

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: SAMUEL'S GRANT		SECTION/AREA: N/A		PARCEL: 104	
PLAT NO. 23812-7	BLOCK(S) 5	ZONING R-20	TAX MAP NO. 37	ELECTION DISTRICT FIRST	CENSUS TRACT 601101

# SITE DEVELOPMENT PLAN

## SAMUEL'S GRANT

### LOTS 1-24

### FIRST ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:  
LOCATION: TAX MAP: 37 PARCEL: 104 GRID: 5, 11 & 12  
ELECTION DISTRICT: FIRST  
RECORD PLAT#: 23812-23817  
TOTAL AREA: 7.6 AC.±  
AREA OF PLAN SUBMISSION: 7.6 AC.±  
LIMIT OF DISTURBED AREA: 6.73 AC.±  
ZONING: R-20  
PROPOSED USE FOR SITE: RESIDENTIAL  
TOTAL NUMBER OF UNITS: 24  
TYPE OF PROPOSED UNIT: SFD  
DP2 FILE NO: ECP-10-002, SP-10-006, WP-11-088, WP-14-007, WP-16-077, F-13-042
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37B4 AND NO. 37B8.  
STA. No. 37B4 N 563928.5559 E 1,373109.1034  
STA. No. 37B8 N 563663.415 E 1,378040.471
- EXISTING CONTOURS BASED ON CONDITION OF FINAL PLAN (F-13-042)
- 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. (SUNROOM AND ROOM EXTENSIONS FOR R-20 LOTS MAY EXTEND 10' INTO A REAR SETBACK).
- 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 SUPPORTING 25 GROSS TONS (H25 LOADING)  
- DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE.  
MISS UTILITY 800-257-7777  
VERIZON TELEPHONE COMPANY (410) 725-9976  
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900  
AT&T CABLE LOCATION DIVISION (410) 383-3533  
BALTIMORE GAS & ELECTRIC (410) 685-0123  
STATE HIGHWAY ADMINISTRATION (410) 531-5533
- 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.
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS AND FINAL PLAN F-13-042.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
- FOR DRIVEWAY ENTRANCE DETAILS FOR LOTS 1-18, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03, FOR LOTS 19-24, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06
- NO CEMETERIES EXIST ON SITE.
- NO HISTORIC STRUCTURE EXISTS ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 14-4665-D
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST 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 OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE CODE AND FOREST CONSERVATION MANUAL AND IN ACCORDANCE WITH PLAT # 23812 WERE FULFILLED BY RETENTION OF 1.6 ACRES OF ON-SITE FOREST AND THE PLANTING OF 10.2 ACRES OF FOREST ON-SITE, APPROVED UNDER F-13-042 IN AUGUST 2015. SURETY IN THE AMOUNT OF \$222,156.00 WAS POSTED WITH A DEVELOPER'S AGREEMENT.
- THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, APPROVED UNDER F-13-042 IN AUGUST 2015. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING IN THE AMOUNT OF \$4,800.00 AND STREET TREES IN THE AMOUNT OF \$11,700.00 WAS POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- STORMWATER MANAGEMENT IS PROVIDED BY N-2 NON-ROOFTOP DISCONNECTIONS, M-5 DRYWELLS AND M-6 MICRO-BIORETENTION FACILITIES, IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL. NONROOFTOP DISCONNECTIONS (N-2) AND DRYWELLS (M-5) WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS. MICRO-BIORETENTION FACILITIES (M-6) WILL BE PRIVATELY OWNED BY HOA AND JOINTLY MAINTAINED BY HOA AND HOWARD COUNTY, MD.
- TRAFFIC STUDY WAS PREPARED BY MARS GROUP, APPROVED UNDER F-13-042 IN AUGUST 2015.
- NOISE STUDY WAS PREPARED BY MARS GROUP, APPROVED UNDER F-13-042 IN AUGUST 2015.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FLAG AND 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- COMMUNITY MEETING WAS CONDUCTED ON NOVEMBER 23, 2009 BY FISHER, COLLINS & CARTER, INC.
- THIS PLAN IS SUBJECT TO WP-11-088, WAIVING SECTION 16.1205(G)97 WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30" DBH OR GREATER). WAIVER WAS APPROVED ON DECEMBER 16, 2010 ALLOWING REMOVAL OF 4 SPECIMEN TREES.
- THIS PLAN IS SUBJECT TO A DESIGN WAIVER FROM SECTION 2.4.0 OF DESIGN MANUAL VOLUME III AND DETAIL R-1.02 OF VOLUME IV. WAIVER WAS DENIED ON MAY 28, 2010.
- PARKING SPACES REQUIRED: 60 (2.5 SPA/LOT)  
PARKING SPACES PROVIDED IN THE GARAGE: 48 (2 SPACE / LOT)  
PARKING SPACES PROVIDED ON THE DRIVEWAYS: 48 (2 SPACES / LOT)  
TOTAL PARKING SPACES PROVIDED 96
- FLOODPLAIN STUDY WAS PERFORMED BY FISHER COLLINS & CARTER, INC. ON JANUARY 27, 2010 AND APPROVER ON JANUARY 1, 2011 UNDER SP-10-006.

