

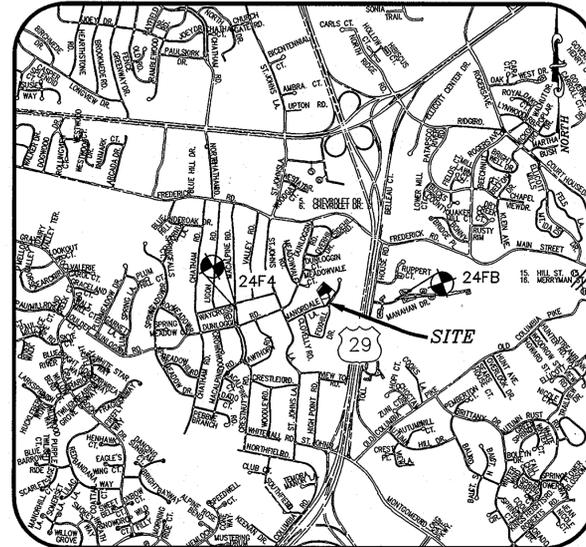
# SITE DEVELOPMENT PLAN MANORDALE PROPERTY LOTS 6 & 7 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

## GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- SITE ANALYSIS DATA:  
TOTAL AREA : 1.41 AC.± ZONING : R-20  
LIMIT OF DISTURBED AREA: 0.71 AC.±  
PROPOSED USE: SINGLE FAMILY DETACHED.  
UNITS PROPOSED: 1 ELECTION DISTRICT: SECOND  
TAX MAP : 24 GRID : 11 PARCEL : 343  
DPZ FILES: F-03-073, BA-516-D, F-08-111, F-08-112, SDP-08-077, SDP-08-079, SDP-08-081
- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON OCTOBER 2002, PROVIDED UNDER F-03-073.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24F4 AND 24FB  
STATION NO. 24F4 N 582298.617 ELEVATION 386.187  
E 1360570.97  
STATION NO. 24FB N 582652.098 ELEVATION 422.571  
E 1364255.93
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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) 725-9976  
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900  
AT&T CABLE LOCATION DIVISION (410) 393-3533  
BALTIMORE GAS & ELECTRIC (410) 585-0123  
STATE HIGHWAY ADMINISTRATION (410) 531-5533  
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ 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 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS. OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- 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.
- NO FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXISTING ONSITE PER FIELD INSPECTION AND CERTIFICATION PROVIDED UNDER F-03-073.
- STORMWATER MANAGEMENT IS PROVIDED VIA THE USE OF NON-ROOFTOP DISCONNECTION CREDITS, GRASS CHANNEL, CREDITS AND RAINGARDENS, PROVIDED UNDER F-03-073 & F-08-112. SURETY FOR SWM SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE PLAN, SDP-08-079.
- OPEN SPACE REQUIREMENTS HAVE BEEN PROVIDED UNDER F-03-073.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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 (1.5" MIN.).  
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 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 WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DRIVEWAY APRON SHALL MEET HOWARD COUNTY STANDARD DETAIL R-6.06.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL# 75-2003. 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.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN PROVIDED UNDER F-03-073 BY THE PLACEMENT OF 3.24 ACRES OF EXISTING FOREST INTO AN OFF-SITE FOREST CONSERVATION EASEMENT LOCATED ON THE HIMMELL FOREST RETENTION BANK PROPERTY (SDP-05-132) AT A 2:1 RATIO.
- LANDSCAPING FOR LOTS 6 & 7 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$600.00 FOR 2 SHADE TREES ON LOT 6 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE DEVELOPMENT PLAN, SDP-08-079.
- 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.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERMS, FENCES AND WALLS AS REQUIRED UNDER F-03-073. ALL PLANTS 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.
- NO GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR STREAM BANK BUFFERS, FOREST CONSERVATION EASEMENT AREAS.
- EXISTING UTILITIES ARE BASED ON CONTRACT #14-4298-D.
- ANY DAMAGE TO HOWARD COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE OWNER'S EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE WATER, SEWER AND UTILITY EASEMENT LINE.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 10946 AT FOLIO 127 ON MAY 22, 2007.
- HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS RECORDING REFERENCE NUMBER D12045381 ON JUNE 20, 2007.

