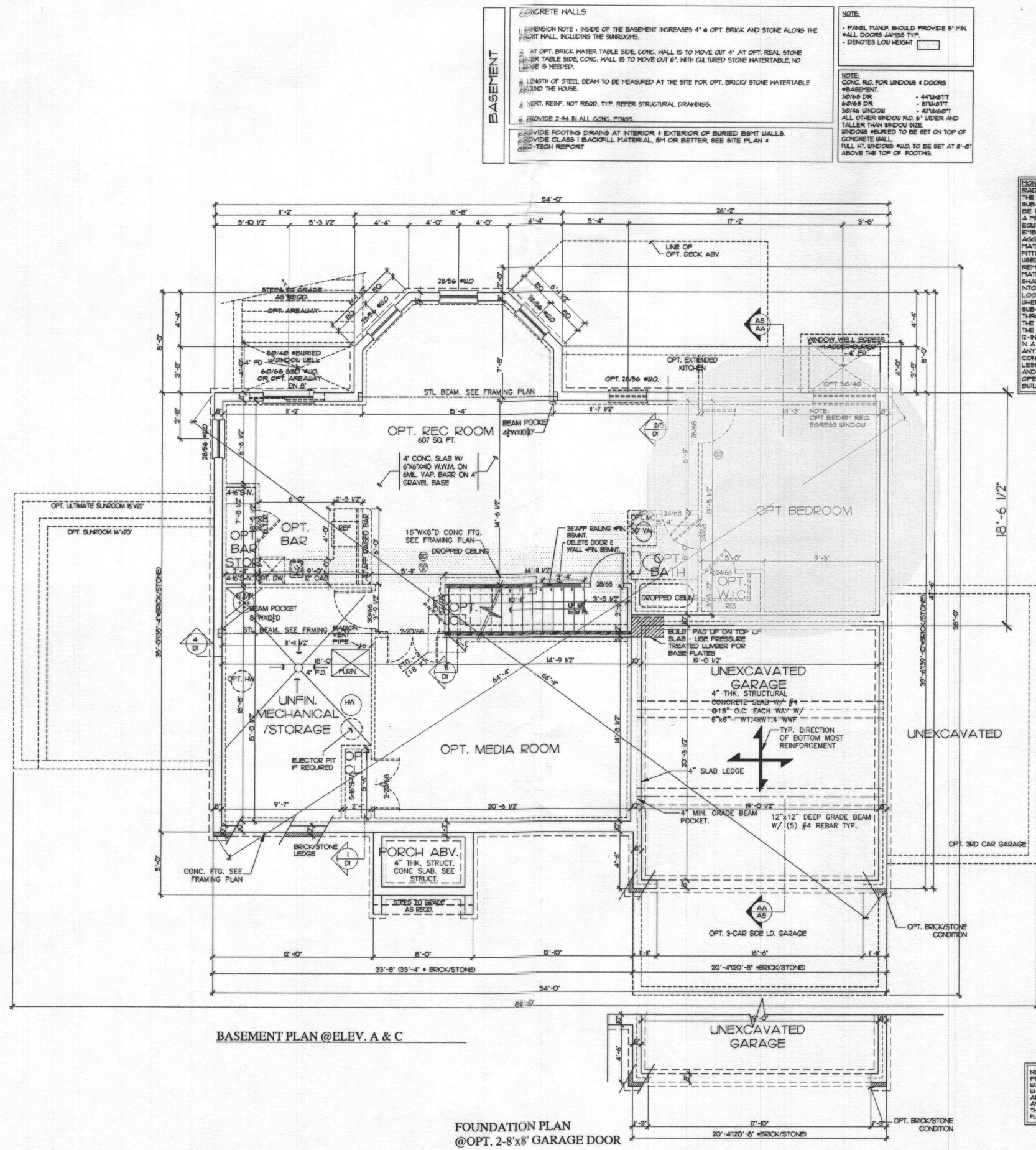
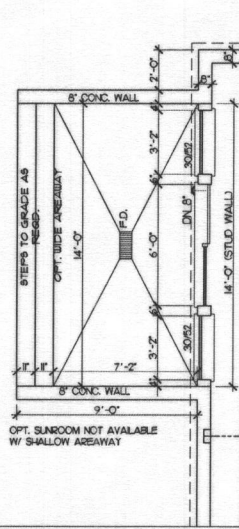
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K:\Ynema\Projects\Pre 2016\Single Family\Mitchell & Best\080212\BESSVA-Kenbridge\Draw\Arch\A1-A3 Plan.dwg

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FOUND.PLAN @OPT. SHALLOW AREAWAY ON LEFT SIDE



CONCRETE WALLS

- DIMENSION NOTE: INSIDE OF THE BASEMENT INCREASES 4" @ OPT. BRICK AND STONE ALONG THE FRONT WALL, INCLUDING THE SUNROOMS.
- AT OPT. BRICK WATER TABLE SIDE, CONC. WALL IS TO MOVE OUT 4" @ OPT. REAL STONE WATER TABLE SIDE, CONC. WALL IS TO MOVE OUT 6", WITH CULTURED STONE WATERTABLE, NO LEADGE IS NEEDED.
- LENGTH OF STEEL BEAM TO BE MEASURED AT THE SITE FOR OPT. BRICK/STONE WATERTABLE AROUND THE HOUSE.
- VERT. REINF. NOT REGD. TYP. REFER STRUCTURAL DRAWINGS.
- PROVIDE 2-#4 IN ALL CONC. FINISH.
- PROVIDE FOOTING DRAINS AT INTERIOR & EXTERIOR OF BURIED EXIST WALLS.
- PROVIDE CLASS I BACKFILL MATERIAL, 6M1 OR BETTER. SEE SITE PLAN & GEO-TECH REPORT.

NOTE:

- PANEL MANUF. SHOULD PROVIDE 3" MIN. WALL DOORS JAMBS TYP.
- DENOTES LOW HEIGHT

NOTE:

- CONC. RD. FOR WINDOWS & DOORS REASSEMBLY.
- 30#68 DR - 44#8@17T
- 60#68 DR - 87#8@17T
- 30#46 WINDOW - 47#8@17T
- ALL OTHER WINDOW R.O. 6" WIDER AND TALLER THAN WINDOW SIZE
- WINDOWS REQUIRED TO BE SET ON TOP OF CONCRETE WALL.
- FULL HT. WINDOWS #10. TO BE SET AT 8'-0" ABOVE THE TOP OF FOOTING.

