

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT EROSION & SEDIMENT CONTROL PLAN
4	SEDIMENT EROSION CONTROL NOTES AND DETAILS
5	STORMWATER DRAINAGE AREA MAP
6	SWM NOTES, DETAILS & BORING LOGS
7	HANDICAP AND ROAD NOTES AND DETAILS
8	SITE DISTANCE ANALYSIS - DASH ROAD
9	SITE DISTANCE ANALYSIS - ED WARFIELD ROAD
10	LANDSCAPE PLAN
11	LANDSCAPE DETAILS
12	SEPTIC INSTALL PLAN
13	SEPTIC PROFILE AND DETAIL

SOILS LEGEND			
SOIL	NAME	CLASS	KW
GgA	Glenely loam, 0 to 3 percent slopes	B	0.37
GgB	Glenely loam, 3 to 8 percent slopes	B	0.37
GnA	Glenville silt loam, 0 to 3 percent slopes	C	0.49

STORMWATER MANAGEMENT PRACTICES				
AREA ID.	DRYWELL (M-5) NUMBER	MICRO-BIO (M-6) NUMBER	N.R.T.D. (N-1) NUMBER	REMARKS
WORKSHOP / OFFICE	1	2		DRIVEWAY DRAINS TO BIO ON OPEN SPACE
FUTURE SHOP	1, 2, 3	1		CORNER OF PROPOSED SHOP DRAINS TO BIO

STORMWATER MANAGEMENT PRACTICES								
AREA ID	LOCATION	DRAINAGE AREA SF	% IMPERVIOUS	ESDV REQUIRED CUFT.	ESDV PROVIDED CUFT.	DRY WELLS M-5 (Y/N)	MICRO-BIO M-6 (Y/N)	NON-ROOFTOP DISCONNECTION N-2 (Y/N)
FUTURE M-5(1)	PARCEL 'A'	1,000	100%	143	154	Y		
FUTURE M-5(2)	PARCEL 'A'	1,000	100%	143	154	Y		
FUTURE M-5(3)	PARCEL 'A'	1,000	100%	143	154	Y		
M-6(1)	PARCEL 'A'	38,724	92%	2,277 (STORAGE)	2,562 (STORAGE)		Y	
N-2(1)	PARCEL 'A'	2,056	91%	163	168			Y
N-2(2)	PARCEL 'A'	3,504	42%	117	139			Y

COMMERCIAL PARKING TABULATION	
TOTAL COMMERCIAL PARKING REQUIRED: 11 PARKING SPACES (INCLUDING FUTURE STORAGE BUILDING)	
PROPOSED BUILDING	
OFFICE: 4 SPACES (1,300 Sqft.)	(3.3 SPACES PER 1,000 Sqft.)
STORAGE: 3 SPACES (3,497 Sqft.)	(0.75 SPACES PER 1,000 Sqft.)
FUTURE STORAGE BUILDING: 4 SPACES (4,997 Sqft.)	(0.75 SPACES PER 1,000 Sqft.)
TOTAL COMMERCIAL PARKING PROVIDED: 12 PARKING SPACES	
EXTERIOR SURFACE PARKING: 6 SPACES (5 STANDARD, 1 HANDICAP)	
INTERNAL PARKING: 6 SPACES (INCLUDES FUTURE STORAGE BUILDING)	
(1 SPACE PER BAY OF PROPOSED BUILDING - TOTAL 3)	
(1 SPACE PER BAY OF FUTURE BUILDING - TOTAL 3)	

**FOREST CONSERVATION WORKSHEET**

Net Tract Area	A = 1.99				
A. Total (Gross) Tract Area	B = 0.00				
B. Area within 100-year Floodplain	C = 0.00				
C. Other Deductions (Identify)	D = 1.99				
D. Net Tract Area					
Land Use Category					
Insert the number "1" under the appropriate land use (limit to only one entry)					
Resid. Rural LD	Resid. Rural MD	Resid. Suburban	Inst./Linear	Retail/Office	Mixed Use/PUD
0	0	0	0	1	0
E. Afforestation Threshold (Net Tract Area x 15%)	E = 0.30				
F. Reforestation Threshold (Net Tract Area x 15%)	F = 0.30				
Existing Forest Cover					
G. Existing Forest Cover within the Net Tract Area	G = 0.00				
H. Area of Forest above Afforestation Threshold	H = 0.00				
I. Area of Forest above Reforestation Threshold	I = 0.00				
Break Even Point					
J. Break Even Point	J = 0.00				
K. Forest Clearing Permitted without Mitigation	K = 0.00				
Proposed Forest Clearing					
L. Total Area of Forest to be Cleared	L = 0.00				
M. Total Area of Forest to be Retained	M = 0.00				
Planting Requirements Inside Watershed					
N. Reforestation for Clearing above the Reforestation Threshold	N = 0.00				
P. Reforestation for Clearing below the Reforestation Threshold	P = 0.00				
Q. Credit for Retention above the Reforestation Threshold	Q = 0.00				
R. Total Reforestation Required	R = 0.00				
S. Total Afforestation Required	S = 0.30				
T. Total Reforestation and Afforestation Requirement	T = 0.30				
U. 75% of Total Obligation (Retention + Planting)	U = 0.23				
V. Planting Required to meet 75% Obligation	V = 0.23				
Planting Requirements Outside Watershed					
W. Total Planting within Development Site Watershed	W = 0.00				
X. Total Afforestation Required	X = 0.30				
Y. Remaining Planting within Watershed for Reforestation Credit	Y = 0.00				
Z. Reforestation for Clearing above the Reforestation Threshold	Z = 0.00				
AA. Reforestation for Clearing below the Reforestation Threshold	AA = 0.00				
BB. Credit for Retention above the Reforestation Threshold	BB = 0.00				
CC. Total Reforestation Required	CC = 0.00				
DD. Total Afforestation and Reforestation Requirement	DD = 0.30				

