

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: ELKDALE GLENN PROPERTY		SECTION/AREA: N/A		PARCEL: 871	
PLAT NO. 24910-11	BLOCK(S) 15	ZONING R-12	TAX MAP NO. 38	ELECTION DISTRICT FIRST	CENSUS TRACT 0000

ADDRESS CHART

LOT #	ADDRESS
1	6151 PHELPS LANE
2	6155 PHELPS LANE
3	6159 PHELPS LANE
4	6163 PHELPS LANE
5	6167 PHELPS LANE
6	6171 PHELPS LANE
7	6168 PHELPS LANE
8	6164 PHELPS LANE

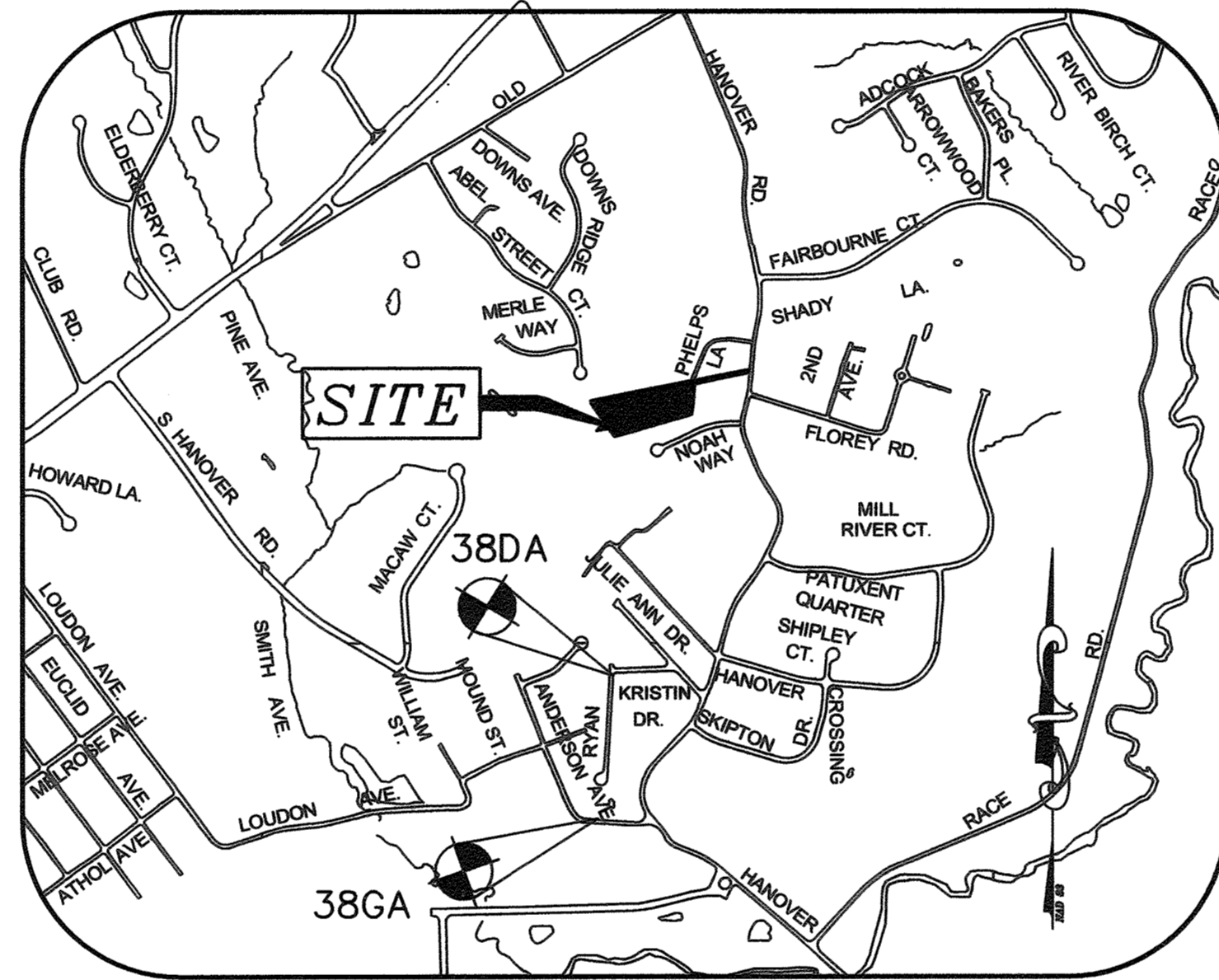
INDEX OF DRAWINGS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL, SOILS & LANDSCAPE PLAN
4	STORMWATER MANAGEMENT DETAILS AND SOIL BORINGS
5	SEDIMENT CONTROL NOTES AND DETAILS