MONTGOMERY COUNTY ONLY. RADON MITIGATION NOTE

THE FOLLOWING COMPONENTS OF A PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION:

- A MINIMUM 3-INCH-DIAMETER ABS, PVC OR EQUIVALENT GAS-TIGHT PIPE SHALL BE EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS CAST. A "T" FITTING OR EQUIVALENT METHOD SHALL BE USED TO ENSURE THAT THE PIPE OPENING REMAINS WITHIN THE SUB-SLAB PERMEABLE MATERIAL. ALTERNATIVELY, THE 3-INCH PIPE SHALL BE SHALL BE INSERTED DIRECTLY INTO AN INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED SURF COVER WHERE THE SURF IS EXPOSED TO THE SUB-SLAB AGGREGATE OR CONNECTED TO IT THROUGH A DRAINAGE SYSTEM.
- THE PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, TERMINATE AT LEAST 2-INCHES ABOVE THE SURFACE OF THE ROOF IN A LOCATION AT LEAST 10-FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10-FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.

BASEMENT PLAN @ELEV. A & C

FOUNDATION PLAN @OPT. 2-8'x8' GARAGE DOOR

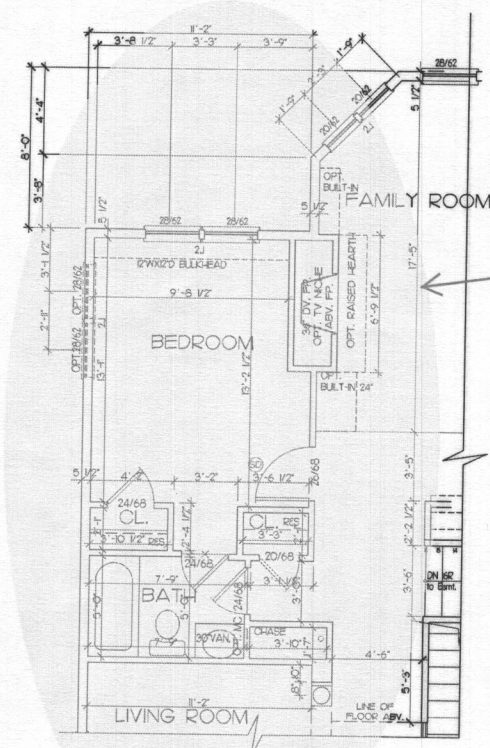
NOTE:

PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F834 OR F835 ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 24" (INCHES) ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW AND WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (INCHES) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

Professional certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 8558. Expiration Date: 05/23/2019.

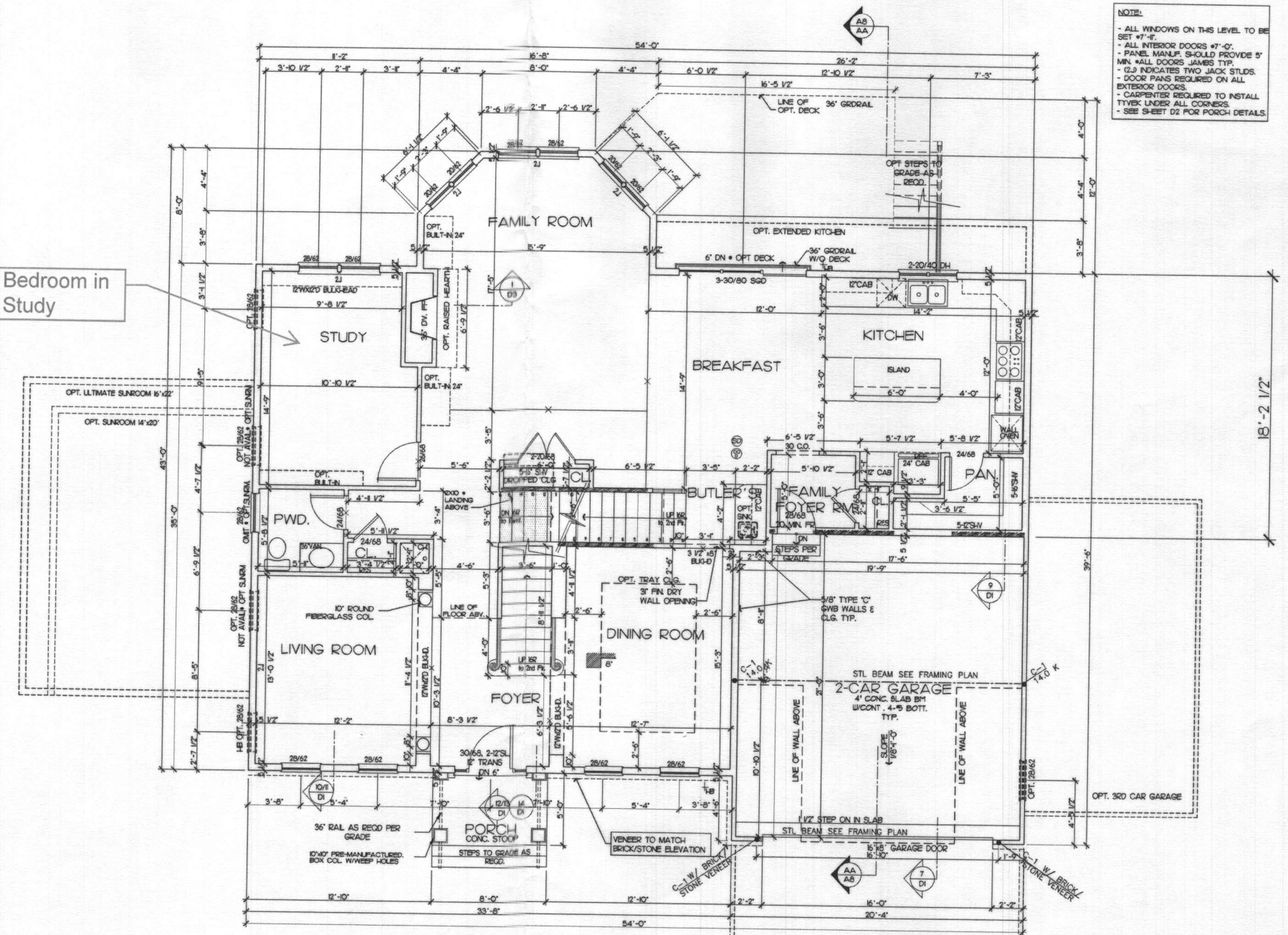
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			02	03/09/08	REVIEW SET
03	05/06/08	WATERFORD LODGOUN. VA. PERMITS	04	06/07/08	WATERFORD LODGOUN. VA. PERMITS
05	08/01/08	REVISIONS	06	10/01/08	REVISIONS
07	02/15/09	REV. 2009 UPDATE	08	06/03/09	PLAN REVISIONS
09	06/23/09	REVISE STAIRCASE	10	06/23/09	REVISE STAIRCASE
11	06/23/09	REV. 2009 CODE UPDATE/REWARD CO.			
PROJECT NORTH					
KENBRIDGE					
TITLE			OWNER		
BASEMENT PLAN @ ELEV. A & C			MITCHELL & BEST		
SCALE			DATE		
1/4"=1'-0"			11.03.09		
DRAWN BY BA			CHECKED BY SA		
DATE			SCALE		
11.03.09			1/4"=1'-0"		
A.1			20110009.00		