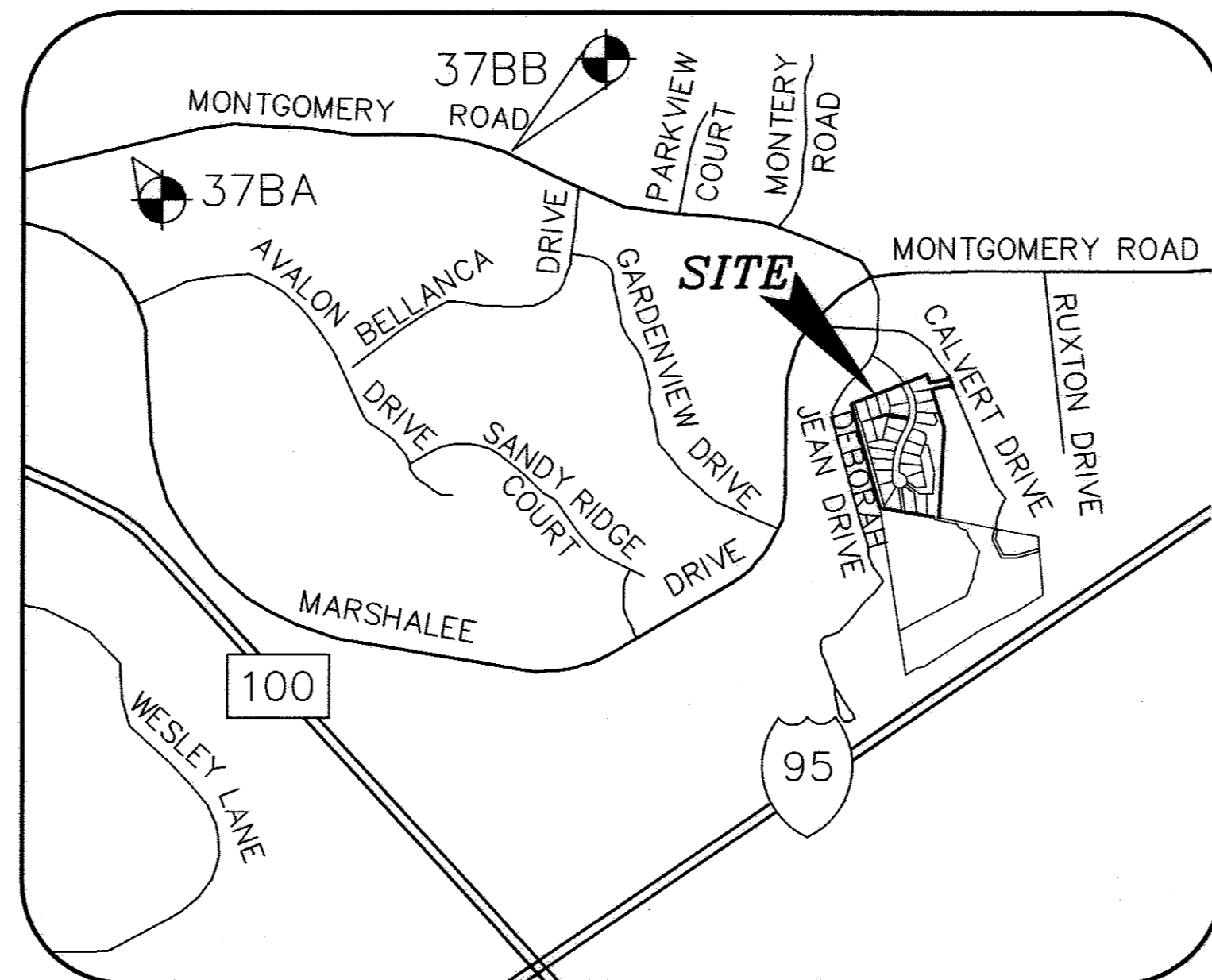
ADDRESS CHART					
LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS
1	7019 GOLDEN CREST	13	7046 GOLDEN CREST	21	7114 SAMUELS LANE
2	7023 GOLDEN CREST	14	7042 GOLDEN CREST	22	7110 SAMUELS LANE
3	7027 GOLDEN CREST	15	7038 GOLDEN CREST	23	7106 SAMUELS LANE
4	7031 GOLDEN CREST	16	7034 GOLDEN CREST	24	7022 GOLDEN CREST
5	7035 GOLDEN CREST	17	7030 GOLDEN CREST		
6	7039 GOLDEN CREST	18	7026 GOLDEN CREST		
7	7043 GOLDEN CREST	19	7105 SAMUELS LANE		
8	7047 GOLDEN CREST	20	7109 SAMUELS LANE		
9	7051 GOLDEN CREST	21	7114 SAMUELS LANE		
10	7055 GOLDEN CREST	22	7110 SAMUELS LANE		
11	7054 GOLDEN CREST	23	7106 SAMUELS LANE		
12	7050 GOLDEN CREST	24	7022 GOLDEN CREST		

**STORMWATER MANAGEMENT PRACTICES CHART**

LOT NO.	DRYWELLS M-5 (NUMBER)	NON-ROOFTOP DISCONNECTION (Y/N)
1	3	Y
2	3	Y
3	3	Y
4	3	N
5	-	Y
6	-	Y
7	-	N
8	-	N
9	2	N
10	3	N
11	3	N
12	3	Y
13	3	Y
14	3	Y
15	3	Y
16	3	Y
17	3	Y
18	3	Y
19	3	N
20	3	Y
21	3	Y
22	3	Y
23	3	N
24	3	Y

**INDEX OF DRAWINGS**

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	GRADING, SEDIMENT CONTROL AND SOILS PLAN
3	GRADING, SEDIMENT CONTROL AND SOILS PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS



**VICINITY MAP**  
SCALE: 1"=2,000'  
ADC MAP 35 GRIDS A-2

**PROPERTY OWNER**

DORSEY FAMILY HOMES, INC.  
10717 BIRMINGHAM WAY  
WOODSTOCK, MARYLAND 21163  
(410)465-5739

**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 HOWARD SOIL CONSERVATION DISTRICT.

*Robert Deaton Jr.* 9/30/16  
SIGNATURE OF DEVELOPER DATE  
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 HOWARD SOIL CONSERVATION DISTRICT.

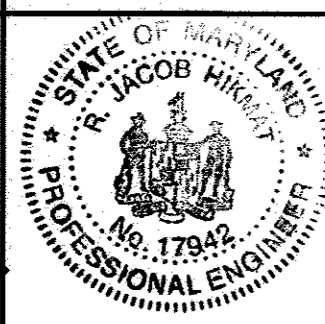
*R. Jacob Hikmat P.E.* 9/30/16  
SIGNATURE OF ENGINEER DATE  
PRINTED NAME OF ENGINEER

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

*John P. Deaton* 9/18/16  
SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chad P. Johnson* 10-25-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kate DeLoe* 10-26-16  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*William J. ...* 10-26-16  
DIRECTOR DATE

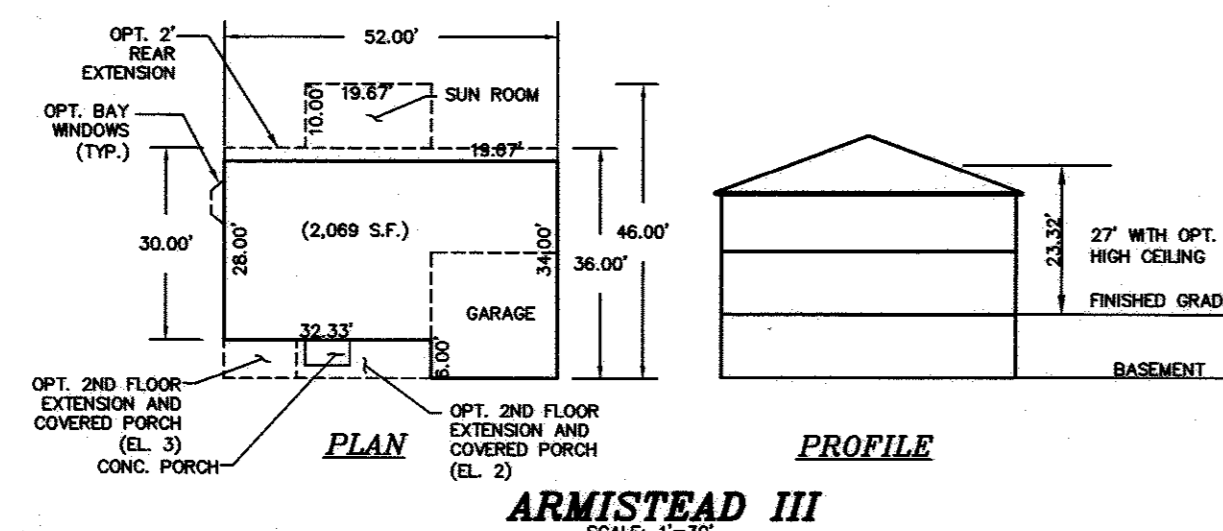


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 09/03/16.

