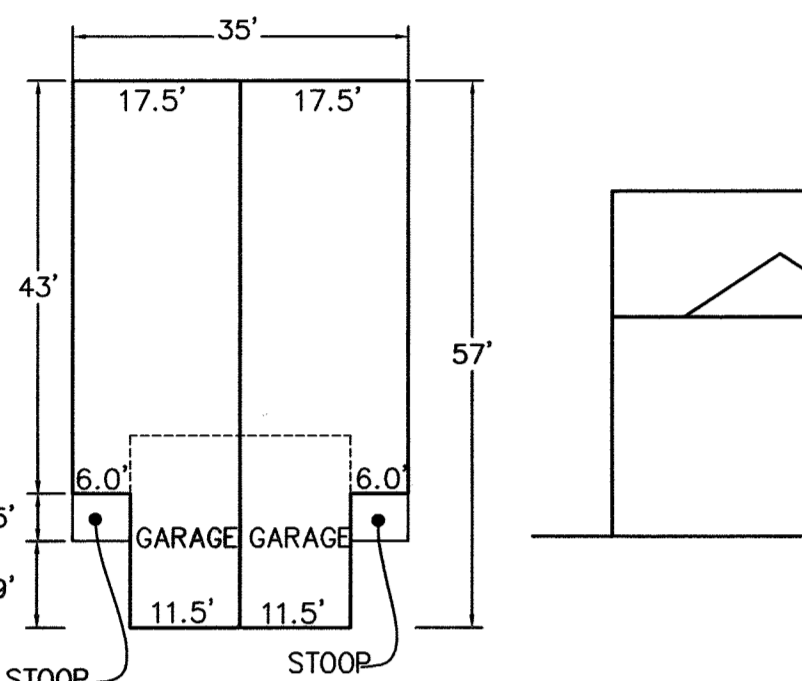


LOT/PARCEL NO.	STREET ADDRESS
LOT 661	6391-B FOREST AVE.
LOT 662	6391-A FOREST AVE.
LOT 663	6389-B FOREST AVE.
LOT 664	6389-A FOREST AVE.

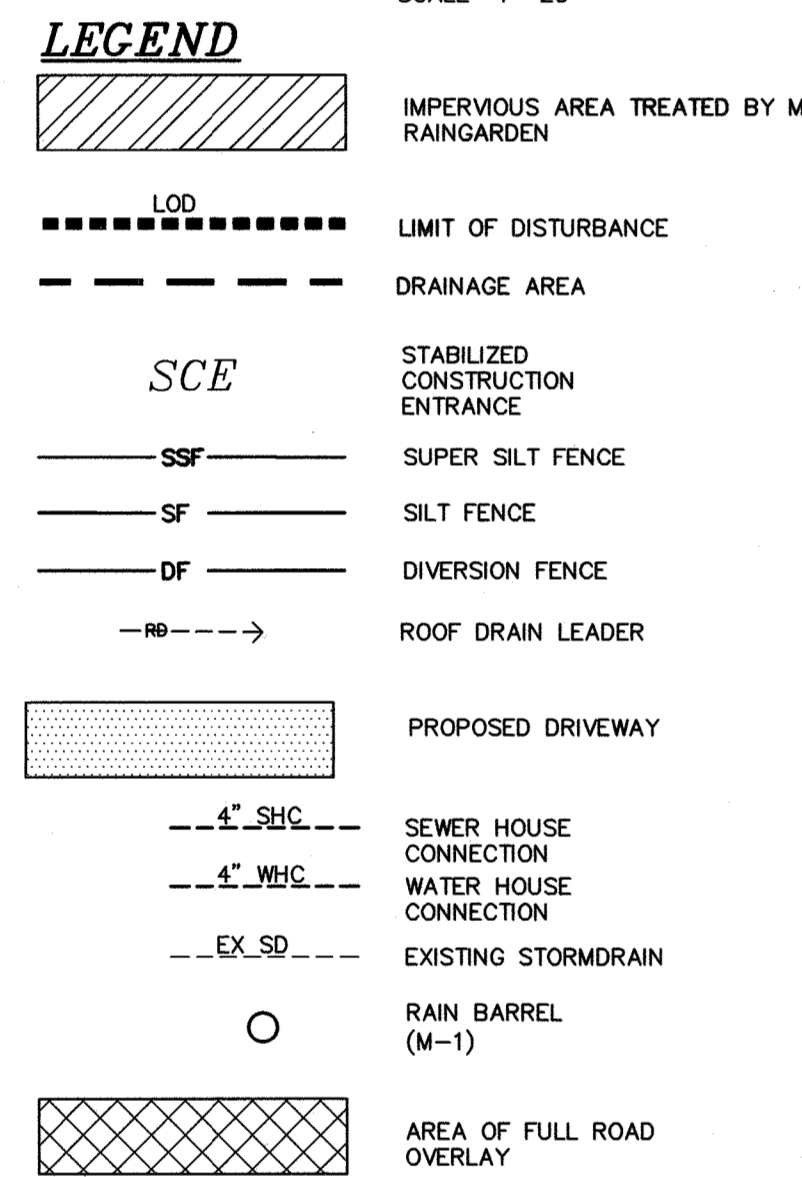
LOT #	RAINWATER HARVESTING (M-1) (NUMBER)	RAIN GARDENS (M-7) (NUMBER)
661	2	1
662	2	1
663	0	1
664	1	1