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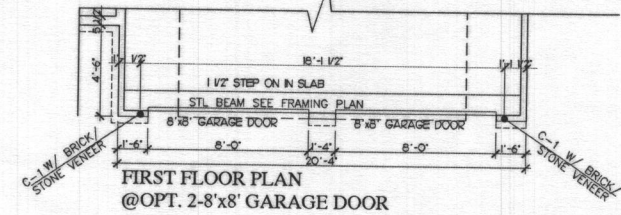


FIRST FLOOR PLAN @OPT. BEDROOM

Guest Bedroom in lieu of Study



FIRST FLOOR PLAN @ELEV. A & C
 1670 SQ FT
 3590 SQ FT TOTAL



FIRST FLOOR PLAN @OPT. 2-8'x8' GARAGE DOOR

NOTE:
 - ALL WINDOWS ON THIS LEVEL TO BE SET #7-4"
 - ALL INTERIOR DOORS #7-0"
 - PANEL MAKEUP SHOULD PROVIDE 5" MIN. #4 ALL DOORS JAMES TYP.
 - (2) J INDICATES TWO JACK STUDS.
 - DOOR FRAMS REQUIRED ON ALL EXTERIOR DOORS.
 - CARPENTER REQUIRED TO INSTALL TYP. LINES ALL CORNERS.
 - SEE S-SET D2 FOR PORCH DETAILS.

Professional certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 8598B. Expiration Date: 05/23/2019.

NO	DATE	REVISIONS
01	01/05/08	PRELIMINARY
02	05/09/08	REVIEW SET
03	08/07/08	WATERBORD LONDON VA PERMITS
04	08/07/08	REVISIONS AND OPT DECK
05	10/20/08	REVISIONS AND OPT DECK
06	10/20/08	REVISIONS AND OPT DECK
07	02/07/09	REC. 2009 UPDATE REVISIONS
08	02/07/09	REC. 2009 UPDATE REVISIONS
09	06/23/12	PLAN REVISIONS
10	10/23/07	REC. 2008 CODE UPDATE/REWARD CO.

PROJECT NORTH

KENBRIDGE

MITCHELL & BEST

TITLE
 FIRST FLOOR PLANS @ ELEV A & C

SCALE
 1/4"=1'-0"