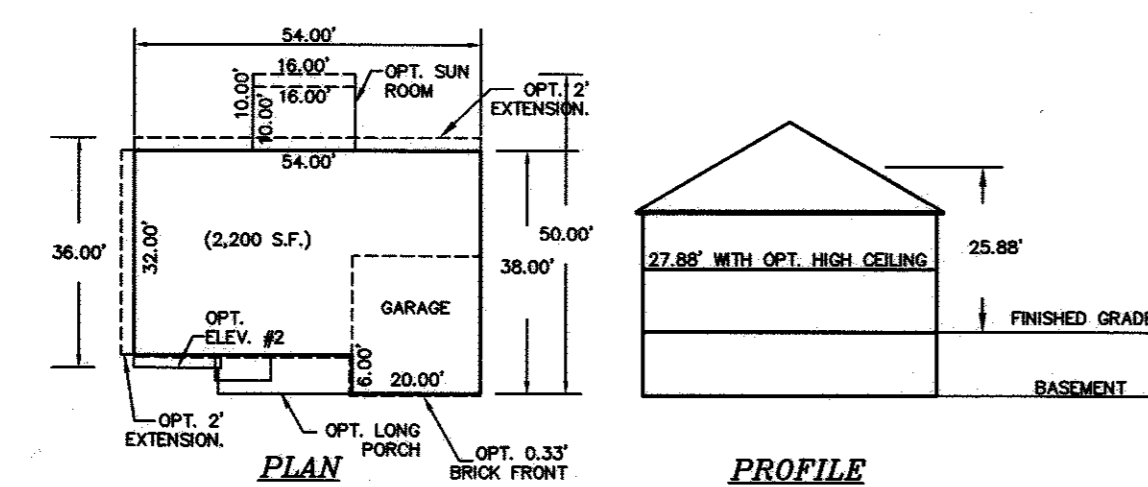
*R. Jacob Hikmat P.E.* 9/30/16  
SIGNATURE DATE

**NOTES:**

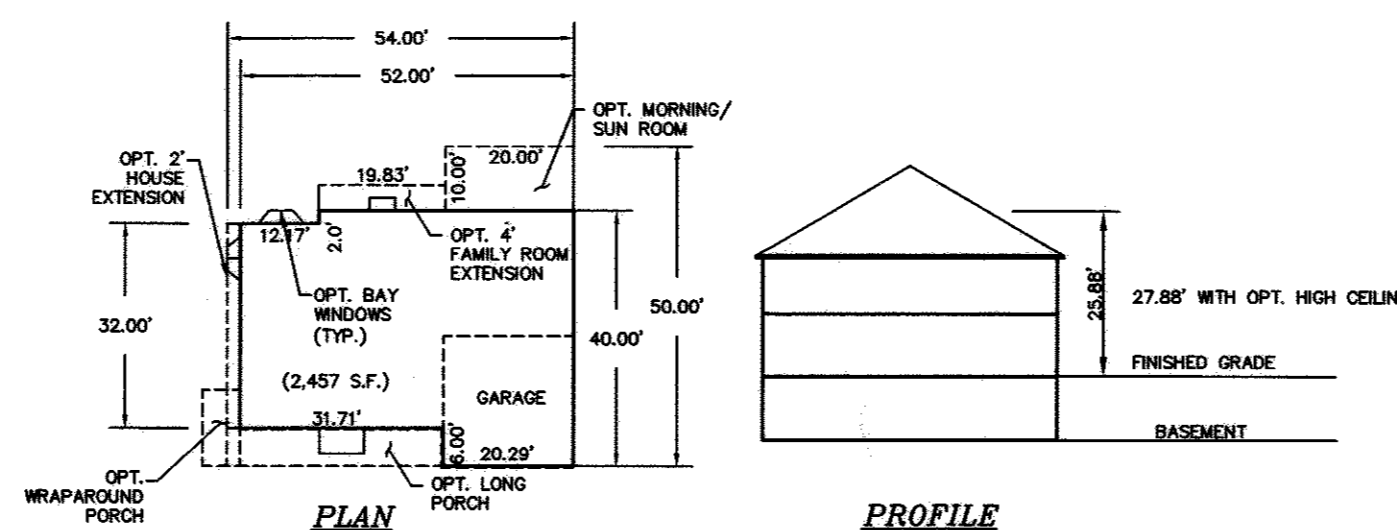
- HOUSE AREA SHOWN INCLUDES ALL OPTIONS.
- IF THE FOOTPRINT AREA OF ANY OF THE SELECTED HOUSES MODELS WITH THEIR CHOSEN OPTIONS EXCEED 2,500 SQUARE FEET, THE STORMWATER MANAGEMENT FOR THAT PARTICULAR LOT WILL BE REDESIGNED.



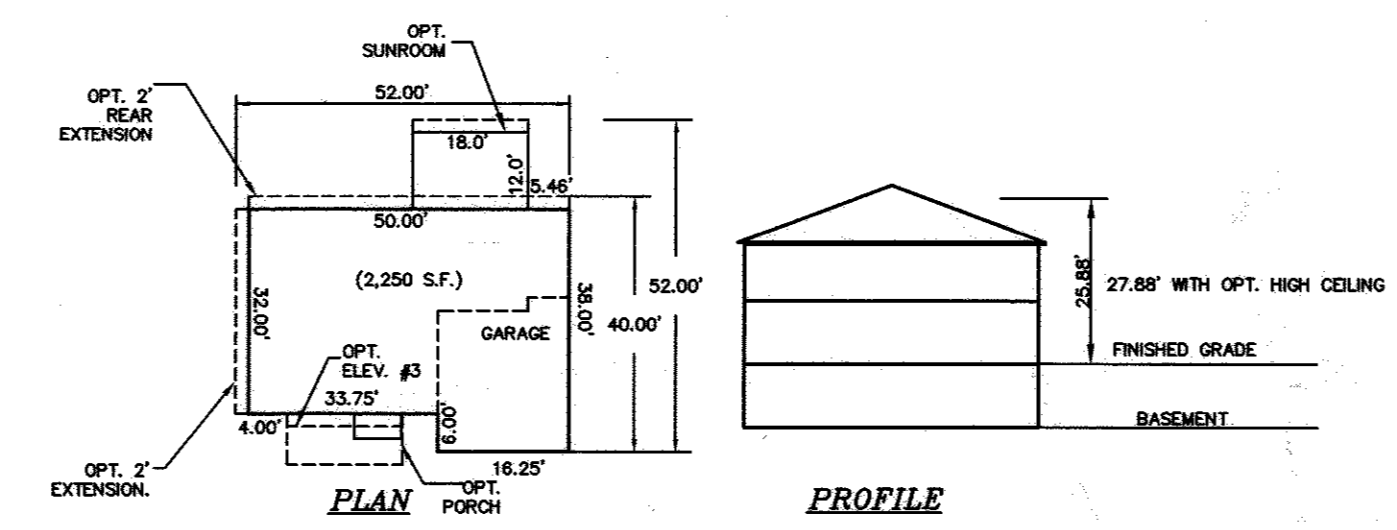
**ARMISTEAD III**  
SCALE: 1"=30'



