

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
CeB	(B)	CHILLUM LOAM, 2-5% SLOPES	37	19
UcB	(D)	URBAN LAND-CHILLUM BELTSVILLE COMPLEX, 0-5% SLOPES	37	19

LEGEND

- M-5, SC-740 STORMTECH DRYWELL (M-5)
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EX. OVERHEAD POWER LINE
-
-
-
-
-
-

FOREST CONSERVATION WORKSHEET
VERSION 1.0

NET TRACT AREA:

- A. Total tract area.....=1.61
- B. Area within 100 year floodplain.....=0.00
- C. Area to remain in agricultural production.....=0.00
- D. Net tract area.....=1.61

LAND USE CATEGORY:

(from table 3.2.1, page 40, Manual) Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

- E. Afforestation Threshold..... 15% x D =0.24
- F. Conservation Threshold..... 20% x D =0.32

EXISTING FOREST COVER:

- G. Existing forest cover (excluding floodplain).....=0.00
- H. Area of forest above afforestation threshold.....=0.00
- I. Area of forest above conservation threshold.....=0.00

BREAK EVEN POINT:

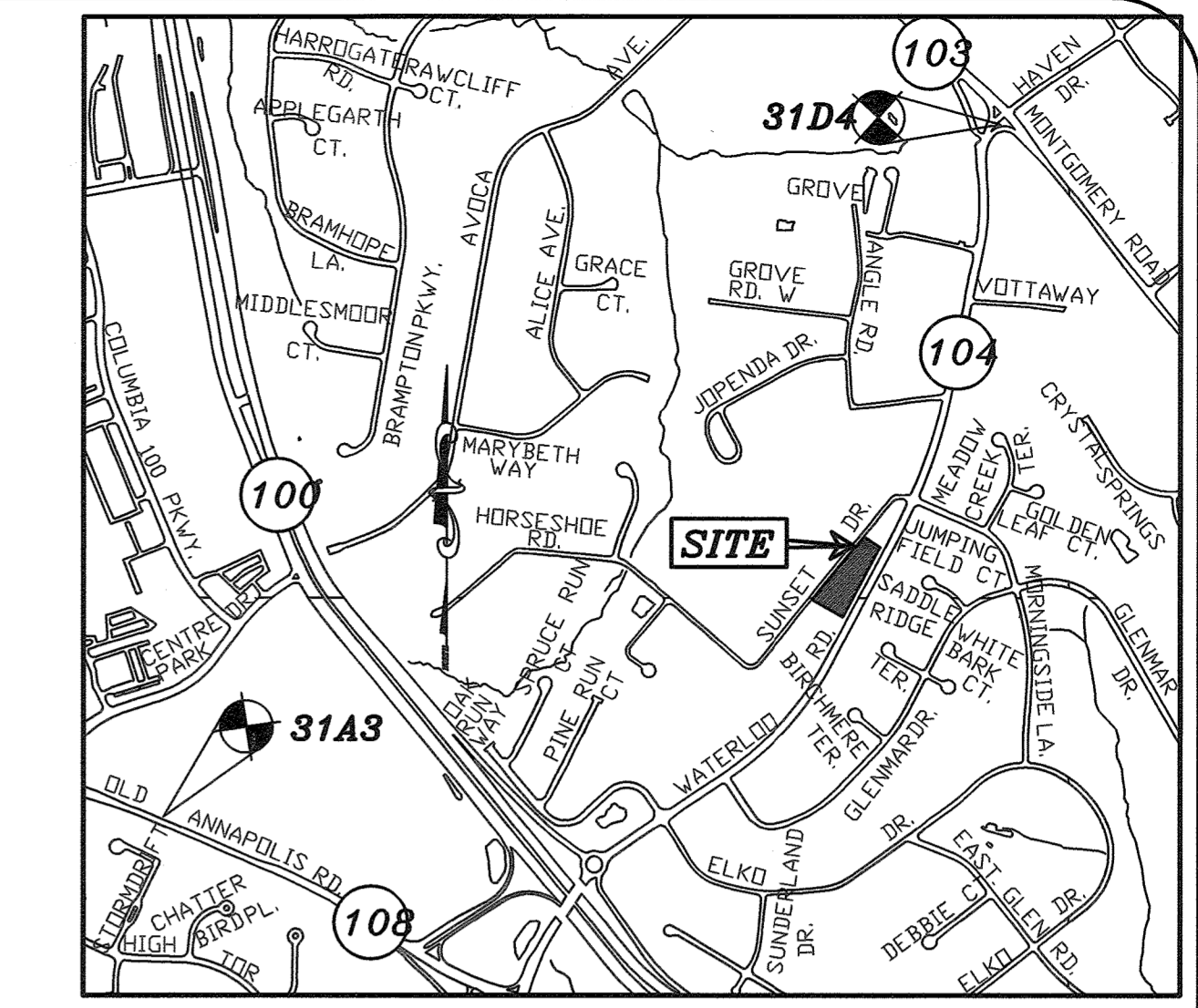
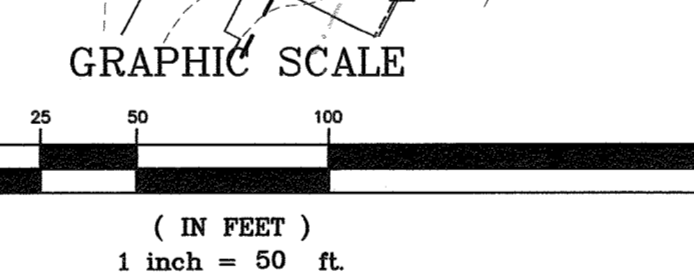
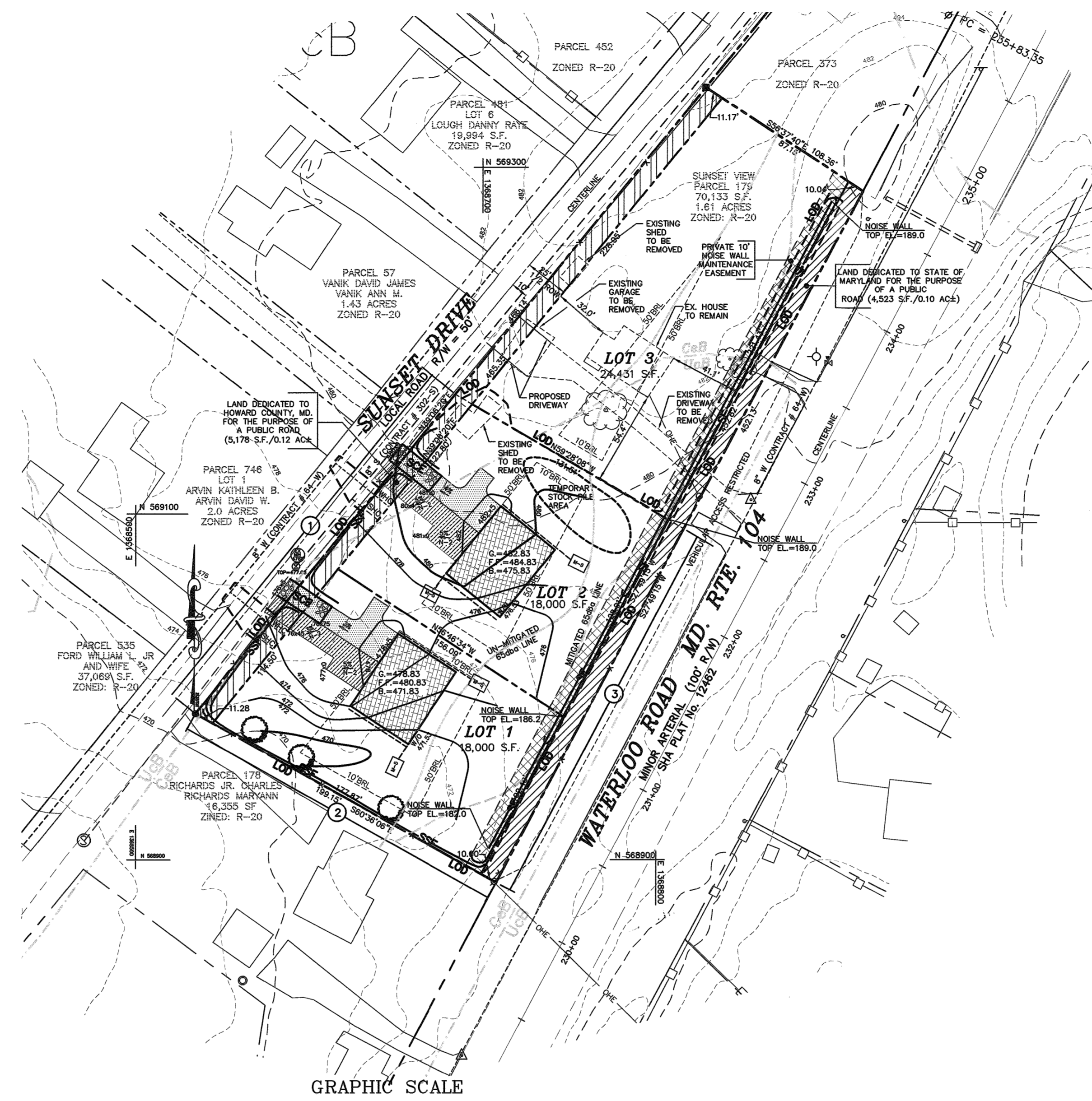
- J. Forest retention above threshold with no mitigation.....=0.00
- K. Clearing permitted without mitigation.....=0.00

