

SITE DEVELOPMENT PLAN

WELK PROPERTY LOTS 1,2 AND 4 WELK II PROPERTY LOT 1 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

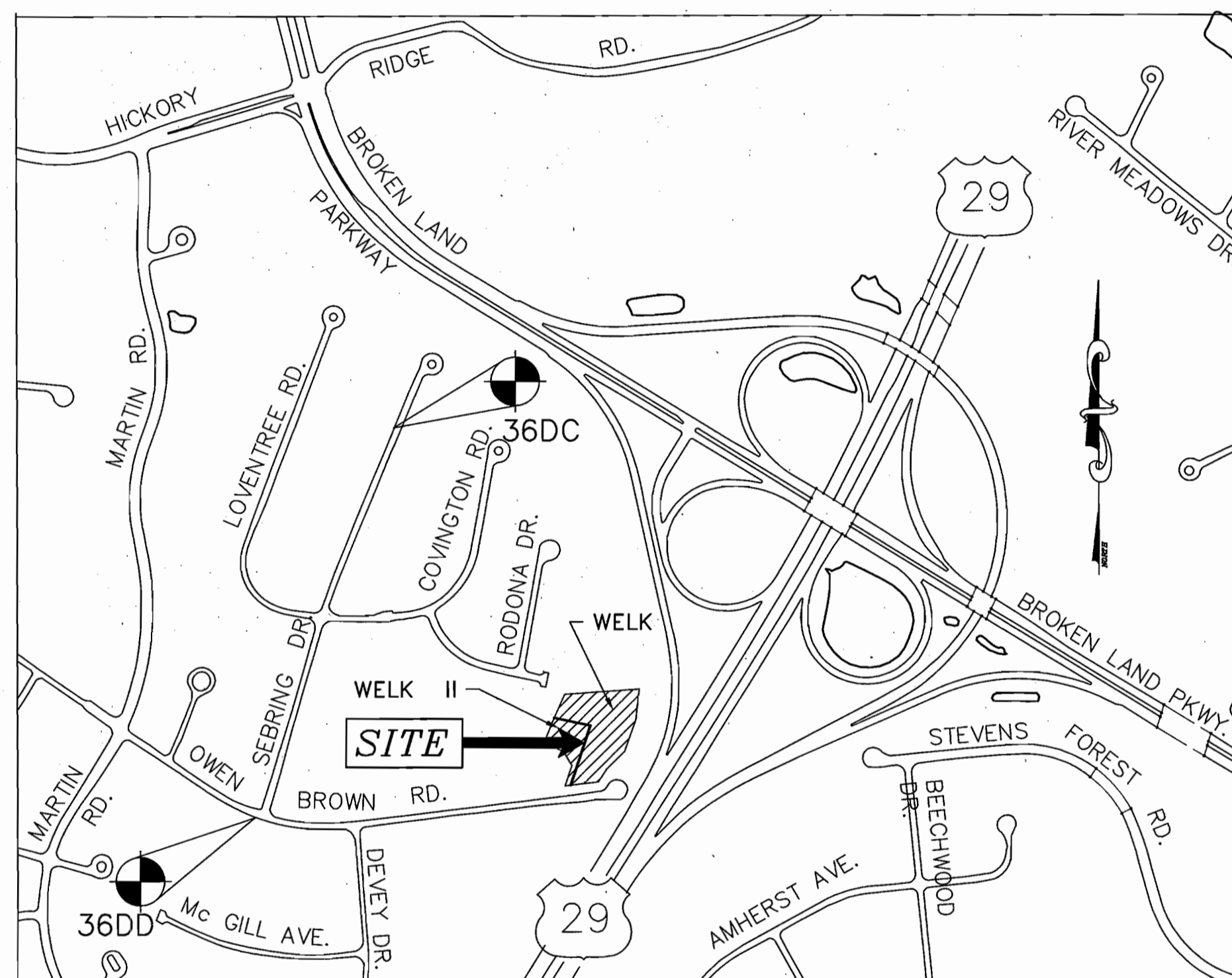
INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN

ADDRESS CHART	
LOT NO.	STREET ADDRESS
1 WELK	10124 OWEN BROWN ROAD
2 WELK	10120 OWEN BROWN ROAD
3 WELK	10116 OWEN BROWN ROAD
4 WELK	10112 OWEN BROWN ROAD
1 WELK II	10126 OWEN BROWN ROAD

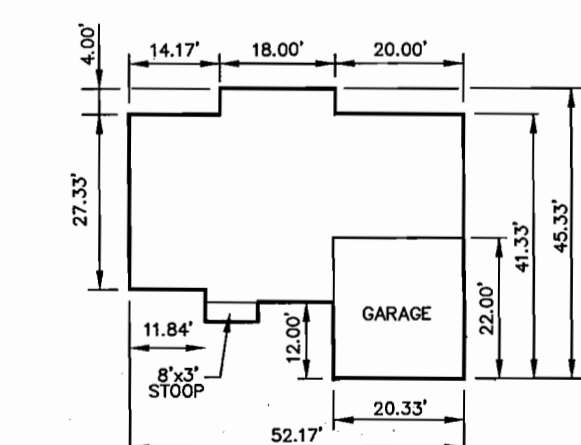
SEWER HOUSE CONNECTION		
LOT NO.	INV. @ PROPERTY LINE	MIN. CELLAR EL.
1 WELK	357.43	362.10
2 WELK	356.89	361.40
4 WELK	358.27	363.30
1 (WELK II)	358.65	363.30

EROSION AND SEDIMENT CONTROL IS PROVIDED UNDER GP-03-047

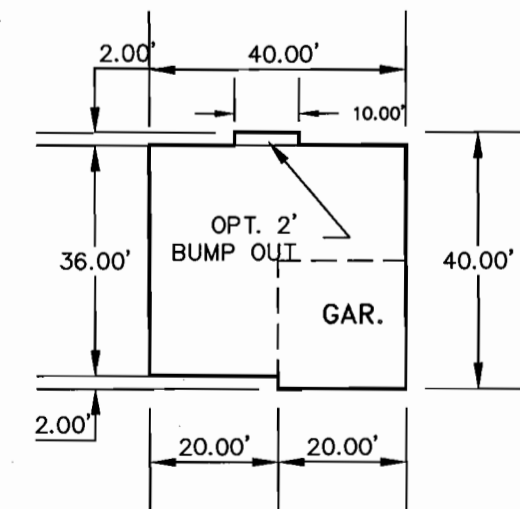
PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #		
WELK PROPERTY		N/A	1, 2 AND 4		
WELK II PROPERTY					
PLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
16143,16221	13	R-20	36	5TH	6056.02
WATER CODE		SEWER CODE			
E30		5521000			
PROPOSED IMPROVEMENTS:					
SFD					



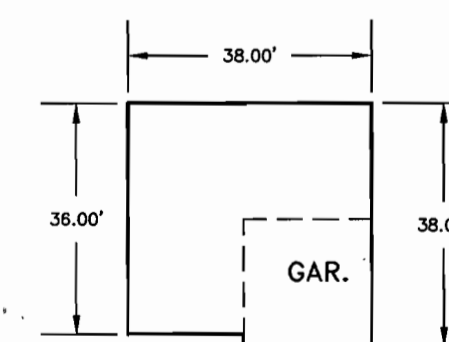
VICINITY MAP
SCALE: 1"=500'



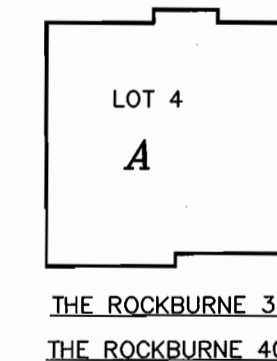
CENTENNIAL
SCALE 1"=30'



THE ROCKBURNE 40
SCALE 1"=30'



THE ROCKBURNE 38
SCALE 1"=30'



GENERIC BOX

DEVELOPER/BUILDER
HARMONY BUILDERS
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 21042

GENERAL NOTES

- SITE DATA:
TAX MAP : 36 , PARCEL : 100 +112 , BLOCK : 13.
DEED REFERENCE : 1996/262.
AREA OF SITE : 1.97 ACRES.
ZONING : R-20
MINIMUM LOT SIZE : 20,000 SQ. FT.
PREVIOUS DPZ FILE NUMBERS: F-03-142 - F-03-62 - WP-03-133
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.36DC, 36DD
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42 OPPOSITE TO THE FIRE HYDRANT ON SEBRING DRIVE. (CONCRETE MONUMENT)
STA. No. 36DD N 558,056.573 E 1,349,892.314 ELEV. 393.153
47.5' EAST OF HYDRANT IN FRONT YARD OF 10213 OWEN BROWN ROAD (CONCRETE MONUMENT)
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN AUGUST 2002 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2002 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- NO WETLANDS, STREAMS, FLOODPLAIN, OR STEEP SLOPES EXIST ON-SITE. F-03-062.
- THE FOREST CONSERVATION OBLIGATION OF 0.89 ACRES (38,768.4 SQ. FT.) OF REFORESTATION FOR WELK PROPERTY, HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION IN THE AMOUNT OF \$19,384.20 PER THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT UNDER F-03-62. WELK II PROPERTY WAS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202 (b) (1) (viii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION, SINCE WELK II PROPERTY WAS A MINOR SUBDIVISION THAT CREATED ONLY ONE ADDITIONAL LOT AND HAD NO FURTHER SUBDIVISION POTENTIAL.
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| | DENOTES EXISTING WATER, SEWER & UTILITY EASEMENT. |
| | DENOTES EXISTING USE-IN-COMMON ACCESS EASEMENT |
| | DENOTES EXISTING NOISE WALL MAINTENANCE EASEMENT |
- 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 (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (GULLY/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER SYSTEMS WILL BE UTILIZED VIA WATER AND SEWER CONTRACT # 24-4116-D.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAS BEEN PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (13 SHADE TREES) FOR F-03-62, WELK PROPERTY, HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$3,900.00. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (2 SHADE TREES) ON WELK II PROPERTY, LOT 1 WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$600.00. LANDSCAPING HAS NOT BEEN SHOWN ALONG THE NORTHERN AND EASTERN PROPERTY LINES OF WELK II PROPERTY, LOT 1 (PERIMETERS 1 & 2 SHOWN ON F-03-142) SINCE LOT 1 IS ESSENTIALLY CONSIDERED PART OF THE WELK PROPERTY SUBDIVISION.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTING MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING, AND 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.
- SWM IS PROVIDED VIA ROOFTOP AND NON ROOFTOP DISCONNECTION CREDITS. ALL DOWN SPOUTS MUST BE CONSTRUCTED PER THE SITE PLAN (LOCATIONS ARE FIXED SEE @ MARK ON THE PLAN). EACH DOWN SPOUT MUST HAVE A 75' DISCONNECTION LENGTH @ 5% MAX. THE DRIVEWAY TO BE CONSTRUCTED PER THE TYPICAL SECTION SHOWN ON THE SITE PLAN.