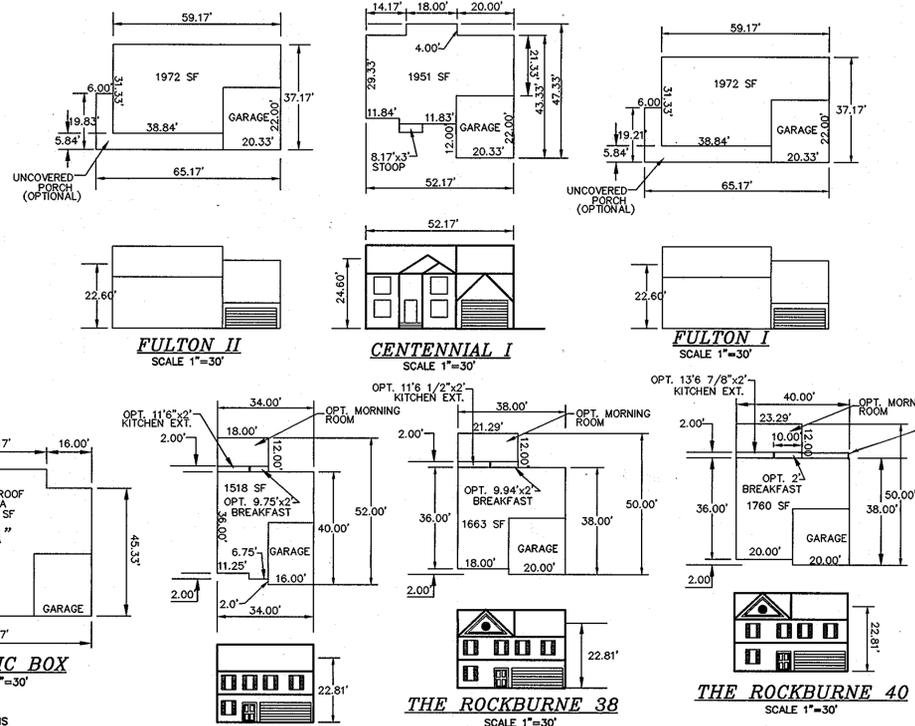
## LEGEND

-  DENOTES 25% OR GREATER SLOPES
-  TPF TREE PROTECTIVE FENCING
-  SF SILT FENCE
-  SSF SUPER SILT FENCE
-  EX. 30' PRIVATE USE-IN-COMMON ACCESS, MAINTENANCE, SWM AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1-4, OS LOT 5 AND THE FUTURE RESUBDIVISION OF LOT 3
-  EX. 12' PRIVATE PEDESTRIAN ACCESS FOR OPEN SPACE LOT 5
-  EX. 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT
-  EX. EROSION CONTROL MATTING
-  LANDSCAPING FOR LOT 3 PROVIDED UNDER THIS SITE PLAN, SDP-08-079.



VICINITY MAP

SCALE: 1"=2000'  
ADC MAP 12 GRIDS C 9-10



**NOTE:**  
ALL HOUSE TYPES WITH OPTIONS FIT WITHIN GENERIC BOX 'A'

GENERIC TYPE	FULTON I	FULTON II	CENTENNIAL I	ROCKBURNE 34	ROCKBURNE 38	ROCKBURNE 40
(LOT 6)	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS
(LOT 7)	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS	ALL OPTIONS

ADDRESS CHART	
LOT/PARCEL NO.	STREET ADDRESS
LOT 6	370 JACKS WAY
LOT 7	370A JACKS WAY

PERMIT INFORMATION CHART				
SUBDIVISION NAME MANORDALE PROPERTY, LOTS 6 & 7		SECTION/AREA N/A	LOT/PARCEL # PARCEL 343	
PLAT # OR L/F L 8206 F 520 #19486 #20289 #19669	BLOCK # 11	TAX MAP R-20	ELEC. DIST. SECOND	CENSUS TRACT 602306
WATER CODE G05		SEWER CODE 1402600		
PROPOSED IMPROVEMENTS: CONSTRUCT HOUSE, ASSOCIATED GRADING & SEDIMENT CONTROL.				

