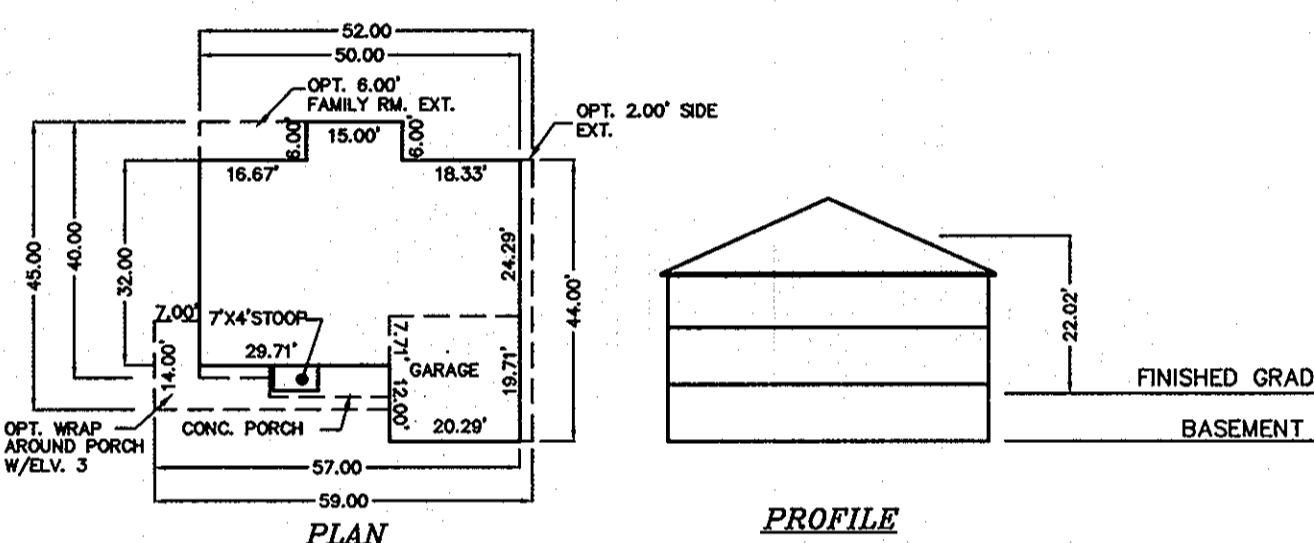
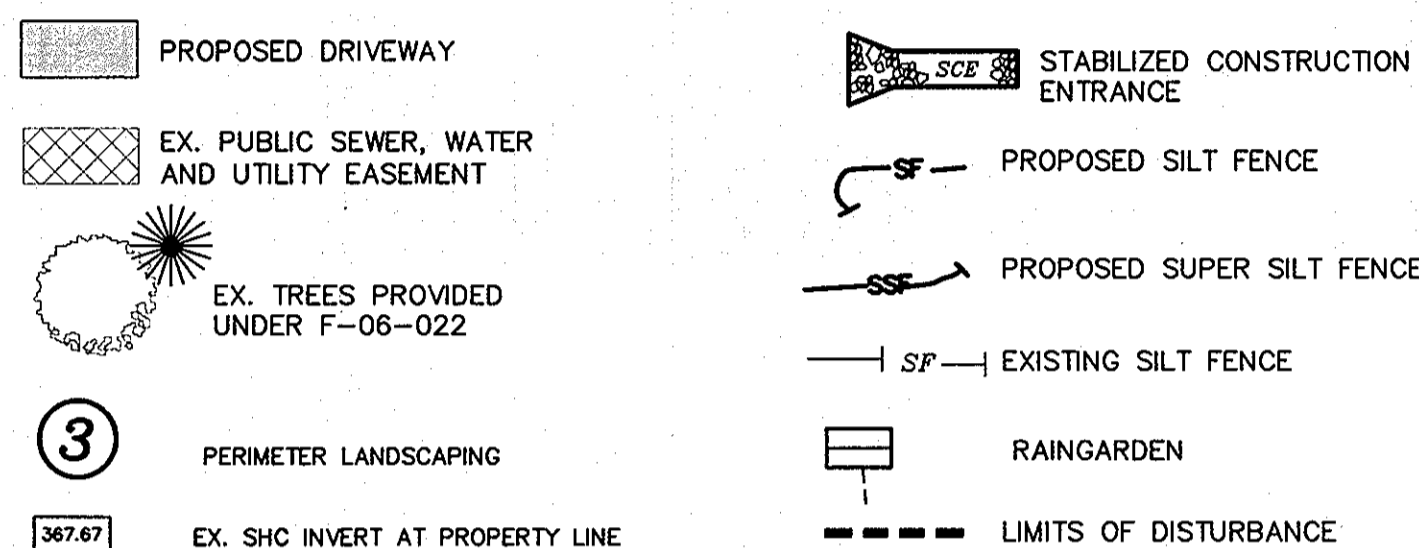