DEVELOPERS CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND 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 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 NATURAL RESOURCE CONSERVATION SERVICE.

Chris Brown 10/16/03
SIGNATURE OF DEVELOPER DATE
Chris Brown / President Harmony Builders
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I HAVE REVIEWED THE EROSION AND SEDIMENT CONTROL REPRESENTS INVOLVED IN THE CONSTRUCTION PROJECT AND HAVE A PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

R. Jacob Hikmat 10/16/03
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer 10-29-03
USA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John R. Peltz 10-29-03
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Edith Cummings 11/4/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION M&T DATE

Indy Hamada 11/5/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark L. Boyd 11/19/03
DIRECTOR DATE

HOUSE TYPES

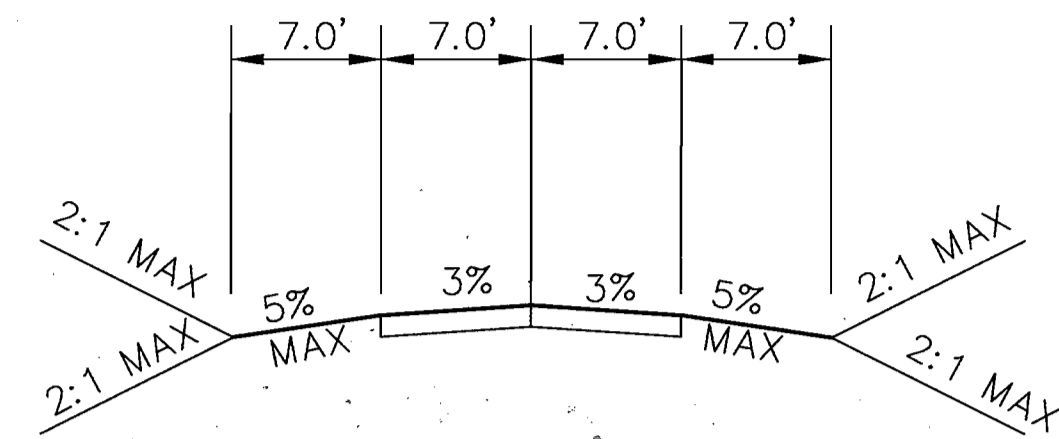
project	date	description	approval
01057	OCT. 2003	engineering	SAA
		scale	N/S
		revisions	R/H

no.	description	date

COVER SHEET
FIFTH ELECTION DISTRICT
TAX MAP 36, BLOCK 13, PARCEL 100 & 112
HOWARD COUNTY, MARYLAND
WELK PROPERTY LOTS 1,2 & 4
AND WELK II PROPERTY LOT 1

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Elkoot City, Maryland 21042
(410) 997-0296 Bldg. (301) 621-5521 Wash. (410) 997-0298 Fax.

EROSION AND SEDIMENT CONTROL IS PROVIDED UNDER GP-03-047

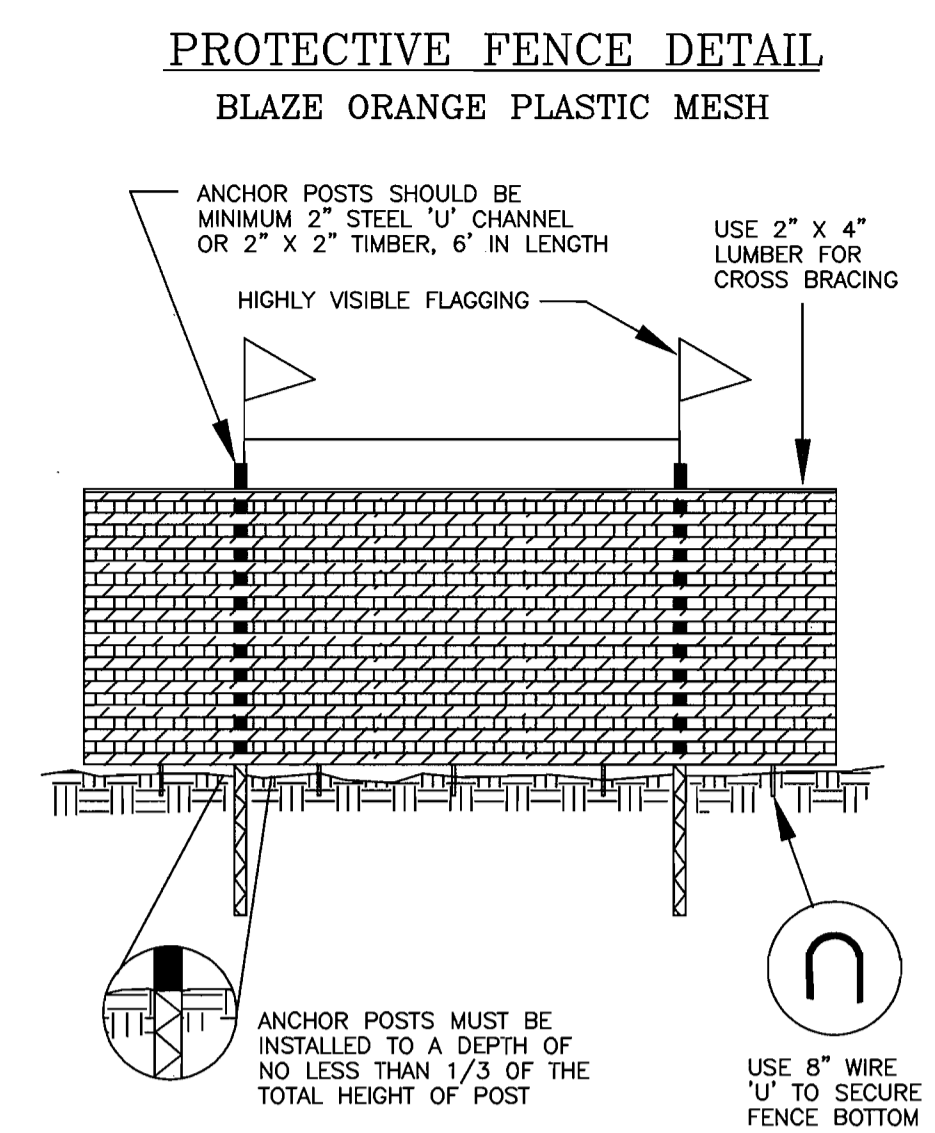
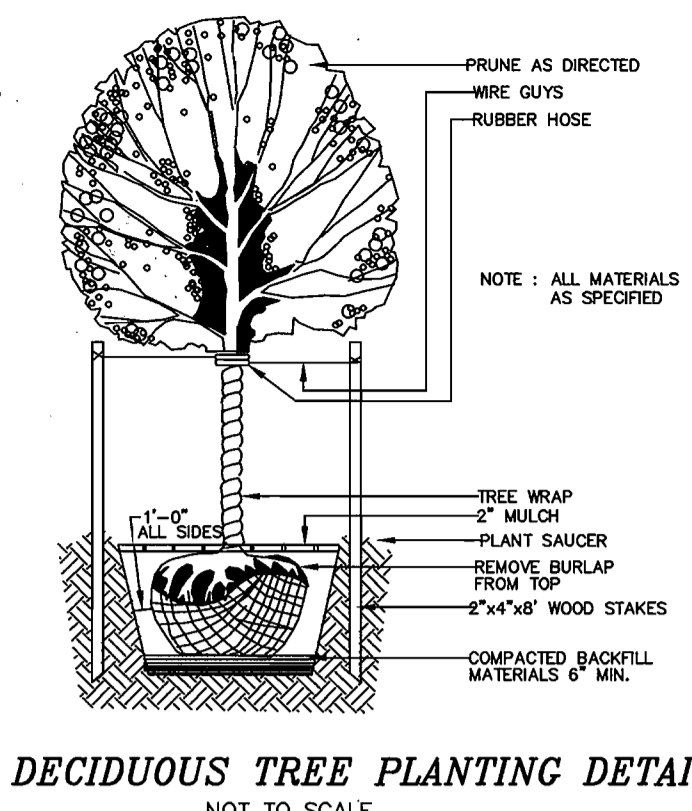
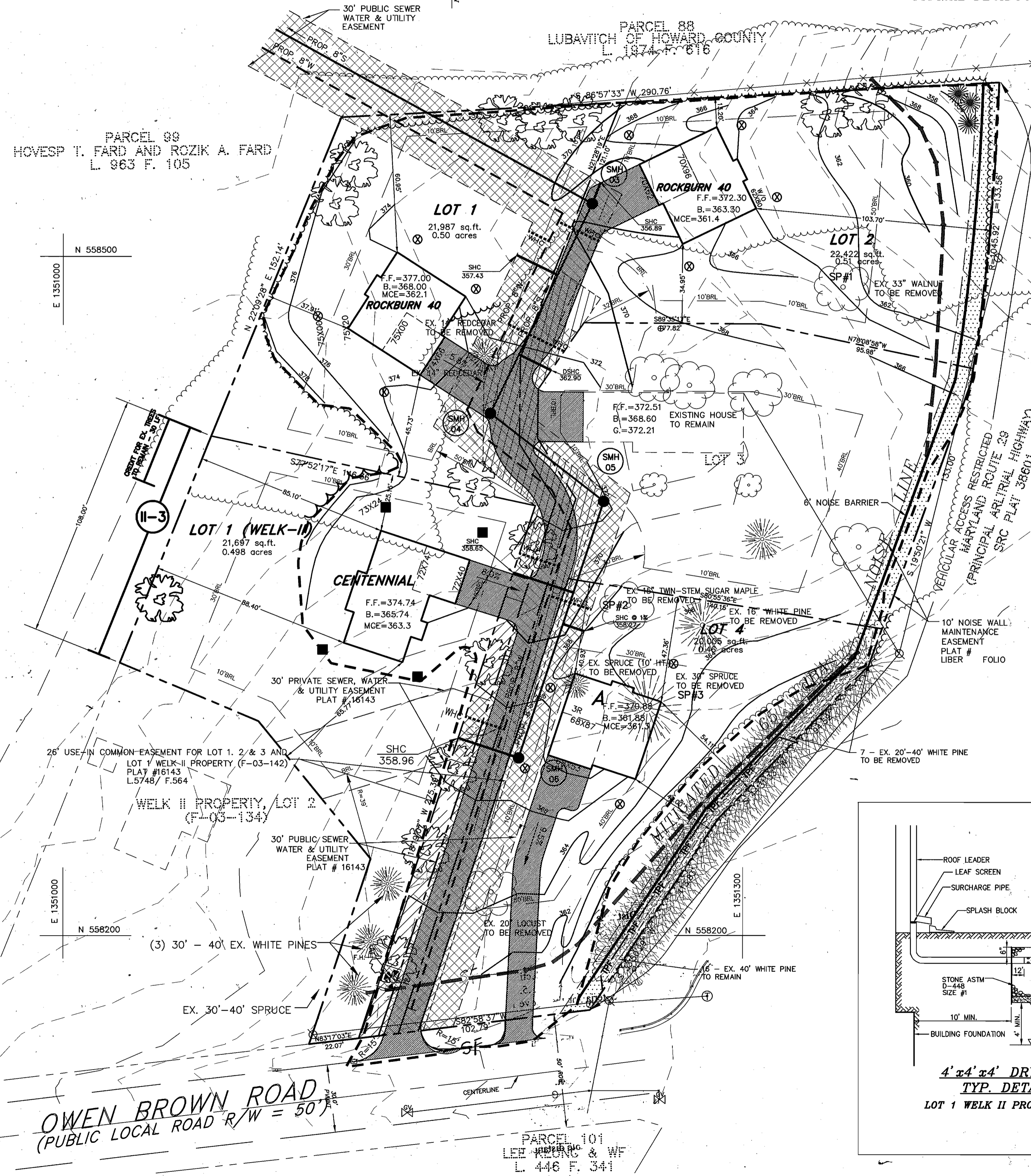


