

SITE DEVELOPMENT PLAN PARTHEMOS PROPERTY III LOTS 6 & 7

2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

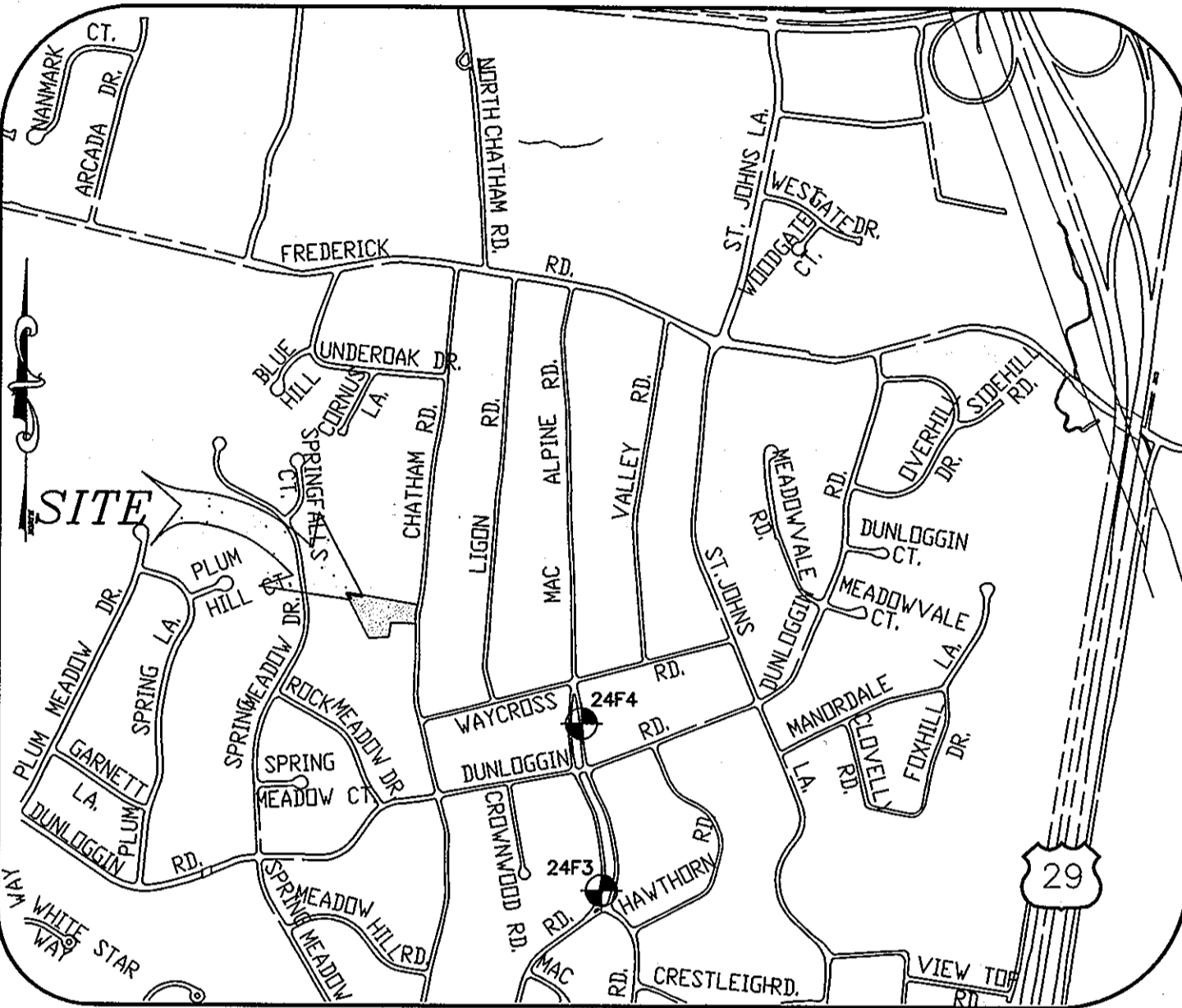
GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:
TAX MAP: 24 PARCEL: 133 GRID: 10
ELECTION DISTRICT: 2 - SECOND
ZONING: R-20
TOTAL AREA: 0.74 AC ±
LIMIT OF DISTURBED AREA: 0.67 AC ±
NUMBER OF PROPOSED UNITS: 2
PROPOSED USE: SINGLE FAMILY DETACHED.
DPZ FILES: F-02-117, F-03-084, SDP-03-043
- ON SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JAN 2002.
- OFF SITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 5' TOPO.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 24F3 & 24F4
STATION 24F3 STATION 24F4
NORTHING 581229.869 NORTHING 582298.634
EASTING 1360713.751 EASTING 1360570.987
ELEVATION 366.100 ELEVATION 366.878
- PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 129-S & 10-W.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- STEEP SLOPES OVER 20,000 SQ. FT. IN AREA DO NOT 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 (14 FEET SERVING MORE THAN ONE RESIDENCE).
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 (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (US 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 0.22 ACRES (22,251.2 SQ. FT.) AND REFORESTATION OF 0.03 ACRES (3,130.8 SQ. FT.) UNDER F-02-150, PARTHEMOS II PROPERTY. FINANCIAL SURETY FOR THE ON-SITE RETENTION (\$4,530.24) AND REFORESTATION (\$553.40) HAS BEEN POSTED AS PART OF THE AGREEMENT IN THE AMOUNT OF \$5,083.64 UNDER F-02-150.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED TO SHADE TREES AND 7' BURNING TRAYS IN THE AMOUNT OF \$4050.00 IS PART OF THE BUILDER'S GRADING PERMIT APPLICATION.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 2 1/2 TO 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT OF WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THE ENVIRONMENTAL REPORT HAS BEEN SUBMITTED AND APPROVED UNDER F-02-117.
- STORMWATER MANAGEMENT IS PROVIDED VIA SHEETFLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL UNDER F-0-084.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE COMPANY (410) 725-9979
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 383-3533
BALTIMORE GAS & ELECTRIC (410) 688-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ (410) 313-1880
CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED WAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 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.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS ADOPTED UNDER COUNCIL BILL #45-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS 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 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.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-02-150, IN ACCORDANCE WITH SECTION 16.121(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE REQUIRED OPEN SPACE HAS BEEN DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION BY DEED RECORDED UNDER LIBER 6912 FOLIO 359
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED DRAWINGS OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION EASEMENT IS LOCATED ON ADJACENT OPEN SPACE LOT 3.
- STOCKPILING WILL NOT BE PERMITTED ON SITE.