PERMIT INFORMATION CHART			
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	873
HARWOOD PARK	N/A	LOTS 661-664	
PLAT # OR L/F	BLOCK #	ZONE	R-12
60/115	14	R-12	
TAX MAP	ELEC. DIST.	CENSUS TRACT	38
60/115	14	38	
WATER CODE	SEWER CODE		

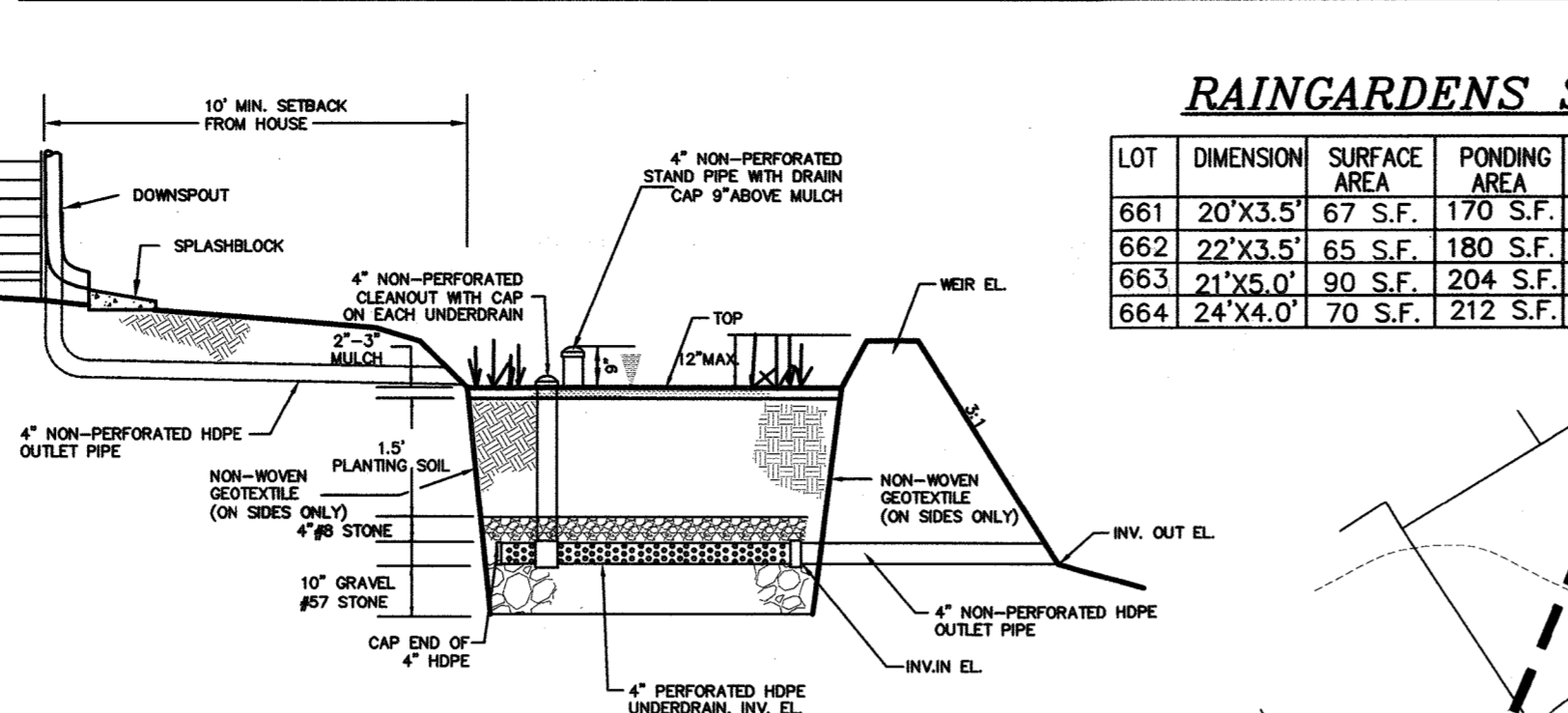
NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS



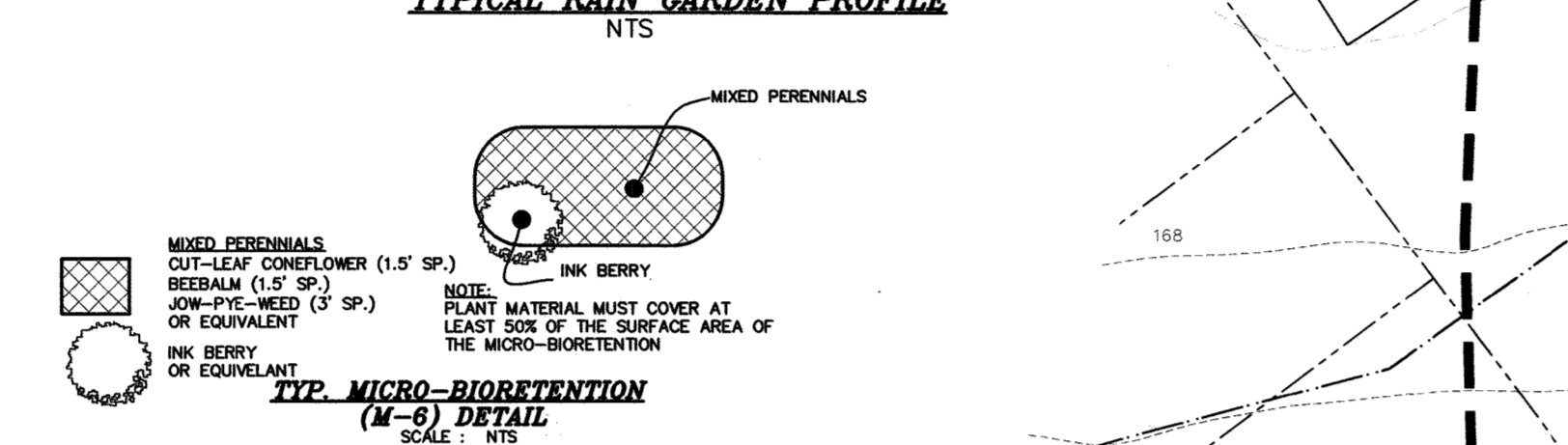
2 UNIT DUPLEX
SCALE: 1"=20'



SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #	COMMENTS
UcD	(D)	URBAN LAND-CHILLUM BELTSVILLE COMPLEX, 5-15% SLOPES.	0.37	20	HIGHLY ERODIBLE

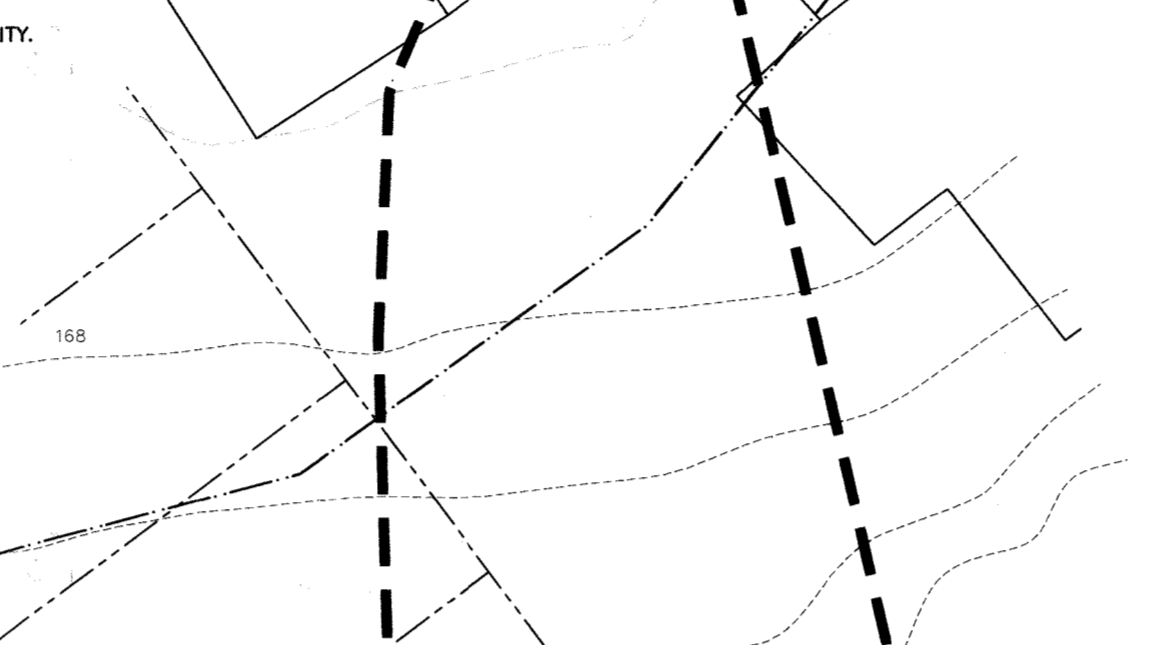
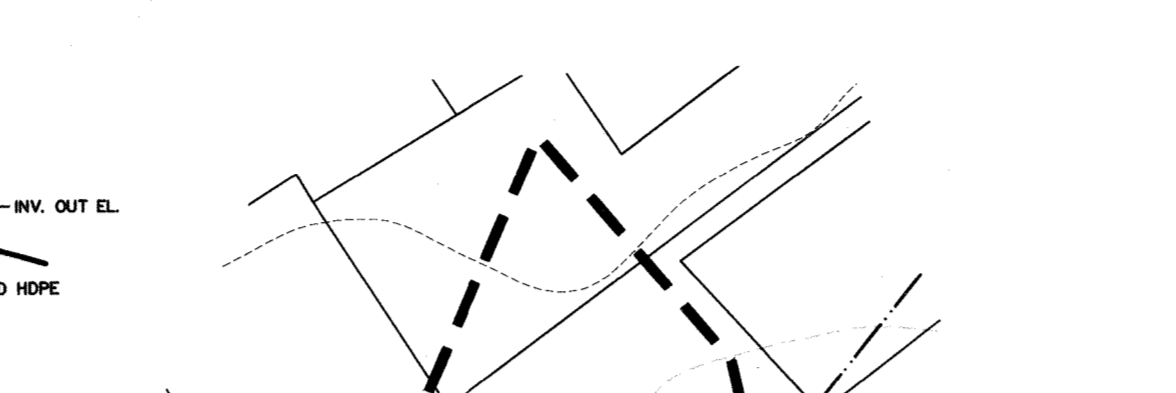