# SITE DEVELOPMENT PLAN

## MCWHORTER PROPERTY

### WARFIELD'S GRANT SECTION 1, AREA 1

#### PARCEL 'A'

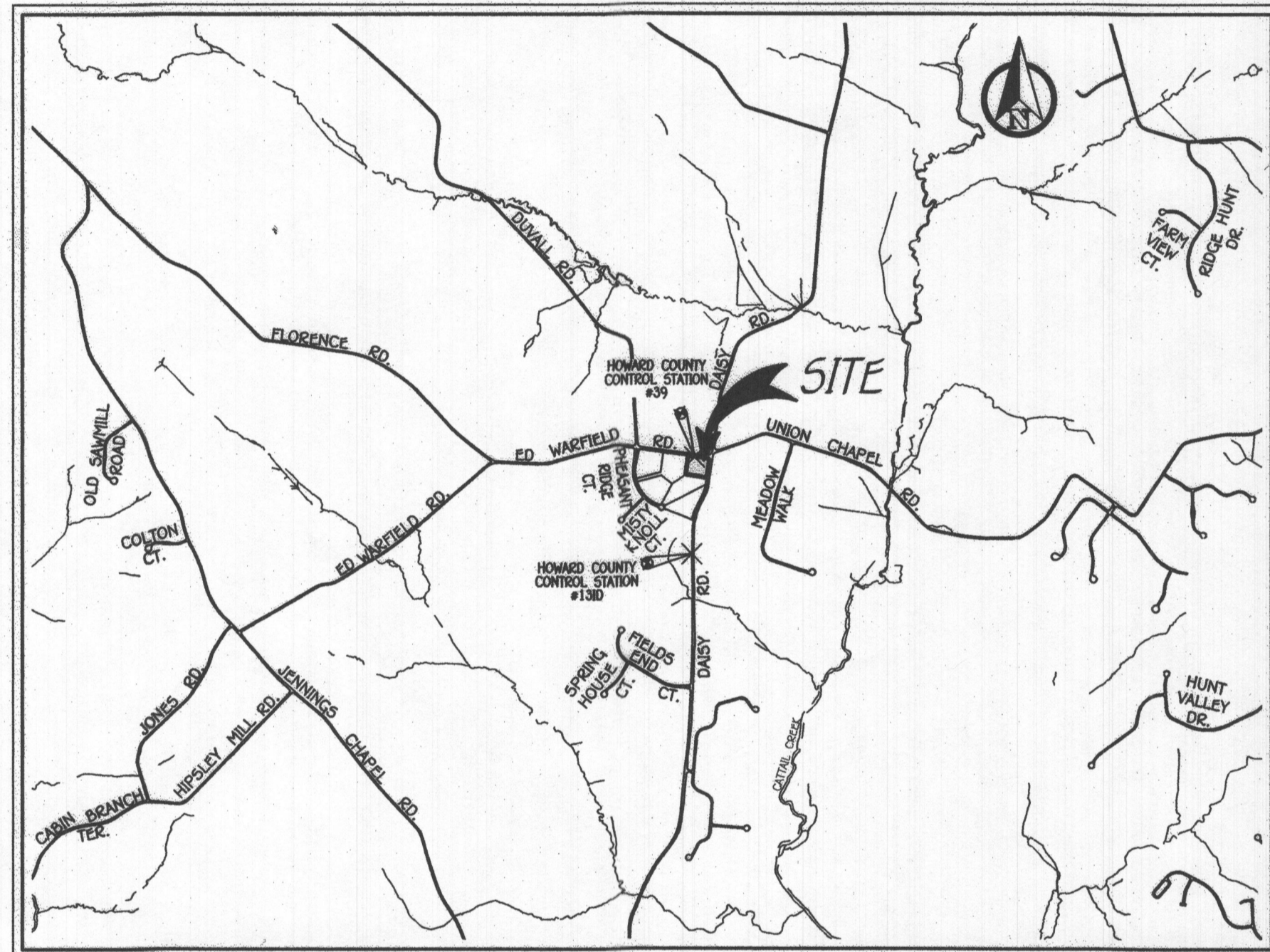
#### 16031 ED WARFIELD ROAD

#### ZONED: B-2 BUSINESS GENERAL

#### TAX MAP No. 13 GRID No. 23 PART OF PARCEL NO. 334

#### FOURTH ELECTION DISTRICT

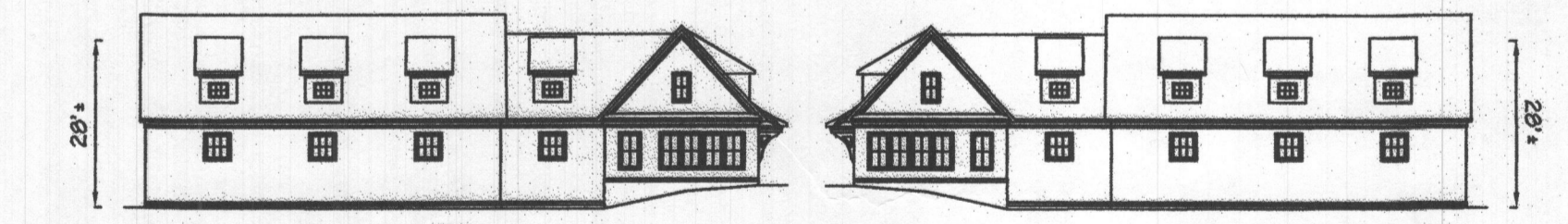