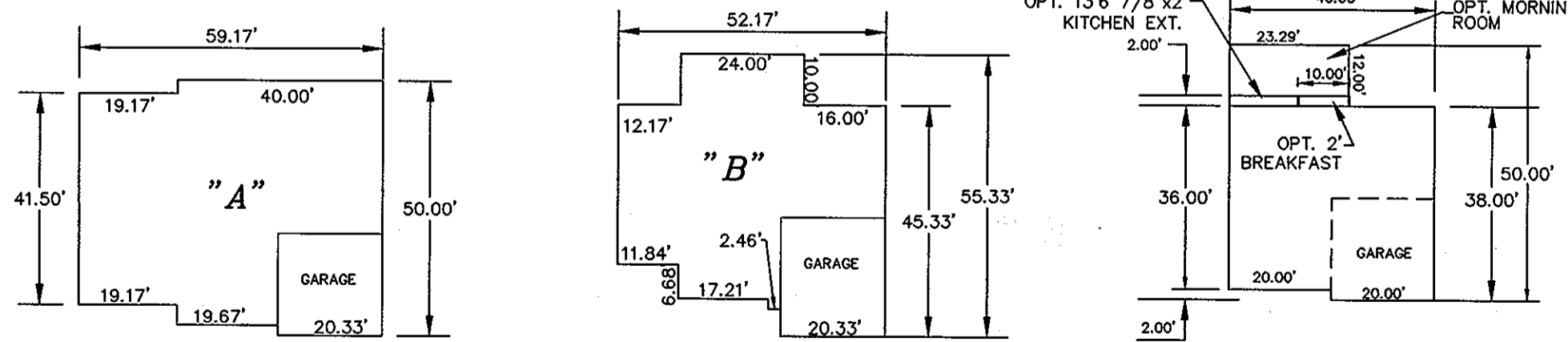
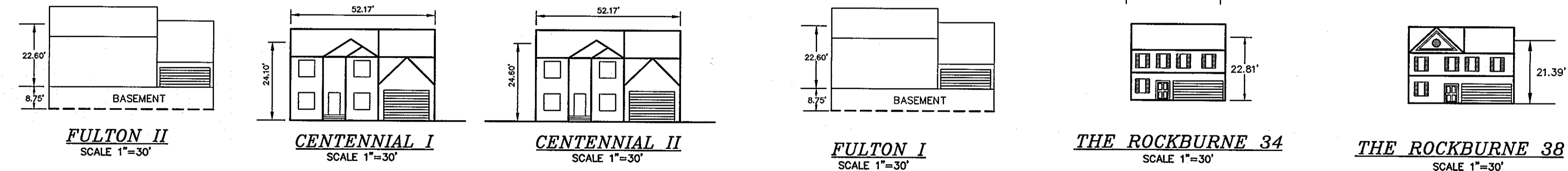
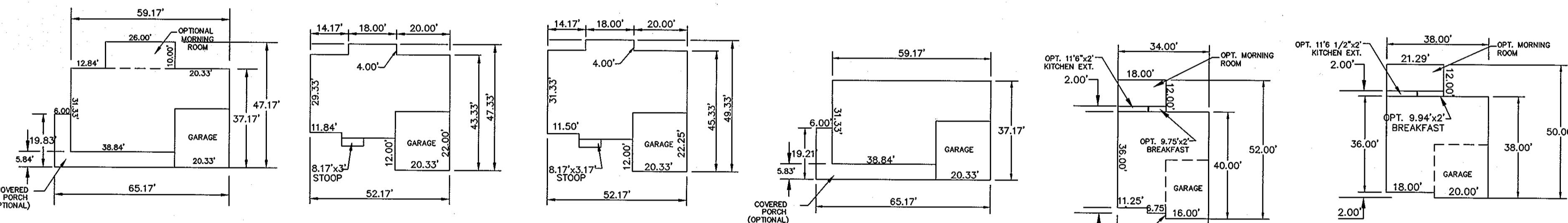
INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
LOT 6	9209 Dunbrow Way
LOT 7	9208 Dunbrow Way