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

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 9/31/10



**OWNER**  
CHRISTOPHER BROWN  
4228 COLUMBIA RD.  
ELLCOTT CITY, MD 21042  
410-461-0833

**DEVELOPER**  
HARMONY BUILDERS, INC.  
4228 COLUMBIA RD.  
ELLCOTT CITY, MD 21042  
410-461-0833

### DEVELOPERS CERTIFICATE

I/WE 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 Brown*  
SIGNATURE OF DEVELOPER  
1/25/09 DATE  
CHRISTOPHER BROWN, PRESIDENT HARMONY BUILDERS, INC.  
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*  
SIGNATURE OF ENGINEER  
1/25/09 DATE  
R. JACOB HIKMAT  
PRINTED NAME OF ENGINEER

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

*John K. Shuter*  
SIGNATURE OF DISTRICT DIRECTOR  
2/19/09 DATE  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*John P. Danner*  
SIGNATURE OF CHIEF, DEVELOPMENT ENGINEERING DIVISION  
2/10/09 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*John P. Danner*  
SIGNATURE OF CHIEF, DIVISION OF LAND DEVELOPMENT  
2/13/09 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT

*Thomas E. Butler*  
SIGNATURE OF DIRECTOR, DEP.  
2/13/09 DATE  
DIRECTOR, DEP.

date	project	illustration	scale	approval
JAN 2009	07-016	J10	1"=30'	RJB

NO.	DESCRIPTION	DATE
1	ADD 1' EXTENSION TO THE ROCKBURNE 40	8/12/09

**MANORDALE PROPERTY**  
LOT 6 & 7  
PARCEL 343  
TAX MAP 24  
SECOND ELECTION DISTRICT  
COVER SHEET

**MILDENBERG, BOENDER & ASSOC., INC.**  
Surveyors  
Engineers  
5072 Domesg Hill Drive, Suite 202, Elkport City, Maryland 21042  
(410) 997-0298 Fax

**LEGEND**

- DENOTES 25% OR GREATER SLOPES
- TPF TREE PROTECTIVE FENCING
- SF SILT FENCE
- SSF SUPER SILT FENCE
- EX. 30' PRIVATE USE-IN-COMMON ACCESS, MAINTENANCE, SWM AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1-4, OS LOT 5 AND THE FUTURE RESUBDIVISION OF LOT 3
- EX. 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT
- EX. 12' PRIVATE ACCESS EASEMENT TO OPEN SPACE LOT 5
- EX. EROSION CONTROL MATTING
- LANDSCAPING FOR LOT 3 PROVIDED UNDER THIS SITE PLAN, SDP-08-079.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	NET AREA
6	30,619 sq. ft.	2,140 sq. ft.	28,479 sq. ft.
7	30,998 sq. ft.	2,475 sq. ft.	28,523 sq. ft.

**SOILS CLASSIFICATION:**  
 KcE3 KELLY SILT LOAM, 15 TO 30 PERCENT SLOPES, SEVERLY ERODED (D)  
 KcB2 KELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATLY ERODED (D)  
 Gc2 GLENELG LOAM, 8 TO 15 SLOPES, MODERATLY ERODED (B)

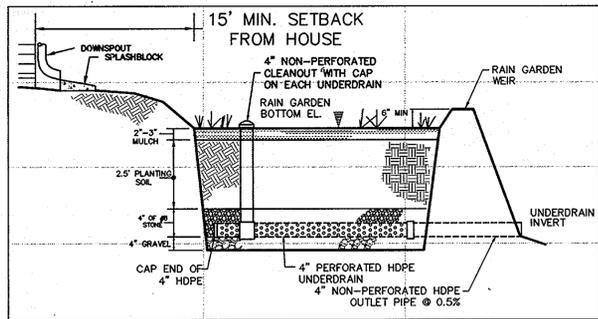
**RAINGARDEN INFORMATION**

RAINGARDEN LOT 6 & 7	LOCATION NEAR HOUSE	DIMENSIONS	BOTTOM OF RAINGARDEN ELEVATION	PONDING DEPTH	DEPTH OF SOIL	UNDERDRAIN INVERT	WEIR ELEVATION
1	SOUTHWEST CORNER	5'x10'	386.2	0.5'	2.5'	384.8	388.7
2	NORTHWEST CORNER	5'x10'	381.7	0.5'	2.5'	378.0	382.2
3	NORTHWEST CORNER	5'x10'	391.3	0.5'	2.5'	387.2	391.8
4	NORTHEAST CORNER	5'x10'	391.5	0.5'	2.5'	387.8	392.0