TYPICAL RAIN GARDEN PROFILE
NTS

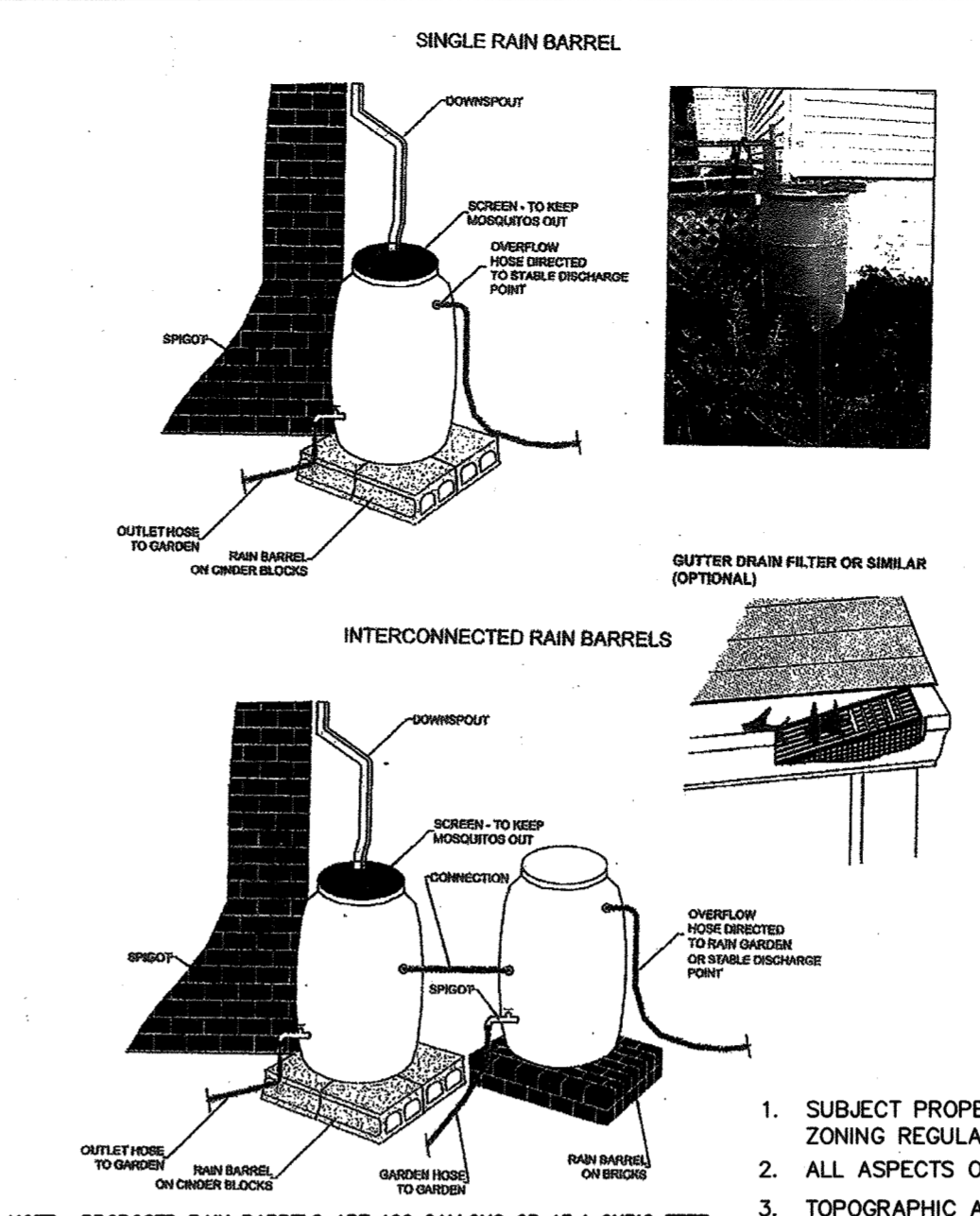


TYP. MICRO-BIORETENTION (M-6) DETAIL
SCALE: NTS

LOT	DIMENSION	SURFACE AREA	PONDING AREA	TOP EL.	WEIR EL.	PONDING	INV. IN DEPTH	INV. OUT
661	20'X3.5'	67 S.F.	170 S.F.	144.50	145.50	12"	142.10	142.00
662	22'X3.5'	65 S.F.	180 S.F.	148.00	149.00	12"	148.00	145.10
663	21'X5.0'	90 S.F.	204 S.F.	149.00	150.00	12"	149.00	146.00
664	24'X4.0'	70 S.F.	212 S.F.	152.00	153.00	12"	152.00	149.40