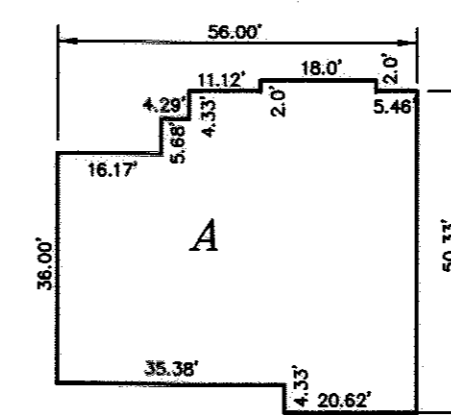
**CALVERT**  
SCALE: 1"=30'



**CHAMBERLAIN III**  
SCALE: 1"=30'

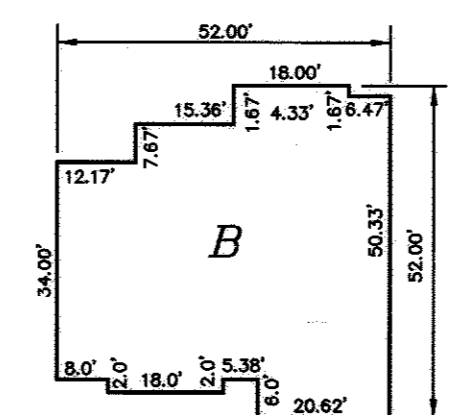


**RIDGELY**  
SCALE: 1"=30'



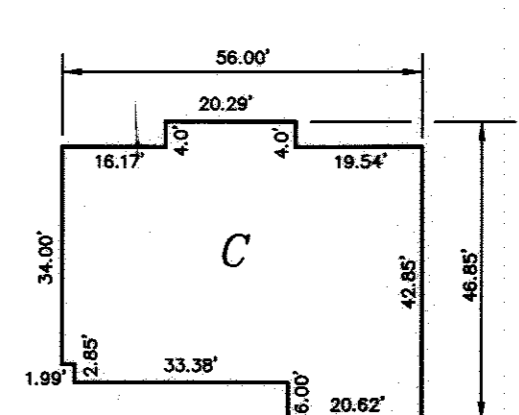
**GENERIC BOX "A"**  
SCALE: 1"=30'

CALVERT - ALL OPTIONS  
ARMISTEAD III - ALL OPTIONS  
CHAMBERLAIN III - ALL OPTIONS  
RIDGELY - ALL OPTIONS



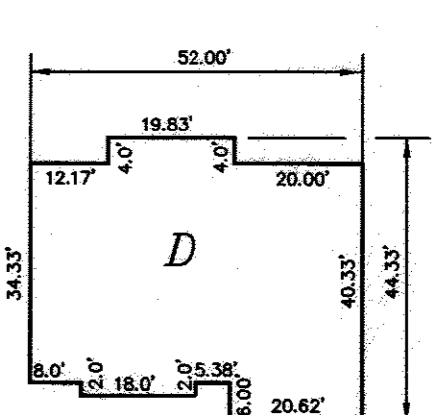
**GENERIC BOX "B"**  
SCALE: 1"=30'

ARMISTEAD III - ALL OPTIONS  
CHAMBERLAIN III - NO SIDE EXTENSION  
RIDGELY - ALL OPTIONS



**GENERIC BOX "C"**  
SCALE: 1"=30'

CALVERT - NO SUN ROOM  
ARMISTEAD III - ALL OPTIONS  
CHAMBERLAIN III - NO MORNING/SUN ROOM  
RIDGELY - NO MORNING ROOM



**GENERIC BOX "D"**  
SCALE: 1"=30'

ARMISTEAD III - NO SUN ROOM  
CHAMBERLAIN III - NO SIDE EXTENSION  
RIDGELY - NO MORNING ROOM

Project	15-015	date	OCT. 2016
Illustration	MMM	engineering	MMM
scale	"=30"	approval	RJH