DRIVEWAY TYP. SECTION

LEGEND

- LIMIT OF DISTURBANCE
- SHADE TREE APPROVED UNDER F-03-62
- PROPOSED SHADE TREE
- DENOTES EXISTING TREELINE
- DENOTES PROPOSED TREELINE
- DENOTES PERIMETER LANDSCAPE EDGE
- DENOTES WALL MAINTENANCE EASEMENT
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT
- DENOTES DRYWELL
- DOWN SPOUT LOCATION (FIXED PER PLAN SEE NOTE #15)

PARCEL 88
HOVESP T. FARD AND ROZIK A. FARD
L 963 F. 105



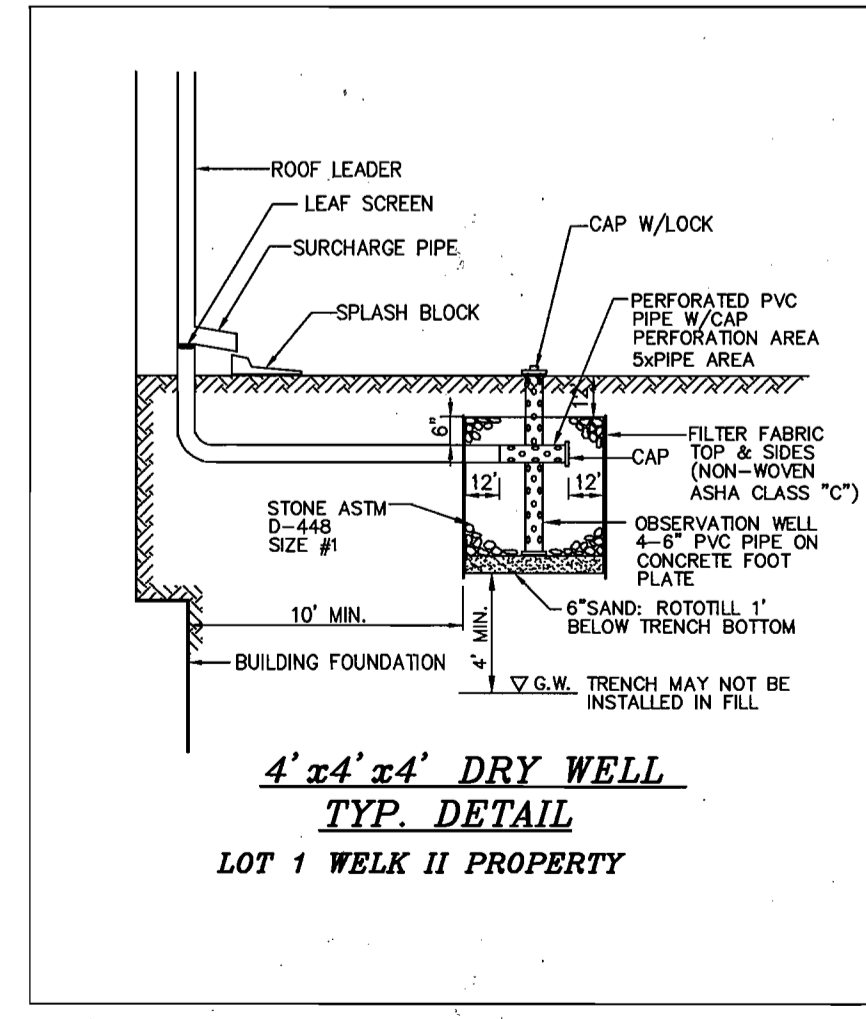
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

SPECIMEN TREES

KEY	SPECIES
ST#1	33" BLACK WALNUT
ST#2	15" TWIN-STEM SUGAR MAPLE
ST#3	30" SPRUCE

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				1 SHADE TREE



WELK II PROPERTY, LOT 1 SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJ. TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A (PERIMETER II-3)	
LINEAR FEET OF PERIMETER	107.82'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 30 LF OF EX. TREES	
NUMBER OF PLANTS REQUIRED		
SHADE TREES	1 SHADE TREE	1 SHADE TREE
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	1 SHADE TREE	1 SHADE TREE
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS

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Chris Brown 10/16/03
SIGNATURE OF DEVELOPER DATE
Chris Brown, President Harmony Builders.
PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

R. Jacob Hikmat 10/16/03
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT
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THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer 10-29-03
NDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John R. Roberts 10-29-03
HOWARD COUNTY SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Mark A. Agler 11/10/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE
Mark A. Agler 11/5/02
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Mark A. Agler 11/10/02
DIRECTOR DATE

Project	01-057	date	OCT. 2003
Illustration	SA	engineering	SA
Scale	1"=30'	approval	SA
Revisions		no.	

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FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

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Engineers Planners Surveyors
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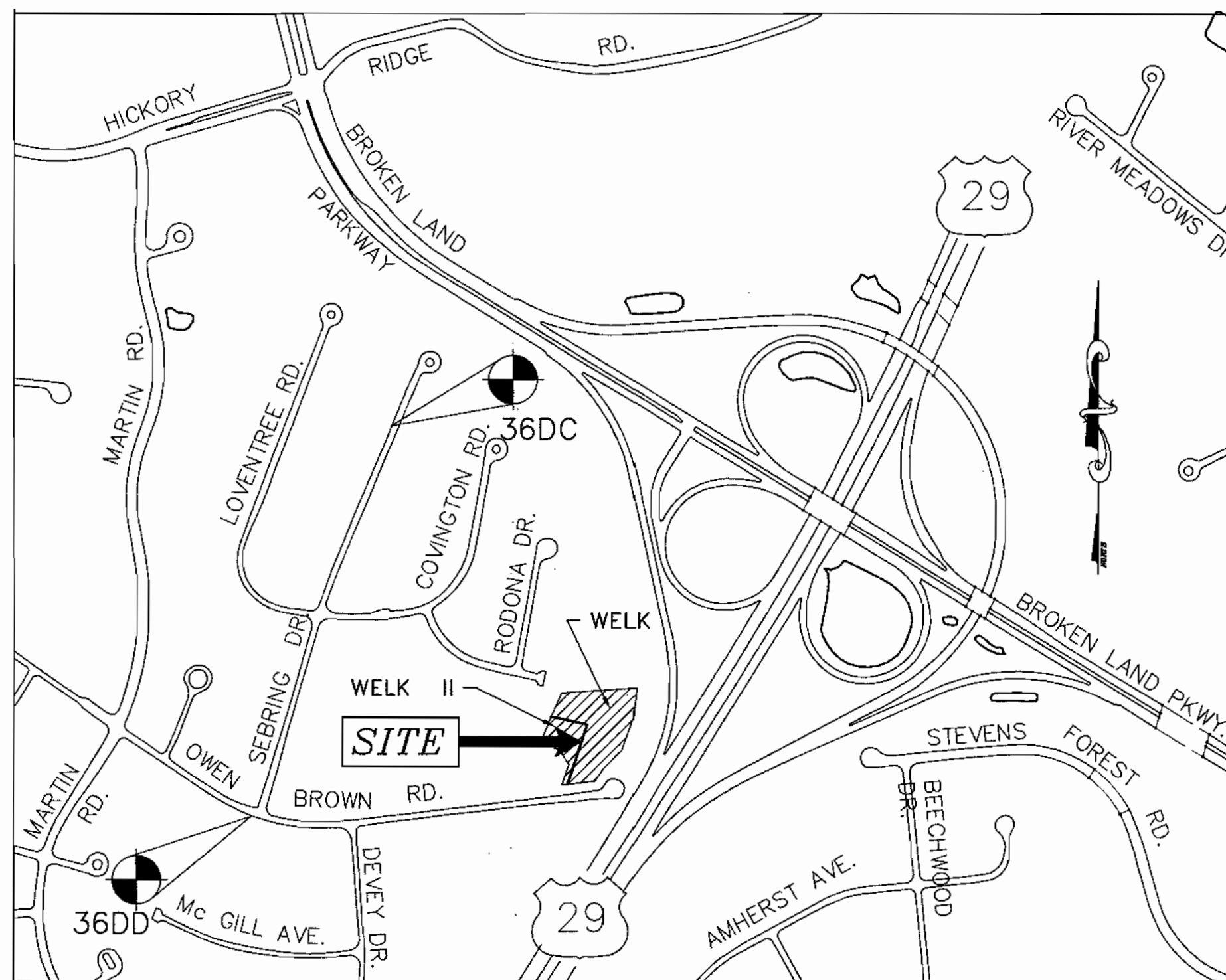
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VICINITY MAP
SCALE: 1"=500'

