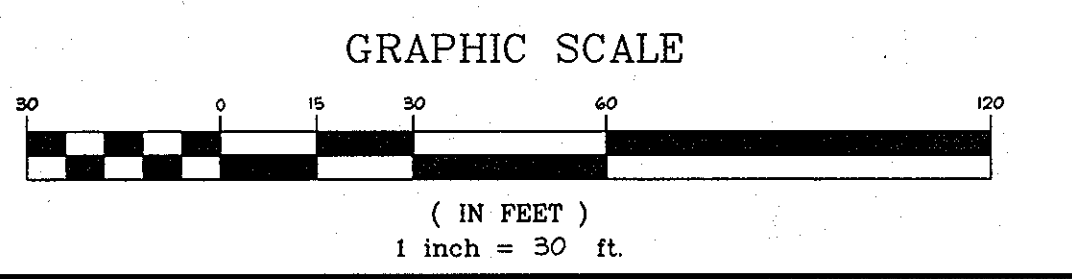
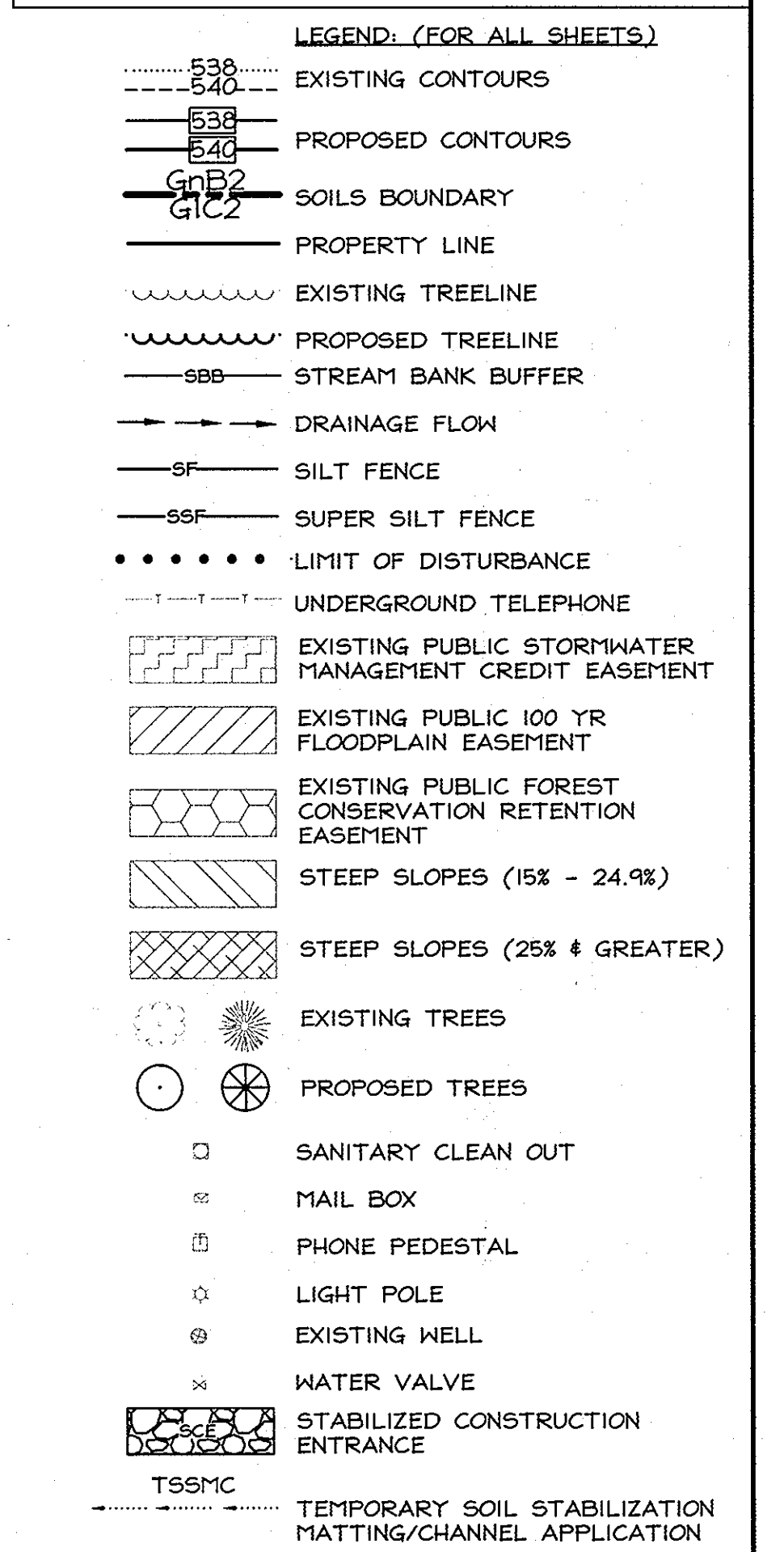