STORMWATER MANAGEMENT PRACTICES CHART

LOT NO.	FACILITY NO.	MICRO-BIORETENTION # (NUMBER)
1	N/A	0
2	RG #1	1
3	N/A	0
4	RG #2	1
5	RG #3	1
6	RG #4	N/A
7	RG #5	-
8	RG #6	-

SITE DEVELOPMENT PLAN ELKDALE GLENN PROPERTY LOTS 1 THRU 8 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP

SCALE: 1"=1000'
ADC MAP: 35 GRID: E-4

LOT 1-2 AND 4-8 IN THIS PROJECT ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

GENERAL NOTES:

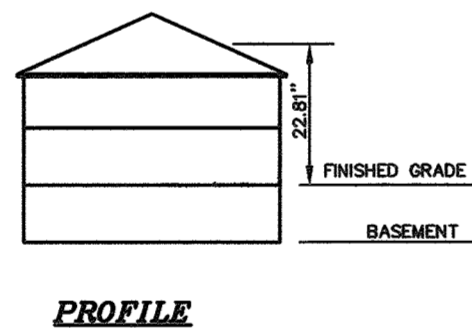
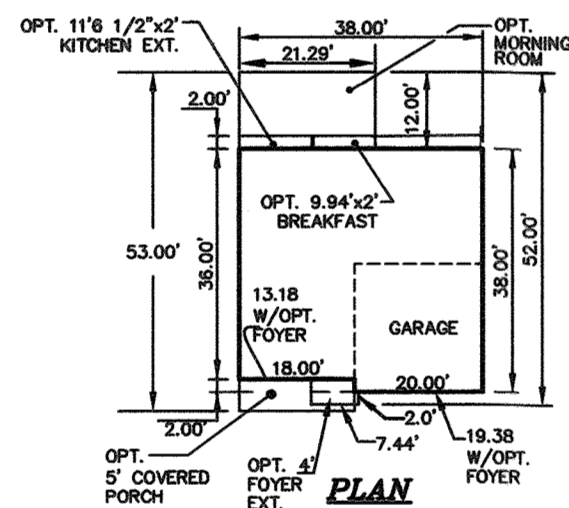
- SUBJECT PROPERTY ZONED "R-12" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:
LOCATION: TAX MAP 38 PARCEL: 871 GRID: 15
ELECTION DISTRICT: FIRST
ADDRESS: 6200 HANOVER RD, HANOVER, MD 21076
RECORD PLAT#: 24910-11
TOTAL AREA OF SUBDIVISION: 3.26 AC.±
AREA OF PLAN SUBMISSION: 2.09 AC.±
LIMIT OF DISTURBED AREA: 1.95 AC.±
ZONING: R-12
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 8
TYPE OF PROPOSED UNIT: SFD
DPZ FILE NO: ECP-16-063, F-17-107, 14-5001-D, SP-17-004
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 38GA AND 38DA
STA. No. 38GA N 555,897.324 E 1N390,132.094 ELEV. 80.85
STA. No. 38DA N 556,796.309 E 1,390,221.433 ELEV. 126.15
- EXISTING CONTOURS BASED ON CONDITION OF FINAL PLAN F-17-107.
- 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) 393-3533
BALTIMORE GAS & ELECTRIC (410) 685-0723
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-17-107.
- 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 1-8, REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03.
- NO STEEP SLOPES EXIST ON-SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED UNDER F-17-107 BY OFF-SITE CONSERVATION EASEMENT FOR 1.00 ACRES OF RETENTION AT AMBREEN WOODS (F-17-036). NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- LANDSCAPING FOR LOTS 1 THRU 8 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$11,100.00 (20 SHADE TREES, 34 EVERGREEN TREES) WILL BE POSTED WITH THE GRADING PERMIT APPLICATION.
- STORMWATER MANAGEMENT IS PROVIDED BY MICRO BIO-RETENTION AND RAIN GARDENS. PLAN WAS APPROVED UNDER F-17-107. ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 14-5001-D.
- FLOODPLAIN EXISTS ON SITE AND WAS DELINEATED BASED ON RECORDED PLATS NO. 13062 AND 18903.
- WETLANDS, STREAM AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 2016.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE.
- SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
- APFO ROAD TEST IS NOT REQUIRED. THERE IS NO INTERSECTION OF MAJOR COLLECTOR ROADS (OR HIGHER ROAD CLASSIFICATION) WITHIN 1.5 MILE FROM THE ENTRANCE TO THIS SUBDIVISION.
- THIS DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING / GRADING PERMIT.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON DECEMBER 21, 2015 AT 6:00 PM AT THE ELKDALE LIBRARY.
- THIS PROPERTY IS SUBJECT TO THE DESIGN MANUAL WAIVER, VOLUME III, SECTION 1.1.D.2, TO ALLOW 8 DWELLING UNITS ON ONE USE-IN-COMMON DRIVEWAY. WAIVER WAS DENIED ON MARCH 17, 2017 WITH THE RECOMMENDATION TO PROVIDE SECOND USE IN COMMON DRIVEWAY ACCESSED FROM THE SIDE LEG OF THE TEE-TURNAROUND.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THIS PROPERTY IS LOCATED WITHIN THE BW AIRPORT ZONING DISTRICT. MAA PERMIT NO 17-220, WAS ISSUED ON NOVEMBER 09, 2017.
- A DESIGN MANUAL WAIVER REQUEST FOR WAIVER OF BASEMENT GRAVITY SEWER SERVICE TO LOTS 4-B WAS SUBMITTED TO THE DEPT. OF PUBLIC WORKS AND WAS APPROVED ON 8/14/17.