PROPOSED FOREST CLEARING:

- L. Total area of forest to be cleared.....=0.00
- M. Total area of forest to be retained.....=0.00

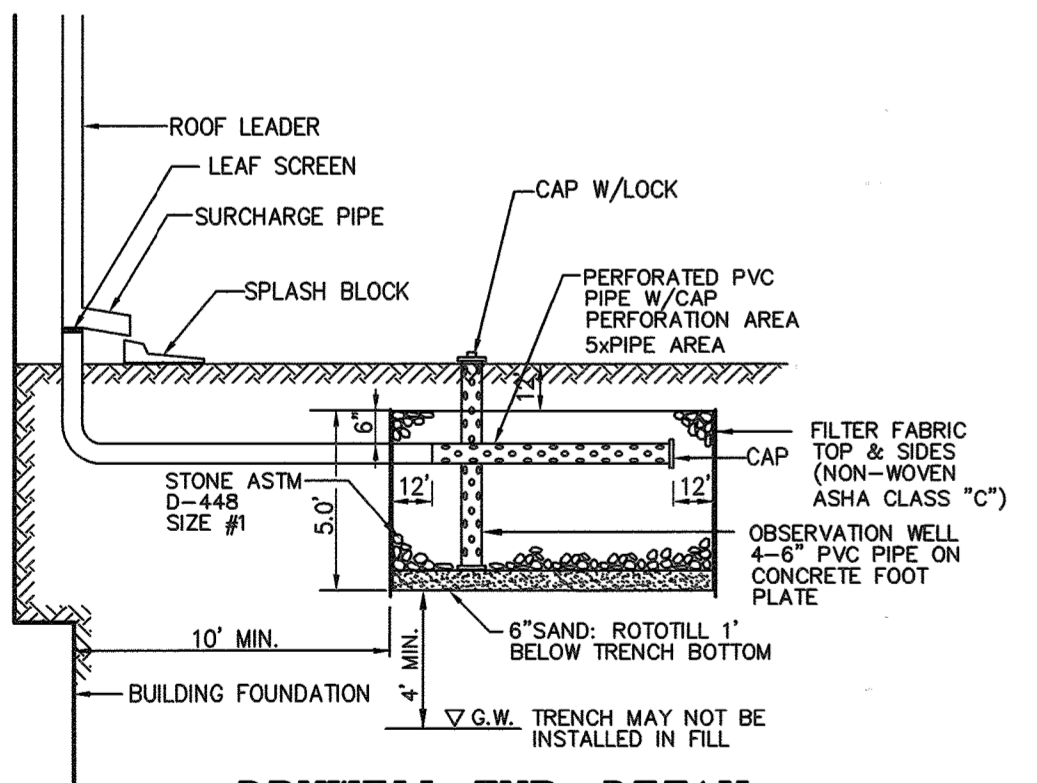
PLANTING REQUIREMENTS:

- N. Reforestation for clearing above conservation threshold.....=0.00
- P. Reforestation for clearing below conservation threshold.....=0.00
- Q. Credit for retention above conservation threshold.....=0.00
- R. Total reforestation required.....=0.00
- S. Total afforestation required.....=0.24
- T. Total reforestation and afforestation required.....=0.24