CHECKED BY SA
 DRAWN BY BA

DATE
 11/30/09

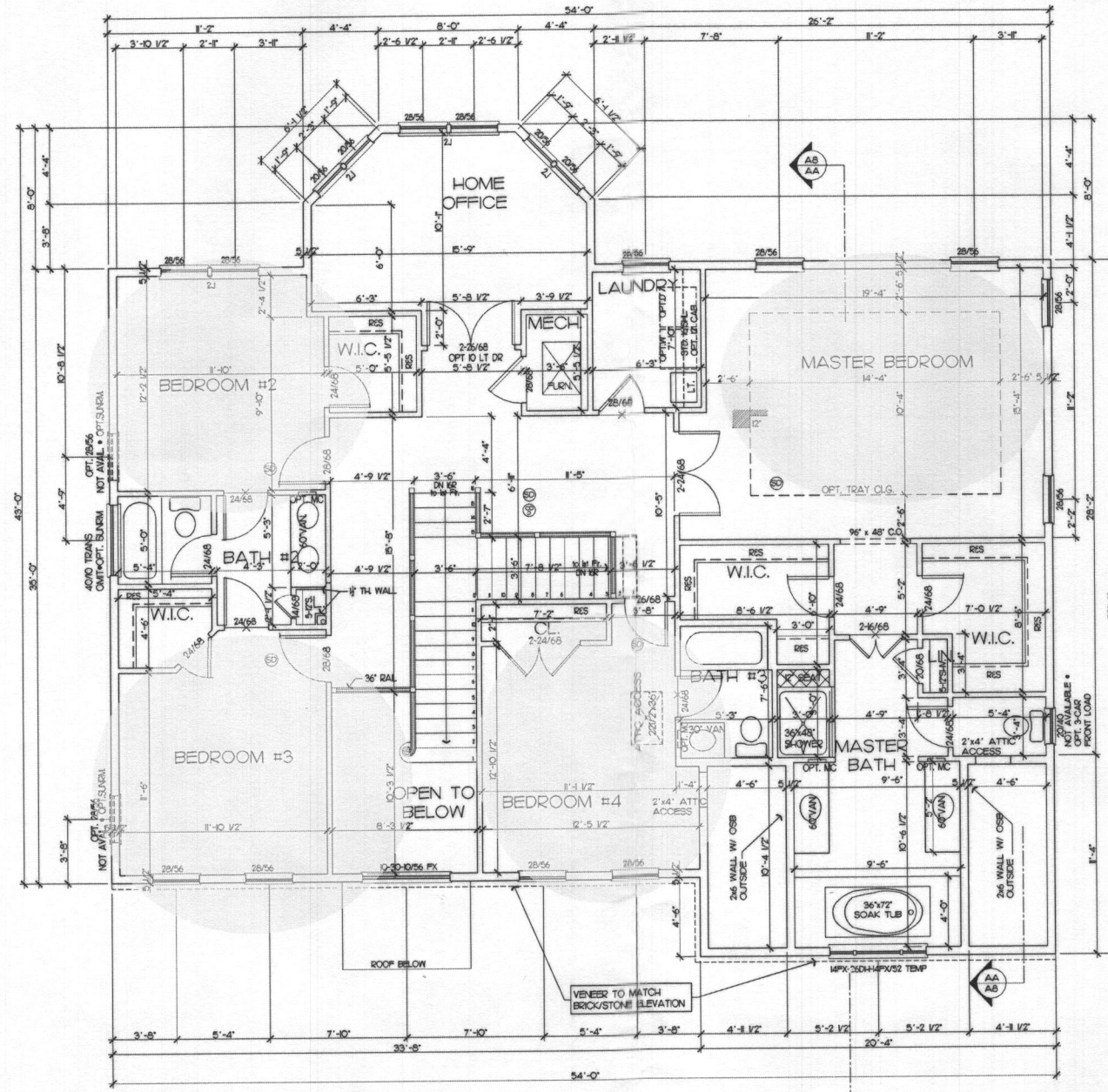
OWNER
 MITCHELL & BEST

A.2

20110009.00

NOTE:
 PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH AIRY FLOOR OR FLOOR ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 12" (INCHES) ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW AND WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (INCHES) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

K:\Ymms\Projects\Pre 2016\Single Family\Mitchell & Best\080212655FW-Kenbridge\Draw\Arch\A1-A3_Plan.dwg
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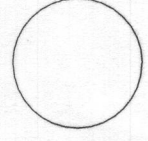
SECOND FLOOR PLAN @ ELEV. A
 1920 SQ FT

NOTE:
 PROVIDE WINDOW FALL PREVENTION DEVICE IN COMPLIANCE WITH ASTM F2090 OR EQUIV ON ALL OPERABLE WINDOWS WHERE THE OPENING IS LOCATED MORE THAN 12" (INCHES) ABOVE THE EXTERIOR FINISHED GRADE OR SURFACE BELOW AND WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" (INCHES) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

Professional certification: I certify that these documents were prepared or approved by me, and that I am duly licensed as an architect under the laws of the State of Maryland, license number 85588. Expiration Date: 05/23/2019.

NO	DATE	REVISIONS
01	10/03/09	PRELIMINARY
02	03/04/10	WATERFORD LODGIAN VA PERMITS
03	04/07/10	WATERFORD LODGIAN VA PERMITS
04	04/07/10	WATERFORD LODGIAN VA PERMITS
05	03/20/10	REVISES AND OPT DECK
06	11/09/09	RC 2006 UPDATE REVISIONS
07	04/01/10	PLAN REVISIONS
08	04/01/10	REVISE STAIRCASE
09	04/23/10	REVISE STAIRCASE
10	10/01/09	RC 2015 CODE UPDATE/HOWARD CO.

PROJECT NORTH



KENBRIDGE

SECOND FLOOR PLAN @ ELEV. A



DATE 11.19.09

CHECKED BY SA

SCALE 1/4"=1'-0"

OWNER

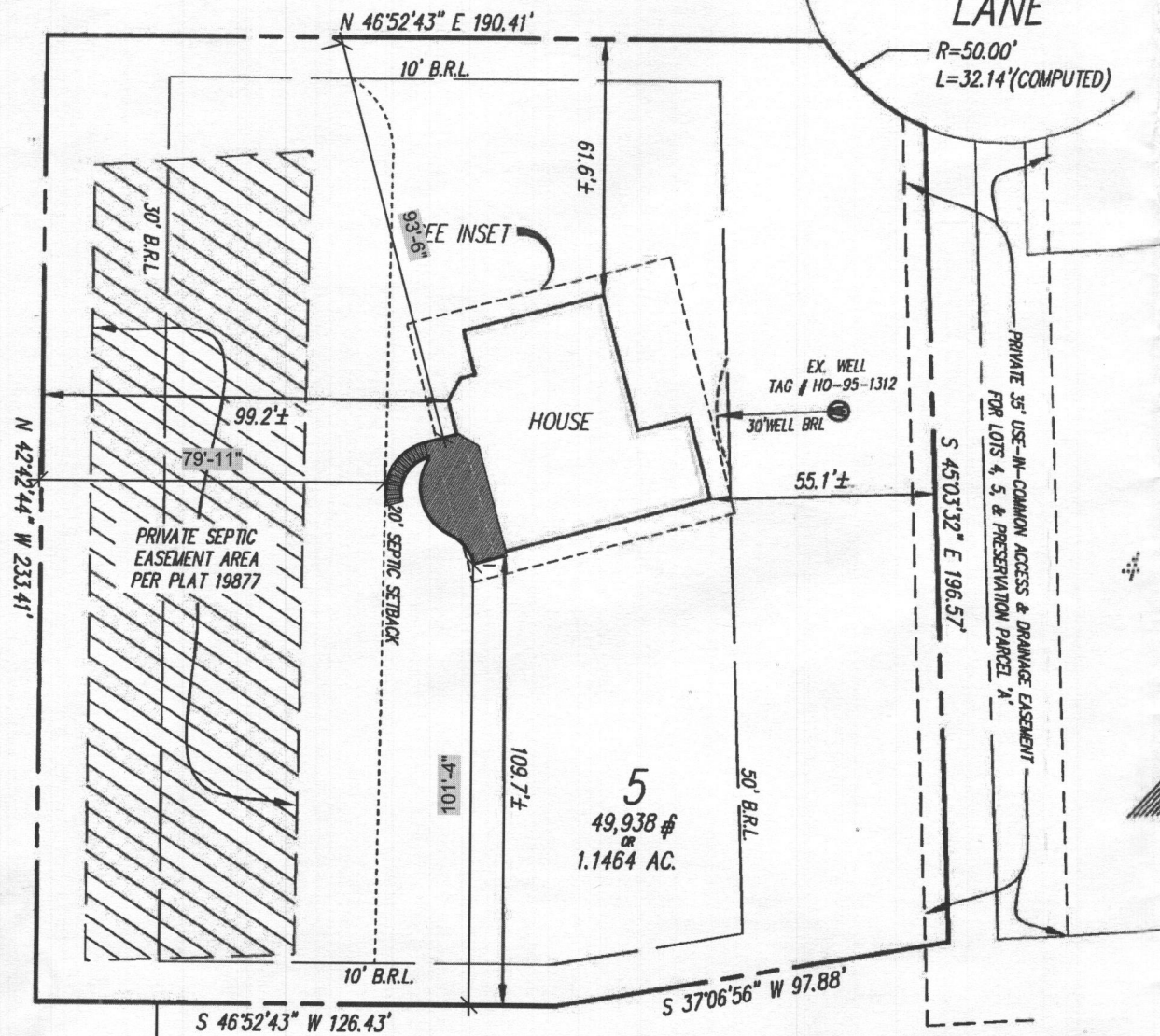
MITCHELL & BEST

A.3

20110009.00

NON-BUILDABLE PRESERVATION PARCEL 'C'