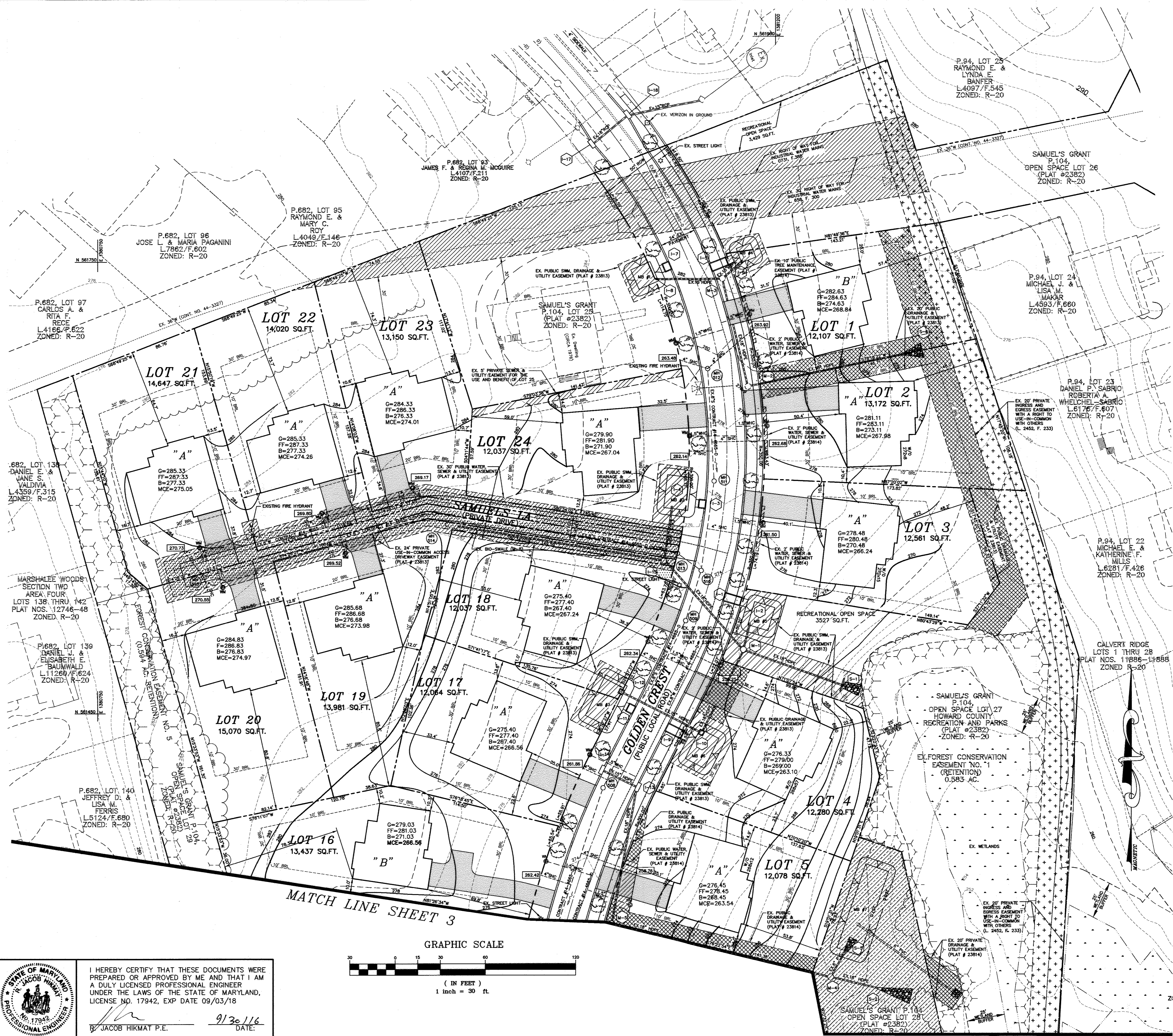
no.	description	revisions

**SAMUEL'S GRANT**  
 LOTS 1 THRU 24  
 SINGLE FAMILY DETACHED UNITS, ZONING R-20  
 1ST ELECTION DISTRICT, TAX MAP 37, PARCEL 104, HOWARD COUNTY, MD  
**COVER SHEET**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Surveyors Planners  
 7850-B Grace Drive, Columbia, Maryland 21044  
 (410) 997-0286 Fax



- LEGEND**
- AREA OF WETLANDS
  - FOREST CONSERVATION AREA
  - AREA OF PROPOSED PAVEMENT
  - AREA OF EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
  - AREA OF EXISTING 5' PRIVATE SEWER EASEMENT
  - AREA OF EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT
  - AREA OF PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
  - AREA OF PRIVATE DRAINAGE & UTILITY EASEMENT
  - AREA OF EXISTING, PRIVATE USE-IN-COMMON ACCESS DRIVEWAY EASEMENT
  - AREA OF EXISTING, PUBLIC SWM ACCESS, MAINTENANCE FOR NOISE WALL, DRAINAGE & UTILITY EASEMENT
  - EXISTING TREELINE
  - SHC INV. ELEVATION AT PROPERTY LINE
  - EXISTING WATER METER
  - EXISTING STREET LIGHT



**PROPERTY OWNER**

DORSEY FAMILY HOMES, INC.  
10717 BIRMINGHAM WAY  
WOODSTOCK, MARYLAND 21163  
(410)465-5739

**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 HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 9/30/16  
SIGNATURE OF DEVELOPER DATE

*[Signature]*  
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 HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 9/30/16  
SIGNATURE OF ENGINEER DATE

R. JACOB HIKMAT P.E.  
PRINTED NAME OF ENGINEER

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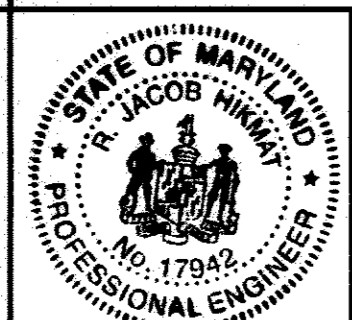
*[Signature]* 10/18/16  
SIGNATURE OF HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/25/16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION H&P DATE

*[Signature]* 10/26/16  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 10/26/16  
DIRECTOR DATE

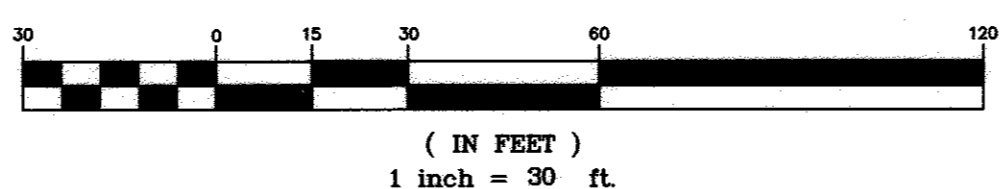


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*[Signature]* 9/30/16  
DATE: R. JACOB HIKMAT P.E.

MATCH LINE SHEET 3

**GRAPHIC SCALE**



project	date	illustration	scale	approval
15-015	OCT. 2016	MMX	1"=30'	RJH

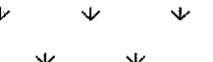
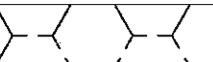
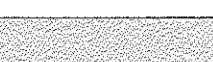

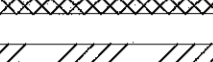
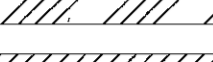
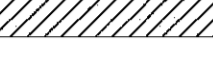
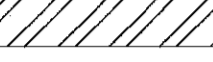