PERMIT INFORMATION BLOCK						
SUBDIVISION NAME: MAZIE'S PLACE		SECTION/AREA: N/A		PARCEL/LOTS: 2 AND 3		
PLAT NO. 21293	BLOCK(S) 18	ZONING R-20	TAX MAP NO. 46	ELECTION DISTRICT 6	CENSUS TRACT 6068.02	
ADDRESS CHART						
LOT NUMBER	ADDRESS					
2	10677 OLD BOND MILL ROAD					
3	10673 OLD BOND MILL ROAD					

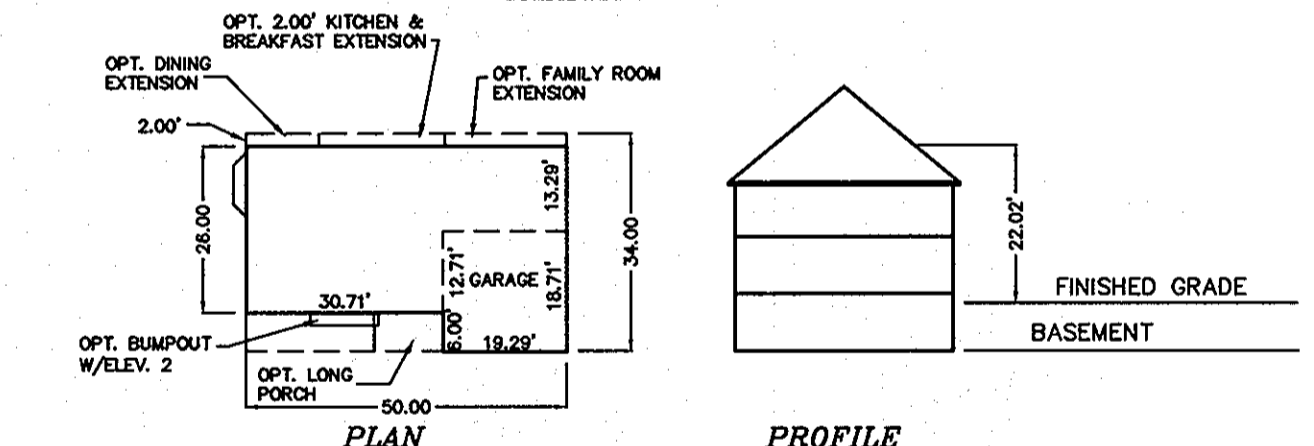
INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT, SEDIMENT CONTROL PLANS, SOIL MAP & LANDSCAPING DETAILS
3	SEDIMENT CONTROL, RAIN GARDEN NOTES AND DETAILS