TYP. SECTION RAIN GARDEN (M-7)
NOT TO SCALE



NOTE- PROPOSED RAIN BARRELS ARE 100 GALLONS OR 13.4 CUBIC FEET



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 35 C-4

GENERAL NOTES

- SUBJECT PROPERTY ZONED "R-12" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD SURVEY BY MILDBERG, BOENDER & ASSOC., INC. PERFORMED IN OR ABOUT JANUARY 2015.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.3806 & 0043.
STA. No. 3806: N 557,155.445 E 1,384,992.228 ELEV. 174.506
STA. No. 0043: N 558,479.032 E 1,386,642.038 ELEV. 189.436
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
- SITE ANALYSIS DATA CHART:
LOCATION: TAX MAP 38, PARCEL 873, GRID 14, LOTS 661-664
ZONING: R-12
ELECTION DISTRICT: 1ST
TOTAL PROJECT AREA: 12,000 SF 0.275 AC ±
LIMIT OF DISTURBED AREA: 0.32 AC ± (13,776 S.F.±)
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 4
TYPE OF PROPOSED UNIT: SINGLE FAMILY SEMI-DETACHED (DUPLEX)
TOTAL NUMBER OF PARKING SPACES REQUIRED: 2.5/UNIT = 10 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED: 3/UNIT = 12 SPACES (SEE GENERAL NOTE 33)
DPZ FILE REFERENCE: PLAT BOOK 60/PAGE 115, ECP-17-042
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NO MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES AND DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO A FRONT OR REAR SETBACK.
- THE SITE EXISTS OUTSIDE THE 65-DBA NOISE ZONE. NO NOISE STUDY IS REQUIRED.
- 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' (16' SERVING MORE THAN ONE RESIDENCE);
- SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
- GEOMETRY - MAX. 15% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 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) 393-3533
BALTIMORE GAS & ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS.
- 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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER WILL BE UTILIZED (CONTRACTS # 23-S, WATER SERVICE 44-4578).
- STORMWATER MANAGEMENT IS PROVIDED VIA RAINGARDENS (M-7) FACILITIES AND RAIN BARRELS (M-1) IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL USING ESD METHODS AND APPROVED IN MAY 2015. ON-LOT STORMWATER MANAGEMENT DEVICES HAVE BEEN RECORDED IN A DOCUMENT AS PART OF THIS SDP APPROVAL. ON-LOT STORMWATER MANAGEMENT PRACTICES WILL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE RECORDED DECLARATION OF COVENANTS AND MUST BE MAINTAINED BY THE PROPERTY OWNER.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR OUTSIDE METERING SETTINGS.
- NO WETLANDS OR THEIR BUFFERS, STREAMS OR THEIR BUFFERS AND OR FLOODPLAIN EXIST ON-SITE AS CERTIFIED BY MILDBERG, BOENDER & ASSOCIATES IN DECEMBER 2016.
- NO STEEP SLOPES EXIST ON-SITE AS PER FIELD INVESTIGATION BY MILDBERG, BOENDER & ASSOCIATES IN DECEMBER 2016.
- NO HISTORIC DISTRICTS, CEMETERIES EXIST OR ARE ADJACENT TO THIS SITE.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND HOWARD COUNTY FOREST CONSERVATION MANUAL, WHICH STATES "DEVELOPMENT ACTIVITIES ON SINGLE LOTS SMALLER THAN 40,000 SQ. FT., AS LONG AS ANY SUCH CUTTING, CLEARING, OR GRADING DOES NOT INCLUDE ANY AREA ALREADY SUBJECT TO PREVIOUSLY APPROVED FOREST CONSERVATION RESTRICTIONS."
- THIS SUBDIVISION WAS CREATED PRIOR TO THE EFFECTIVE DATE OF THE 1993 EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ENACTMENT OF THE LANDSCAPE MANUAL AND IS THEREFORE EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS.
- TRASH AND RECYCLING COLLECTION WILL BE AT FOREST AVENUE WITHIN 5' OF THE COUNTY ROADWAY.
- THERE IS AN EXISTING DWELLING LOCATED ON THIS PROPERTY. THE EXISTING DWELLING, WHICH IS TO BE REMOVED, IS CONSIDERED TO BE HISTORIC BASED ON ITS DATE OF CONSTRUCTION, CIRCA 1938.
- NO SPECIMEN TREES EXIST ON SITE.
- WATER AND SEWER CONNECTIONS SHALL BE INSTALLED UNDER AN ADD AGREEMENT WITH THE BUREAU OF UTILITIES AND SHALL INCLUDE REMOVAL AND ABANDONMENT OF THE EXISTING WATER AND SEWER CONNECTIONS AT THE MAIN.
- ALL EXISTING STRUCTURES AND FENCES WILL BE REMOVED.
- ERODIBLE SOILS EXIST ON THE PROPERTY.
- THIS PROJECT SHALL COMPLY WITH THE MARYLAND AVIATION ADMINISTRATION'S VEGETATIVE ESTABLISHMENT DETAILS AND SPECIFICATION FOR PROJECTS WITHIN 4 MILES OF THE BALTIMORE WASHINGTON INTERNATIONAL AIRPORT, DATED JULY 1, 2004.
- THIS PROPERTY IS LOCATED WITHIN THE BW AIRPORT ZONING DISTRICT. MAA PERMIT NO 17-203, WAS ISSUED ON AUGUST 29, 2017.
- A PRE-SUBMISSION COMMUNITY MEETING IS NOT REQUIRED FOR THIS PROJECT.
- THE SINGLE CAR GARAGE FOR EACH DWELLING UNIT SHALL BE USED FOR PARKING PURPOSES ONLY AND SHALL NOT BE CONVERTED INTO LIVING SPACE OR STORAGE SPACE. THE REQUIRED 2.5 PARKING SPACES HAS BEEN SATISFIED BY PROVIDING A ONE (1) CAR GARAGE PARKING SPACE AND TWO (2) DRIVEWAY PARKING SPACES FOR EACH SFA UNIT.