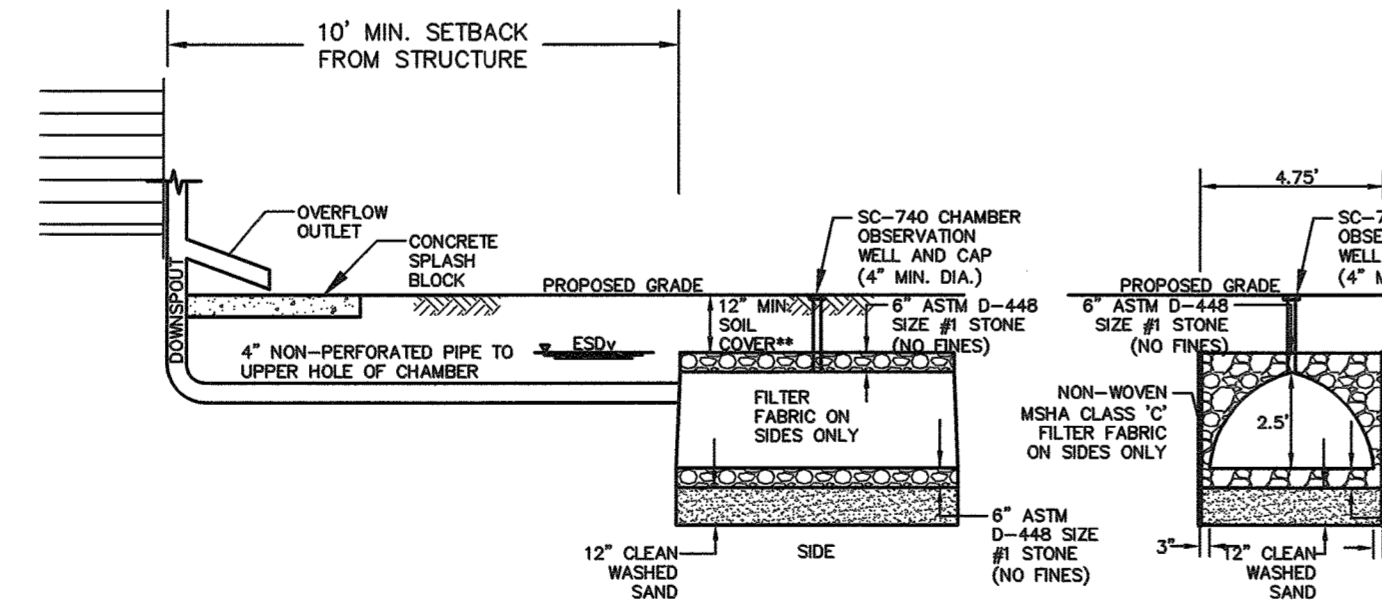


GENERAL NOTES

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARD AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- PROJECT BACKGROUND:**
ADDRESS: 5154 WATERLOO ROAD, ELLICOTT CITY, MD 21043
LOCATION: TAX MAP : 31 PARCEL: 179 GRID: 2
ELECTION DISTRICT: SECOND
ZONING: R-20
PROPOSED USE FOR SITE : RESIDENTIAL.
TYPE OF PROPOSED UNIT : SFD
DPZ FILE NOS: EOP-14-071
DEED: L15564, F.345
- AREA TABULATION**
TOTAL TRACT AREA: 1.61 AC.±
NUMBER OF PROPOSED BUILDABLE LOTS : 3
NUMBER OF OPEN SPACE LOTS : 0
AREA OF PUBLIC RIGHT-OF-WAY : 0.22 AC.±
AREA OF BUILDABLE LOTS : 1.39 AC.±
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 301A AND 31D4
STA. 31A3 N567750.955, E1364842.701 EL.499.821
STA. 31D4 N571700.881, E1369606.396 EL.495.181
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. DATED MARCH 2014.
- THE PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY PAYMENT OF FEE-IN-LIEU FOR 0.24 ACRES (10,454.4 S.F.) OF AFFORESTATION IN THE AMOUNT OF \$7,840.80.
- LANDSCAPING FOR LOT 1 AND 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED SHADE TREES (3 SHADE TREES) IN THE AMOUNT OF \$900.00 WILL BE POSTED WITH THE GRADING PERMIT AT SDP STAGE.
- THIS PLAN IS SUBJECT TO FIFTH EDITION OF THE LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBDIVISION OF SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN, STEEP SLOPES GREATER THAN 25% OR FOREST CONSERVATION EASEMENTS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN A WETLAND CERTIFICATION LETTER DATED MARCH 2014.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS ALLOW.
THIS DWELLING IS CONSIDERED TO BE NON-COMFORMING TO THE BUILDING RESTRICTION LINES SHOWN BECAUSE IT WAS BUILT UNDER PRIOR ZONING REGULATIONS.
- STORMWATER MANAGEMENT IS PROVIDED VIA DRYWELLS (M-5) AND NON-ROOFTOP DISCONNECTION (N-2) IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL. ALL ESD PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION IS MET BY PAYMENT OF FEE-IN-LIEU FOR 2 LOTS IN THE AMOUNT OF \$3,000.00.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO FOREST EXISTS ON THIS PARCEL. FOREST STAND INVESTIGATION WAS PERFORMED BY MILDENBERG BOENDER & ASSOC. IN MARCH 2014. NO SPECIMEN TREES EXIST ON SITE.
- THE SIDEWALK REQUIREMENT HAS BEEN SATISFIED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$19,300.00.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.05.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT # 64-W AND 302-S).
- THERE IS NO FLOODPLAIN ON THIS SITE.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- EXISTING UTILITIES ARE BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOC., INC. ON OR ABOUT MARCH 2014.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- IN ACCORDANCE WITH SECTION 16.120(b)(2)(i) LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION HAS BEEN COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENTS NOT TO EXCEED THE ACTUAL AREA DEDICATED.
- NOISE WALL IS PER HOWARD COUNTY STANDARD DETAIL R-9.05.