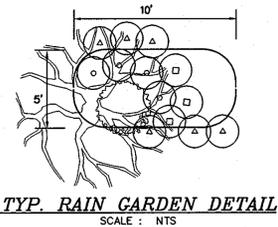
**PLANT LIST**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1		ILEX GLABRA	INK BERRY	2' - 3' HT.
6		LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4		ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
3		ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

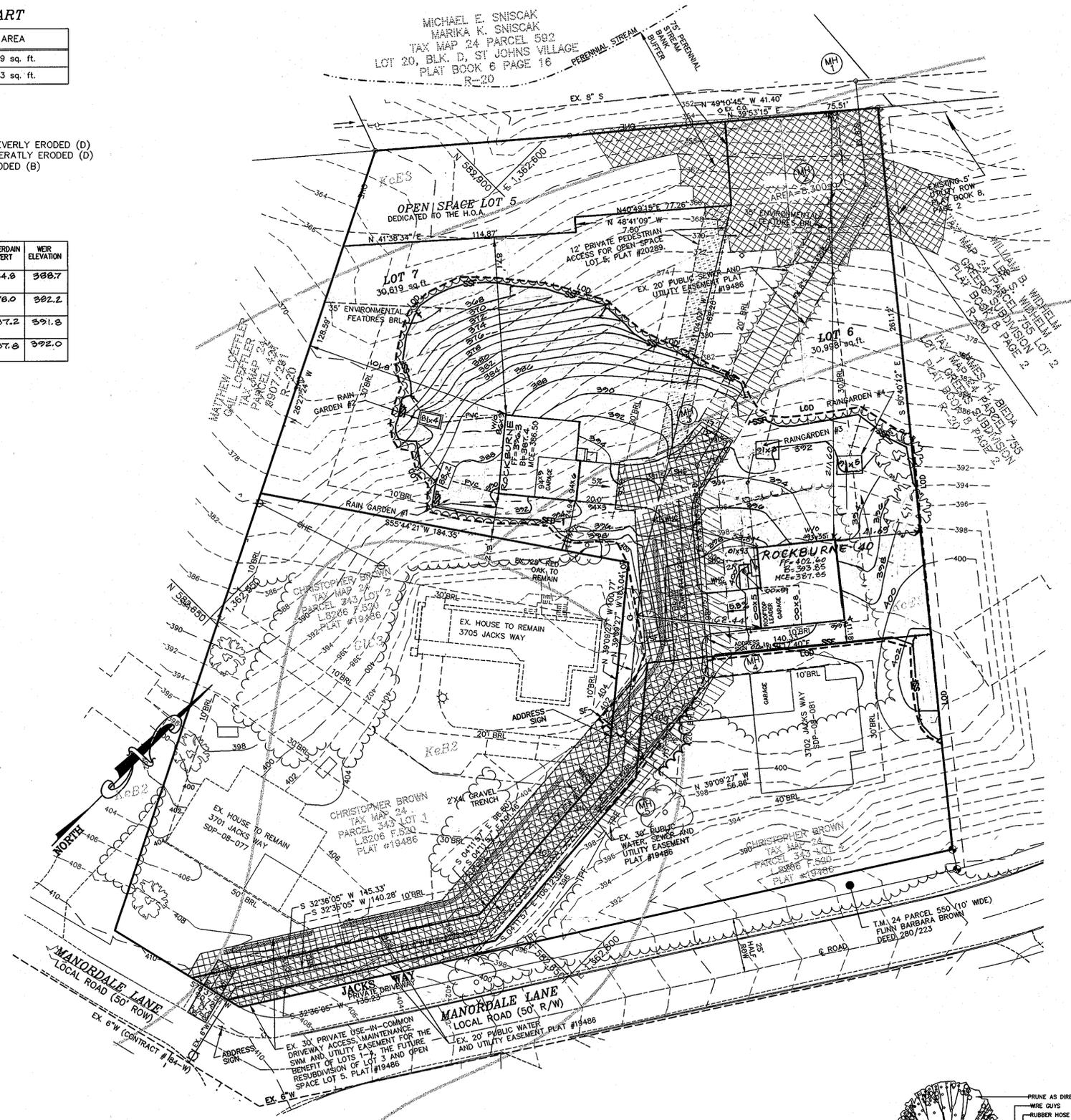
TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)