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	TAX MAP	ELEC. DIST.	CENSUS TRACT
PARTHEMOS III	N/A	LOTS 6 & 7 / PARCEL 133			
PLAT # OR L/F	BLOCK #	ZONE			
PLAT # 18333	10	R-20	24	SECOND	8023.06
WATER CODE	SEWER CODE				
F08	5752100				
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSES, ASSOCIATED GRADING, AND SEDIMENT CONTROL.					



VICINITY MAP
SCALE 1"=1000'



GENERIC BOXES
SCALE 1"=30'

GENERIC BOX	CENTENNIAL I	CENTENNIAL II	FULTON I	FULTON II	ROCKBURNE 34	ROCKBURNE 38	ROCKBURNE 40
'A'	ALL OPT.	ALL OPT.	NO SIDE WRAP PORCH	NO SIDE WRAP PORCH	NO MORN. RM.	ALL OPT.	ALL OPT.
'B'	ALL OPT.	ALL OPT.	DOES NOT FIT	DOES NOT FIT	ALL OPT.	ALL OPT.	ALL OPT.

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 FROM A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. NO AUTHORIZED PERSONNEL ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Christopher L. Brown 12-11-06
SIGNATURE OF DEVELOPER DATE
CHRISTOPHER L. BROWN
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 12/11/06
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 Mullen 12/28/06
SDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John R. Mullen 12/28/06
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Christopher L. Brown 1/5/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John R. Mullen 1/11/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Harold K. Wyle 1/26/07
DIRECTOR DATE