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DEVELOPERS CERTIFICATE

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Christopher L. Brown 10/16/03
SIGNATURE OF DEVELOPER DATE
Chris Brown / President Harmony Builders
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

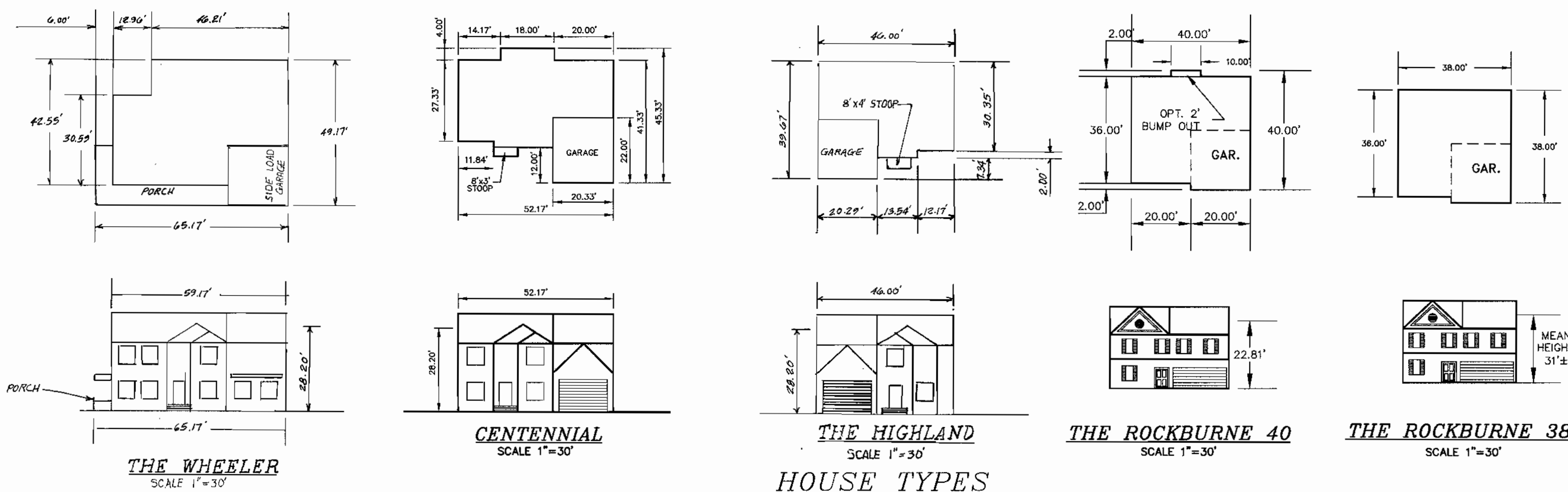
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Jim Mayer 10/29/03
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

John K. Hester 10/24/03
SIGNATURE OF DISTRICT ENGINEER DATE
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hamilton 11/4/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION MRT DATE
Chris Hamilton 11/5/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Mark L. Coyle 11/6/03
DIRECTOR DATE



GENERIC BOX

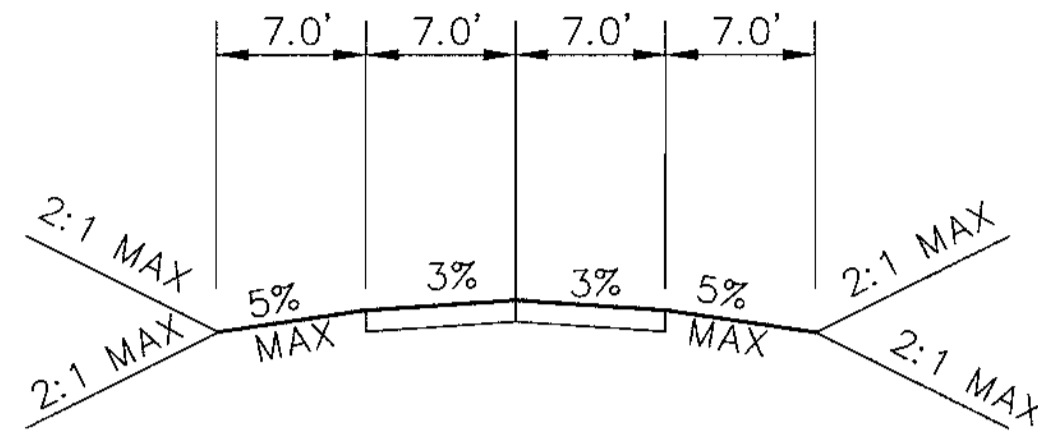
Project	date	approval
01057	OCT. 2003	SA
Illustration	engineering	SA
SA	SA	SA
scale	scale	approval
NTS	NTS	BJH

ADD HOUSE TYPE (THE HIGHLAND)	date
2	2/13/04
ADD HOUSE TYPE (THE WHEELER)	date
1	2/02/04
no.	revisions

COVER SHEET
WELK PROPERTY LOTS 1,2 & 4
AND WELK II PROPERTY LOT 1
 TAX MAP 36, BLOCK 13, PARCEL 100 & 112
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0296 Fax: (301) 621-5521 Wash. (410) 987-0298 Fax

EROSION AND SEDIMENT CONTROL IS PROVIDED UNDER GP-03-047



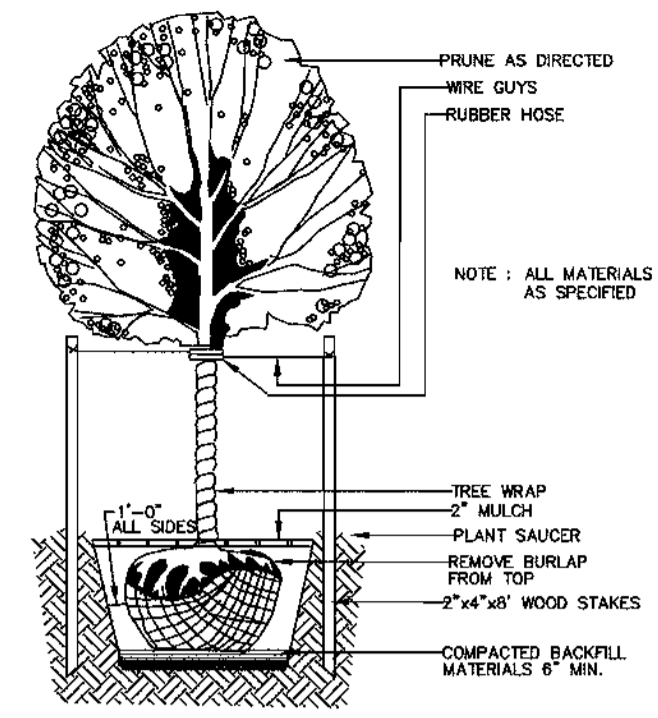
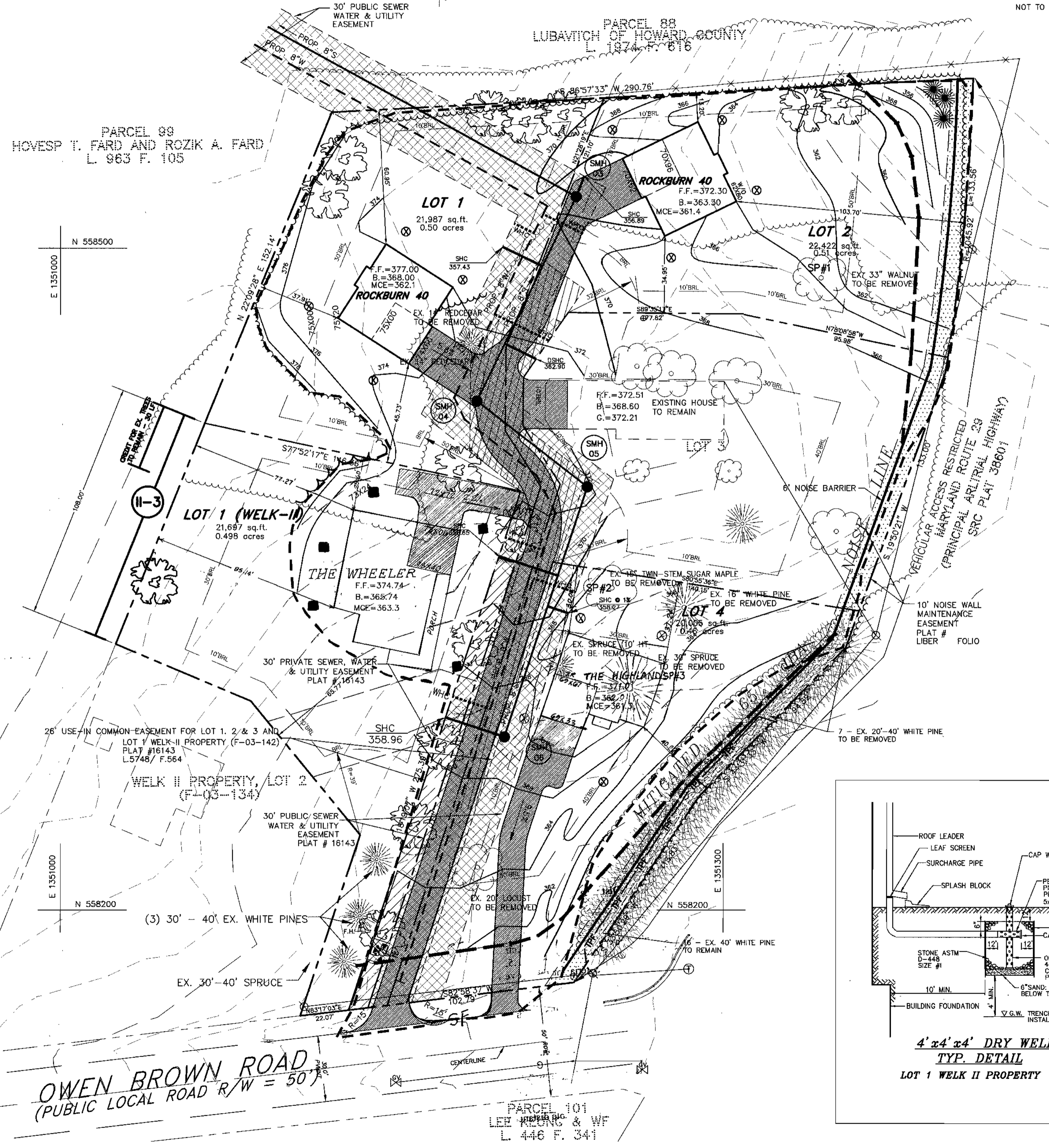
DRIVEWAY TYP. SECTION