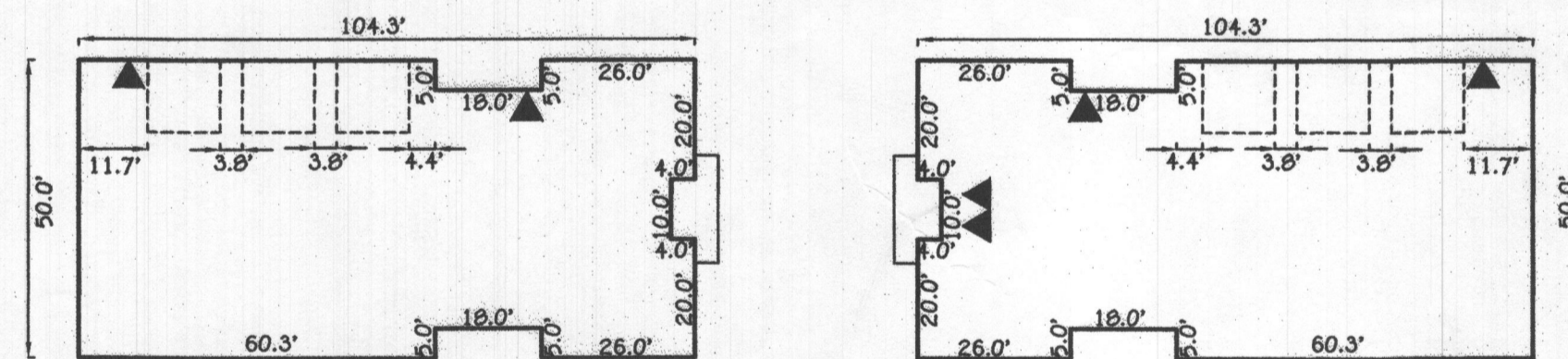
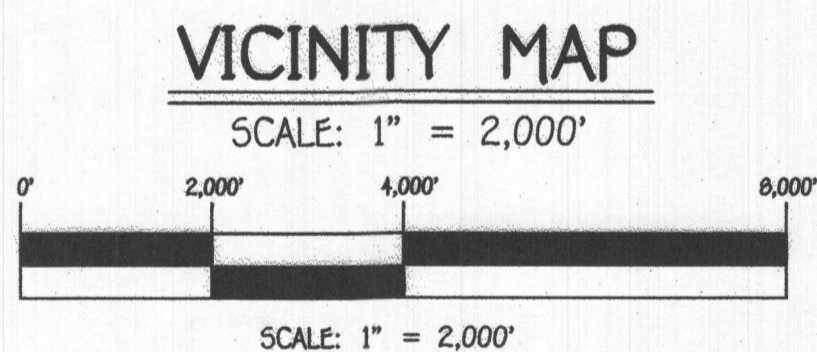
#### HOWARD COUNTY, MARYLAND



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 131D N 591,123.324 E 1,292,599.242 ELEVATION: 533.483'

HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 39 N 592,525.738 E 1,292,640.138 ELEVATION: 545.862'