ALL DAUGHTERS LANE

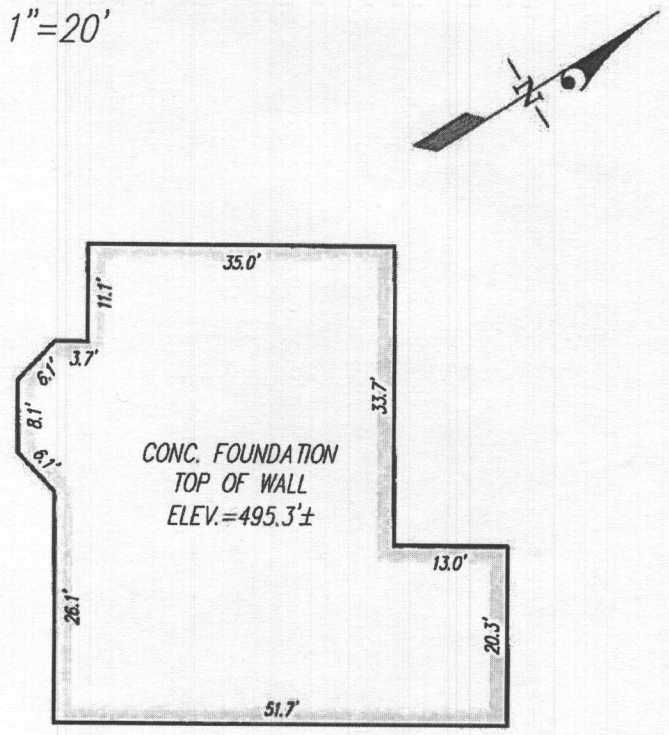


THIS WALLCHECK WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, AND RESTRICTIONS, ETC. OF RECORD, SOME OR ALL OF WHICH MAY OR MAY NOT BE SHOWN AND/OR REFERENCED HEREON. BEARINGS AND DISTANCES OF THE PROPERTY BOUNDARY LINES SHOWN HEREON ARE PER AVAILABLE RECORDS AND HAVE NOT BEEN FIELD VERIFIED. THIS IS NOT A "LOCATION DRAWING" AND IS NOT TO BE USED FOR SETTLEMENT PURPOSES.

THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 24027C01400, EFFECTIVE DATE NOVEMBER 6, 2013.

BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER PLOT PLAN/SEDIMENT CONTROL PLAN. SETBACK DISTANCES SHOWN HEREON ARE TO THE OUTERMOST FACE OF THE FOUNDATION WALLS AND HAVE AN ACCURACY OF ± 0.1' FOOT.

INSET: 1"=20'



B 190002-3
5-17-19
DB

Online Building Permits

Online APPROVED
WALK-THRU BUILDING PERMIT
BP# _____ A# _____
APP. SAN Deborah DATE: 5-17-19
DESC. OF WORK: Deck w/Steps

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY TO:
"MB ORCHARD ESTATES, LLC"

THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE POSITION OF THE ABOVE REFERENCED BUILDING FOUNDATION HAS BEEN ESTABLISHED BY ACCEPTED FIELD PRACTICES.

[Signature] 1/3/2019
For Gutschick, Little and Wedel, P.A.:
Thomas C. O'Connor, Jr.,
Professional Land Surveyor, No. 10954 (EXP. DATE: 07/03/2020)

THIS WALLCHECK IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE SURVEYOR.

WALLCHECK
(SPECIAL PURPOSE SURVEY)
ORCHARD ESTATES

LOT 5
12414 ALL DAUGHTERS LANE

HOWARD COUNTY, MD
DATE OF LATEST FIELD WORK: 1/2/2019 | G.L.W. FILE No. 15112
REFERENCE: PLAT BOOK: N/A | PLAT No. 19877 | SCALE: 1"=40'

GLW
PLANNING | ENGINEERING | SURVEYING
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DES.	PREPARED FOR:
DRN. MAB	MB ORCHARD ESTATES, LLC
CHK.	1686 E. GUDE DRIVE ROCKVILLE, MARYLAND 20850

SEDIMENT CONTROL NOTES

1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CSD), 410-311-1855 AFTER THE FUTURE L.O.D. AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD. A MINIMUM OF 48 HOUR NOTICE TO MUST BE GIVEN AT THE FOLLOWING STAGES:

- PRIOR TO THE START OF EARTH DISTURBANCE.
- PRIOR TO THE START OF PERMANENT EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
- PRIOR TO THE REMOVAL OR MODIFICATION OF SEDIMENT CONTROL PRACTICES.

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE. OTHER RELATED STATE AND FEDERAL PERMITS SHALL BE REFERENCED, TO ENSURE COORDINATION AND TO AVOID CONFLICTS WITH THIS PLAN.

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, AND REVISIONS THEREIN. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS FOR ALL PERMANENT CONTROL STRUCTURES, Dikes, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, 7 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

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 PERMETER CONTROLS, DIKES, SWALES, DITCHES, PERMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED AREAS ON THE PROJECT SITE EXCEPT FOR AREAS UNDER ACTIVE GRADING.

4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR TOPSOIL (Sec. B-4-2), PERMANENT SEEDING (Sec. B-4-3), TEMPORARY STABILIZATION WITH MULCH ALONE CAN BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES. IF THE GROUND IS FROZEN, INCREMENTAL STABILIZATION (Sec. B-4-1) SPECIFICATIONS SHALL BE USED IN AREAS WITH >15% CUT AND/OR FILL STOODPILES (Sec. B-4-4) IN EXCESS OF 20 FEET MUST BE STABILIZED WITH STABLE OUTLET ALL CONCENTRATED FLOW, STEEP SLOPES, AND HIGHLY ERODIBLE AREAS SHALL RECEIVE SOIL STABILIZATION MATTING (Sec. B-4-6).