LEGEND

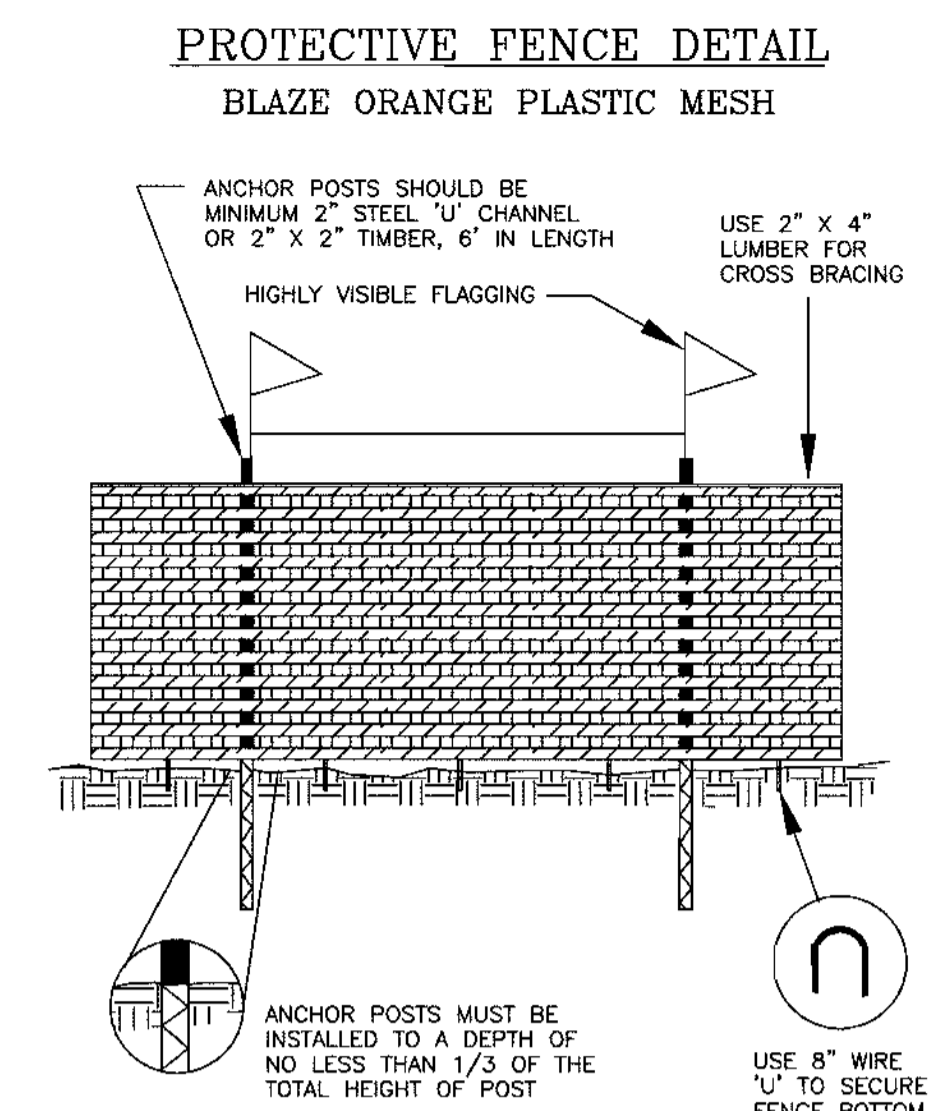
- LIMIT OF DISTURBANCE
- SHADE TREE APPROVED UNDER F-03-82
- PROPOSED SHADE TREE
- DENOTES EXISTING TREELINE
- DENOTES PROPOSED TREELINE
- DENOTES PERIMETER LANDSCAPE EDGE
- DENOTES WALL MAINTENANCE EASEMENT
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- DENOTES DRYWELL
- DOWN SPOUT LOCATION (FIXED PER PLAN SEE NOTE #15)

PARCEL 89
HOVESP T. FARD AND ROZIK A. FARD
L. 963 F. 105

N 558500
E. 1351000



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. DIMENSIONS OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.
 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

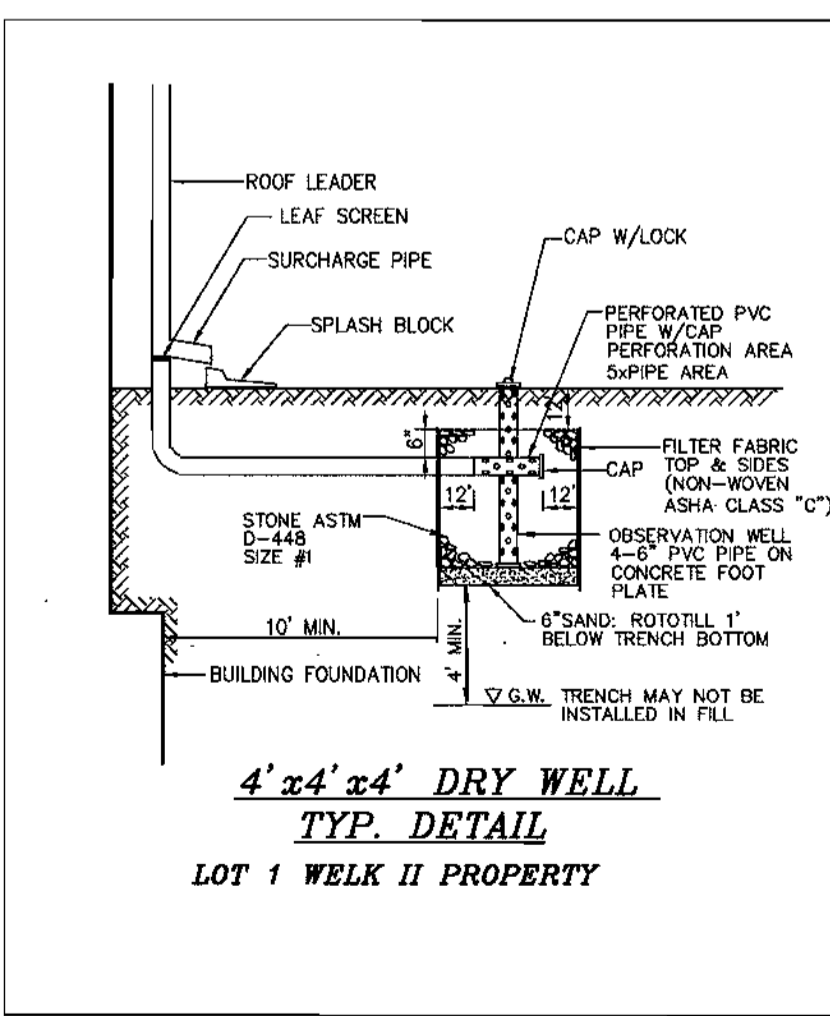
SPECIMEN TREES	
KEY	SPECIES
ST#1	33' BLACK WALNUT
ST#2	15' THIN-STEM SUGAR MAPLE
ST#3	30' SPRUCE

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL		1 SHADE TREE		

WELK II PROPERTY, LOT 1
SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJ. TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A (PERIMETER II-3)	
LINEAR FEET OF PERIMETER	107.82'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 30 LF OF EX. TREES	
NUMBER OF PLANTS REQUIRED	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	1 SHADE TREE 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS



4' x 4' DRY WELL
TYP. DETAIL
LOT 1 WELK II PROPERTY

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND 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 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 NATURAL RESOURCE CONSERVATION SERVICE.

Signature of Developer: *Chris Brown* DATE: 10/16/03
Chris Brown/President Harmony Builders.