Project	05-040	Date	DEC 06
Illustration	MMT	Scale	AS SHOWN
Approval	MMT		

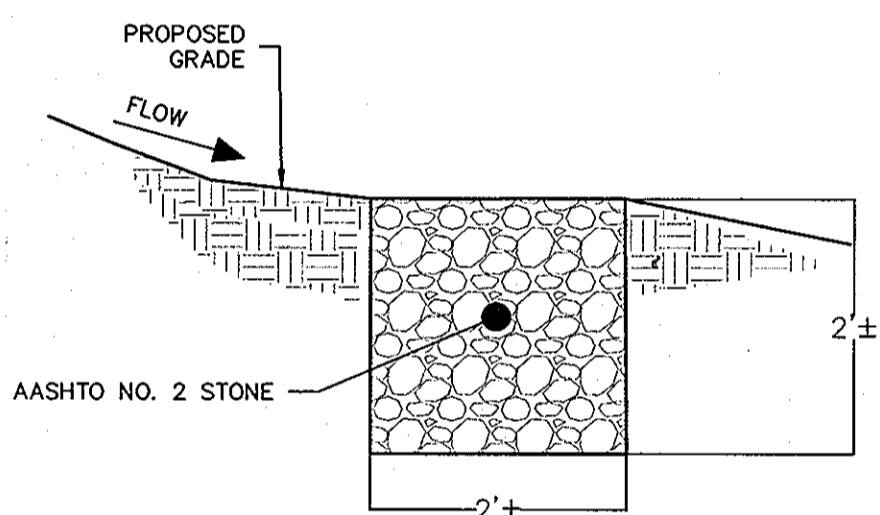
description	revisions
no.	date

PARTHEMOS PROPERTY III, LOTS 6 & 7
 SINGLE FAMILY DWELLINGS
 TAX MAP 24, PARCEL 133, GRID 10
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
COVER SHEET

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

OWNER
CHRISTOPHER L. BROWN
4229 COLUMBIA ROAD
ELLICOTT CITY, MD 21042

- LEGEND**
- DENOTES 15-24.99% SLOPES.
 - DENOTES 25% SLOPES OR GREATER.
 - PROPOSED DRIVEWAY
 - EX. FOREST CONSERVATION EASEMENT PLAT NO. 15744
 - SPECIMEN TREE
 - LOD LIMIT OF DISTURBANCE
 - TPF TREE PROTECTIVE FENCING
 - ACER RUBRUM 'RED SUNSET' PROPOSED UNDER F-03-084
 - EX. PRIVATE USE-IN-COMMON EASEMENT PLAT NO. 15744



TYPICAL LEVEL SPREADER DETAIL
NTS
NOTE - ALL LEVEL SPREADERS SHALL BE A MINIMUM OF 10' FROM THE PROPOSED BUILDINGS.

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.

Christopher L. Brown 12-11-06
SIGNATURE OF DEVELOPER DATE
CHRISTOPHER L. BROWN
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 12/11/06
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 M... 12/28/06
HOWARD - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

12/28/06
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

11/5/07 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

11/16/07 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

11/21/07 DATE
DIRECTOR



DEVELOPER'S/OWNER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Christopher L. Brown 12-11-06
NAME DATE

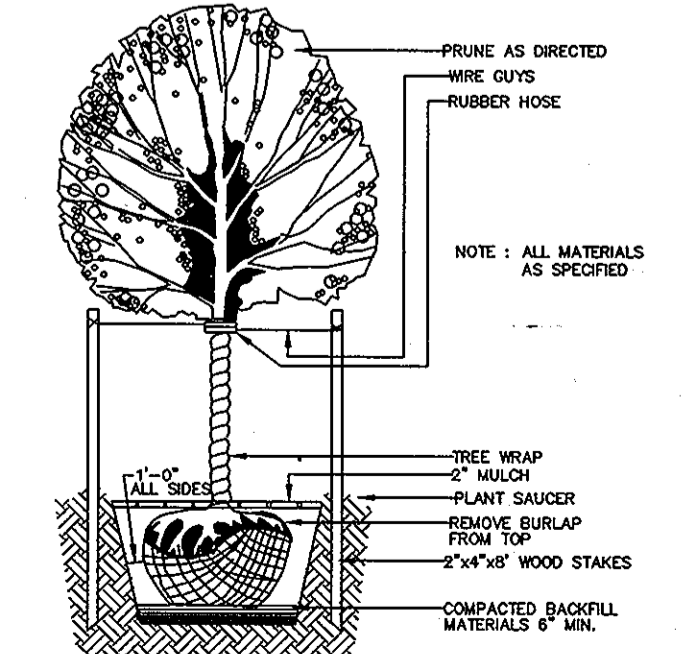
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
7		PINUS STROBUS	EASTERN WHITE PINE	6' - 8" HT
TOTAL				
				17 TREES (10 SHADE TREES, 7 EVERGREENS)