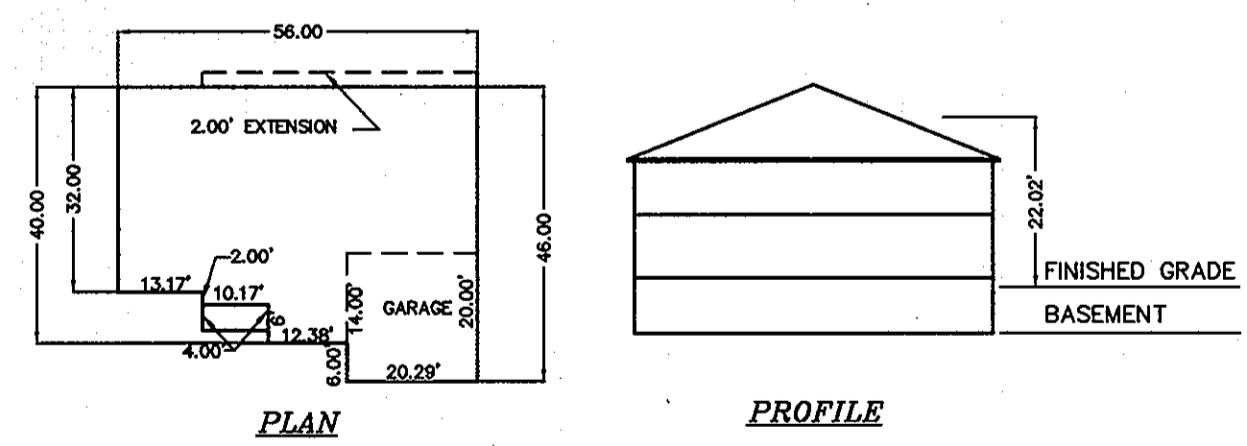
LEGEND



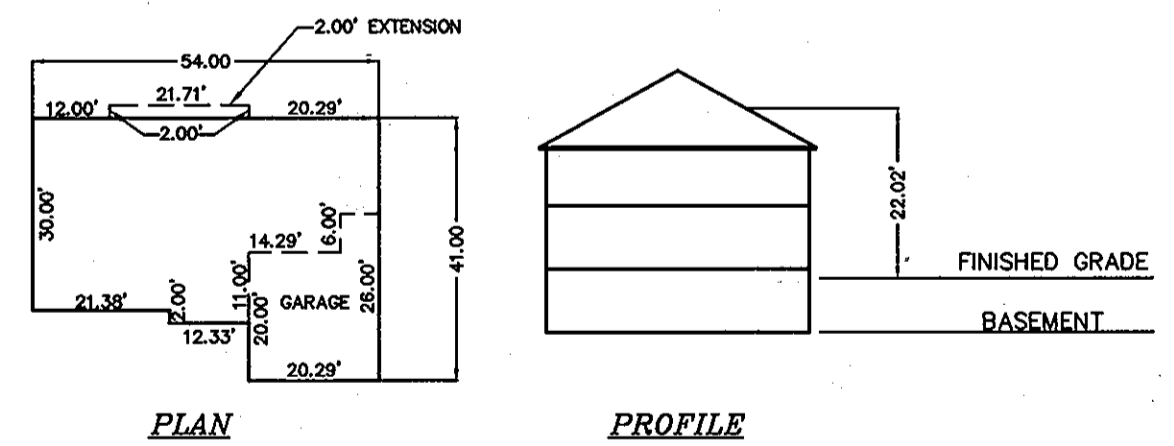
ALEXIS MARIE



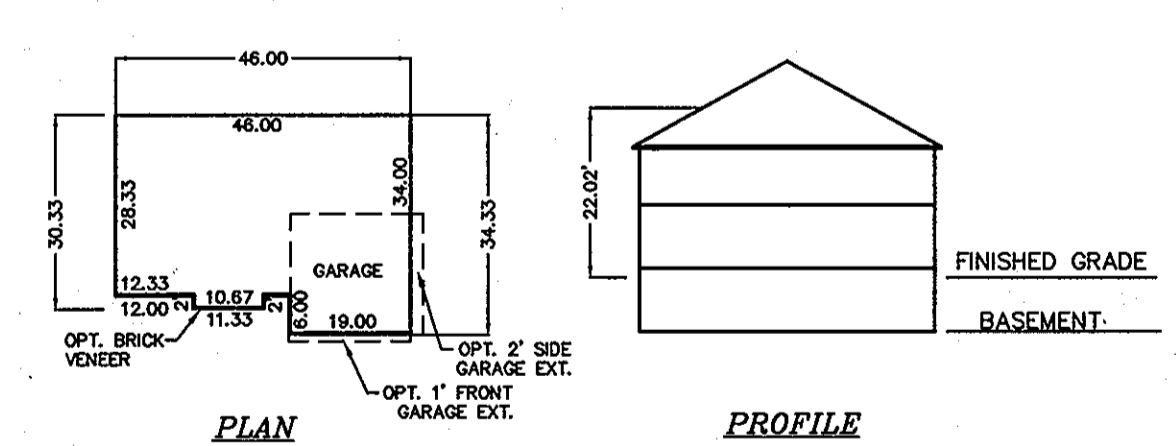
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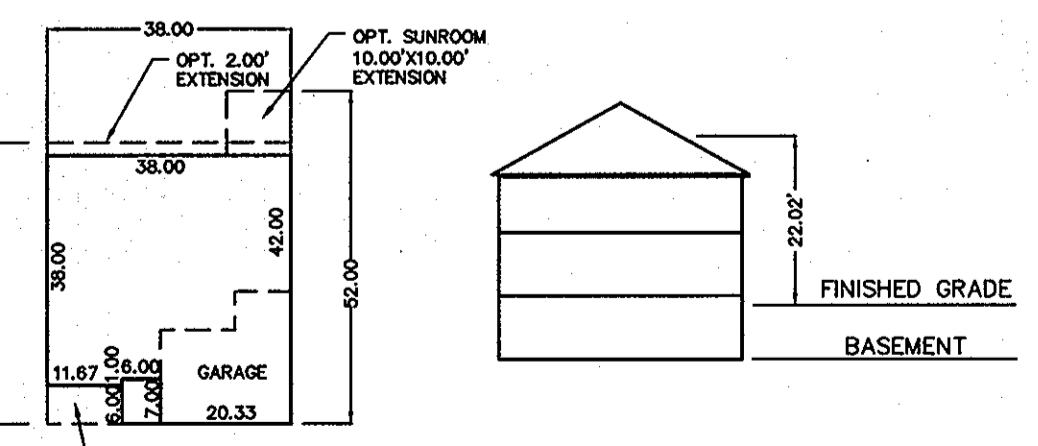
JAMES LONGSTREET