OWNER/DEVELOPER

HARMONY BUILDERS, INC.
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 21042
(410)461-0833

ROCKBURNE 38

SCALE 1"=30'



MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	7
NUMBER OF MIHU REQUIRED	7
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	LOTS 1, 2 & 4-8

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.

W.M. Scott Gobstley
SIGNATURE OF DEVELOPER
DATE: 01/30/19

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.
SIGNATURE OF ENGINEER
DATE: 1/30/19

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

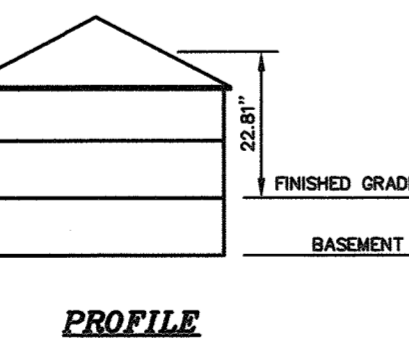
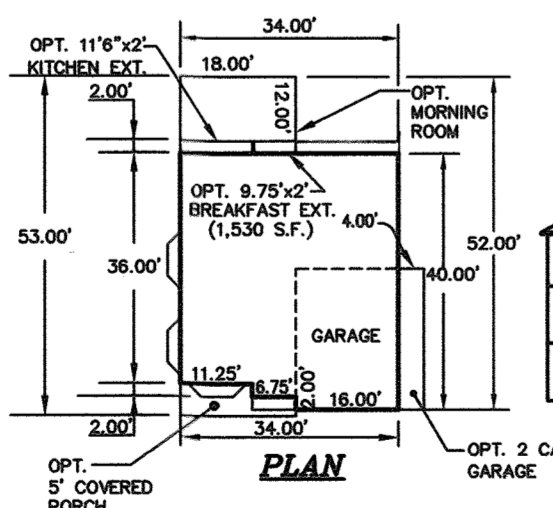
Howard Soil Conservation District
DATE: 2/6/19

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE: 2-26-19
Chief, Division of Land Development
DATE: 3-12-19
Director
DATE: 3-12-19

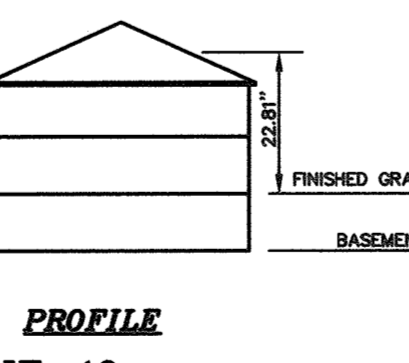
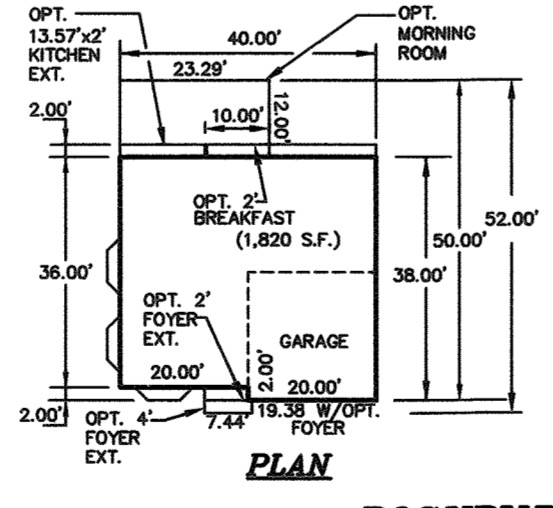
ROCKBURNE 34

SCALE 1"=30'