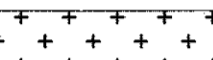



no.	description	revisions

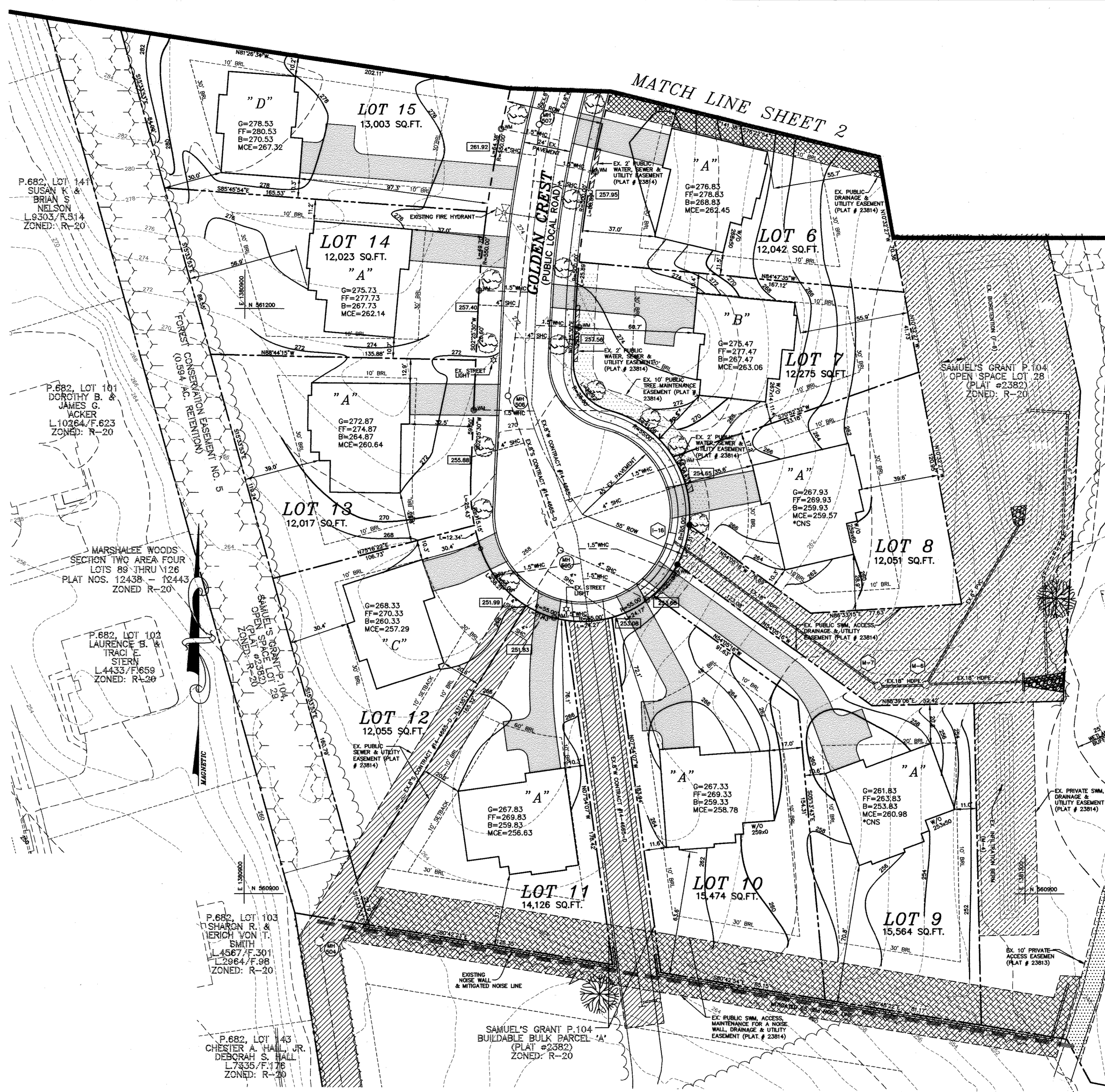
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LOTS 1 THRU 24  
SINGLE FAMILY DETACHED UNITS, ZONING: R-20  
1ST ELECTION DISTRICT, TAX MAP 37, PARCEL 104, HOWARD COUNTY, MD  
**SITE DEVELOPMENT PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7850-B Bruce Drive, Columbia, Maryland 21044  
(410) 997-0296 Ball. (410) 997-0298 Fax.



**LEGEND**

-  AREA OF WETLANDS
-  FOREST CONSERVATION AREA
-  AREA OF PROPOSED PAVEMENT
-  AREA OF EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
-  AREA OF EXISTING 5' PRIVATE SEWER EASEMENT
-  AREA OF EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT
-  AREA PUBLIC SWM, DRAINAGE & UTILITY EASEMENT
-  AREA OF PRIVATE DRAINAGE & UTILITY EASEMENT
-  AREA OF EXISTING PRIVATE USE-IN-COMMON ACCESS DRIVEWAY EASEMENT
-  AREA OF EXISTING PUBLIC SWM ACCESS, MAINTENANCE FOR NOISE WALL, DRAINAGE & UTILITY EASEMENT
-  AREA OF EXISTING 20' PRIVATE INGRESS & EGRESS EASEMENT (L.2452 F.233)
-  EXISTING TREELINE
-  SHC INV. ELEVATION AT PROPERTY LINE
-  EXISTING WATER METER
-  EXISTING STREET LIGHT



**PROPERTY OWNER**

DORSEY FAMILY HOMES, INC.  
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HOWARD SOIL CONSERVATION DISTRICT

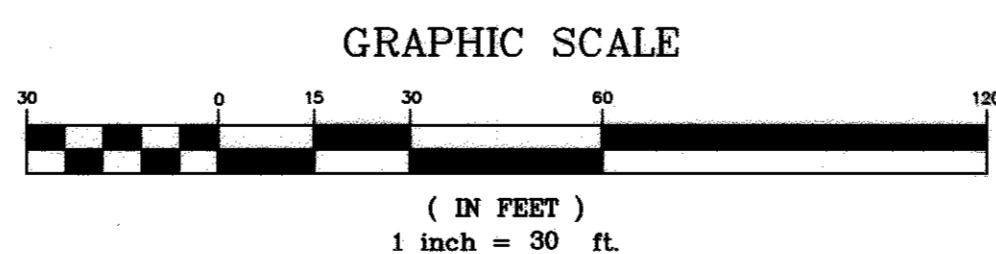
APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/25/16  
DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]* 10/26/16  
DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]* 10/26/16  
DATE  
DIRECTOR



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 09/03/18

*[Signature]* 9/30/16  
DATE  
R. JACOB HIKMAT P.E.



date	OCT 2016	engineering	MMM	approval	RJH
project	15-015	illustration	MMM	scale	1"=30'

no.	description	revisions

**SAMUEL'S GRANT**  
LOTS 1 THRU 24  
SINGLE FAMILY DETACHED UNITS, ZONING: R-20  
1ST ELECTION DISTRICT, TAX MAP 37, PARCEL 104, HOWARD COUNTY, MD  
**SITE DEVELOPMENT PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers  
Planners  
Surveyors  
7850-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Fax