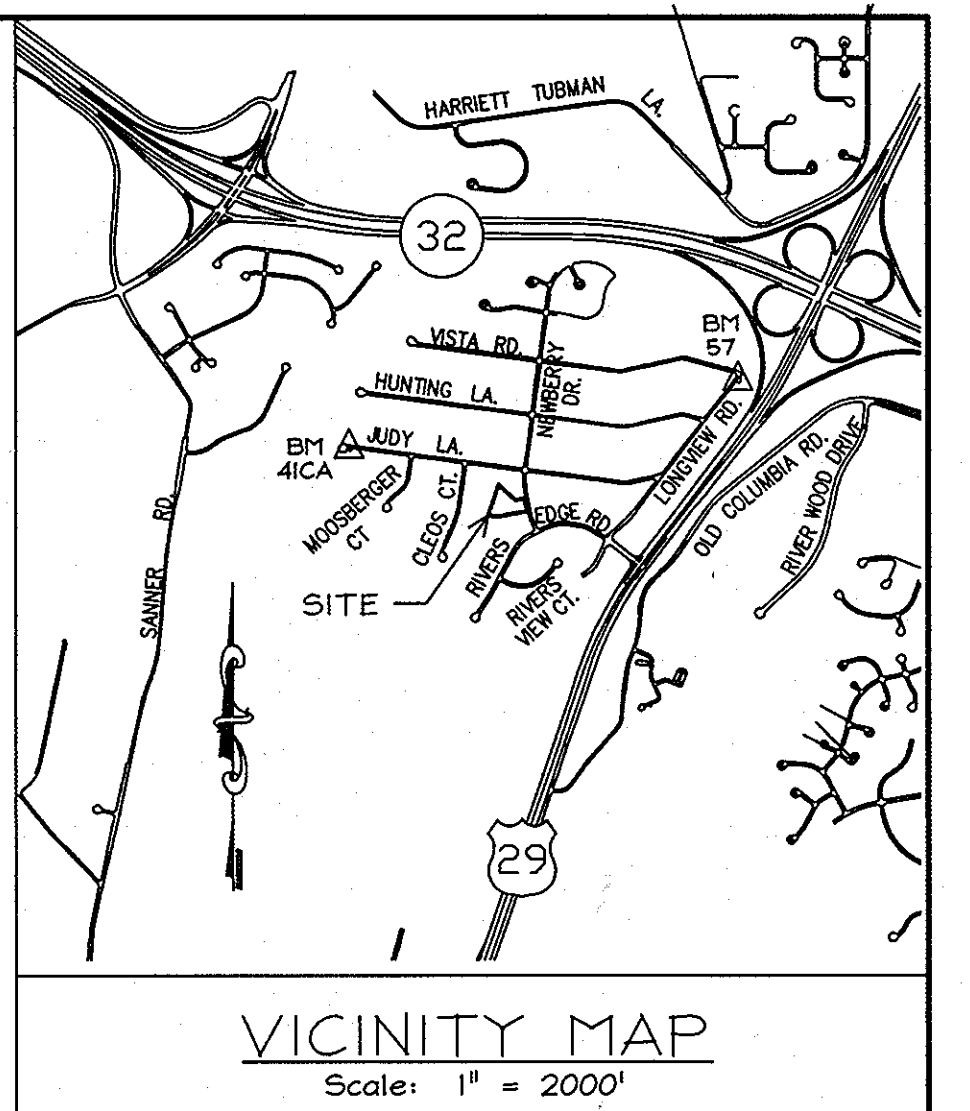