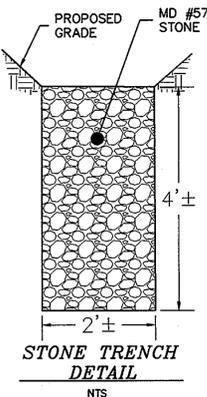
**RAIN GARDEN PROFILE**  
NTS



**TYP. RAIN GARDEN DETAIL**  
SCALE: 1"=3'



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



**STONE TRENCH DETAIL**  
NTS

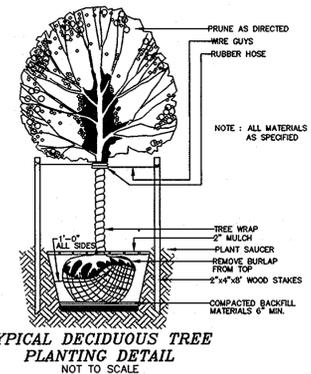
**SCHEDULE A: PERIMETER LANDSCAPED EDGE**

CATEGORY	PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A. (PERIMETER 5)	
LINEAR FEET OF PERIMETER	367 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 286 LF OF EX. TREES TO REMAIN (101 LF REMAINING)	
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

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

LANDSCAPING FOR LOTS 6 & 7 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$600.00 FOR 2 SHADE TREES ON LOT 6 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE PLAN.



**TYPICAL DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**OWNER**  
 CHRISTOPHER BROWN  
 4228 COLUMBIA RD.  
 ELLICOTT CITY, MD 21042  
 410-461-0833

**DEVELOPER**  
 HARMONY BUILDERS, INC.  
 4228 COLUMBIA RD.  
 ELLICOTT CITY, MD 21042  
 410-461-0833

**DEVELOPER'S/OWNER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

*Christopher Brown*  
 DATE: 1/26/09

**DEVELOPER'S CERTIFICATE**

I/WE 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 Brown*  
 SIGNATURE OF DEVELOPER  
 DATE: 1/26/09

CHRISTOPHER BROWN, PRESIDENT HARMONY BUILDERS, INC.  
 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*  
 SIGNATURE OF ENGINEER  
 DATE: 1/26/09

R. JACOB HIKMAT  
 PRINTED NAME OF ENGINEER

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

*John K. Roberts*  
 HOWARD SOIL CONSERVATION DISTRICT  
 DATE: 2/19/09

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*William J. ...*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 2/19/09

*Anna ...*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 2/19/09

*Mama ...*  
 DIRECTOR, DEP  
 DATE: 2/19/09

project	date	description	revisions
07-016	JAN 2009	illustration	
JJO	JJO	approval	
JJO	JJO	scale	
JJO	JJO	1"=30'	

no.	date	description	revisions
1	4/21/09	REVISE GRADING LOT 6 TO MATCH AS-BUILT COND.	
2	11/11/09	REVISE HOUSE PLAN, LOT 7 TO MATCH AS-BUILT COND.	
3	10/16/09	ADD ROCKBURNE RD TO LOT 6, REVISE GRADING	

**MANORDALE PROPERTY**  
 LOTS 6 & 7  
 TAX MAP: 24 PARCEL: 343  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Surveyors  
 Engineers  
 Planners  
 5072 Dressy Hill Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 597-0286 Fax

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING: 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

STANDARD SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION.

OWNER DEVELOPER

CHRISTOPHER BROWN 4228 COLUMBIA RD. ELLICOTT CITY, MD 21042 410-461-0833

HARMONY BUILDERS, INC. 4228 COLUMBIA RD. ELLICOTT CITY, MD 21042 410-461-0833

DEVELOPER'S CERTIFICATE

I/WE 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.

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.