REFER TO HOWARD CO. ADC MAP 4811-14



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY STANDARDS AND SPECIFICATIONS OF APPLICABLE.
  - 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.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - TRAFFIC CONTROL DEVICES AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
  - ALL PLAN DIMENSIONS ARE TO EDGE OF PAVING UNLESS OTHERWISE NOTED.
  - THE EXISTING TOPOGRAPHY AND UTILITIES HAVE BEEN TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT MAY, 2019.
  - THE COORDINATE SYSTEM HEREON ARE BASED ON NAD83 HANCOCK COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. HOWARD COUNTY MONUMENT NOS. 130 AND 39 WERE USED FOR THIS PROJECT.
  - THIS PROPERTY UTILIZES PRIVATE WELL AND SEPTIC. SEE SHEETS 12 AND 13 FOR SEPTIC INSTALL PLAN AND DETAILS. PERCOLATION CERTIFICATION WAS SIGNED ON JULY 25, 2005. A REVISED PERCOLATION CERTIFICATION PLAN WAS SIGNED ON MAY 15, 2019.
  - STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE H.O.E. STORM WATER DESIGN MANUAL, VOLUMES 1 & II, REVISED 2009. WE ARE PROPOSING THE USE OF TWO AREAS OF (N-2) NON-ROOFTOP DISCONNECTION CREDIT, ONE (N-8) MICRO-BIORETENTION FACILITY AND THREE (N-5) DRY WELLS. ALL OF THE PROPOSED SWM DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
  - THESE ARE NO FLOODPLAIN, WETLANDS, STREAMS AND/OR ITS BUFFERS ON THIS SITE AS CERTIFIED BY ESD-SCIENCE, DATED JULY 15, 2019.
  - THE SUBJECT PROPERTY IS ZONED B-2 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
  - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
  - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.120 OF THE HOWARD COUNTY CODE WILL BE FULFILLED BY OFF-SITE RETENTION OF 0.60 ACRES ON A FOREST BANK, SDF-14-005, ENTITLED "PARCEL 2, PROPERTY OF FOREVER-A-FARM, LLC, TAX MAP 13, PARCEL 2. THERE IS NO SURETY BECAUSE THIS IS AN APPROVED SITE DEVELOPMENT PLAN-TREE BANK.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE PROPOSED LANDSCAPING SHALL BE BONDED AS PART OF A DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$18,140.00 BASED ON 29 SHADE TREES @ \$300.00 EACH, 42 EVERGREENS @ \$150.00 EACH AND 38 SHRUBS @ \$30.00 EACH.
  - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE (1 1/2 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
  - THIS PARCEL WHICH WAS ZONED NONRESIDENTIAL ON THE EFFECTIVE DATE OF SECTION 16.1107 AND HAS NOT PREVIOUSLY PASSED THE ROADS TEST DURING THE SUBDIVISION PROCESS IS EXEMPT FROM THE REQUIREMENT TO PASS THE TEST FOR ADEQUATE ROAD FACILITIES AS A CONDITION OF SITE DEVELOPMENT PLAN APPROVAL IN ACCORDANCE WITH SECTION 16.1107 - EXEMPTIONS (A)(2)(B) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
  - THIS PARCEL IS LOCATED AT THE CORNER OF ED WARFIELD ROAD AND DASH ROAD, BOTH OF WHICH ARE SCENIC ROADS AND SUBJECT TO SECTION 16.125 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. ALTHOUGH THIS PROJECT ADJUTS TWO SCENIC ROADWAYS, IT DOES NOT REQUIRE PLANNING BOARD APPROVAL FOR SCENIC ROADS BECAUSE IT IS OUTSIDE THE PLANNED SERVICE AREA, PER SECTION 16.125(C)(1) OF THE SUBDIVISION REGULATIONS (CB-63-2019).
  - ALL EXTERIOR LIGHTING SHALL BE MOUNTED TO THE SIDE OF THE BUILDING ON THE PROPOSED ARCHITECTURAL PLANS. EXTERIOR LIGHTING SHALL BE ORIENTED TO DIRECT OR REFLECT LIGHT INWARD AND DOWNWARD AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS. ALL OUTDOOR LIGHTING SHALL BE IN COMPLIANCE WITH THE OUTDOOR LIGHTING REQUIREMENT STANDARDS SPECIFIED IN SECTION 134 OF THE ZONING REGULATIONS.
  - THE MINIMUM ILLUMINATION LEVELS OF ALL PARKING AREAS SHALL COMPLY WITH THE VALUES STIPULATED IN TABLE 104 SECTION 2.5 - HOWARD COUNTY DESIGN MANUAL, VOLUME III.
  - A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON OCTOBER 10, 2019 TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE DEVELOPMENT PROPOSAL.
  - THE USE OF THE PROPERTY IS TO STORE CONSTRUCTION EQUIPMENT RELATED TO THE OWNER'S CONSTRUCTION BUSINESS - ALL SUPPLIES AND EQUIPMENT ARE TO BE ENCLOSED WITHIN THE BUILDING. THE ZONING DIVISION DETERMINED THAT A CONSTRUCTION BUSINESS IS PERMITTED IN A B-2 ZONE, BY LETTER, DATED MAY 16, 2019.
  - THE GEOTECHNICAL INFORMATION RELATED TO THE LOCATION OF ROCK OR GROUND WATER BENEATH THE PROPOSED SWM DEVICES WAS TAKEN FROM HEALTH DEPARTMENT RECORDS OBTAINED DURING FIELD EXCAVATIONS MADE ON APRIL 26, 2005.
  - THE WELL HO-95-0089 HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC AND IS ACCURATELY SHOWN.
  - THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECONSTRUCTION OF A MODIFIED SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
  - THE EXISTING WELLS SHALL BE TESTED AND RESULTS SUBMITTED TO THE HEALTH DEPARTMENT FOR POTABILITY, SOILS, LIQUIDES, AND TOTAL DISSOLVED SOLIDS PRIOR TO ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

**SITE ANALYSIS DATA CHART**

- |  |
|--|
| A. TOTAL AREA OF THIS SUBMISSION = 1.99 AC.              |
| B. LIMIT OF DISTURBED AREA = 1.29 AC. (SWM BASED ON LOD) |
| C. PRESENT ZONING DESIGNATION = B-2 (PER 10/06/2013)     |
| D. PROPOSED USE: BUSINESS GENERAL                        |
| E. PREVIOUS HOWARD COUNTY FILES: F-90-56, ECP-19-062     |
| F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC.      |
| G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0 AC.         |
| H. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0 AC.         |
| I. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC.     |
| J. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0 AC.       |
| K. TOTAL AREA OF EXISTING FOREST = 0 AC.                 |
| L. TOTAL AREA OF FOREST TO BE RETAINED = 0 AC.           |
| M. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 1.99 AC.     |
| N. TOTAL IMPERVIOUS AREA = 0.56 AC. (WITHIN LOD)         |
| O. TOTAL AREA OF ERODIBLE SOILS = 1.07 AC.               |
| P. TOTAL AREA OF GREEN OPEN SPACE = 1.43 AC.             |

**ADDRESS CHART**

PARCEL 'A' STREET ADDRESS	
STORAGE BUILDING / OFFICE	2900 DASH ROAD
FUTURE STORAGE BUILDING	2910 DASH ROAD

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.