GENERAL NOTES:

- The subject property is zoned R-20 per the 2/2/04 Comprehensive Zoning Plan and the Comp. Land Use Zoning Regulations effective 7/2/06.
- All construction shall be in accordance with the latest Standards and Specifications of Howard County Design Manual Vol. IV and current MSHA Standards & Specifications.
- Project Background:
 - Subdivision: Riverside Estates
 - Location: 704 N 53rd Newbury Drive, Columbia, Maryland 21044
 - Tax Map: Map 41, Grid 11, P/O Parcel 420
 - Election District: 5th
 - Current Deed Reference: L 6543, P. 319
 - Plat Reference: 19804
 - Tax ID Nos: Lot 51 - 05-362645
- The Boundary shown hereon is based on a field run monumental boundary survey by LDE, Inc. dated June, 2004.
- The topography shown hereon was field run by LDE, Inc. in June, 2004.
- Horizontal and Vertical Datums are related to the Maryland State Plane Coordinate System (NAD 83) as projected from Howard County Control Stations Nos. 41CA & 40CZ.
- Any damage caused by the contractor to existing public right-of-way, existing paving, existing curb and gutter, existing utilities, etc. shall be corrected at the contractor's expense.
- The existing utilities shown hereon are located from field surveys and construction drawings of record. The contractor shall locate existing utilities to his own satisfaction and well in advance of any construction activities. Additionally, the contractor shall take all necessary precautions to protect all existing utilities and maintain uninterrupted service. Any damage incurred to utilities or existing features due to contractor's operation shall be repaired immediately at the contractor's expense.
- There may be additional utilities not shown on these plans. The engineer assumes no responsibility for utility locations not shown and it shall be the responsibility of the contractor to verify the locations of all existing utilities within the limits of construction and notify the engineer of any discrepancies, prior to the start of construction.
- Site Analysis Data:
 - a. Total Project Area: Lot 53: 24,338 s.f. (0.5587 Ac)
 - b. Area of Plan Submission: 0.62 Ac
 - c. Limits of Disturbed Area: 0.42 Acres +/-
 - d. Present Zoning Designation: R-20
 - e. Proposed Site and Structure Use: One (1) 9FD house on Lot 53 and installation of sidewalk and street trees along frontage of lot 51 within the road right-of-way and public tree and sidewalk maintenance easement, per F-06-197.
- This property was investigated for wetlands by Exploration Research, Inc. in October, 2004. No wetlands were identified on-site.
- The floodplain study for this property was prepared by MJ Consulting, Inc. in March 2006, and approved as part of the Final Plan (F-06-197).
- No construction, grading or removal of existing vegetation shall occur within the forest conservation easement, wetlands or stream bank buffers; however, forest management practices, as defined in the deed of forest conservation easement, are allowed.
- 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 in the amount of \$2,850.00 for the perimeter landscaping of six (6) shade trees, seven (7) evergreens and three (3) street trees along the frontage of the adjacent Lot 53 (per F-06-197) in the amount of \$800.00 for a total surety of \$3,650.00 to be posted with the Builder's Grading Permit under this site development plan. Soils shown hereon are based on the Howard County, MD Soil Survey, sheet 28, dated 1988.
- In accordance with Section 123 of the Howard County Zoning Regulations, any window, chimney or exterior stairways not more than 18 feet in width may project not more than 4 feet into any setback, Porches or decks, open or enclosed may project not more than 10 feet into the front or rear yard setbacks.
- A new single family private driveway from Newberry Drive will provide vehicular access to Lot 53.
- See Architectural Plans for building dimensions and design details.
- The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 318-1880 at least 24 hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-207-7777 at least forty-eight (48) hours prior to any excavation work. Drawings shall be provided prior to issuance of a use and occupancy permit for any new driveways to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - a. Width: 12' (6' serving more than one residence);
 - b. Surface: 8" of compacted crusher run base with tar and chip coating (1-1/2" min.);
 - c. Geometry: Min. 15% grade, min. 10% grade change, minimum 45 ft. turning radius;
 - d. Structures (culverts/bridges): capable of supporting 25 gross tons (125 loading);
 - e. Drainage Elements: capable of safely passing 100 year flood with no more than 1" depth over driveway surface;
 - f. Maintenance: sufficient to insure all weather use.
- This site is located within the Howard County Metropolitan District. Public water and sewer connections are available for Lot 51 & 52 via Water Contract No. 34-1949-D and Sewer Contract No. 34-1949-D.
- Stormwater Management for the proposed improvements on Lot 53 is provided via the "bestflow to buffer stormwater credit". The stormwater management credit easement (Plat #19804) shall not be cleared or disturbed. Any damage to Public "Right-of-Way" or paved public roads shall be repaired immediately at the contractor's expense in accordance with the Howard County Standards and Specifications.
- All shall be related to a minimum degree of compaction of 95% of the dry unit weight as determined by AASHTO T-190. Earthwork quantities shown on this plan are estimated and should not be used for bid purposes. Contractors should perform independent earthwork analysis for bid purposes.
- Deviations from these plans and specifications without prior written consent of the civil engineer may cause the work to be unacceptable.
- The dimensioned distances shall govern if scaled and dimensioned distances on this plan are found to be in disagreement. See sheet 3 for Landscaping Schedule 'A', Planting Details, Landscape Notes and Landscape Permit Summary.
- The forest conservation obligation for this project was addressed at the time of subdivision under F-06-197 (Plat #19804) through the retention of 0.41 acres of existing forest contained within Open Space Lot 52 and through the payment of a fee-in-lieu to the Forest Conservation Fund for the reforestation obligation of 0.07 acres.
- This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Zoning Regulations as amended in August, 2008. Development or construction on Lot 53 must comply with setback and buffer regulations in effect at the time of submission of this site development plan.
- All proposed street trees, public sidewalk, handicapped ramp and both public sewer main and private water and sewer house connections for Lot 51 shall be installed under this plan.
- The Forest Conservation Easement on Open Space Lot 52 has been established to fulfill the requirements of Section 16.200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- On May 30, 2006 the Planning Director denied waiver WP-06-103 based on insufficient justification and proposed lot sizes.
- On November 17, 2006 the Planning Director denied a portion of WP-07-35 regarding Sections 16.136 and 16.132(a)(2). On November 17, 2006 the planning director approved a portion of WP-07-35 regarding Section 16.132(a)(2) requiring construction of one half the pavement-width and section 16.132(a)(1), requiring storm drains and section 16.1212(a)(3)(i), requiring all environmental features to be placed on an open space lot, subject to conditions. The planning director approved a portion of WP-07-35 regarding waiver to Section 16.132(a)(2). For flag or piecemeal lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or piecemeal lot and road right-of-way line and not onto the piecemeal lot driveway.
- At the time of installation, all shrubs and shade trees listed herewith and approved for this site shall be of the proper height and size requirements in accordance with the Howard County Landscape Manual. In addition no, substitutions or reductions of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from the approved Landscape Plan accompanying this plan may result in denial or delay in the release of the landscape surety until such time as all required materials are planted and 1/3 or revisions are made to the applicable plans and certificates.
- Water and sewer house connections for each lot must be installed under the WIS House connection program administered by the Bureau of Utilities (if not covered under the agreement for Contract No. 34-4523-D). Contact Mr. George Abbott at 410-318-4872.
- The contractor shall maintain access to Lot 51 during all phases of construction.
- The owner certifies, to the best of their knowledge, there are no historic structures or cemeteries located on Lot 53.
- There are no wetlands, streams, their buffers, 100 year floodplain, or steep slopes (25% or greater with a contiguous on-site and off-site area greater than 20,000 square feet) located on Lot 53 (per F-06-197).
- The existing well located on Lot 51 shall be used as a non-potable water source only.
- The existing septic system located on Lot 53 has been abandoned. Documentation has been submitted to the Health Department as evidence of proper abandonment.
- The final plan (F-06-197) for Lot 51 was approved in 2007, therefore an Environmental Concept Plan is not required.
- The existing frame shed and firewood storage located on Lot 53 has been removed. Documentation has been submitted to the Division of Land Development as evidence of proper abandonment.