SIGNATURE OF ENGINEER R. JACOB HIKMAT 11/26/09 DATE PRINTED NAME OF ENGINEER

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 2/10/09 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 2/13/09 DATE

DIRECTOR, DEP. 2/13/09 DATE

Table with 2 columns: Item, Value. Includes SITE ANALYSIS, TOTAL AREA OF SITE (1.41 ACRES), AREA DISTURBED (0.71 ACRES), etc.

- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE. 9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING: I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND.

- VI. ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW: I. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBED AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS. 2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF BUSINESS.

TEMPORARY DUST CONTROL MEASURES

- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING. 2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER. 3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE.

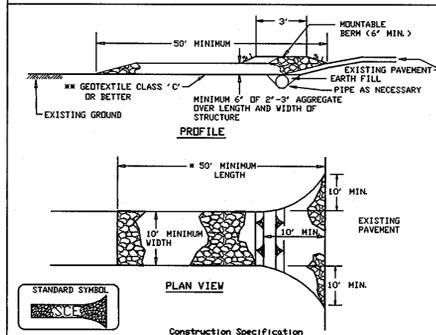
SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT (1 DAY) 2. CONSTRUCT SILT FENCES AND SUPER SILT FENCES (1 DAY) 3. CONSTRUCT SITE TO GRADES INDICATED WITH PERMISSION FROM INSPECTOR BEFORE PROCEEDING (3 DAYS).

OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDENS

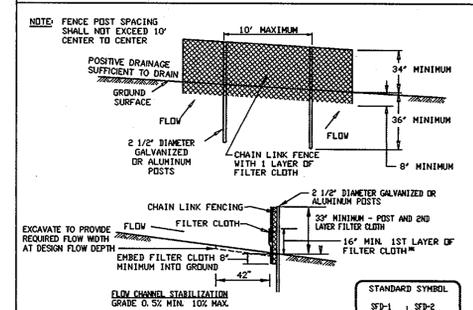
- A. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



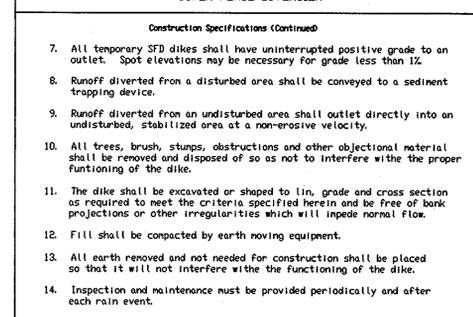
- 1. Length - minimum of 50' (40' for single residence lots). 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius. 3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone.

DETAIL - SUPER FENCE DIVERSION



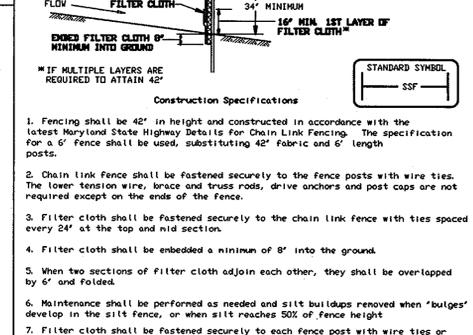
- 1. Seed and cover with straw mulch. 2. Seed and cover with erosion control matting or line with sod. 3. 4' - 7' stone or recycled concrete equivalent pressed into the soil 7' minimum.

DETAIL 33 - SUPER SILT FENCE



- 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details For Chain Link Fencing. The Specification for a 6' Fence shall be used, substituting 42" fabric and 6' length posts.

DETAIL 33 - SUPER SILT FENCE



- 1. Tensile Strength 50 lbs/in (min.) Test: HMT 509 2. Tensile Modulus 20 lbs/in (min.) Test: HMT 509 3. Flow Rate 0.3 gal/ft/minute (max.) Test: HMT 382 4. Filtering Efficiency 75% (min.) Test: HMT 382

Table with 2 columns: Project, Date. Includes JAN 2009, 07-016, 07-016, 07-016.

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MANORDALE PROPERTY TAX MAP: 24 PARCEL: 3-43 HOWARD COUNTY, MARYLAND

MILDENBERG & ASSOC., INC. 5072 Dorseys Hall Drive, Suite 202, Elkton City, Maryland 21042