*Frank Mawalan*  
COUNTY HEALTH OFFICER

11/20/2020  
DATE

NO.	REVISION	DATE



**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/21.

*Frank Mawalan*  
FRANK MAWALAN, L.S.

11/20/20  
DATE

OWNER		DEVELOPER	
DAISY CROSSROADS LLC, 16135 ED WARFIELD ROAD WOODBINE, MD 21797-7811		RYAN MCWHORTER 6951 REDBERRY ROAD CLARKSVILLE, MD 21029 (410)-964-5613	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
Chief, Division of Land Development		Date: 11/20/20		Date: 11/30/20	
Chief, Development Engineering Division		Date: 11/20/20		Date: 11/30/20	
Director - Department of Planning and Zoning					
PROJECT	PHASE	PARCEL NO.			
MCWHORTER PROPERTY	N/A	334			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS6 TR.
9800-9802	23	B-2	13	4	24027804002
PREVIOUS HOWARD COUNTY FILES: ECP-19-062, F-90-56					

TITLE SHEET

**MCWHORTER PROPERTY**

WARFIELD'S GRANT SECTION 1, AREA 1

PARCEL 'A'

16031 ED WARFIELD ROAD

TAX MAP NO.: 13 GRID NO.: 23 PARCEL NO.: 334

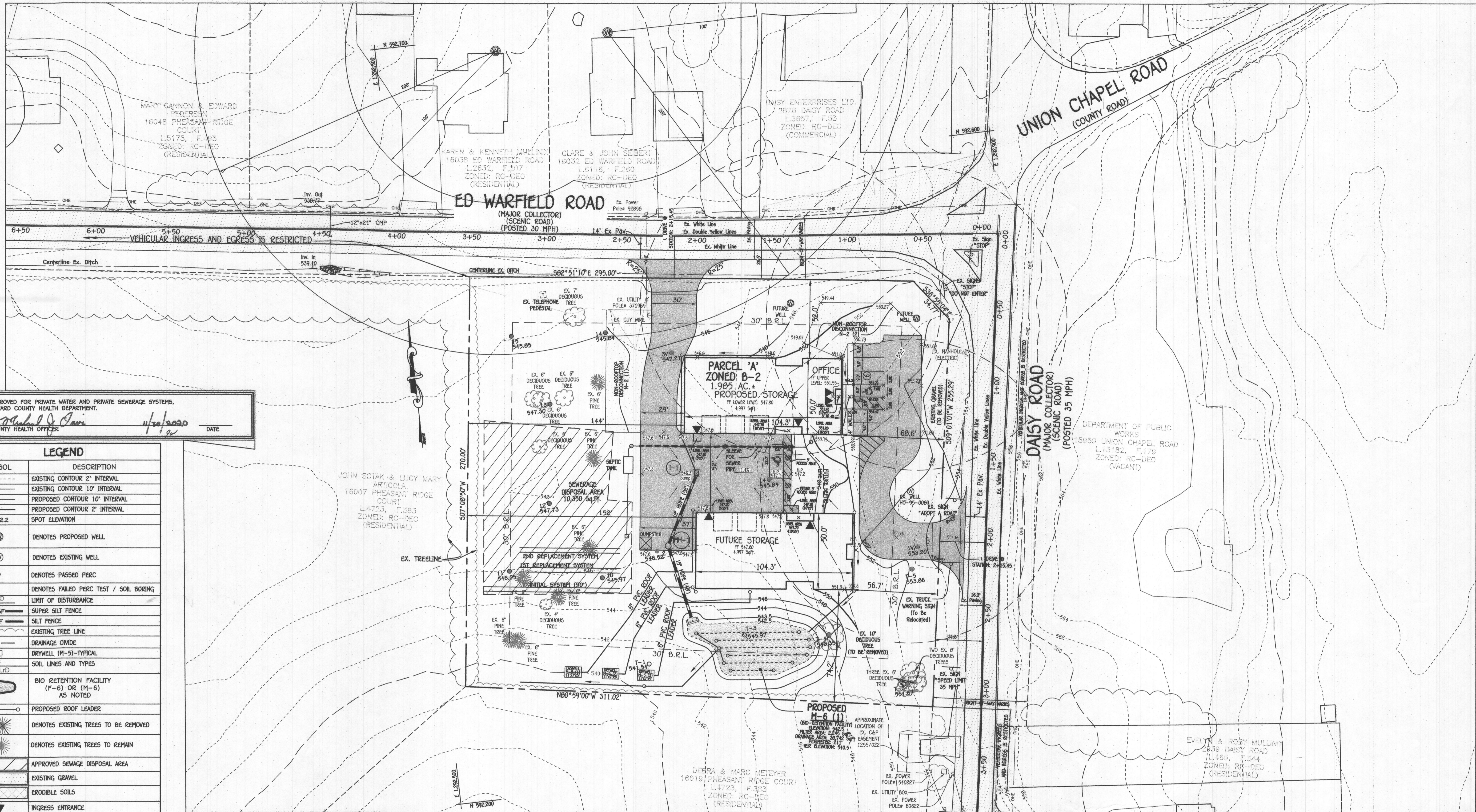
ZONED B-2

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: APRIL, 2020

SHEET 1 OF 13

SDP-20-012

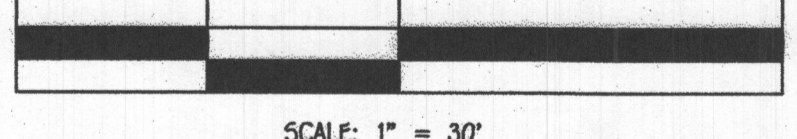


APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 11/30/20

LEGEND	
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
⊙	DENOTES PROPOSED WELL
⊙	DENOTES EXISTING WELL
11	DENOTES PASSED PERC
T-1	DENOTES FAILED PERC TEST / SOIL BORING
LDD	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
SF	SILT FENCE
---	EXISTING TREE LINE
---	DRAINAGE DIVIDE
□	DRYWELL (M-5)-TYPICAL
GmC	SOIL LINES AND TYPES
Lrd	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
○	PROPOSED ROOF LEADER
☼	DENOTES EXISTING TREES TO BE REMOVED
☼	DENOTES EXISTING TREES TO REMAIN
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▨	EXISTING GRAVEL
▨	ERODIBLE SOILS
▽	INGRESS ENTRANCE
▽	EGRESS EXIT
▨	DENOTES EXISTING FOREST TO BE REMOVED

PLAN

SCALE: 1" = 30'



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*[Signature]*  
 PRANK HAWANANSKI II  
 DATE: 5/21/20

**OWNER**  
 DAISY CROSSROADS LLC  
 16155 ED WARFIELD ROAD  
 WOODBINE, MD 21797-7811

**DEVELOPER**  
 RYAN MCWHORTER  