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature of Engineer: *R. Jacob Hikmat* DATE: 10/16/03
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Jim Meyer* DATE: 10-29-03
JMD - NATURAL RESOURCE CONSERVATION SERVICE

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

Signature: *John K. Robertson* DATE: 10-29-03
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *John Williams* DATE: 11/4/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ

Signature: *J. Smith* DATE: 11/5/03
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *David S. Taylor* DATE: 11/10/03
DIRECTOR

PROJECT: 01-057
DATE: OCT. 2003
ILLUSTRATION: SAA
SCALE: 1"=90'
APPROVAL: SAA
REVISIONS: RH

HOUSE TYPE: WELK II LOT 1
DATE: 2/13/04
REVISIONS: 2

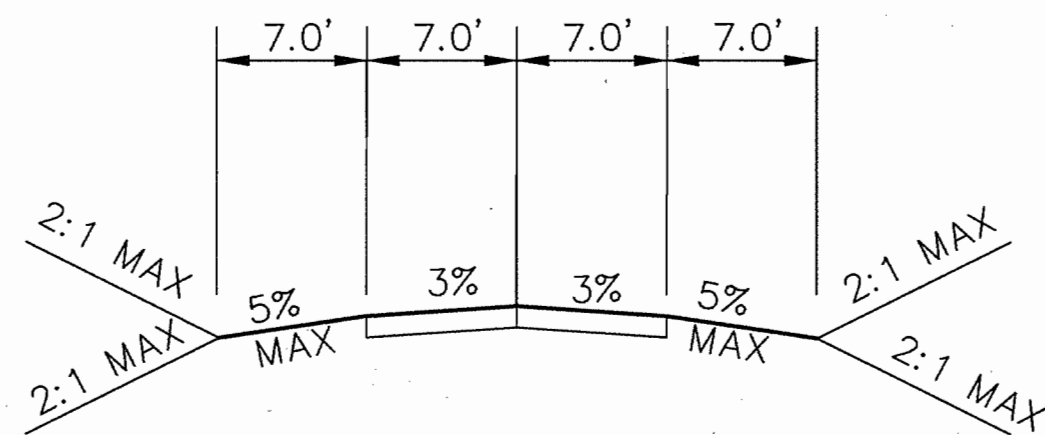
WELK PROPERTY LOTS 1, 2 & 4
AND WELK II PROPERTY LOT 1
TAX MAP 36, BLOCK 13, PARCEL 100 & 112
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
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2 OF 2

SDP-03-153

EROSION AND SEDIMENT CONTROL IS PROVIDED UNDER GP-03-047



DRIVEWAY TYP. SECTION

LEGEND

- LIMIT OF DISTURBANCE
- SHADE TREE APPROVED UNDER F-03-62
- PROPOSED SHADE TREE
- DENOTES EXISTING TREELINE
- DENOTES PROPOSED TREELINE
- DENOTES PERIMETER LANDSCAPE EDGE
- DENOTES WALL MAINTENANCE EASEMENT
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- DENOTES DRYWELL
- DOWN SPOUT LOCATION (FIXED PER PLAN SEE NOTE #15)

DEVELOPER'S CERTIFICATE

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Chris Brown 10/16/03
 SIGNATURE OF DEVELOPER DATE
 Chris Brown/President Harmony Builders.
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

R. Jacob Hikmat 10/16/03
 SIGNATURE OF ENGINEER DATE
 R. JACOB HIKMAT
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer 10/29/03
 SIGNATURE OF NATURAL RESOURCE CONSERVATION SERVICE DATE
 JIM MEYER
 NATURAL RESOURCE CONSERVATION SERVICE

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

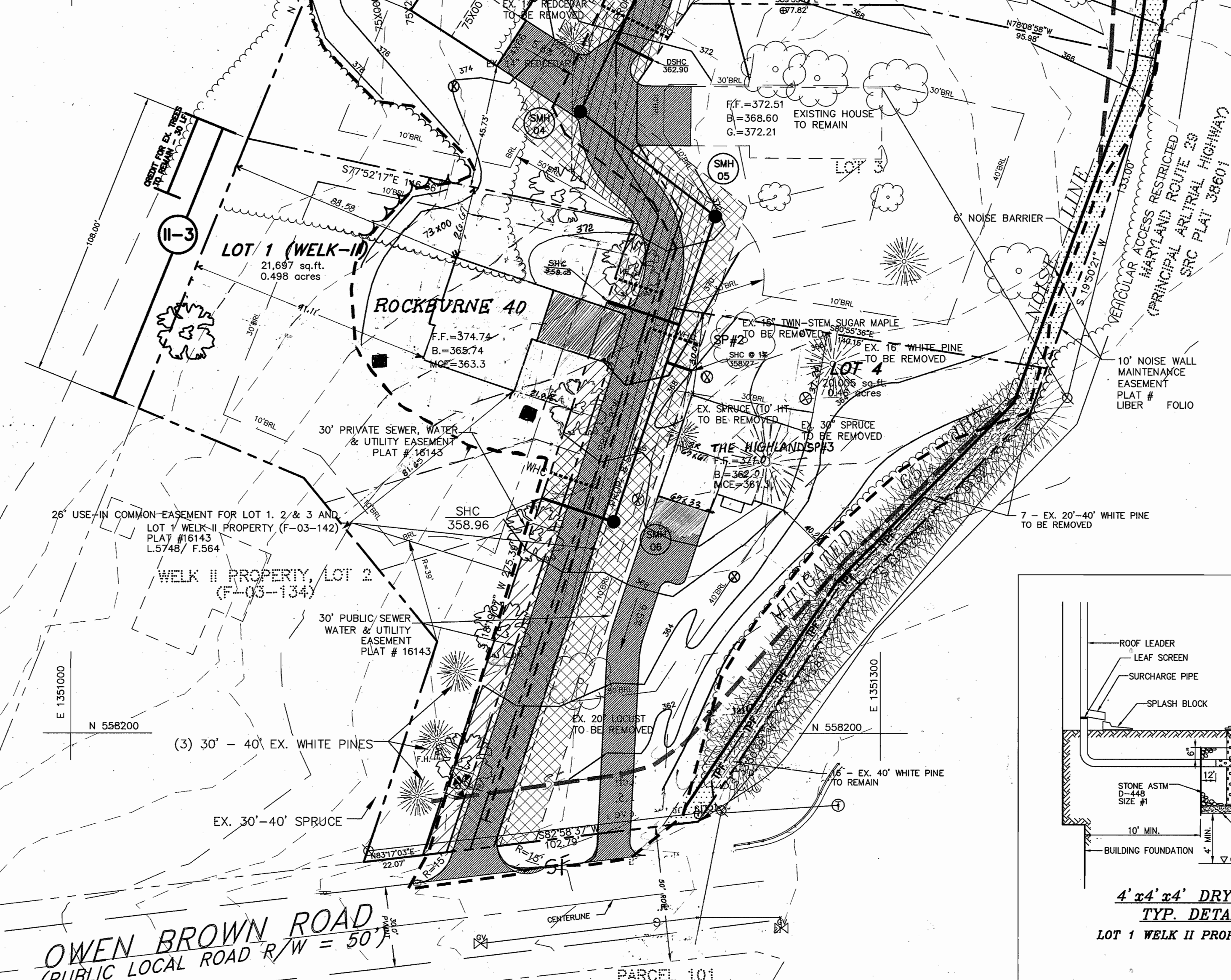
John R. Robertson 10/29/03
 SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT DATE
 JOHN R. ROBERTSON
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

MAJ 11/4/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
MAJ 11/5/03
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
MAJ 11/10/03
 DIRECTOR DATE

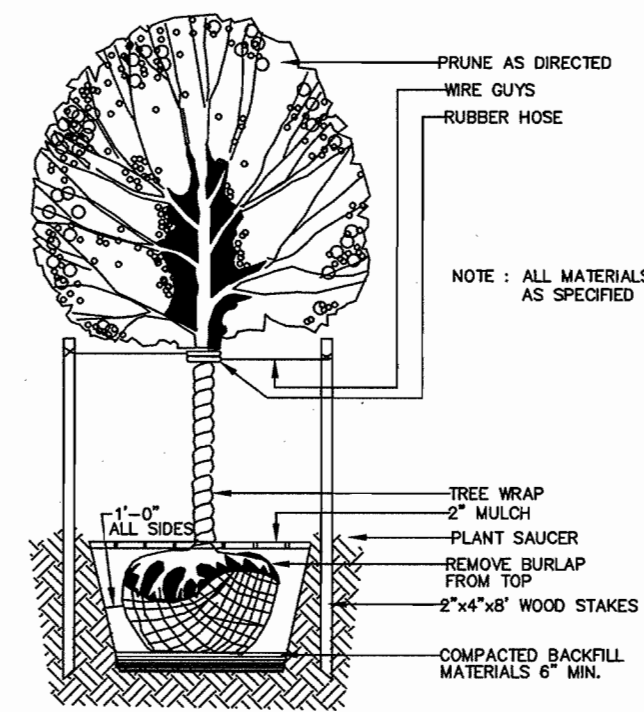
PARCEL 89
 HOVESP T. FARD AND ROZIK A. FARD
 L. 963 F. 105

N 558500
 E 1351000



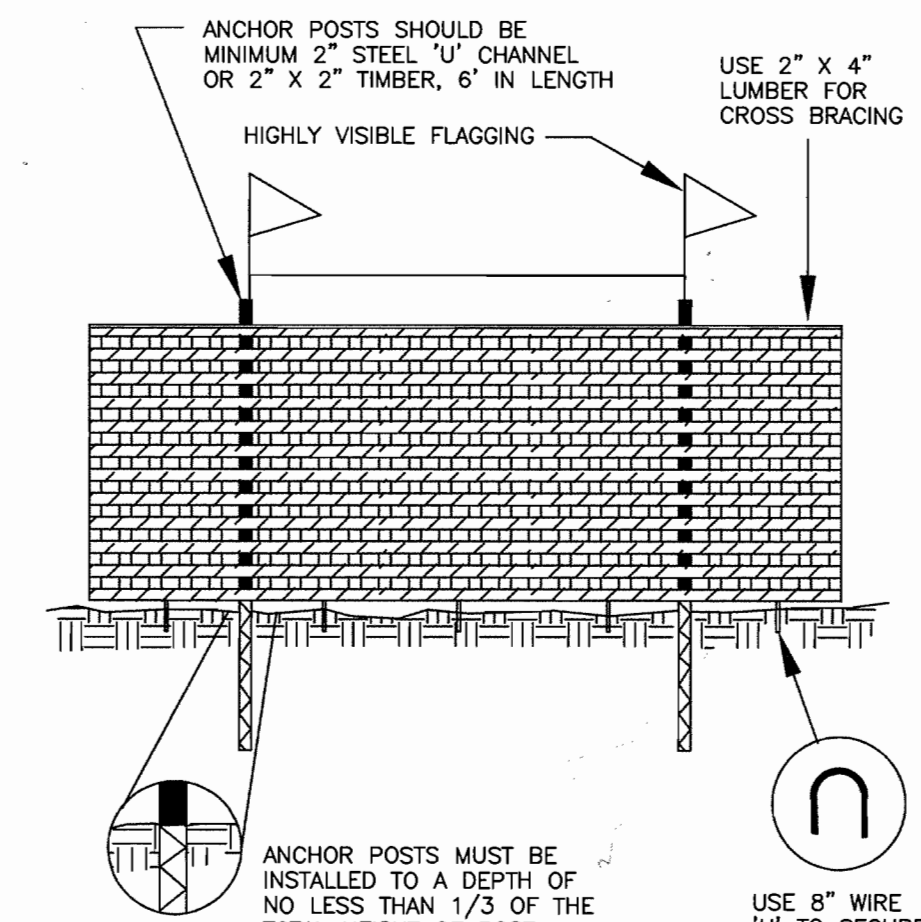
OWEN BROWN ROAD
 (PUBLIC LOCAL ROAD R/W = 50')