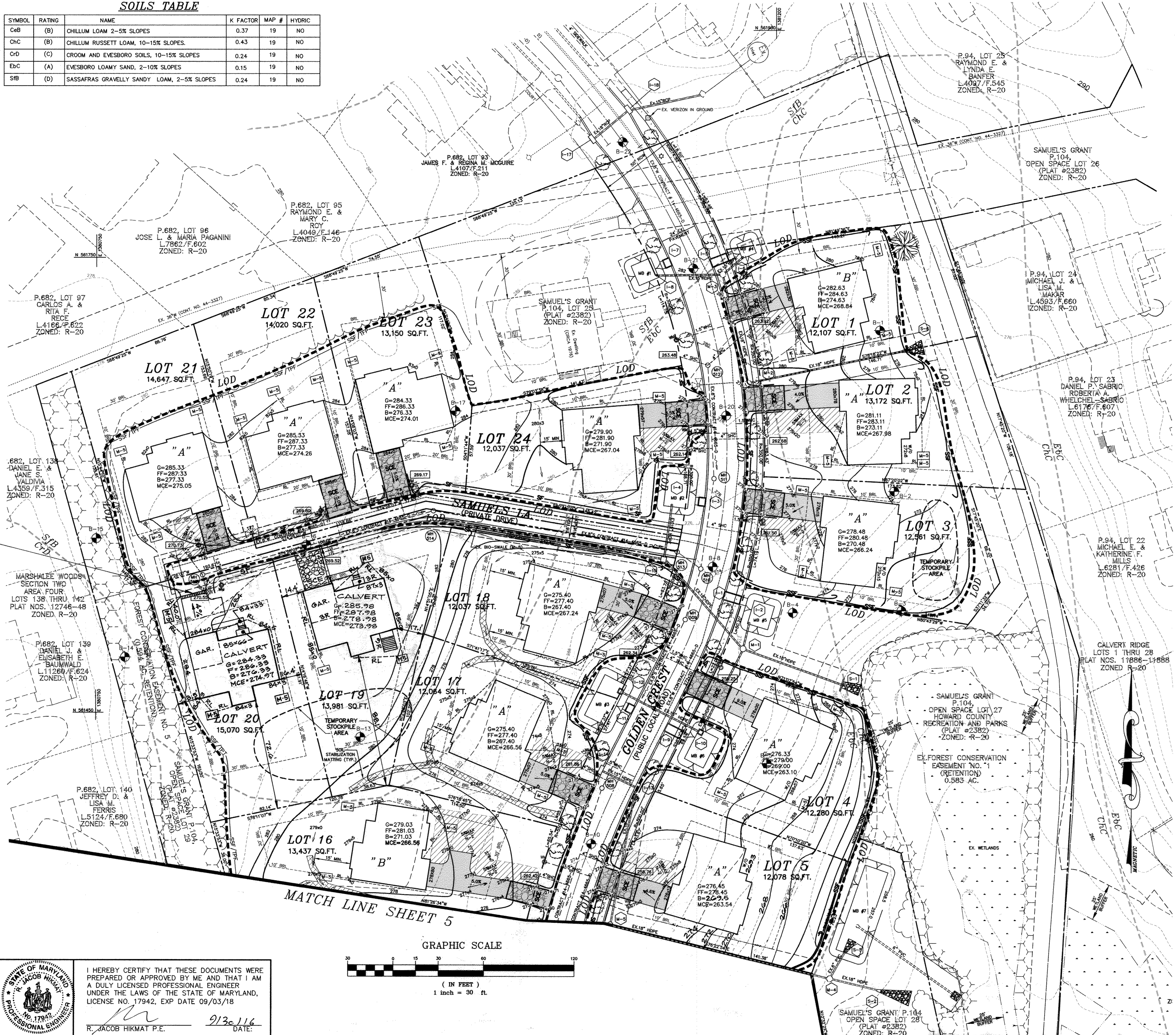


**SOILS TABLE**

SYMBOL	RATING	NAME	K FACTOR	MAP #	HYDRIC
CeB	(B)	CHILLUM LOAM 2-5% SLOPES	0.37	19	NO
ChC	(B)	CHILLUM RUSSETT LOAM, 10-15% SLOPES.	0.43	19	NO
ChD	(C)	CROOM AND EVESBORO SOILS, 10-15% SLOPES	0.24	19	NO
EdC	(A)	EVESBORO LOAMY SAND, 2-10% SLOPES	0.15	19	NO
SfB	(D)	SASSAFRAS GRAVELLY SANDY LOAM, 2-5% SLOPES	0.24	19	NO

**LEGEND**

- AREA OF WETLANDS
- FOREST CONSERVATION AREA
- AREA OF PROPOSED PAVEMENT
- AREA OF N-2, NON-ROOFTOP DISCONNECTION
- M-5, DRY WELL
- RL ROOF DRAIN LEADER
- LOD LIMIT OF DISTURBANCE
- SF PROPOSED SILT FENCE
- SSF PROPOSED SUPER SILT FENCE
- SSF/TPF EXISTING SUPER SILT/TREE PROTECTION FENCE INSTALLED UNDER F-13-042
- SCE STABILIZED CONSTRUCTION ENTRANCE
- EXISTING TREELINE
- B-8 SOIL BORING
- 269.17 SHC INV. ELEVATION AT PROPERTY LINE
- MW EXISTING WATER METER
- ☆ EXISTING STREET LIGHT



**PROPERTY OWNER**

DORSEY FAMILY HOMES, INC.  
10717 BIRMINGHAM WAY  
WOODSTOCK, MARYLAND 21163  
(410)465-5739

**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 HOWARD SOIL CONSERVATION DISTRICT.

*Robert D. Dorsey, Jr.* 9/30/16  
SIGNATURE OF DEVELOPER DATE

Robert D. Dorsey, Jr. President  
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 HOWARD SOIL CONSERVATION DISTRICT.

*R. Jacob Hikmat P.E.* 9/30/16  
SIGNATURE OF ENGINEER DATE

R. JACOB HIKMAT P.E.  
PRINTED NAME OF ENGINEER

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

*R. Jacob Hikmat P.E.* 10/18/16  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chris Chen* 10-25-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

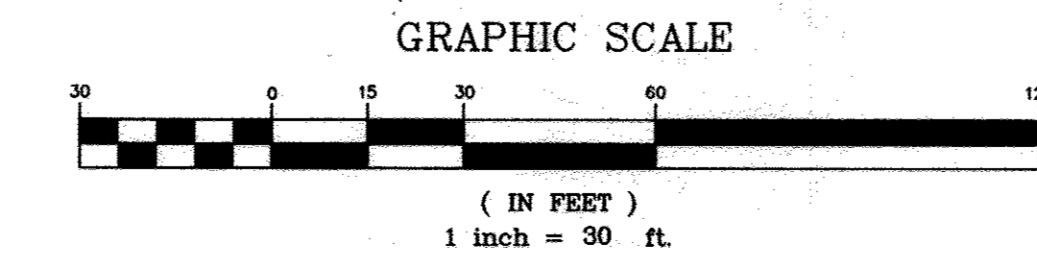
*Karl A. O'Neil* 10-26-16  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Salvatore J. DeLuca* 10-26-16  
DIRECTOR DATE



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*R. Jacob Hikmat P.E.* 9/30/16  
DATE:



Project	15-015	Date	OCT 2016
Illustration	MMM	Engineering	engineering
Scale	1"=30'	Approval	approval

ADD CALVERT LOT 19 REV. PLAN LOCATION	6/29/17
REV. BSWANT ELEV. & GRD. LOT 5	6/7/17
ADD CALVERT TO LOT 20, REV. GRD. ADD DRAIN	12/16/16
NO.	1
DESCRIPTION	revisions

**SAMUEL'S GRANT**  
LOTS 1 THRU 24  
SINGLE FAMILY DETACHED UNITS, ZONING: R-20  
1ST ELECTION DISTRICT, TAX MAP 37, PARCEL 104, HOWARD COUNTY, MD  
**GRADING, SEDIMENT CONTROL AND SOILS PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0286 Bldg. (410) 997-0288 Fax