DRYWELL TYP. DETAIL
NOTE: TWO DRYWELLS (M-5) ON EACH LOT MAY BE REPLACED WITH 4 SC-740 STORMTECH CHAMBERS (MOD. DRYWELLS)
DRYWELL SIZE: 10.0'x7.0'x5.0'



MODIFIED DRY WELL (M-5) DETAIL
74.9 OF VOLUME PER MOD. DRY WELL EXCEEDS REQUIRED VOLUME OF 64 OF PER F-13-053
*NOTE: ADJUST COVER OVER CHAMBER TO ENSURE THAT THE CLEAN WASHED SAND LAYER IS NOT PLACED IN FILL.
NOT TO SCALE

SCHEDULE A : PERIMETER LANDSCAPE EDGE

CATEGORY	FRONT	ADJACENT TO	ADJACENT TO	TOTAL
	ADJACENT TO ROAD	PERIMETER PROPERTY	REAR ADJACENT TO ROAD	
LANDSCAPE TYPE	(PERIMETER 1)	A (PERIMETER 2)	B (PERIMETER 3)	
LINEAR FEET OF PERIMETER	237.5 LF	177.9 LF	230.8 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	NOISE WALL, 420 LF	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	3	0	3
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0	3	0	3
EVERGREEN TREES	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0

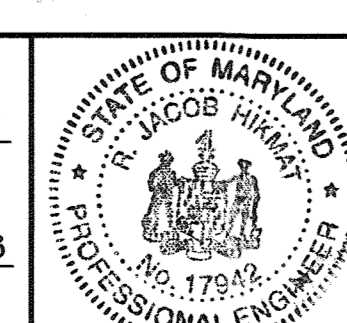
SWM PRACTICES SCHEDULE

LOT #	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
1	NON-ROOFTOP DISCONNECTION (N-2) DRY WELLS (M-5)	358.2 C.F.	378.8 C.F.
2	NON-ROOFTOP DISCONNECTION (N-2) DRY WELLS (M-5)	358.2 C.F.	378.8 C.F.

OWNER
BURKARD HOMES LLC
5850 WATERLOO RD. SUITE 140
COLUMBIA, MARYLAND 21045
240-375-1052

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/8/18

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 8/8/18



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 09/03/18

R. JACOB HIKMAT P.E. DATE: 7/31/18

date	JULY 2018	engineering	MM	approval	RJH
project	14-001	illustration	MM	scale	1"=50'

date		description	
no.		revisions	

SUNSET VIEW
LOTS 1 THRU 3, SINGLE FAMILY DETACHED DWELLINGS
ADDRESS: 5154 WATERLOO ROAD, ELLICOTT CITY, MD 21043
2ND ELECTION DISTRICT, TAX MAP 31, PARCEL 179, HOWARD COUNTY, MD
SUPPLEMENTAL PLAN

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