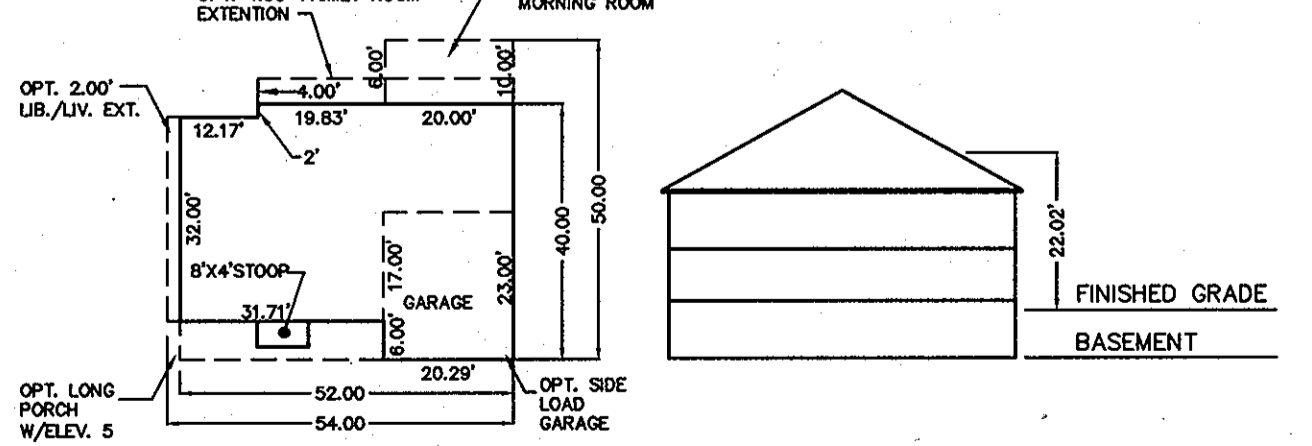
AUSTIN WESLEY



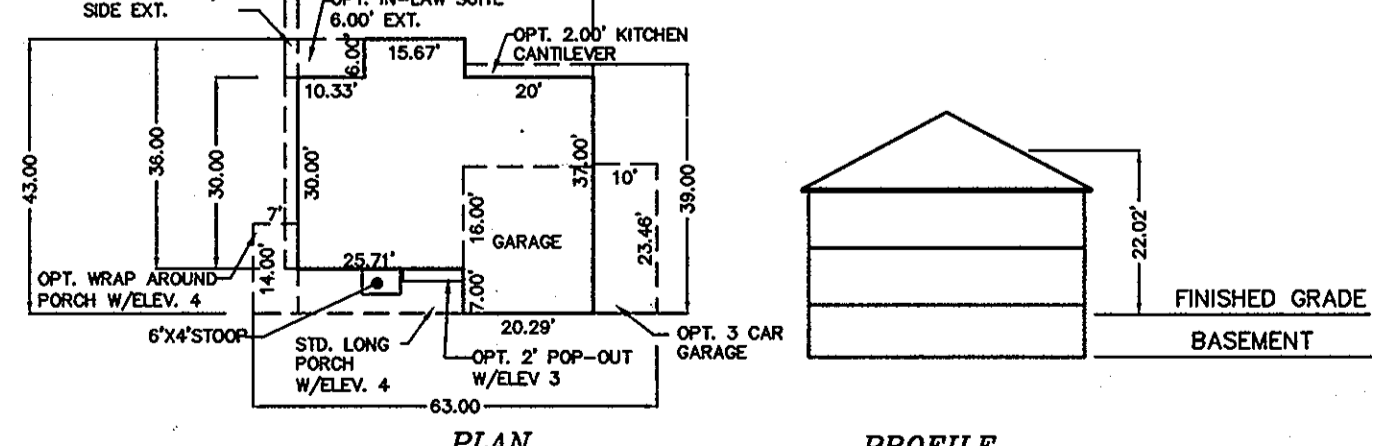
GILMORE III



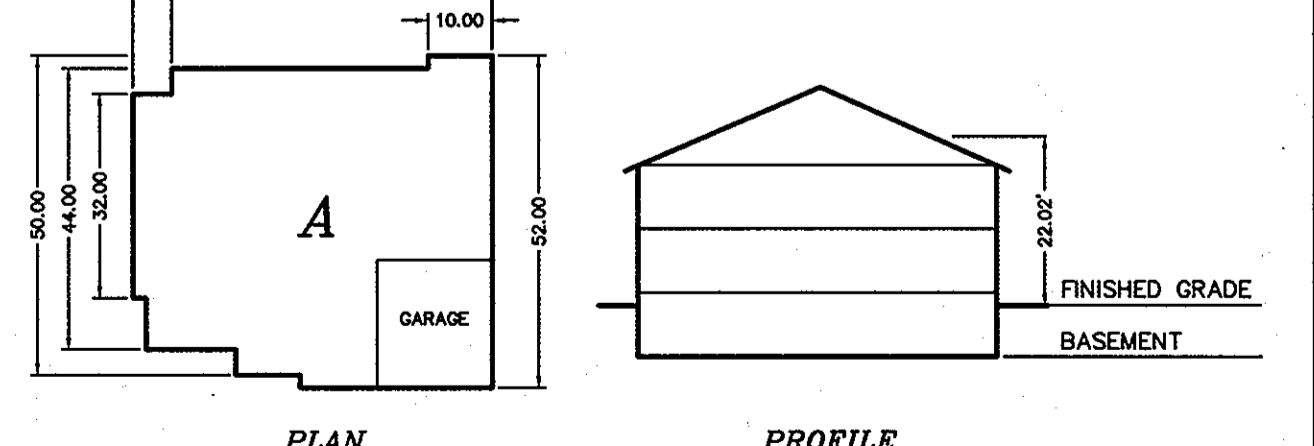
CARROLL



CHAMBERLAIN III



SHERMAN



GENERIC BOX

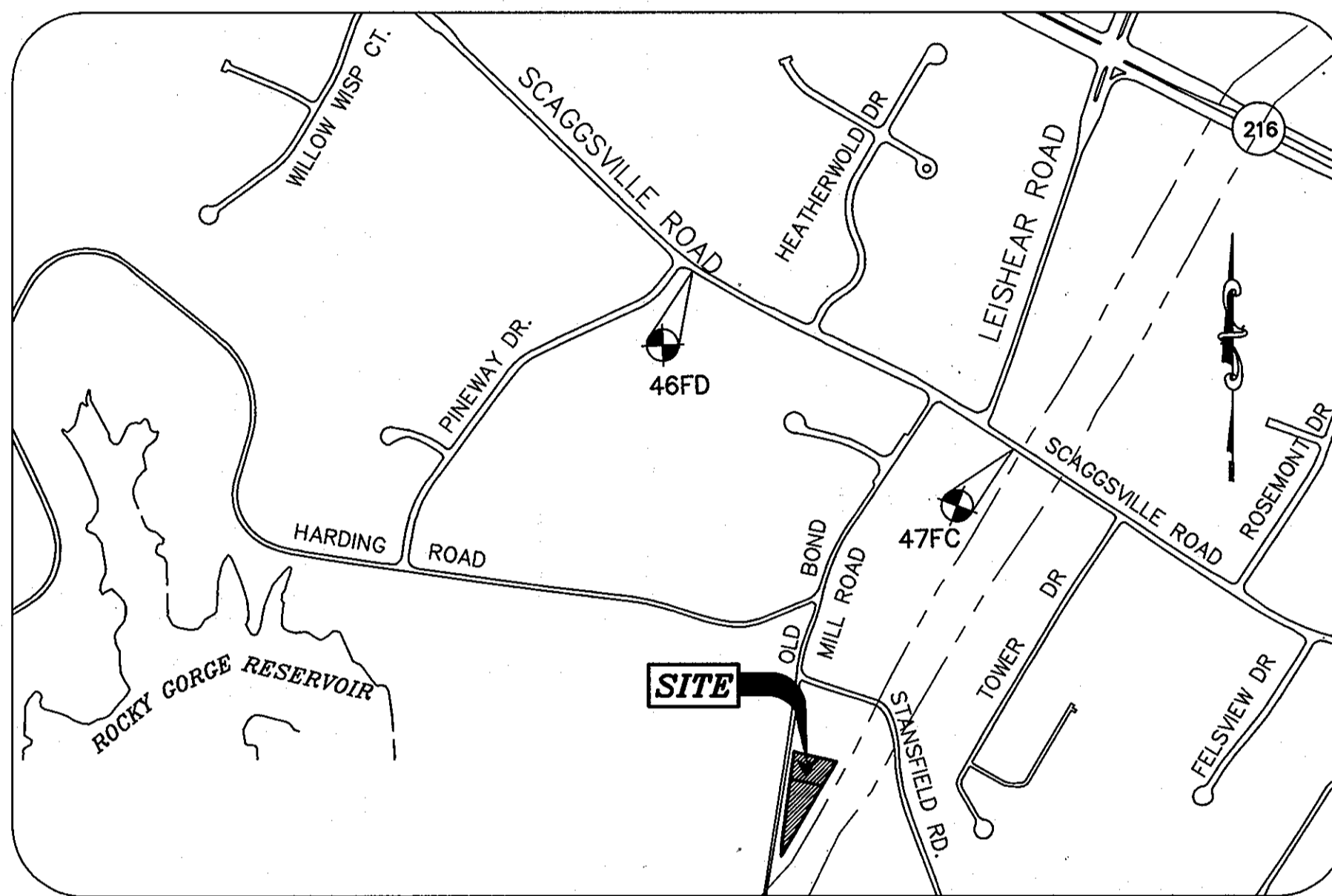
SITE DEVELOPMENT PLAN

MAZIE'S PLACE

LOTS 2 AND 3

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 5052 J-9

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS 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.
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDBERG, BOENDER AND ASSOC. INC. PERFORMED IN OR ABOUT JUNE 2005.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.46FA & 47DB
STA. No. 46FC: N 535,145.934 E 1,346,954.797 ELEV. 403.71
STA. No. 46FD: N 535,892.911 E 1,345,540.003 ELEV. 379.92
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES, INCLUDING RAIN GARDENS AND NON-ROOFTOP DISCONNECTS AS APPROVED UNDER F-06-022.
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACT DRAWINGS.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06.
- SITE ANALYSIS DATA CHART:
LOCATION: TAX MAP 46, PARCEL 167, GRID 18 LOTS 2-3
ZONING: R-20
ELECTION DISTRICT: 6TH
TOTAL PROJECT AREA: 1.57 AC ±
AREA OF PLAN SUBMISSION: 0.84 AC ±
LIMIT OF DISTURBED AREA: 0.80 AC ±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 2
TYPE OF PROPOSED UNIT: SPD
DPZ FILES: F-06-022, WP-10-001, WP-09-047, WP-08-047.
DEED REFERENCE: L. 9509 F. 575, PLAT NO. 21293
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF TWO NEW LOTS, HAS BEEN SATISFIED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$3,000.00 UNDER F-06-022.
- a. SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENT EFFECTIVE 7/28/06.
b. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STARWAYS NOT MORE THAN 18 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.
c. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW PAVING OR STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
d. 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:
- WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
- SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2 INCH MINIMUM).
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
- STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1 THRU 3 WILL BE SERVICED UNDER CONTRACT # 24-4302-D.
- NO WETLANDS AND STREAMS EXIST ON SITE PER F-06-022.
- NO FLOODPLAIN EXISTS ON SITE PER F-06-022.
- NO STEEP SLOPES EXIST ON SITE.
- NO HISTORIC DISTRICTS EXIST OR ARE ADJACENT TO THIS SITE.
- NO CEMETERIES EXIST ON SITE.
- THE FOREST CONSERVATION OBLIGATION REQUIRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM WAS SATISFIED UNDER F-06-022.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS WITH THE GRADING PERMIT APPLICATION IN THE AMOUNT OF \$1,500.00.
THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING PLANT MATERIALS, BERRIES, FENCES AND WALLS (AS REQUIRED UNDER F-06-022). 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.
- ALL ROAD FRONTAGE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH HO. CO. STD. DETAIL R-1.01.
- ALL DRIVEWAY ENTRANCES TO BE HOWARD COUNTY STD. R-6.06 UNLESS OTHERWISE NOTED.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED FINAL APPROVAL (F-06-022) ON 9/24/2010. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- EXISTING WELL AND SEPTIC TANK ON LOT 1 SHALL BE FIELD LOCATED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS PRIOR TO THE APPROVAL ON THE SITE DEVELOPMENT PLAN.
- THE DECLARATION OF COVENANTS AND MAINTENANCE AND RIGHT OF ENTRY AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT ESD PRACTICES SHALL BE EXECUTED BY THE DEVELOPER AND RETURNED TO THE COUNTY (REAL ESTATE SERVICES DIVISION-DPW) TO BE EXECUTED SIMULTANEOUSLY WITH THE SIGNING OF THE ORIGINAL SITE DEVELOPMENT PLAN.