PARCEL 101
 LEE WELCH & WF
 L. 446 F. 341



TYPICAL DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE

PROTECTIVE FENCE DETAIL
 BLAZE ORANGE PLASTIC MESH



- NOTES
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SPECIMEN TREES

KEY	SPECIES
ST#1	33" BLACK WALNUT
ST#2	15" TWIN-STEM SUGAR MAPLE
ST#3	30" SPRUCE

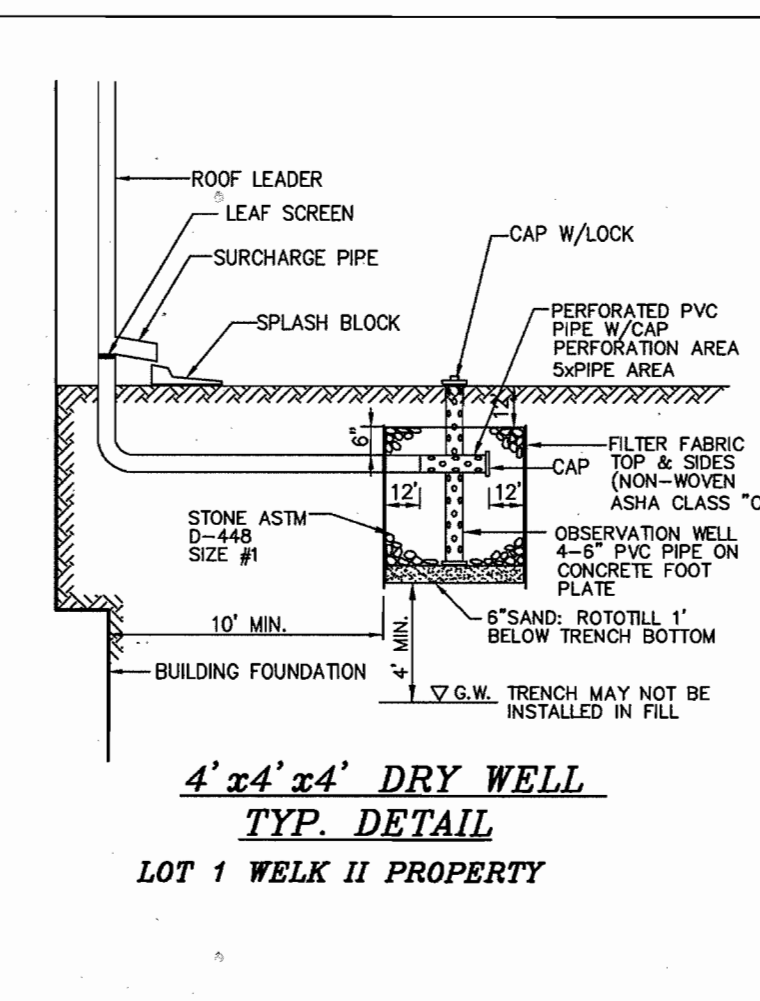
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
1				

WELK II PROPERTY, LOT 1

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJ. TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A (PERIMETER II-3)	
LINEAR FEET OF PERIMETER	107.82'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 30 LF OF EX. TREES	
NUMBER OF PLANTS REQUIRED		
SHADE TREES	1 SHADE TREE	1 SHADE TREE
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	1 SHADE TREE	1 SHADE TREE
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS



4'x4'x4' DRY WELL
 TYP. DETAIL
 LOT 1 WELK II PROPERTY

DEVELOPER/BUILDER
 HARMONY BUILDERS
 4228 COLUMBIA ROAD
 ELLICOTT CITY, MD 21042

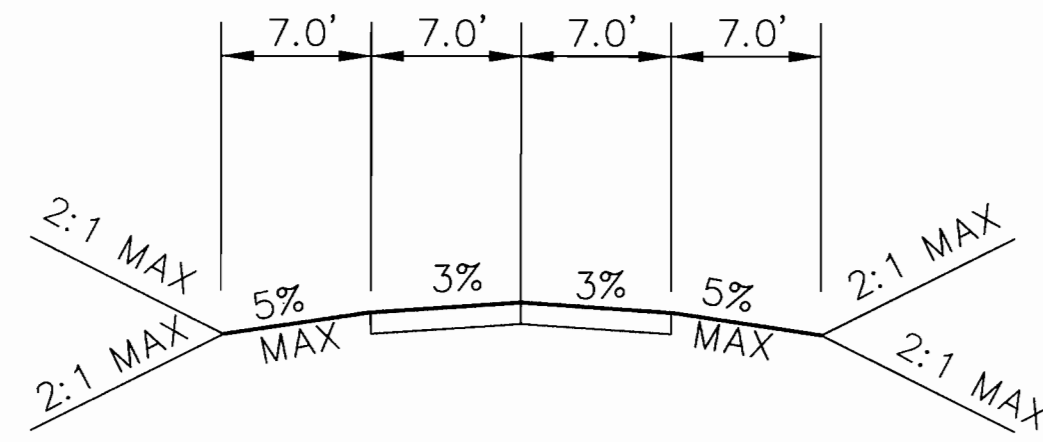
Project	Date	By	For
01-057	OCT. 2003	engineering	approval
		SAA	SAA
		scale	1"=30'

House Type	Date	By	For
HOUSE TYPE REVISION LOT 1, WELK II	7/19/04		
HOUSE TYPE REVISION LOT 2, WELK II	2/18/04		

WELK PROPERTY LOTS 1, 2 & 4
 AND WELK II PROPERTY LOT 1
 TAX MAP 36, BLOCK 13, PARCEL 100 & 112
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax. (301) 661-5521 Wash. (410) 997-0298 Fax.

EROSION AND SEDIMENT CONTROL IS PROVIDED UNDER GP-03-047



DRIVEWAY TYP. SECTION

LEGEND

- LIMIT OF DISTURBANCE
- SHADE TREE APPROVED UNDER F-03-62
- PROPOSED SHADE TREE
- DENOTES EXISTING TREELINE
- DENOTES PROPOSED TREELINE
- DENOTES PERIMETER LANDSCAPE EDGE
- DENOTES WALL MAINTENANCE EASEMENT
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.
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DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND 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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Chris Brown 10/16/03
 SIGNATURE OF DEVELOPER DATE
 Chris Brown/President Harmony Builders.
 PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

R. Jacob Hikmat 10/16/03
 SIGNATURE OF ENGINEER DATE
 R. JACOB HIKMAT
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer 10-29-03
 SIGNATURE OF NRC DATE
 JIM MEYER
 PRINTED NAME OF NRC

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

John L. Johnston 10-29-03
 SIGNATURE OF DISTRICT DATE
 JOHN L. JOHNSTON
 PRINTED NAME OF DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

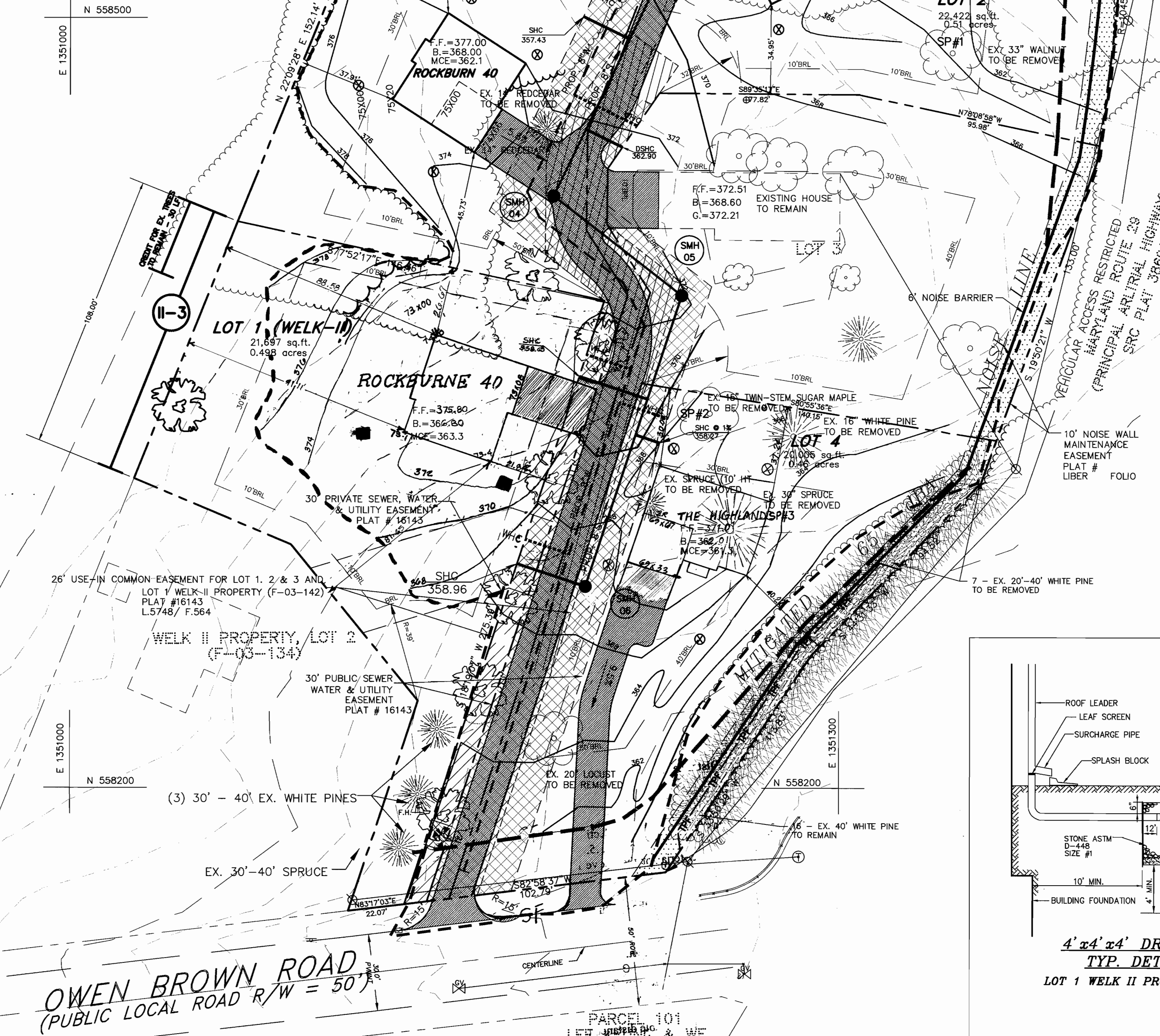
Chris Brown 11/4/03
 SIGNATURE OF DIVISION DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ

Harold 11/5/03
 SIGNATURE OF DIVISION DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

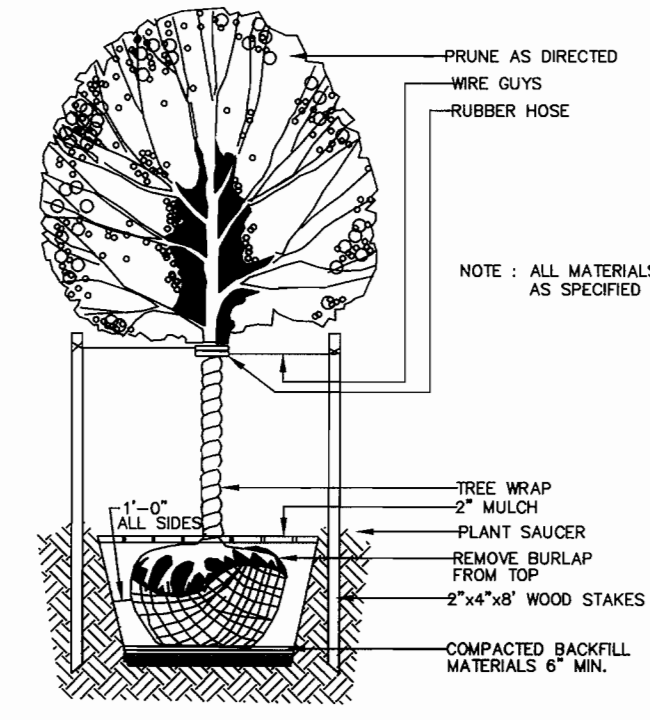
David L. Cagle 11/10/03
 SIGNATURE OF DIRECTOR DATE
 DIRECTOR

PARCEL 99
 HOVESP T. FARD AND ROZIK A. FARD
 L 963 F. 105

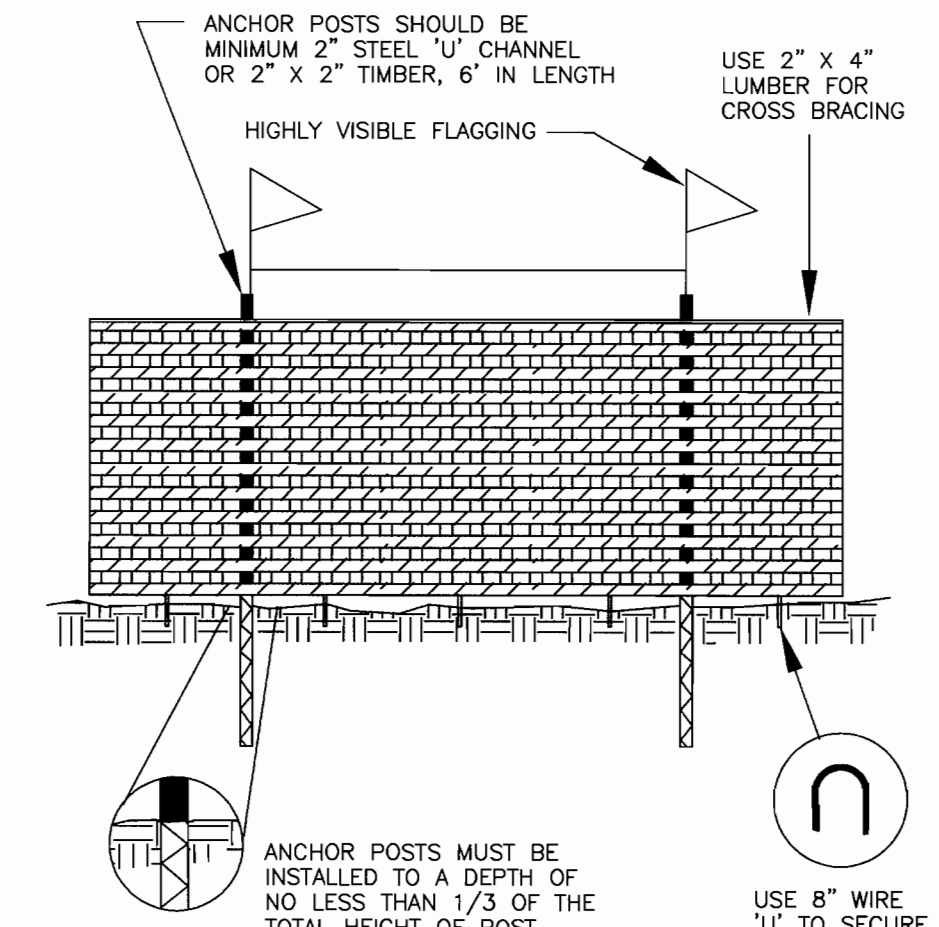
N 558500
 E 1351000



TYPICAL DECIDUOUS TREE PLANTING DETAIL



PROTECTIVE FENCE DETAIL
 BLAZE ORANGE PLASTIC MESH



- NOTES
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KEY	SPECIES
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ST#3	30" SPRUCE

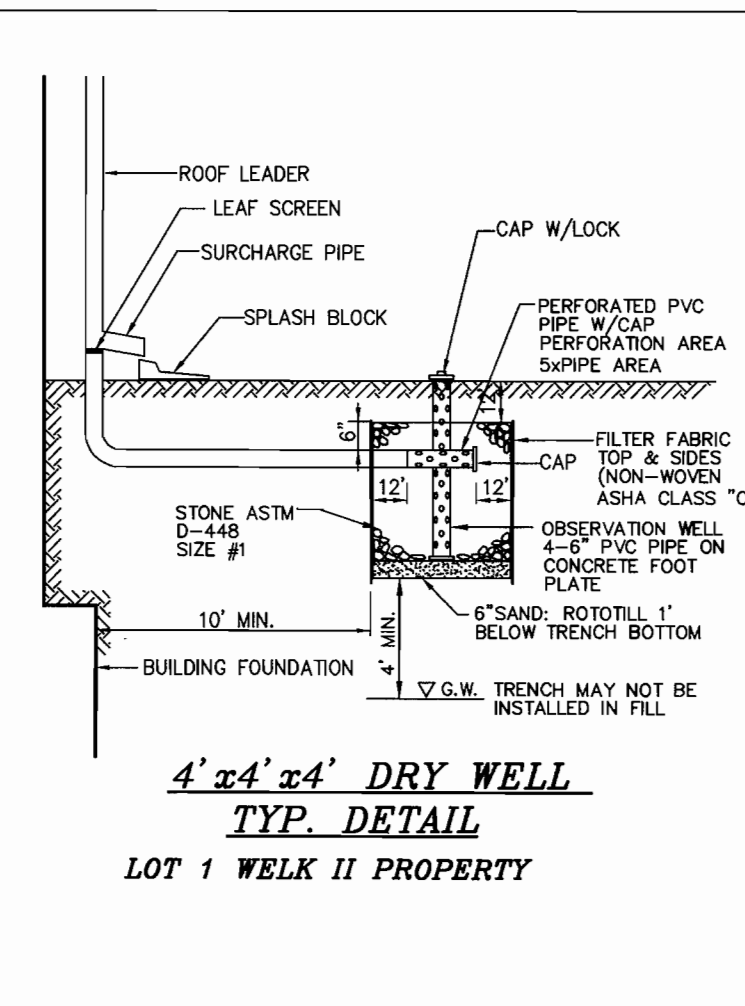
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				1 SHADE TREE

WELK II PROPERTY, LOT 1

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADD. TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A (PERIMETER II-3)	
LINEAR FEET OF PERIMETER	107.82'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 30 LF OF EX. TREES	
NUMBER OF PLANTS REQUIRED		
SHADE TREES	1 SHADE TREE	1 SHADE TREE
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
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SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS



4' x 4' x 4' DRY WELL TYP. DETAIL
 LOT 1 WELK II PROPERTY

DEVELOPER/BUILDER
 HARMONY BUILDERS
 4228 COLUMBIA ROAD
 ELICOTT CITY, MD 21042

Project	date	description
01-057	OCT. 2003	engineering
SAA	SAA	approval
SAA	SAA	approval
SAA	SAA	approval

no.	description	revisions
1	REVISE GRADING ON LOT 1, WELK II	
2	HOUSE TYPE CHANGE TO LOT 4	
3	HOUSE TYPE CHANGE TO LOT 4	
4	HOUSE TYPE CHANGE TO LOT 4	

WELK PROPERTY LOTS 1, 2 & 4
 AND WELK II PROPERTY LOT 1
 TAX MAP 36, BLOCK 13, PARCEL 100 & 112
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SITE DEVELOPMENT PLAN

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