BENCH MARKS

- #41CA Disk set on top of concrete column N 550124.854 E 1342460.933 EL= 245.985
- #0057 Disk set on top of concrete column N 550835.217 E 1347017.693 EL= 349.610



Advisory Note for Lot 53:
Due to the irregular shape of this lot and the orientation of the dwelling, any proposed addition, porch or deck projecting from the rear of this dwelling cannot encroach into the side 10' BRL (N15° 13' 13"E 220.00')

SHEET INDEX

NO.	TITLE
1	Site Development and Landscape Plan
2	Grading and Sediment Control Plan and Soils Map
3	Construction, Sediment Control & Landscape Notes & Details

ADDRESS CHART

Lot No.	Street Address
53	7102 Newberry Drive

Subdivision Name: Riverside Estates Section: 4/Block H Lot No. 51

Plat Ref.	Grid No.	Zoning	Tax Map No.	Election District	Census Tract
19804	11	R-20	41	5th	605102

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: 19184, EXPIRATION DATE: 6/30/15.

SIGNED: *Bruce D. Burton* DATE: 7/9/13
BRUCE D. BURTON

REVISIONS

No.	Date	Description

SOILS LEGEND

MAP SYMBOL	SOIL GROUP NAME & DESCRIPTION	HYDROLOGIC TYPE
CgB2	Chester gravelly silt loam, 3% - 8% slopes, Moderately eroded	B
GIC2	Glenelg loam, 8% - 15% slopes, moderately eroded	B
GID2	Glenelg loam, 15% - 25% slopes, moderately eroded	B

DEVELOPER'S / BUILDER'S CERTIFICATION

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. I/We further certify that upon completion, a letter notice, accompanied by an executed One Year Guarantee of Plant Materials will be submitted to the Department of Planning and Zoning.