- THIS PROJECT IS A SUBJECT TO THE ADMINISTRATIVE WAIVER REQUESTING A GRANDFATHERING OF THE STORMWATER MANAGEMENT DESIGN APPROVED WITH F-06-022 PLANS. WAIVER WAS APPROVED ON FEBRUARY 17, 2011 WITH THE FOLLOWING CONDITIONS:
1. THIS ADMINISTRATIVE WAIVER SHALL NOT APPLY TO THE PLANS THAT DO NOT RECEIVE FINAL APPROVAL (BUILDING PERMIT) BY MAY 4, 2013.
2. THIS ADMINISTRATIVE WAIVER WILL EXPIRE IF CONSTRUCTION IS NOT COMPLETED BEFORE MAY 4, 2017.

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 THIS PROJECT. I ALSO CERTIFY PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature of Developer: *Robert L. Dorsey Jr.* DATE: 1-12-12
PRINTED NAME OF DEVELOPER: ROBERT L. DORSEY JR.

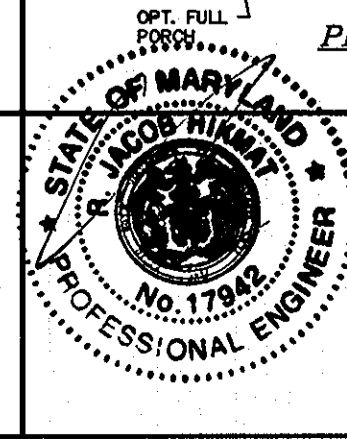
ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature of Engineer: *R. Jacob Hikmat* DATE: 1/12/12
PRINTED NAME OF ENGINEER: R. JACOB HIKMAT

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

Signature: *[Signature]* DATE: 1/12/12

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR



DEVELOPER'S/OWNER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE 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 EXCITED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature: *Robert L. Dorsey Jr.* DATE: 1-12-2012
NAME: ROBERT L. DORSEY JR. DATE: 1-12-2012

MATRIX STUDY

GENERIC BOX	ALEXIS MARIE	ARMISTEAD III	CARROLL	CHAMBERLAIN III	JAMES LONGSTREET	GILMORE III	SHERMAN
A	FIT ALL OPTIONS	FIT ALL OPTIONS	FIT ALL OPTIONS	FIT ALL OPTIONS	FIT ALL OPTIONS	FIT ALL OPTIONS	NO 3 CAR GARAGE

OWNER/DEVELOPER
DORSEY FAMILY HOMES
10717 BIRMINGHAM WAY SUITE B
WOODSTOCK, MARYLAND 21163
410-465-7200

date	JAN 2012	engineering	MMH	approval	RH
project	10-023	illustration	MMH	scale	1"=30'

date		description	revisions
no.			