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

6. JTR ANALYSIS:

AREA OF SITE	1.1464 AC.
AREA DISTURBED	0.8041 AC.
AREA TO BE ROOFED OR PAVED	0.104 AC.
AREA TO BE VEGETATIVELY STABILIZED	0.7024 AC.
TOTAL CUT	4404 CY
TOTAL FILL	4404 CY
OFF-SITE WASTE/DRAINAGE AREA LOCATION	NONE

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

8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE CSD, THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY. ALL INSPECTIONS MUST BE REPORTED BY THE CONTRACTOR, MADE AVAILABLE UPON REQUEST, IS PART OF EVERY INSPECTION AND SHOULD INCLUDE:

- INSPECTION DATE
- INSPECTION TYPE (ROUTINE, PRE-STORE EVENT, DURING RAIN EVENT)
- NAME AND TITLE OF INSPECTOR
- WEATHER INFORMATION (CURRENT CONDITIONS AS WELL AS TIME AND AMOUNT OF LAST RECORDED PRECIPITATION)
- BRIEF DESCRIPTION OF PROJECTS STATUS (E.G., PERCENT COMPLETE) AND/OR CURRENT ACTIVITIES
- EVIDENCE OF SEDIMENT DISCHARGES
- IDENTIFICATION OF PM EXPERIENCES
- IDENTIFICATION OF SEDIMENT CONTROLS THAT REQUIRE MAINTENANCE
- IDENTIFICATION OF MISSING OR IMPROPERLY INSTALLED SEDIMENT CONTROLS
- COMPLIANCE STATUS REGARDING THE SEQUENCE OF CONSTRUCTION AND STABILIZATION REQUIREMENTS
- PHOTOGRAPHS
- MONITORING/SAMPLING
- MAINTENANCE AND/OR CORRECTIVE ACTION PERFORMED
- OTHER INSPECTION ITEMS AS REQUIRED BY THE GENERAL AND PERMITS FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (NPDES, MDE).

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

10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE CSD PRIOR TO PROCEEDING WITH CONSTRUCTION. MINOR REVISIONS MAY ALLOWED BY THE CSD PER THE LIST OF HSCD-APPROVED FIELD CHANGES.

11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MINIMUM AREA OF 20 AC. PER GRADING UNIT) AT A TIME. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE CSD. UTILITIES OTHERWISE SPECIFIED AND APPROVED BY THE CSD SHALL BE INSTALLED AND APPROVED AT AN OPEN TIME.

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

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

14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON THE CONTOUR, AND BE SURFACED AT 25 MINUTE INTERVALS, WITH LOWER ENDS CURLED UPWARD BY 2" IN ELEVATION.

15. DRAIN CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUDES):

- PERIODS FROM MARCH 1 - JUNE 15
- USE III AND III* OCTOBER 1 - APRIL 30
- USE IV MARCH 1 - MAY 31

16. A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

DEFINITION:
TO USE FAST-GROWING PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CRITERIA:
SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURES' APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

GENERAL USE:
1. GENERAL USE:
a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. LABORATORY ALL SEED MUST BE TESTED BY A RECOGNIZED SEED LABORATORY IMMEDIATELY PRECEDING THE DATE OF SEEDING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAW.
c. INOCULANTS: THE INOCULANT FOR SEEDING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE OF INOCULANT. INOCULANTS ARE MOST IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
d. SOIL OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL. USE SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT OCCURRENCE OF PHYTO-TOXIC MATERIALS.

2. TURFGRASS MIXTURES:
a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURES' APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN AREAS THAT RECEIVE INTENSIVE MAINTENANCE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MIXTURE OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE. FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MAINTENANCE. CERTIFIED KENTUCKY BLUEGRASS/CERTIFIED KENTUCKY PERENNIAL RYE SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MIXTURE OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE. FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MAINTENANCE IN FULL SUN TO MEDIUM SHADY AREAS. RECOMMENDED MIXTURE INCLUDES ONE TALL FESCUE CULTIVAR 90 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS WITH SEEDING RATE: 3 TO 4 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE. FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY INTENSIVELY MANAGED TURF AREAS. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTIVARS WITH SEEDING RATE: 3 TO 4 POUNDS PER 1000 SQUARE FEET.
NOTES:
SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMIC MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND".
CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY, THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE.

3. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES:
WESTERN MD: MARCH 15 TO JUNE 1, MARCH 15 TO OCTOBER 1 (HARDNESS ZONES: 5B, 6A)
CENTRAL MD: MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 6B)
SOUTHERN MD: LATE WINTER - MARCH 15 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDNESS ZONES: 7A, 7B)

4. TALL GRASSES TO RECEIVE SEED BY DIGGING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL, AND MAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1/2 INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO PROBLEM.

5. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (1/2 TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FULLY ESTABLISHED. THIS IS ESPECIALLY TRUE WITH SEEDINGS MADE LATE IN THE PLANTING SEASON, IN ANOMALOUSLY DRY OR HOT SPINGS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

HARDNESS ZONE: 6b	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE	REMARKS
1	4. Durland (Chlorophyll)	15 lb/ac	Mar. 1 to May 15	1/4" (45 lb/ac)	1.0 lb/1000 sq ft	90 lb/1000 sq ft	See notes
2	4. Durland + Virginia Blue Fescue + Virginia Blue Rye (2mms) (Virginia Blue Rye (2mms) + Virginia Blue Rye (2mms) + Virginia Blue Rye (2mms))	20 lb/ac	Mar. 1 to May 15	1/4" (45 lb/ac)	1.0 lb/1000 sq ft	90 lb/1000 sq ft	See notes
3	8. Tall fescue blend of 3 tall fescues (see table B.3)	100 lb/ac	Mar. 1 to May 15	1/4" (45 lb/ac)	1.0 lb/1000 sq ft	90 lb/1000 sq ft	See notes

NOTES:
1. The planting dates listed are average for the hardness zone indicated. These dates may require adjustment to reflect local conditions, especially near the boundaries of the zones. When seeding toward the end of the listed planting dates, or when conditions are expected to be less than optimal, provide temporary seeding and plant together with the permanent seeding mix. Additional planting dates during which supplemental watering may be needed to ensure plant establishment are shown with an asterisk (*).
2. Use Virginia blue rye on moist, shady area. Use common wild rye on dry area.
3. Use Tall Fescue cultivars listed on the most current University of Maryland TT-77 booklet.
4. For residential lawns, areas of golf and recreation areas, use a Tall Fescue Blend (Maj9).