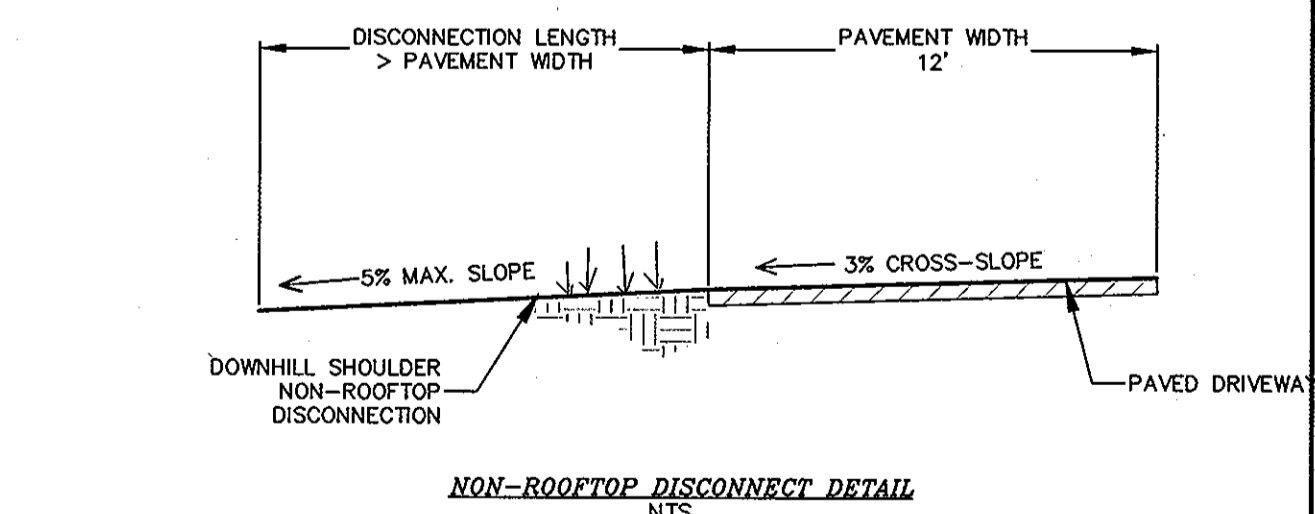
SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		TOTAL
	A (PERIMETER 1) *	N/A (PERIMETER 2)	C (PERIMETER 3)	A (PERIMETER 1) *	N/A (PERIMETER 2)	
LINEAR FEET OF PERIMETER	413.59 LF	100.91 LF	146.24 LF			
NUMBER OF PLANTS REQUIRED						
SHADE TREES	7	0	4	11	0	11
EVERGREEN TREES	0	0	7	7	0	7
SHRUBS	0	0	0	0	0	0
CREDIT FOR EXISTING VEGETATION						
SHADE TREES	1	N/A	0	1	0	1
EVERGREEN TREES	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED						
SHADE TREES	6	0	4	10	0	10
EVERGREEN TREES	0	0	7	7	0	7
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0	0

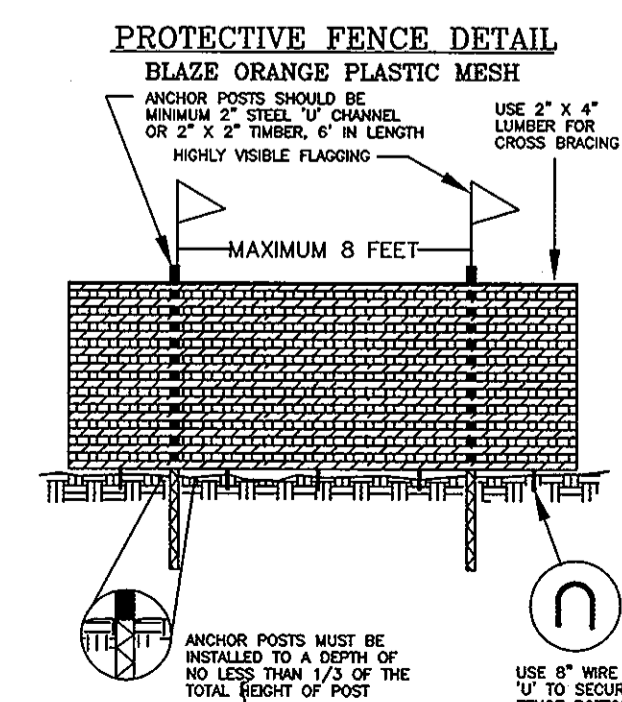
* PERIMETER 1 CREDIT FOR EXISTING TREES : ONE (1) 36" OAK.