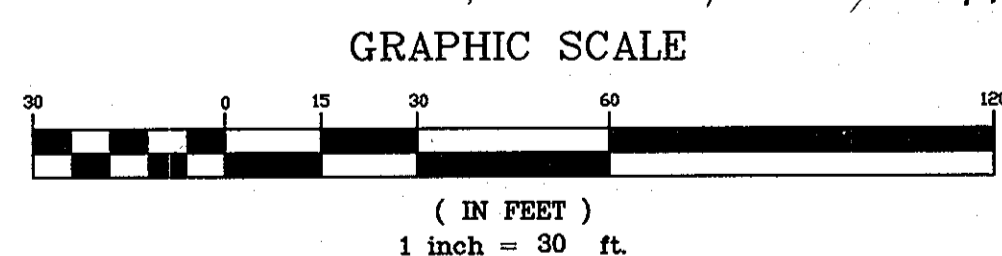
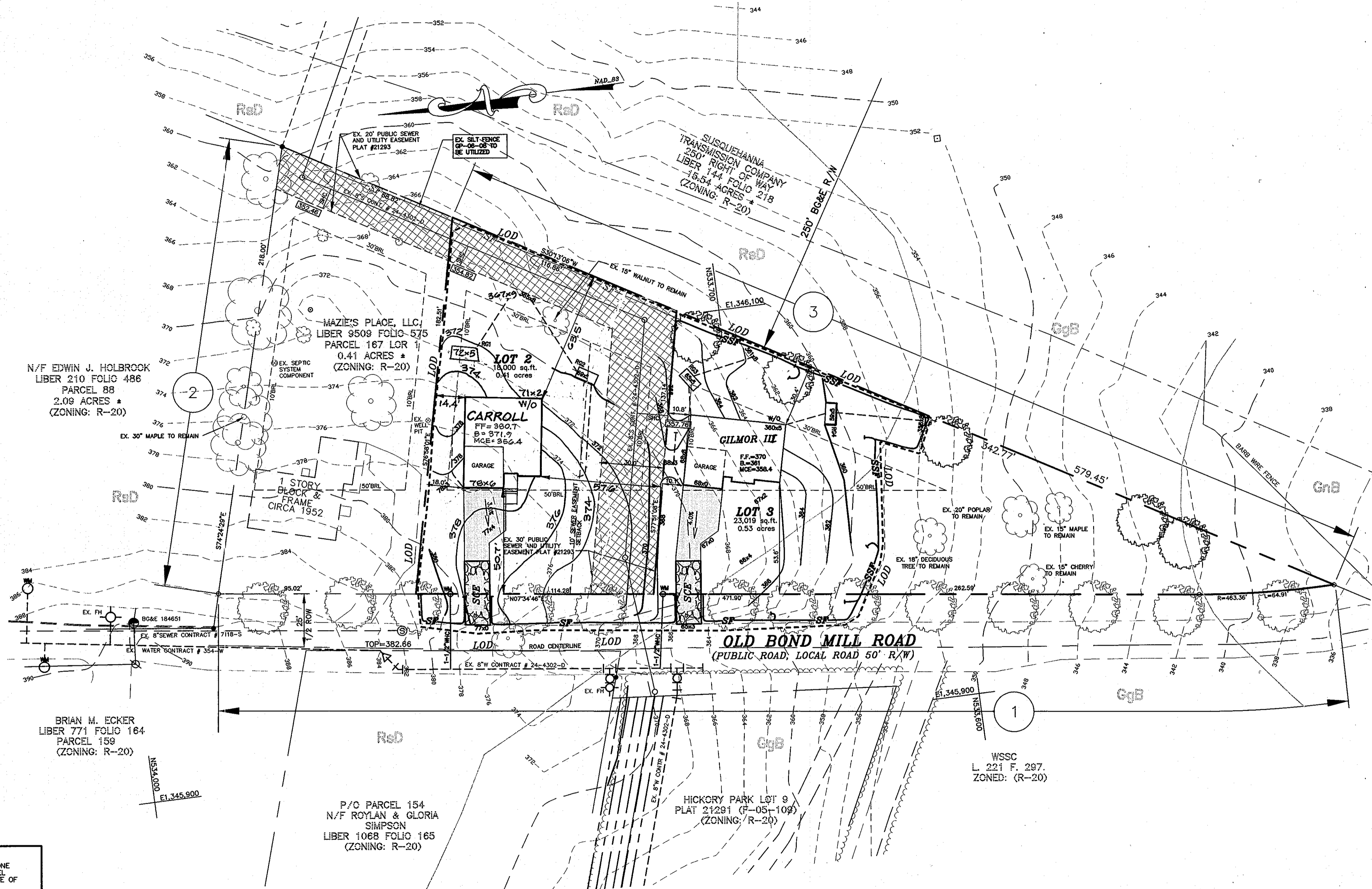
MAZIE'S PLACE
LOTS 2 AND 3
TAX MAP 46 PARCEL 167
HOWARD COUNTY, MARYLAND
COVER SHEET

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 997-0236 Bldg. (410) 997-0238 Fax.