 6851 REDBERRY ROAD  
 CLARKSVILLE, MD 21029  
 (410)-984-5813

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* DATE: 9/21/20

Chief, Development Engineering Division: *[Signature]* DATE: 11-30-20

Director, Department of Planning and Zoning: *[Signature]* DATE: 11-30-20

PROJECT	PHASE	PARCEL NO.
MCWHORTER PROPERTY	N/A	334
PLAT	BLOCK NO.	TAX/ZONE
9800-9802	23	B-2
PREVIOUS HOWARD COUNTY FILES:	ELEC. DIST.	CENSUS TR.
ECP-19-082, F-90-96	4	24027604002

**SITE DEVELOPMENT PLAN**

**MCWHORTER PROPERTY**  
 WARFIELD'S GRANT SECTION 1, AREA 1  
 PARCEL 'A'  
 16031 ED WARFIELD ROAD  
 TAX MAP NO.: 13 GRID NO.: 23 PARCEL NO.: 334  
 ZONED B-2  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL, 2020  
 SHEET 2 OF 13

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLEOTT CITY, MARYLAND 21042  
 (410) 461-2895



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SDP-20-012

**SEDIMENT CONTROL NOTES**

- 1) WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE CONTRACTOR MAY SUBSTITUTE SILT FENCE FOR SUPER SILT FENCE WHERE APPROPRIATE.
- 2) AT THE REQUEST OF THE SEDIMENT CONTROL INSPECTOR, THE CONTRACTOR MAY BE REQUIRED TO PROVIDE SUPER SILT FENCE WHERE SILT FENCE IS SHOWN ON THESE PLANS.
- 3) BIO RETENTION FACILITIES MAY BE USED IN AN INTERIM CONDITION FOR SEDIMENT CONTROL-SEE DETAIL SHEET 4.
- 4) ALL SPECIMEN TREES AND WOODS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION PER HOWARD COUNTY FOREST CONSERVATION GUIDELINES.
- 5) FOR SEDIMENT CONTROL NOTES AND DETAILS - SEE SHEET 4.

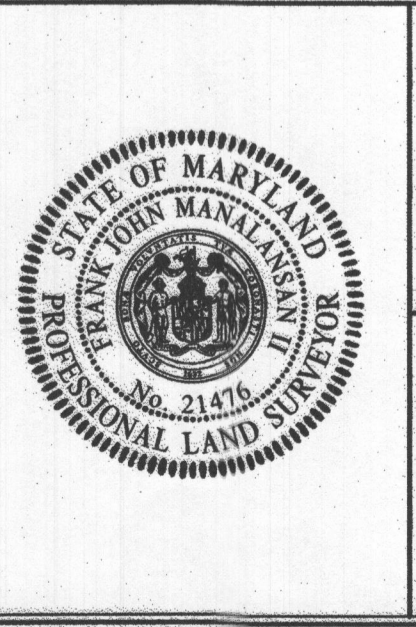
SOILS LEGEND			
SOIL	NAME	CLASS	KW
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GgB	Glenelg loam, 3 to 8 percent slopes	B	0.37
GmA	Glenville silt loam, 0 to 3 percent slopes	C	0.49

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---	APPROVED SEWAGE DISPOSAL AREA
---	EXISTING GRAVEL
---	ERODIBLE SOILS
▼	INGRESS ENTRANCE
▲	EGRESS EXIT
---	DENOTES EXISTING FOREST TO BE REMOVED



**PLAN**  
SCALE: 1" = 30'

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10772 SALTPIPER NATIONAL PARK  
 ELKLOFT CITY, MARYLAND 21142  
 (410) 461-2899