Michael Millard *Melissa Millard* 7/10/2013
DEVELOPER / BUILDER DATE

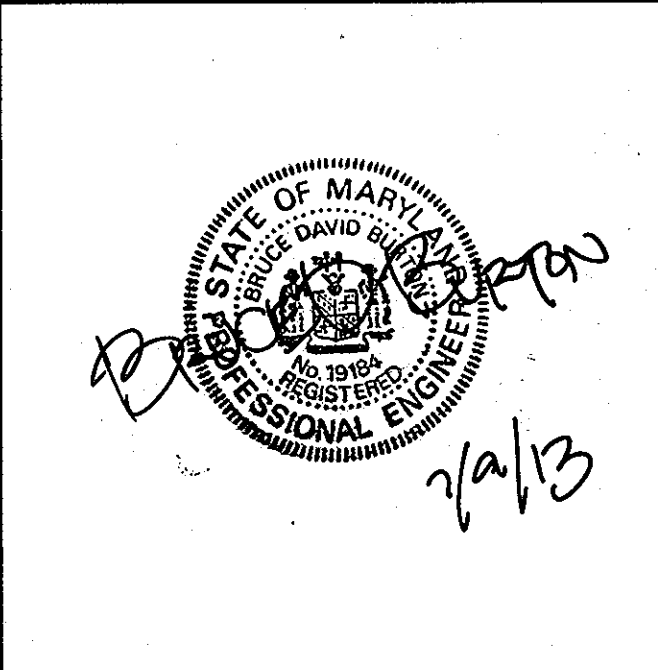
NOTE: If any of the proposed street trees conflict with existing electric, telephone or cable TV lines, the tree shall be relocated by the Contractor to avoid the utility and allow sufficient room for the utilities to be maintained.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Jeffrey J. Gault 7/31/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jeffrey J. Gault 7/31/13
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Jeffrey J. Gault 7/31/13
PLANNING DIRECTOR DATE