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



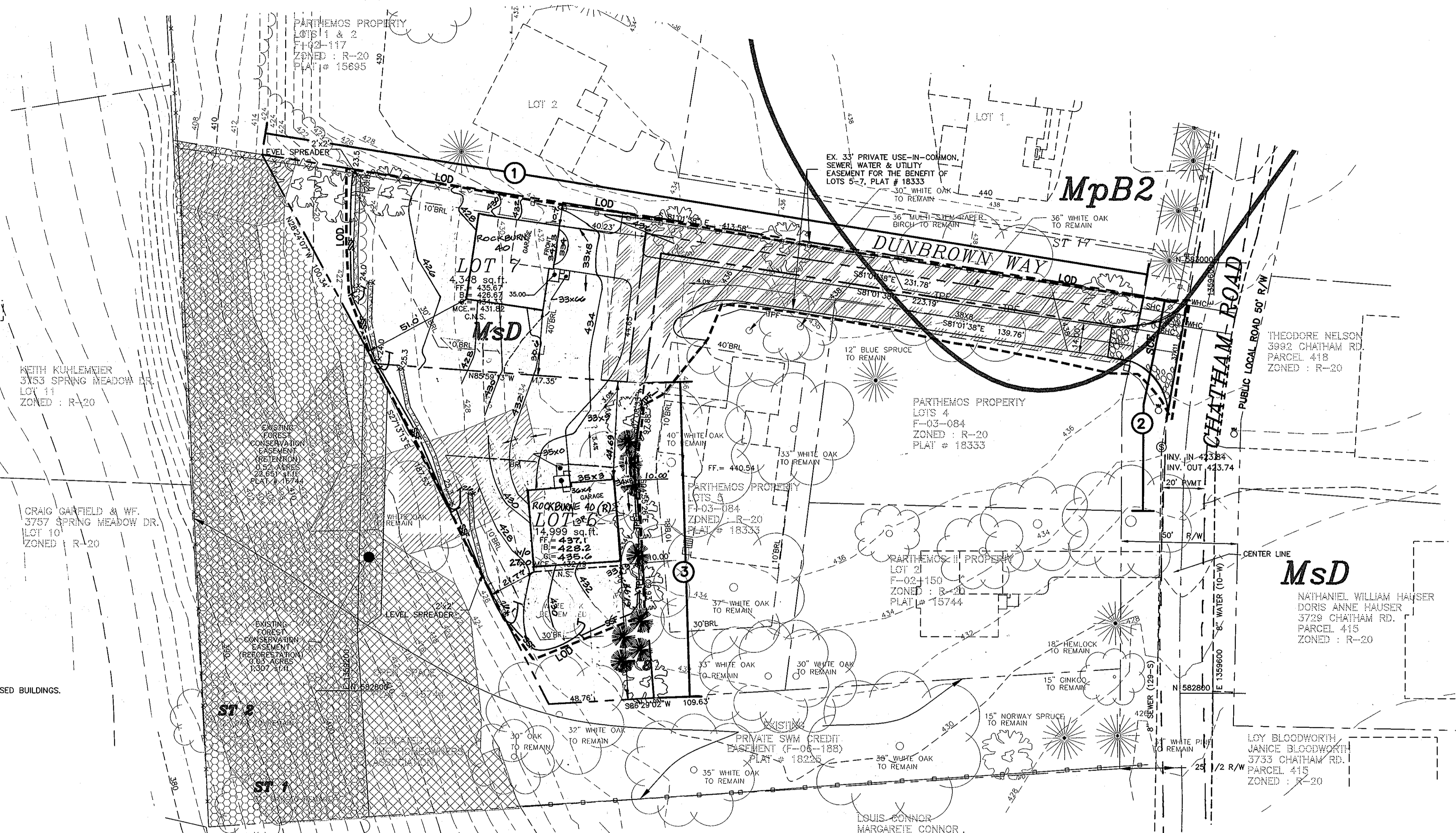
NON-ROOFTOP DISCONNECT DETAIL
NTS



PROTECTIVE FENCE DETAIL

SOILS DESCRIPTIONS:

- MsD Manor loam, 3% to 8% slopes, moderately eroded (C)
- MpB2 Manor loam, 8% to 15% slopes, severely eroded (C)



project	05-040	date	DEC. 06
illustration	MMT	engineering	MMT
scale	1" = 30'	approval	

no.	1	description	ADD ROCKWELL RD TO LOT 6, REVISE ADDRESS	date	7/11/07
	2		REVISE GRADING TO MATCH LOT 6		9/16/09
	3		REVISE GRADING TO REFLECT		4/21/10

PARTHOMOS PROPERTY III, LOTS 6 & 7
SINGLE FAMILY DWELLINGS
TAX MAP 24, PARCEL 133, GRID 10
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
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) 621-5521 Wash. (410) 997-0598 Fax