**PROFESSIONAL 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: Frank John Manalang II  
 Date: 5/21/20

**BUILDER/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 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: Ryan McWhorter  
 Date: 5/21/20

**OWNER**  
 DAISY CROSSROADS LLC  
 16135 ED WARFIELD ROAD  
 WOODBINE, MD 21197-7811

**DEVELOPER**  
 RYAN MCWHORTER  
 6891 REDBERRY ROAD  
 CLARKSVILLE, MD 21029  
 (410)-984-5813

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 4-29-20  
 Chief, Development Engineering Division: *[Signature]* Date: 11-30-20  
 Director - Department of Planning and Zoning: *[Signature]*

PROJECT	PHASE	PARCEL NO.
MCWHORTER PROPERTY	N/A	334
PLAT	BLOCK NO.	ZONE
9800-9802	23	B-2
TAX/ZONE	ELEC. DIST.	CENSUS TR.
13	4	24027604002

PREVIOUS HOWARD COUNTY FILES:  
 ECP-19-062, F-90-56

**SEDIMENT EROSION CONTROL PLAN**

**MCWHORTER PROPERTY**  
 WARFIELD'S GRANT SECTION 1, AREA 1  
 PARCEL 'A'  
 16031 ED WARFIELD ROAD  
 TAX MAP NO.: 13 GRID NO.: 23 PARCEL NO.: 334  
 ZONED B-2  
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL, 2020  
 SHEET 3 OF 13

**SOP-20-012**

SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS (B-4-2)

- A. SOIL PREPARATION
1. TEMPORARY STABILIZATION
2. PERMANENT STABILIZATION

TEMPORARY SEEDING NOTES (B-4-4)

Table with columns for SPECIES, APPLICATION RATE (LBS/AC), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (10-20-20), and LIME RATE. Includes rows for COOL SEASON GRASSES, WARM SEASON GRASSES, and FERTILIZER.

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

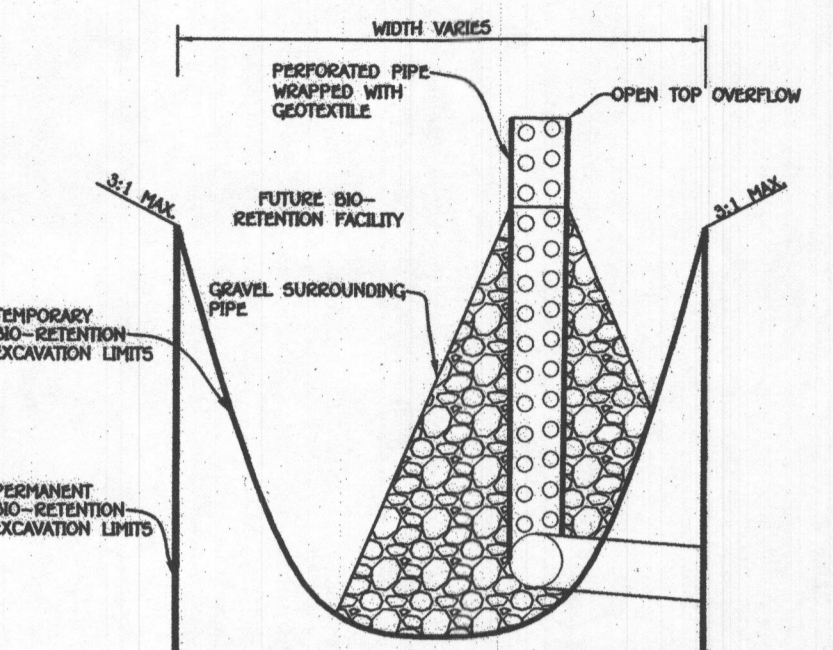
- DEFINITION
PURPOSE
CONITIONS WHERE PRACTICE APPLIES
COSTS
A. SEEDING
1. SPECIFICATIONS
2. APPLICATION

HOWARD SOIL CONSERVATION DISTRICT (H5CD) STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS...
2. BEFORE CONSTRUCTION OF THE INSTALLATION OF PERMANENT EROSION AND SEDIMENT CONTROLS...

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN A GRADING PERMIT AND HOLD PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTOR...
2. NOTIFY "YES" UTILITY AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK...



TYPICAL SECTION - OPTIONAL INTERIOR BIO-RETENTION FACILITY NOT TO SCALE

PERMANENT SEEDING NOTES (B-4-5)

Table similar to B-4-4 but with a 'GENERAL USE' column and 'SEED MIXTURES' section. Includes rows for FERTILIZER and LIME.

SEED MIXTURES

- 1. GENERAL USE
2. TURFGRASS MIXTURES
3. TURFGRASS VARIETIES
4. TURFGRASS CULTURE RECOMMENDATIONS FOR HYBRIDS

SOIL AMENDMENTS (FERTILIZER & LIME SPECIFICATIONS)