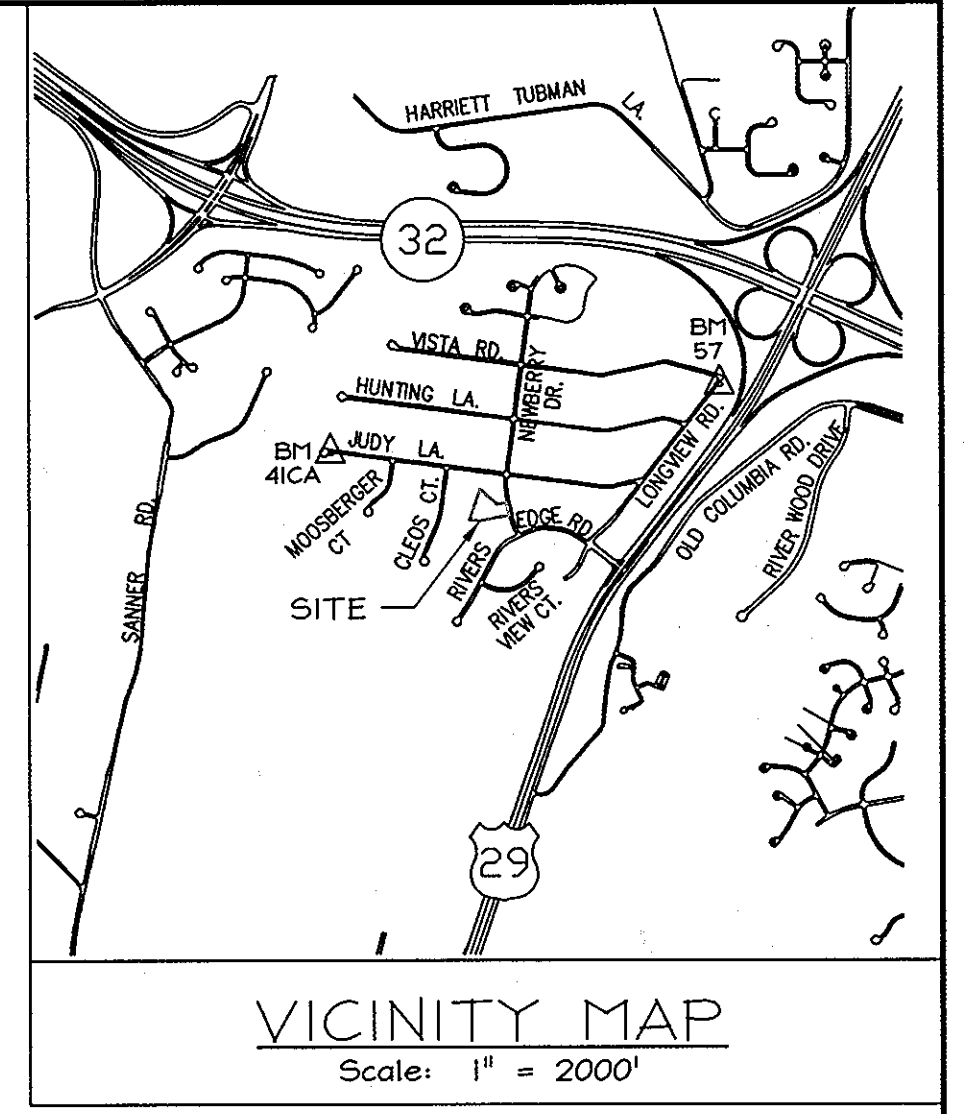
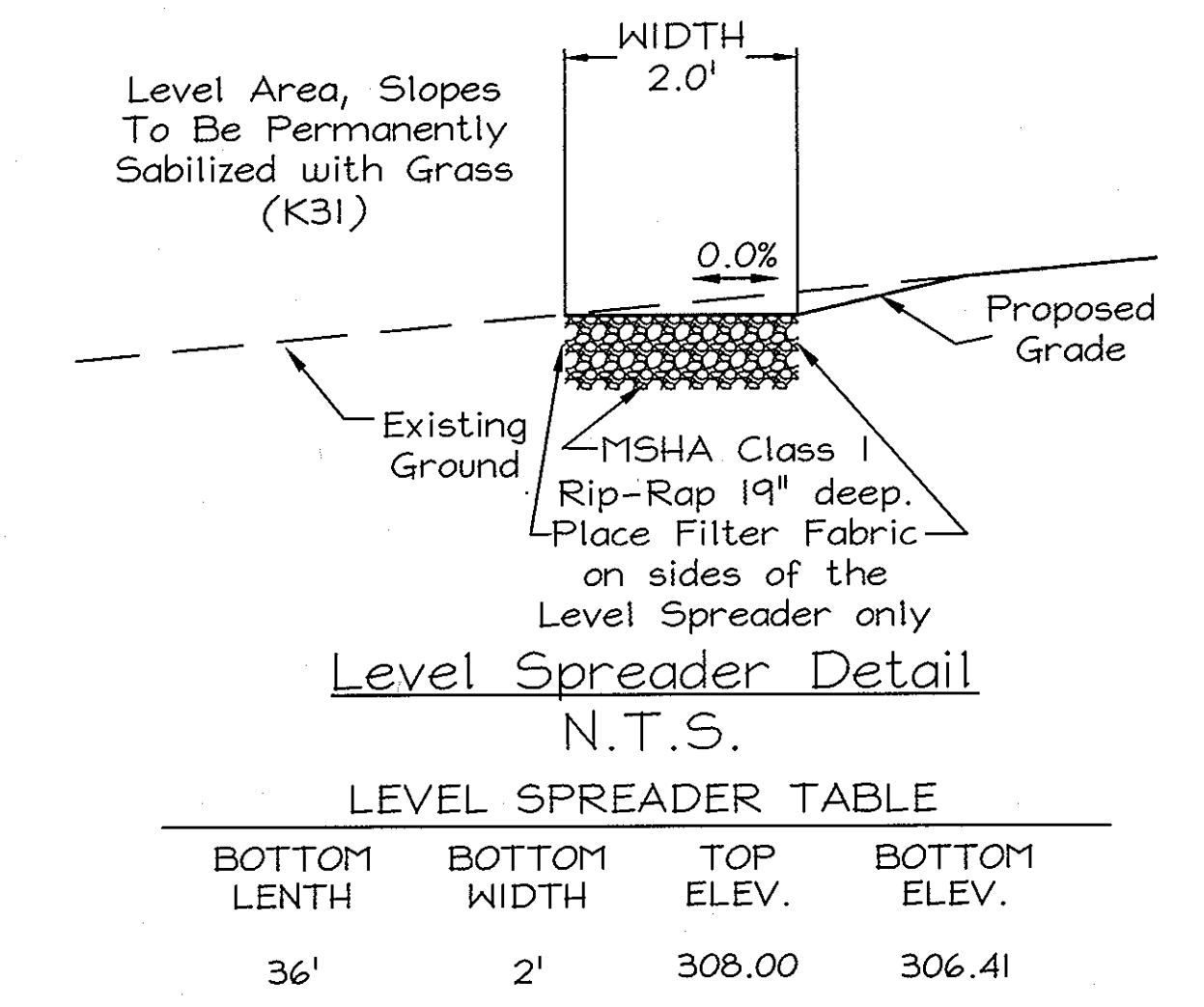