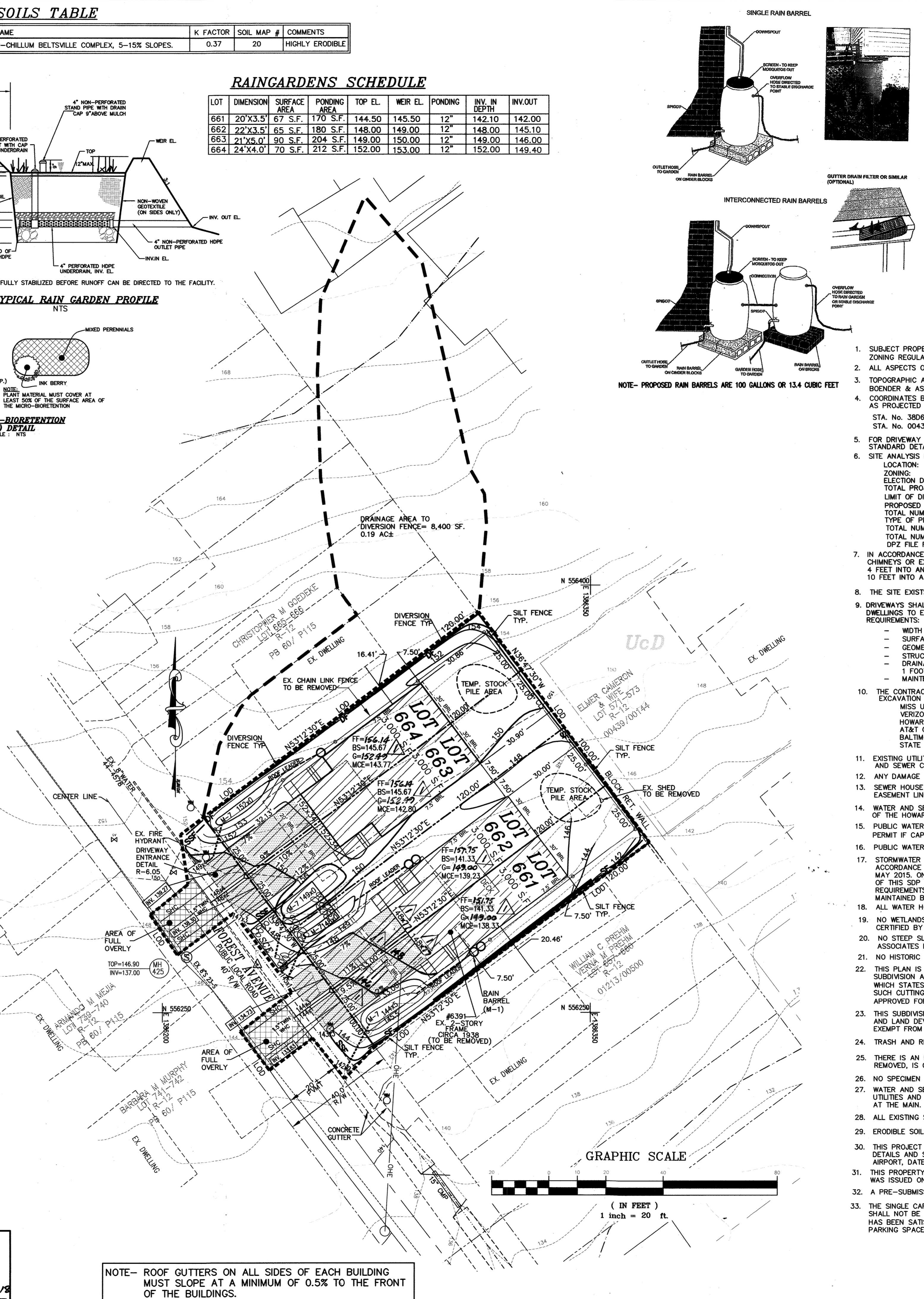
DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. HOWARD SOIL CONSERVATION DISTRICT IS AUTHORIZED TO PERIODIC ON-SITE INSPECTION.
Vlad Zagranichny 1/16/18
SIGNATURE OF DEVELOPER DATE
VLAD ZAGRANICHNY
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, P.E. 1/16/18
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.
John R. Whitton 1/25/18
SIGNATURE OF DISTRICT DIRECTOR DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING
John R. Whitton 2-8-18
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
John R. Whitton 2/8/18
DATE
CHIEF DIVISION OF LAND DEVELOPMENT
Vlad Zagranichny 2-8-18
DATE
DIRECTOR

OWNER/DEVELOPER
CAPITAL HOME GROUP LLC
25 CROSSROAD DR.
SUITE 420, OWINGS MILLS 21117
410-443-250-0511
R. Jacob Hikmat, P.E. 1/16/18
SIGNATURE OF OWNER/DEVELOPER DATE
R. JACOB HIKMAT, P.E.
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 9/03/18.
R. Jacob Hikmat, P.E. 1/16/18
DATE



NOTE- ROOF GUTTERS ON ALL SIDES OF EACH BUILDING MUST SLOPE AT A MINIMUM OF 0.5% TO THE FRONT OF THE BUILDINGS.

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0286 Tel. (410) 997-0286 Fax

HARWOOD PARK LOTS 661-664
SINGLE FAMILY SEMI-DETACHED DWELLINGS
TAX MAP 38, PARCEL 873, GRID 14
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

Project date: JAN 2018
Project illustration: 16-012
Project description: REVISIONS - ELEVATIONS, SPT ELEVATIONS AT GARAGE ENTRANCE, AND DRIVEWAY SPACES
Scale: MMT/MMM
Approval: MMT
Date: 1/16/18
Description: description
Revisions: revisions

1 OF 2
SDP-17-060

(B-4-2) STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CRITERIA 1. TEMPORARY STABILIZATION a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF...

