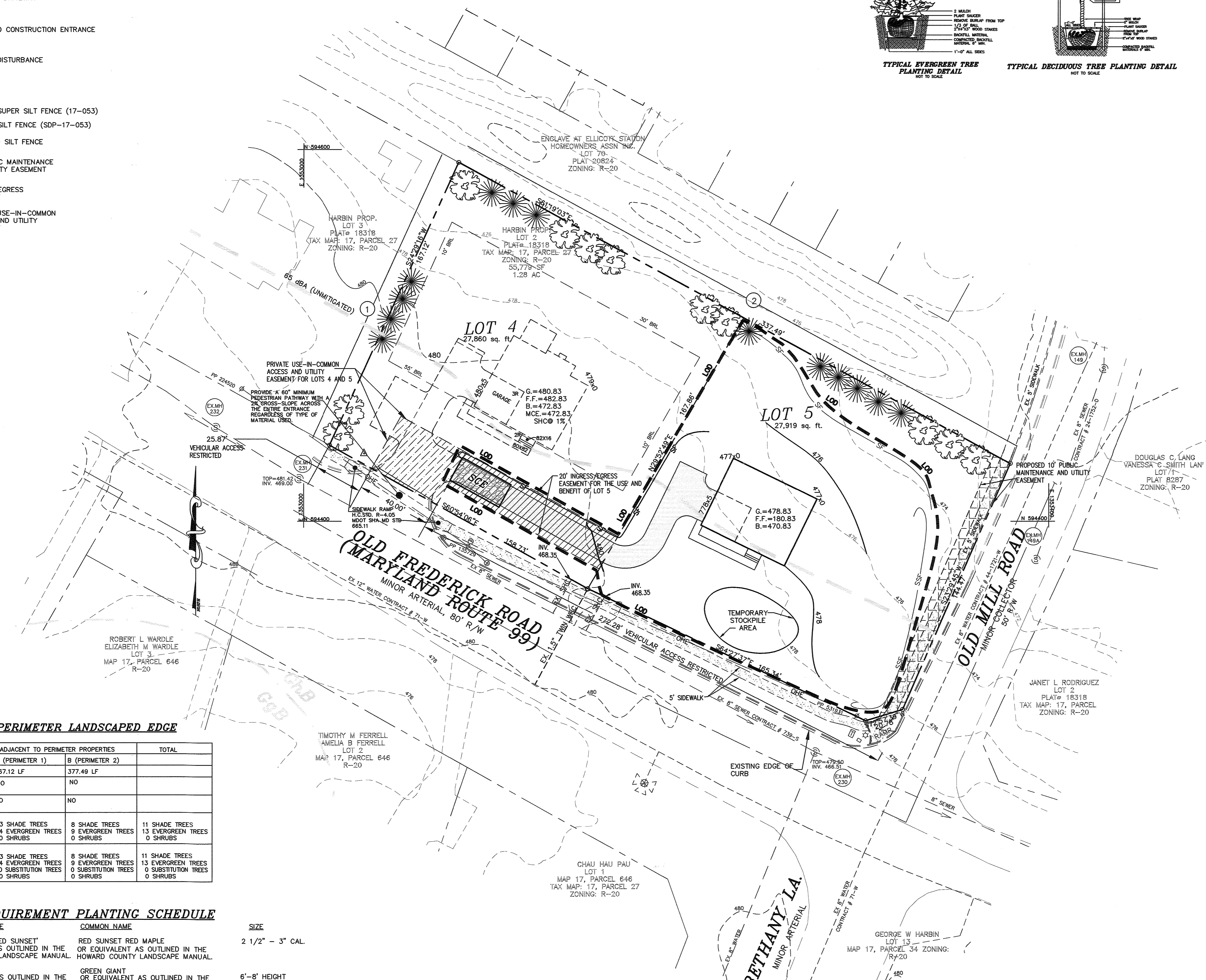
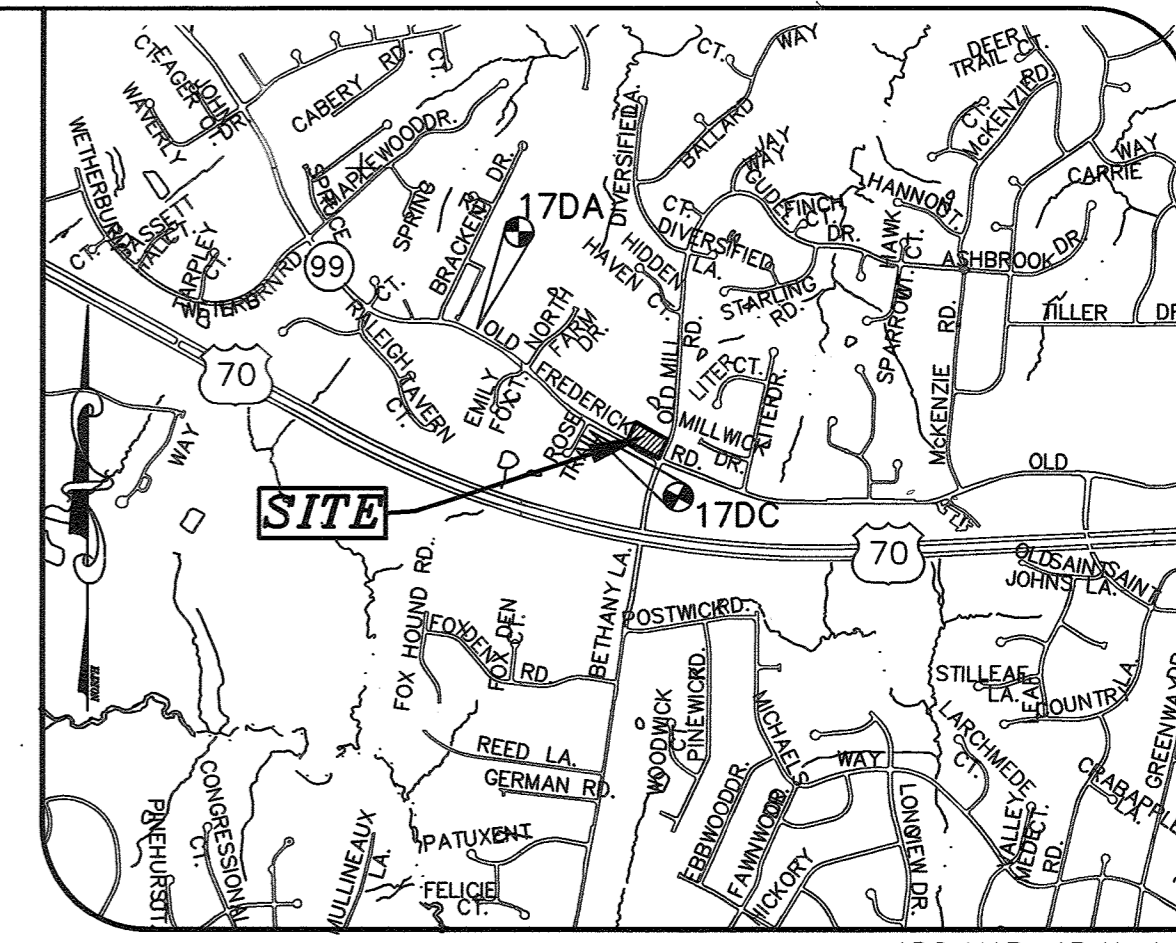