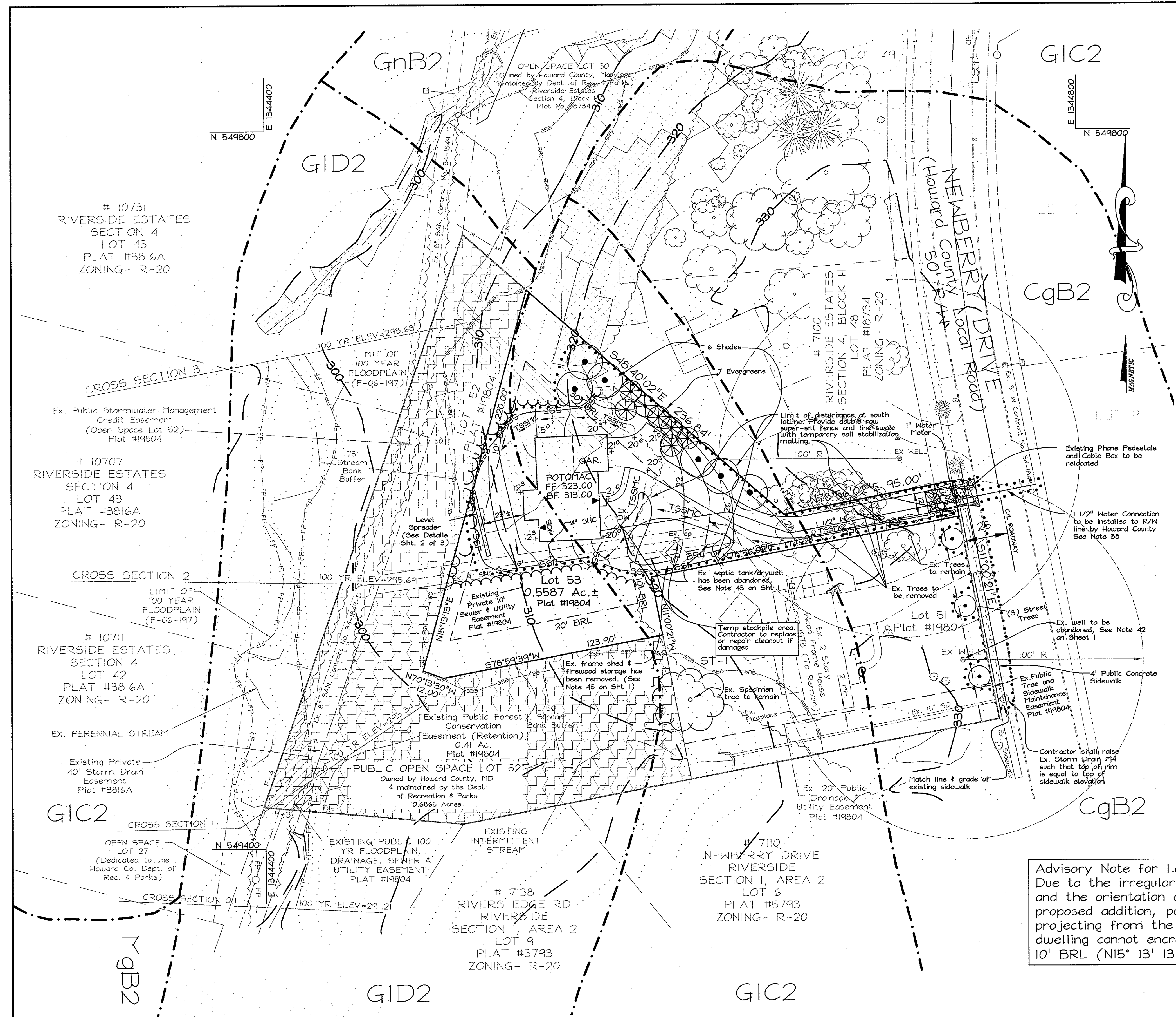