(B-4-3) STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

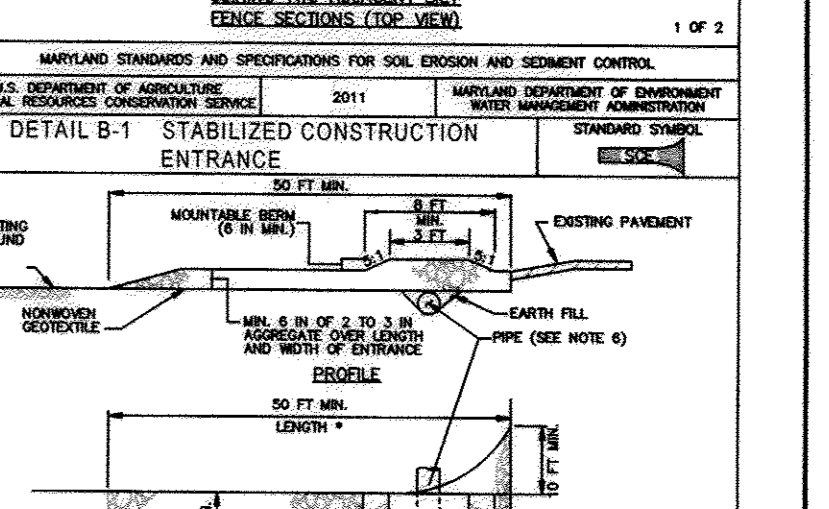
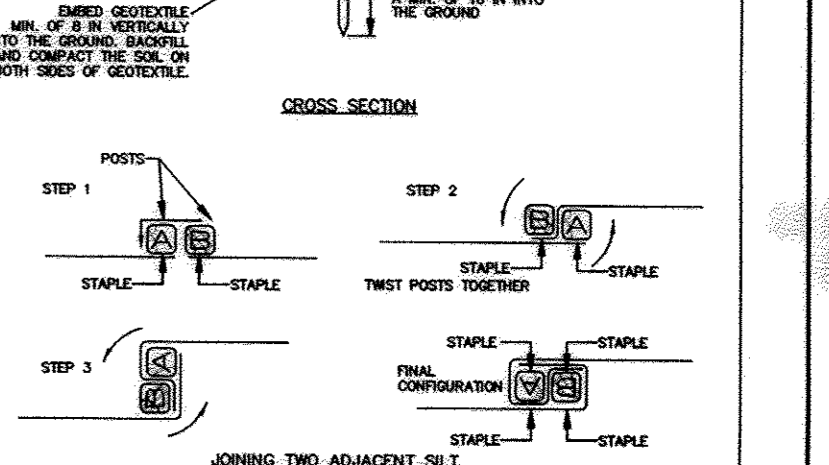
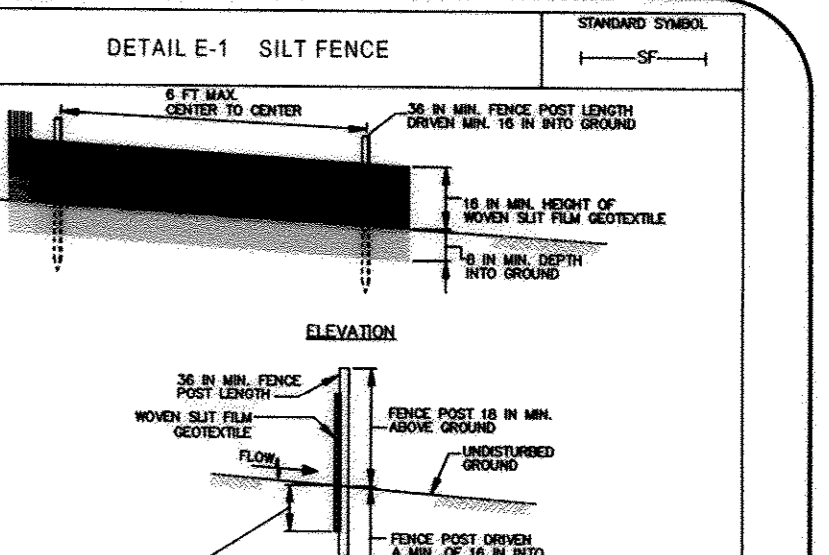
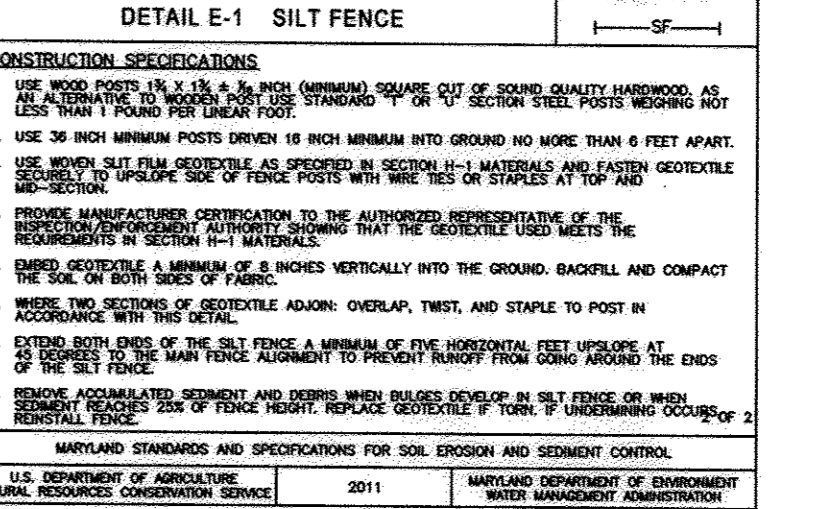
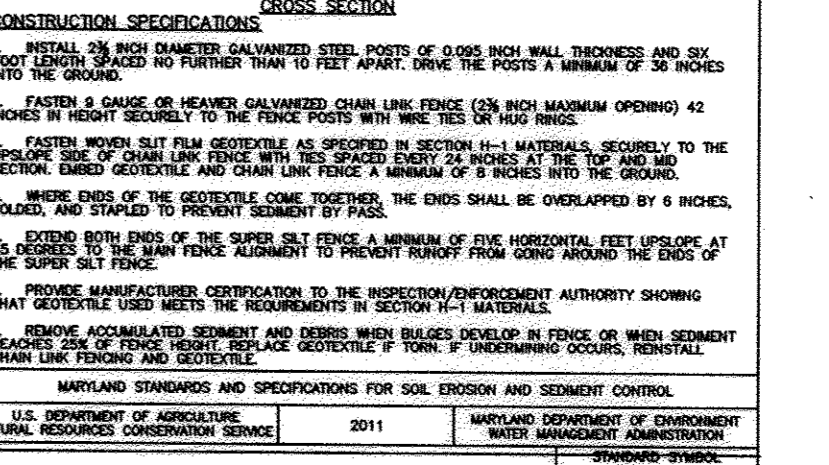
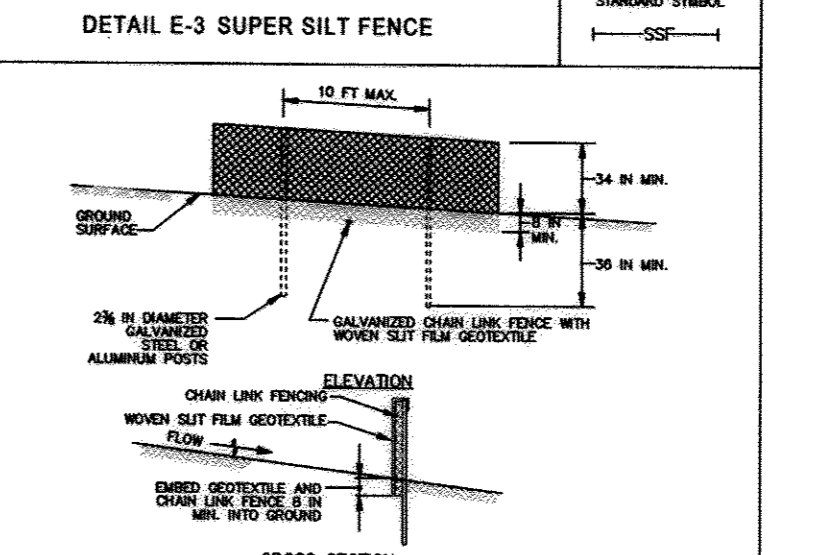
DEFINITION THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. CRITERIA A. SEEDING 1. SPECIFICATIONS a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW...