B. SOIL: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS:
a. CLASS OF TURFGRASS SOIL MUST BE MARYLAND STATE CERTIFIED. SOIL LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
b. SOIL MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH. AT THE TIME OF CUTTING, MEASUREMENT FOR THICKNESS EXCLUDES TOP CORNERS AND THATCH, BROKEN PADS AND TORN OR UNEVEN JOINTS WILL NOT BE ACCEPTABLE.
c. STANDARD SIZE MIXTURES OF SOIL MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND BEHOLD THEIR SIZE AND SHAPE, WHEN SUSPENDING VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
d. SOIL MUST NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT EXCESSIVELY DRY (SOIL MUST NOT BE HARVESTED OR INSTALLED WITHIN A PERIOD OF 36 HOURS, SOIL NOT PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRISTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

2. APPLICATION:
a. APPLY MULCH TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING.
b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDING AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LAYER DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM LAYER DEPTH OF 1 TO 2 INCHES. MULCH SHOULD BE APPLIED TO ALL SEEDING AREAS. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
c. WOOD CELLULOSE FIBER MULCH (WCFM) MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MOISTURE CONTENT OF 50 PERCENT. USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
d. ANCHORING:
i. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD.
ii. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO A MINIMUM OF 2 INCHES. THIS PRACTICE IS THE MOST EFFECTIVE FOR THE CONTOUR.
iii. WOOD CELLULOSE FIBER MULCH MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. USE ONE POUND OF WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
iv. SYNTHETIC BINDERS SUCH AS ACRYLIC UREA (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRISTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
v. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

DEFINITION:
TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

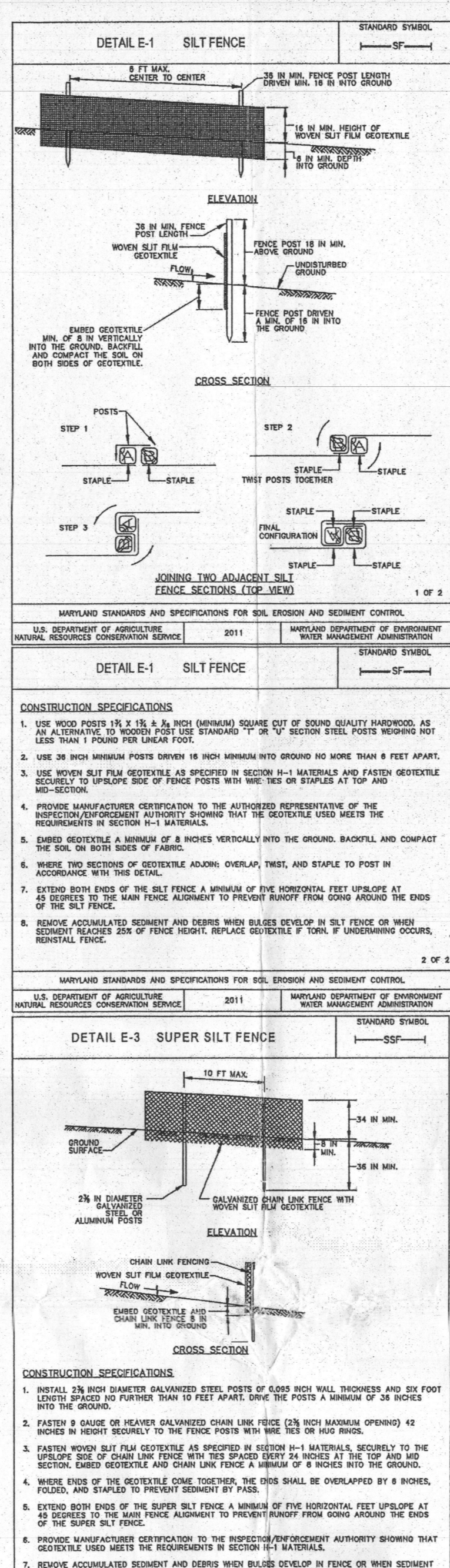
CRITERIA:
CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERMETER CONTROLS, DIKES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

A. SEEDING:
1. SPECIFICATIONS:
a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. LABORATORY ALL SEED MUST BE TESTED BY A RECOGNIZED SEED LABORATORY IMMEDIATELY PRECEDING THE DATE OF SEEDING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAW.
c. INOCULANTS: THE INOCULANT FOR SEEDING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE OF INOCULANT. INOCULANTS ARE MOST IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN KILL BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
d. SOIL OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL. USE SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT OCCURRENCE OF PHYTO-TOXIC MATERIALS.

2. APPLICATION:
a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DRIP OR BROADCAST SPREADERS.
i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARY.
ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
b. DRILL OR CULTRIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITHIN SOIL.
i. CULTRIPACKER SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A MANNER AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.
ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
i. FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING. THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P2O5 (PHOSPHORUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
ii. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING. IF ANY ONE TIME, DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING:
1. MULCH MATERIALS (IN ORDER OF PREFERENCE):
a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF MOISTURE, SEED AND UNDESIRABLE MATERIALS SUCH AS STICKS, TWIGS, MUD, MOLDY, CAMEL, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE SPECIES ARE TO BE SEEDING.
b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. WCFM IS TO BE APPLIED TO ALL SEEDING AREAS. WCFM MUST BE APPLIED IN SUCH A MANNER THAT IT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMITY OF MULCH APPLICATION.
c. WCFM INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
d. MULCH MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER NORMAL CONDITIONS AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A WATER-RETENTIVE SLURRY.
e. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS THAT INHIBIT THE GROWTH OF PLANTS.
f. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, WATER HOLDING CAPACITY OF 80 PERCENT MINIMUM.