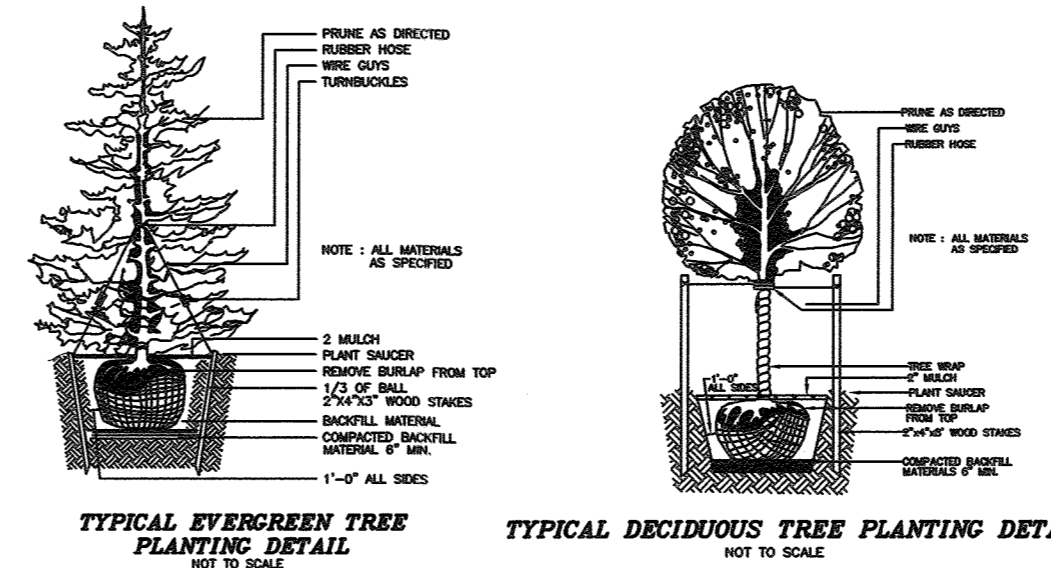


SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
GhB	B	GLENELG-URBAN LAND COMPLEX 0-8% SLOPES	0.37	13

LEGEND

- PROPOSED DRIVEWAY
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SOILS
- EXISTING SUPER SILT FENCE (17-053)
- EXISTING SILT FENCE (SDP-17-053)
- PROPOSED SILT FENCE
- 10' PUBLIC MAINTENANCE AND UTILITY EASEMENT
- INGRESS/EGRESS EASEMENT
- PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT



GENERAL NOTES:

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:
TAX MAP: 17 PARCEL: 27 GRID: 8
ELECTION DISTRICT: SECOND
TOTAL AREA: 1.28 AC
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF LOTS: 2
TYPE OF PROPOSED UNIT: SFD
DPZ FILE NUMBERS: ECP-17-035
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDBERG, BOENDER & ASSOCIATES ON OR ABOUT SEPTEMBER 2016.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DA & 17DC
STA. No. 17DA N 595,410.810 ELEV. 481.246
E 1,351,641.161
STA. No. 17DC N 594,565.921 ELEV. 473.288
E 1,352,653.296
- THE PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- NO AREAS OF STEEP SLOPES 25% OR GREATER EXIST ON SITE.
- 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 (CULVERTS/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 FOR THIS RESUBDIVISION IS PROVIDED UNDER FC-06-102.
- LANDSCAPING REQUIREMENTS FOR THIS SUBDIVISION WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREMITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTION OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA REDEVELOPMENT CRITERIA.
- THE OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 71-W AND CONTRACT #739-S).
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAM, STREAM BUFFERS AND FORESTED AREAS ON SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND 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 SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- THIS SUBDIVISION IS SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO FLOODPLAIN EXISTS ON SITE.
- A COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON AUGUST 24, 2016 AT THE MILLER LIBRARY.
- THE 65 dBA CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NOISE STUDY WAS PREPARED BY MILDBERG, BOENDER & ASSOC., INC. DATED MARCH 2017.

SCHEDULE A: PERIMETER LANDSCAPED EDGE

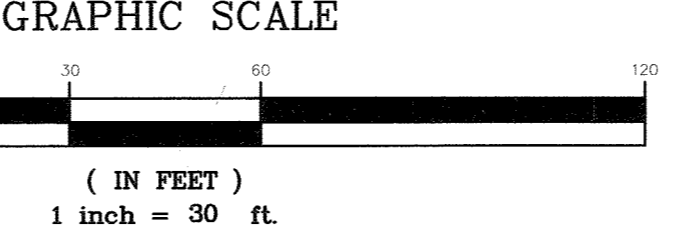
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	B (PERIMETER 1) B (PERIMETER 2)	
LINEAR FEET OF PERIMETER	167.12 LF 377.49 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO NO	
NUMBER OF PLANTS REQUIRED		
SHADE TREES	3 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	4 EVERGREEN TREES	9 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	3 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	4 EVERGREEN TREES	9 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

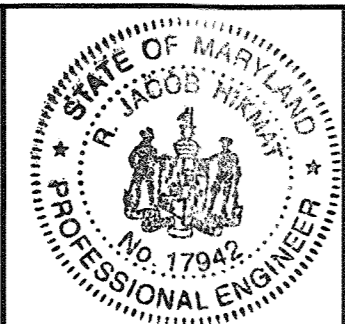
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
11		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	RED SUNSET RED MAPLE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	2 1/2" - 3" CAL.
13		THUJA PLICATA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	GREEN GIANT OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	6'-8' HEIGHT
TOTAL				
24 TREES (11 SHADE TREES, 13 EVERGREEN TREES)				

OWNER/DEVELOPER

RAFAT LLC
7350-B GRACE DRIVE, COLUMBIA, MARYLAND 21044
410-997-0296



APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/6/18
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 8/6/18



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

Project	16-011	date	JULY 2018
Illustration	MMT/TNB	engineering	MM
scale	1"=30'	approval	RH

description	revisions	date	
no.			

HARBIN PROPERTY, LOTS 4 AND 5
RESUBDIVISION OF LOT 2, HARBIN PROPERTY, PLAT NO. 1831B
TAX MAP: 17 GRID: 8 PARCEL: 27
SECOND ELECTION DISTRICT
HOWARD COUNTY
SUPPLEMENTAL PLAN

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0296 Fax