LDE Inc.
Engineers • Surveyors • Planners
Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784
(410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyormd.com

DESIGNED: B.D.B. Site Development and Landscape Plan
DRAWN: L.D.E. Riverside Estates Section 4 - Block H
CHECKED: B.D.B. Lot 53 and Public Sidewalk Construction & Street Tree Planting (per F-06-197) along the frontage of Lot 53 within the Road Right-of-way and Tree Easement Areas Plat No. 19804
DATE: 7/2013
OWNER/DEVELOPER: Michael & Melissa Millard 7104 Newberry Drive Columbia, Maryland 21044 410-531-6514

SCALE: 1" = 30'
DRAWING: 1 of 3
JOB NO.: 04-013.3.1
FILE NO.: SDP 13-022

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DETAIL B-4-6-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

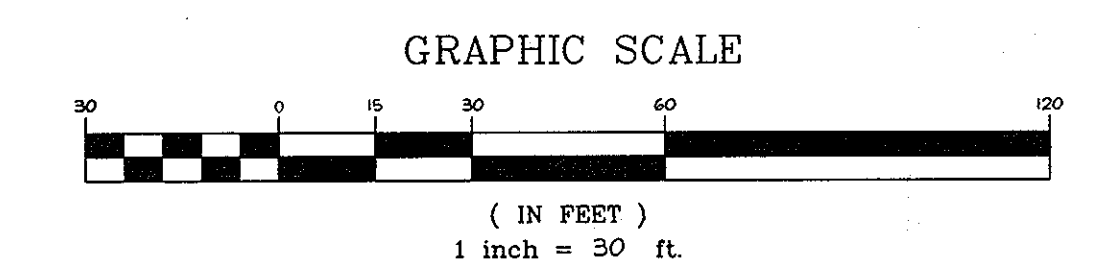
STANDARD SYMBOL
TSSMC - # 16/41
(# INCLUDE SHEAR STRESS)

CONSTRUCTION SPECIFICATIONS

- USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
- USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOOTHER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-HARMFUL TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2 1/2 INCHES AND SUFFICIENTLY FLEXIBLE OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
- SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "T" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "T" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1 1/2 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
- PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL. CENTERLINE WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDBED SURFACE. AVOID STRETCHING THE MATTING.
- KEY-IN UPSTREAM END OF EACH MAT ROLL BY DIGGING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END.
- OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
- ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Advisory Note for Lot 53:
Due to the irregular shape of this lot and the orientation of the dwelling, any proposed addition, porch or deck projecting from the rear of this dwelling cannot encroach into the side 10' BRL (N15° 13' 13"E 220.00')



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/30/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 7/31/13
CHIEF, DIVISION OF LANDS DEVELOPMENT

[Signature] 7/31/13
PLANNING DIRECTOR

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

[Signature] 7/16/13
HOWARD SOIL CONSERVATION DISTRICT

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. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 7/9/13
BRUCE D. BURTON
SIGNATURE OF ENGINEER

DEVELOPER'S CERTIFICATE
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

[Signature] 7/10/13
MICHAEL & MELISSA MILLARD
SIGNATURE OF DEVELOPER

[Signature] 7/9/13
PROFESSIONAL ENGINEER

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: 19184, EXPIRATION DATE: 6/30/15.

SIGNED *[Signature]* DATE 7/9/13
BRUCE D. BURTON

REVISIONS

No.	Date	Description

Subdivision Name:	Riverside Estates	Section:	4/Block H	Lot No.:	51
Plot Ref.:	19804	Grid No.:	11	Zoning:	R-20
		Tax Map No.:	41	Election District:	5th
		Census Tract:			605102
LDE Inc.					
Engineers • Surveyors • Planners					
Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784					
(410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyormd.com					
DESIGNED	B.D.B.	GRADING AND SEDIMENT CONTROL PLAN AND SOILS MAP	SCALE: 1" = 30'		
DRAWN	L.D.E.	RIVERSIDE ESTATES Section 4 - Block H	DRAWING: 2 of 3		
CHECKED	B.D.B.	Lot 53 and Public Sidewalk Construction & Street Tree Planting (per F-06-197) along the frontage of Lot 53 within the Road Right-of-Way and Tree Easement Areas	JOB NO.: 04-013.3.1		
DATE	7/2013	Tax Map 41 Grid 11 Parcel 420 5th Election District - Howard County, Maryland Previous County Files: WIP-06-103, WIP-07-95, F06-197	OWNER/DEVELOPER: Michael & Melissa Millard 7104 Neuberry Drive Columbia, Maryland 21044 410-531-6514		
			FILE NO.: SDP 13-022		