2. APPLICATION:
a. APPLY MULCH TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING.
b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDING AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LAYER DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM LAYER DEPTH OF 1 TO 2 INCHES. MULCH SHOULD BE APPLIED TO ALL SEEDING AREAS. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
c. WOOD CELLULOSE FIBER MULCH (WCFM) MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MOISTURE CONTENT OF 50 PERCENT. USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
d. ANCHORING:
i. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD.
ii. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO A MINIMUM OF 2 INCHES. THIS PRACTICE IS THE MOST EFFECTIVE FOR THE CONTOUR.
iii. WOOD CELLULOSE FIBER MULCH MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. USE ONE POUND OF WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
iv. SYNTHETIC BINDERS SUCH AS ACRYLIC UREA (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRISTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
v. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.



B-4-4 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

DEFINITION:
TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CRITERIA:
STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

GENERAL USE:
1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1.
3. SEDIMENTING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-4-1 AND GRADING RAINFALL FROM THE STOCKPILE AREA MUST DRAIN TO A SATISFACTORY SEDIMENT CONTROL PRACTICE.
4. ACCESS THE STOCKPILE AREA FROM THE UPRIDE SIDE.
5. DO NOT MOW UNTIL THE SOIL IS FULLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.
6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE PILE, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINDER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANING. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

MAINTENANCE:
THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4-1 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO GREATER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE FREE OF EROSION IF THE VERTICAL CURVE OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BEHIND MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3-1 LAND GRADING.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

DEFINITION:
TO USE FAST-GROWING PERENNIAL GRASSES AND LEGUMES COVER ON DISTURBED SOILS.

CRITERIA:
SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3) AND ENTER THEM IN THE PERMANENT SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.3 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.

GENERAL USE:
1. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE (OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.
2. LAY THE FIRST ROW OF SOIL IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY ADJACENT TO EACH OTHER. STAPLER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. SURE THAT SOIL IS NOT STRECHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT WIND WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
3. WATER THE SOIL IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOIL PAD AND SOIL SURFACE BELOW THE SOIL IS COMPLETELY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOIL WITHIN EIGHT HOURS.
4. WATER THE SOIL IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOIL PAD AND SOIL SURFACE BELOW THE SOIL IS COMPLETELY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOIL WITHIN EIGHT HOURS.

2. SOIL INSTALLATION:
a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOISTURE TO A DEPTH OF 4 INCHES. WATER SOIL DURING THE HEAT OF THE DAY TO PREVENT CRACKING.
b. WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
c. DO NOT MOW UNTIL THE SOIL IS FULLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

3. SOIL MAINTENANCE:
a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOISTURE TO A DEPTH OF 4 INCHES. WATER SOIL DURING THE HEAT OF THE DAY TO PREVENT CRACKING.
b. WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
c. DO NOT MOW UNTIL THE SOIL IS FULLY ROOTED, NO MORE THAN 1/3 OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

TEMPORARY SEEDING SUMMARY

HARDNESS ZONE: 6b	SPECIES	APPLICATION RATE	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-10-10)	LIME RATE	REMARKS
1	1. ANNULAR REGRASS	40 lb/ac	Mar. 1 to May 15	0.5 INCHES	4.36 lb/1000 sq ft	2 lbs/1000 sq ft	See notes
2	2. PEARL MILLET	20 lb/ac	May 16 to July 31	0.5 INCHES	1.00 lb/1000 sq ft	1.00 lb/1000 sq ft	See notes

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

DESIGNED BY: MBF
DRAWN BY: RLP
CHECKED BY: CKK
DATE: 10/17/18

DEVELOPER'S/BUILDER'S CERTIFICATION

"I CERTIFY THAT ALL DEVELOPMENT AND/OR 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 MARYLAND 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 HSCD."

DATE: 10/17/18

DATE: 10/17/18

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 COUNTY CONSERVATION DISTRICT."

DATE: 10/17/18

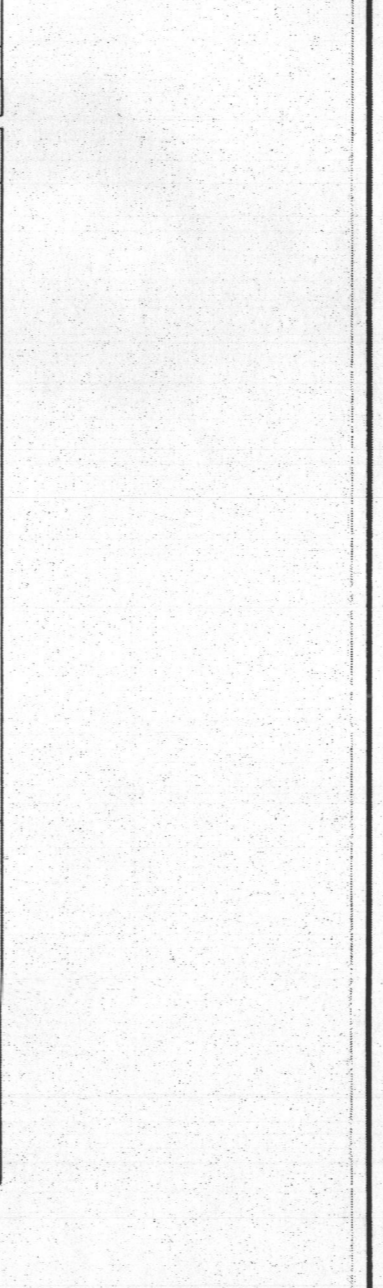
PREPARED FOR:

MB BROWNS BRIDGE CT, LLC
1686 E. GUDE DRIVE
ROCKVILLE, MARYLAND 20850
PH: 301-782-8511
ATTN: MARC QUINN

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12258.
EXPIRATION DATE: 12/31/2020

DATE: 10/17/18



STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

DEFINITION:
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-SITE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CRITERIA:
CONDITIONS WHERE PRACTICE APPLIES TO THE SURFACE OF ALL PERMETER CONTROLS, DIKES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

GENERAL USE:
1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS; SECTION B-4-3 SEEDING AND VEGETATIVE COVER; SECTION B-4-4 TEMPORARY STABILIZATION.
2. VEGETATIVE COVER: SEE SECTION B-4-4 TEMPORARY STABILIZATION.
3. TILLAGE: 3/4 TO 1 INCH DEEP TO SURFACE BEHIND PLACING ON WINDWARD SIDE OF