SOIL CLASSIFICATION:

RsD (C) RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES
 GgB (B) GLENELG LOAM, 3 TO 8 PERCENT SLOPES
 GnB (C/D) GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES

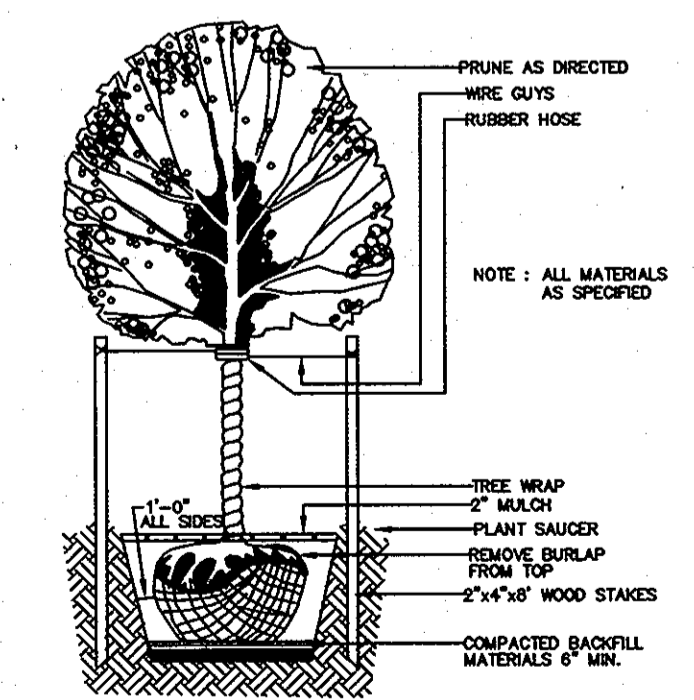
STORMWATER MANAGEMENT PRACTICES																
LOT #	ADDRESS	GREEN ROOF (Y/N)	PERMEABLE PAVEMENTS (Y/N)	REINFORCED TURF (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF (Y/N)	SHEETFLOW TO CONSERVATION AREAS (Y/N)	RAINWATER HARVESTING (NUMBER)	SUBMERGED GRAVEL WETLANDS (NUMBER)	LANDSCAPE INFILTRATION (NUMBER)	INFILTRATION BERMS (NUMBER)	DRY WELLS (NUMBER)	MICRO-BIORETENTION (NUMBER)	RAIN GARDENS (NUMBER)	SWALES (NUMBER)	ENHANCED FILTERS (NUMBER)
2	10677 OLD BOND MILL ROAD															
3	10673 OLD BOND MILL ROAD															



STREET TREE CALCULATIONS
 OLD BOND MILL ROAD - 538 LF/40 = 13 TREES
 TOTAL TREES REQUIRED = 13 STREET TREES
 TOTAL TREES PROVIDED = 13 STREET TREES

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		TOTAL
	N/A (PERIMETER 1)	N/A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 3)	
LANDSCAPE TYPE	N/A	N/A	A	A	
LINEAR FEET OF PERIMETER	536.81 LF	218.00 LF	458.65 LF		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO		
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO		
NUMBER OF PLANTS REQUIRED					
SHADE TREES	0	0	8	8	8
EVERGREEN TREES	0	0	0	0	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	0	0	5	5	5
EVERGREEN TREES	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0



LANDSCAPE REQUIREMENT PLANTING SCHEDULE

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

OWNER/DEVELOPER

DORSEY FAMILY HOMES
 10717 BIRMINGHAM WAY SUITE B
 WOODSTOCK, MARYLAND 21163
 410-465-7200

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.

[Signature] 11-12-12
 DATE

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] 1/12/12
 DATE

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.

[Signature] 1/23/12
 DATE

HOWARD COUNTY SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 1/27/12
 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 2/6/12
 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 2/6/12
 DATE

DIRECTOR



DEVELOPER'S/OWNER'S CERTIFICATE
 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 9/03/12.

[Signature] 1/12/12
 DATE

R. JACOB HIKMAT

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN 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.

[Signature] 1-12-12
 DATE

project date 10-023 SEP. 2011
 illustration engineering MAM
 scale approval MAM
 1 REV. DRG. LOT 2 TO REFLECT AS-BUILT CON'D description description
 9/20/12 date
 1"=30' scale

MAZIE'S PLACE
 LOTS 2 AND 3
 TAX MAP 46 PARCEL 167
 HOWARD COUNTY, MARYLAND

SIXTH ELECTION DISTRICT
 SITE DEVELOPMENT, SEDIMENT CONTROL PLANS, SOIL MAP & LANDSCAPING DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Road, Suite 150, Elkridge, MD 21075
 (410) 997-0296 Fax (410) 997-0298 Fax

2 OF 3
 SDP-11-014