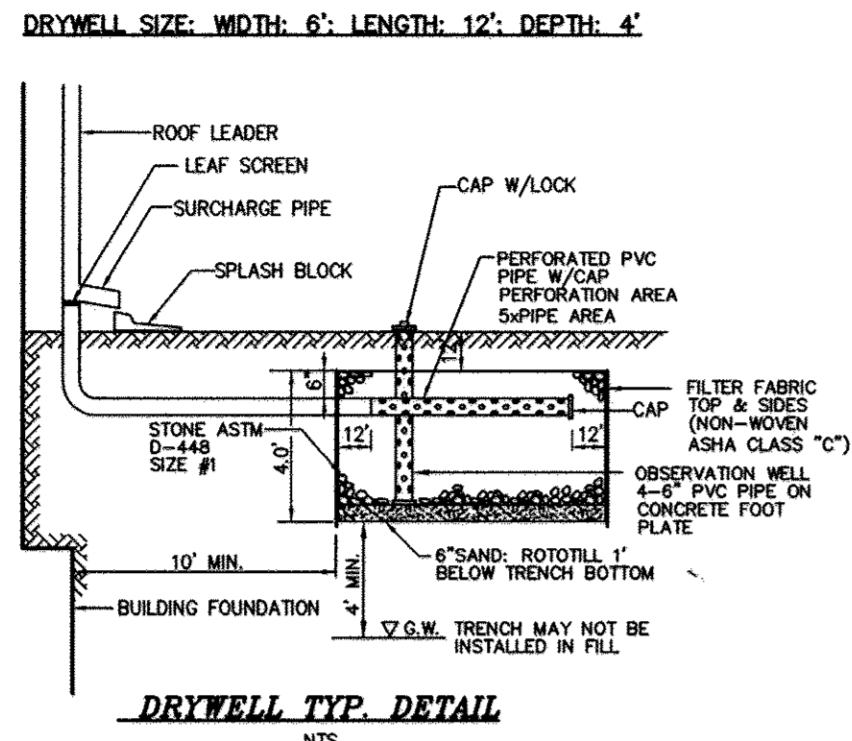


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- M-5, DRY WELL
- ROOF DRAIN LEADER
- LOD
- SF
- SSF
- SSF/TPF
- SCE
- EXISTING TREELINE
- SOIL BORING
- SHC INV. ELEVATION AT PROPERTY LINE
- EXISTING WATER METER
- EXISTING STREET LIGHT



**OPERATION AND MAINTENANCE SCHEDULE FOR MODIFIED DRY WELLS (M-5)**

THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.

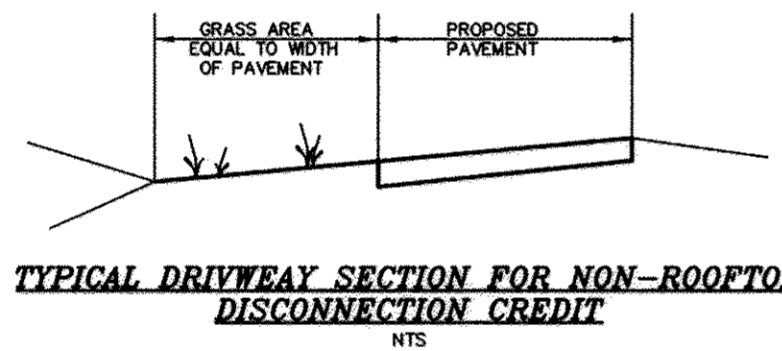
THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD-UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.

THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.

WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A 72-HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.

THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO ENSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.

ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)**

MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OF DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

**PROPERTY OWNER**

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**DEVELOPERS CERTIFICATE**

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Signature of Developer: *[Signature]* DATE: 9/30/16

Printed Name of Developer: ROBERT DOSEY, JR. P. E.

**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 HOWARD SOIL CONSERVATION DISTRICT.

Signature of Engineer: *[Signature]* DATE: 9/30/16

Printed Name of Engineer: R. JACOB HIKMAT P.E.

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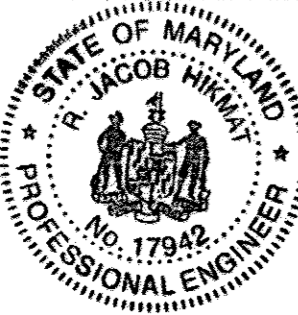
Signature of District Director: *[Signature]* DATE: 10/18/16

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature of Chief Engineer: *[Signature]* DATE: 10-25-16

Signature of Director: *[Signature]* DATE: 10-26-16

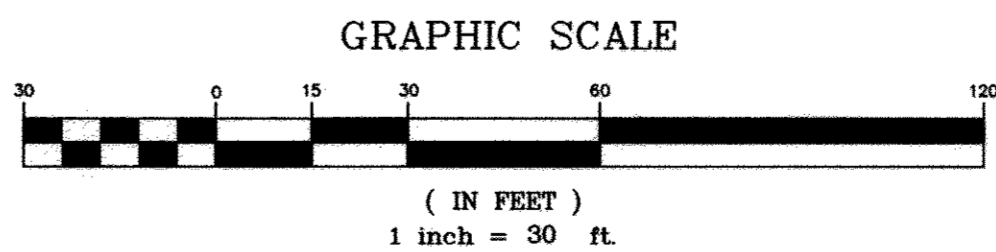
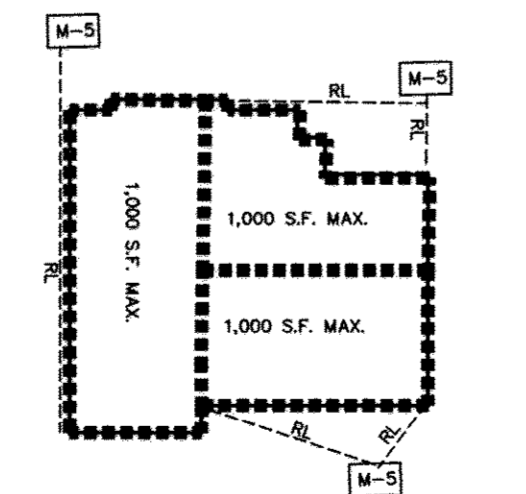
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R. JACOB HIKMAT P.E.



Project	15-015	Date	OCT. 2016
Illustration	MMM	Engineering	MMM
Scale	1"=30'	Approval	RJH

Rev. Loc. of P/W Disconnection Lot 15	4/24/16	Date	4/24/16
Rev. Loc. of P/W Disconnection Lot 15	10/17	Date	10/17
Rev. Loc. of P/W Disconnection Lot 15	10/17	Date	10/17
Rev. Loc. of P/W Disconnection Lot 15	10/17	Date	10/17
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