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...

(B-4-4) STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOIL WITH PERMANENT VEGETATION. PURPOSE TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER OF DISTURBED SOIL. CRITERIA A. SEED MIXTURES 1. GENERAL USE a. SELECT ONE OR MORE OF THE SPECIES OF MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE...



2. TOPSOILING IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH... 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH...

B. MULCHING 1. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR... b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED WOOD CELLULOSE...

(B-4-5) STANDARDS AND SPECIFICATIONS FOR DEFINITION PERMANENT STABILIZATION

DEFINITION TO STABILIZE DISTURBED SOIL WITH PERMANENT VEGETATION. PURPOSE TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER OF DISTURBED SOILS. CRITERIA A. SEED MIXTURES 1. GENERAL USE a. SELECT ONE OR MORE OF THE SPECIES OF MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE...

(B-4-8) STANDARDS AND SPECIFICATION FOR STOCKPILE AREA

DEFINITION A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES. PURPOSE TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION (CID) PRIOR TO THE START OF ANY CONSTRUCTION... 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN...

OPERATION AND MAINTENANCE SCHEDULE FOR RAINFALL (M-7)

A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL MULCH LAYER AND SOIL LAYER PROTECTED BY MULCH AND/OR SPM LIMITED TO CORRECTING AREAS OF POOR MAINTENANCE... B. THE OWNER SHALL PERFORM A PLANT INSPECTION THE SPRING AND IN THE FALL OF EACH YEAR...

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 OF THIS PROJECT HAVE RECEIVED CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM...

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED RAINWATER HARVESTING (M-1)

A. THE OWNER SHALL EMPTY BARRELS ON A MONTHLY BASIS AND CLEAN BARREL WITH A HOSE... B. THE OWNER SHALL VERIFY INTEGRITY OF LEAF SCREENS, GUTTERS, DOWNSPOUTS, SPOIGOTS, AND MOSQUITO SCREENS, AND CLEAN AND REMOVE ANY DEBRIS...

TEMPORARY STABILIZATION

Table with columns: PLANT SPECIES, SEEDING RATE (LB/AC), SEEDING DEPTHS (INCHES), RECOMMENDED SEEDING DATED BY PLANT HARDNESS ZONE (5B AND 6A, 6B, 7A AND 7B).

PERMANENT SEEDING SUMMARY

Table with columns: NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, N, P2O5, K2O, LIME RATE.

Project information table including project name (16-012), date (JAN 2018), illustration (MAY/2018), scale (N/A), approval (MM), and description (revisions).

HARWOOD PARK LOTS 661-664 SINGLE FAMILY SEMI-DETACHED DWELLINGS FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

MILDENBERG & ASSOC., INC. logo and address: 7450-B Grace Drive, Columbia, Maryland 21044. Includes phone number (410) 997-0286 and website URL.