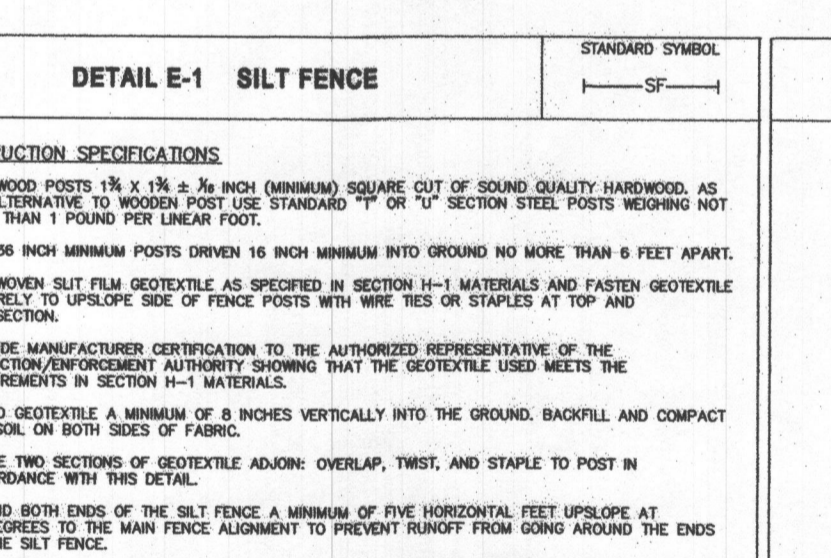
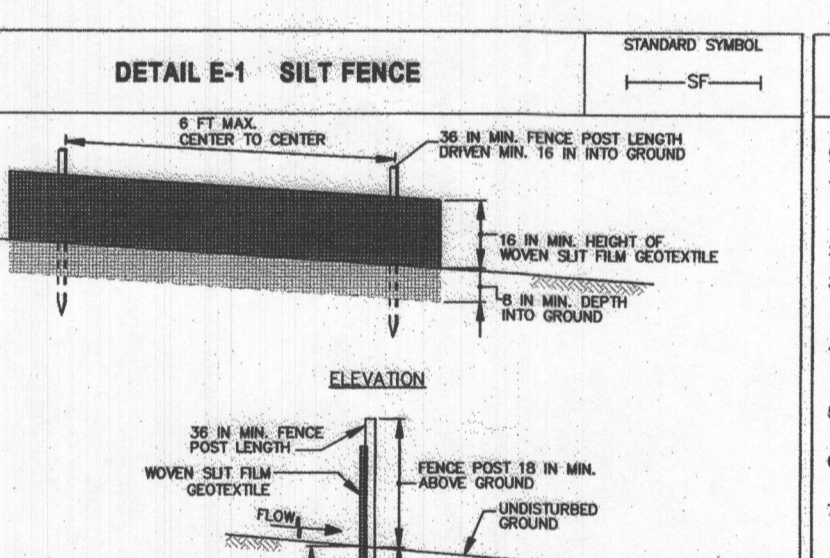
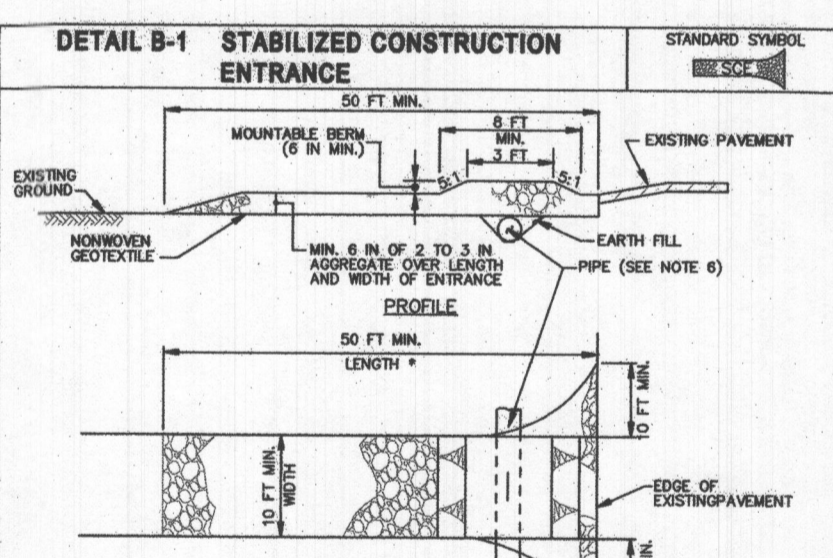
- 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATES AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER...
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION...

DUST CONTROL

- DEFINITION
PURPOSE
CONITIONS WHERE PRACTICE APPLIES
SPECIFICATIONS
TEMPORARY METHODS
1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION...

FOR STOCKPILE AREAS B-4-3

- DEFINITION
PURPOSE
CONITIONS WHERE PRACTICE APPLIES
COSTS
1. THE STOCKPILE LOCATION AND ALL RELATED SEEDMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN...



STANDARD STABILIZATION NOTE

- 1. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER...
2. TILLAGE - TO REDUCE SURFACE AND BOND CLUMPS TO THE SURFACE...

MAINTENANCE

- 1. THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT...
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SEEDS TO ACCOMMODATE THE ANTICIPATED VEGETATION...

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS. Includes contact info and logo.

Revision table with columns for NO., REVISION, and DATE.

PROFESSIONAL CERTIFICATE and BUILDER/DEVELOPER'S CERTIFICATE. Includes signatures and dates for the Howard Soil Conservation District.

OWNER and DEVELOPER information. Includes names, addresses, and contact details for Daisy Crossroads LLC and Ryan McWhorter.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Includes signatures of officials and dates.

SEDIMENT EROSION CONTROL NOTES & DETAILS. Includes project name (McWhorter Property), address (16031 ED Warfield Road), and map information.