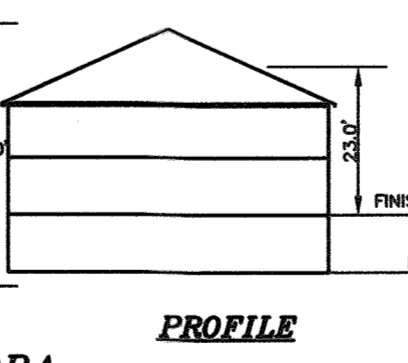
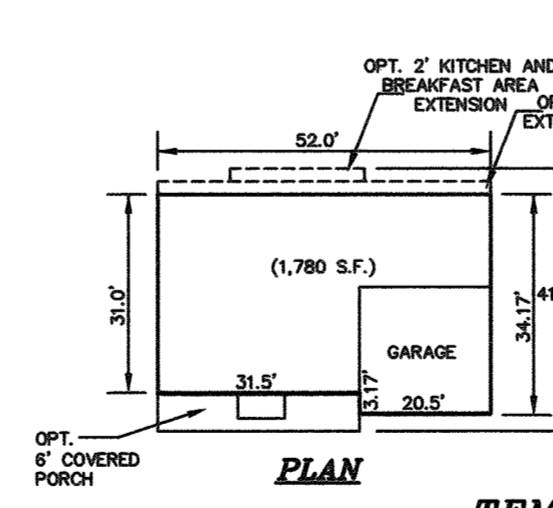
ROCKBURNE 40

SCALE 1"=30'



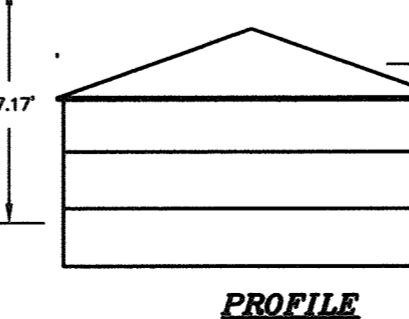
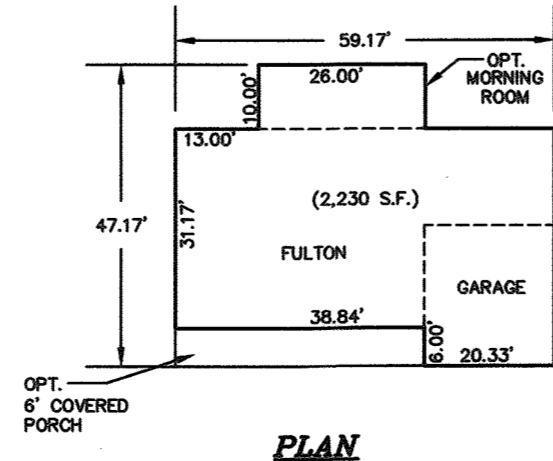
TEMORA

SCALE 1"=30'

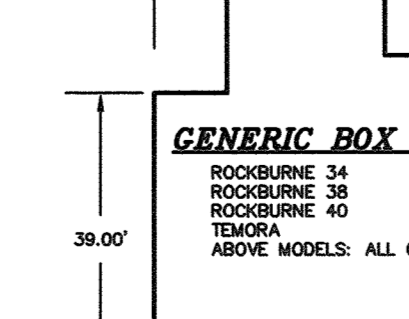
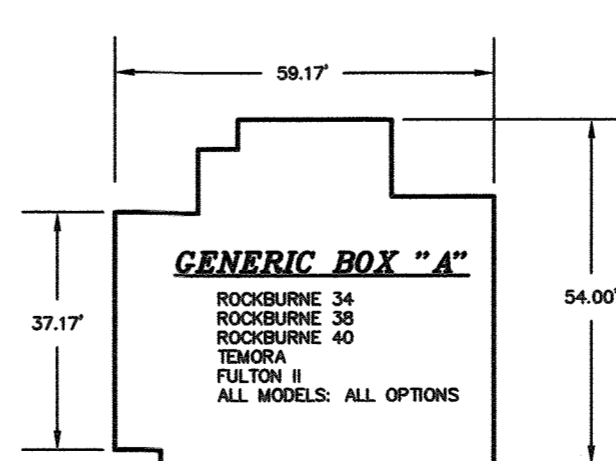


FULTON II

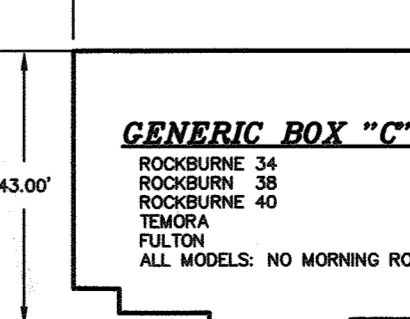
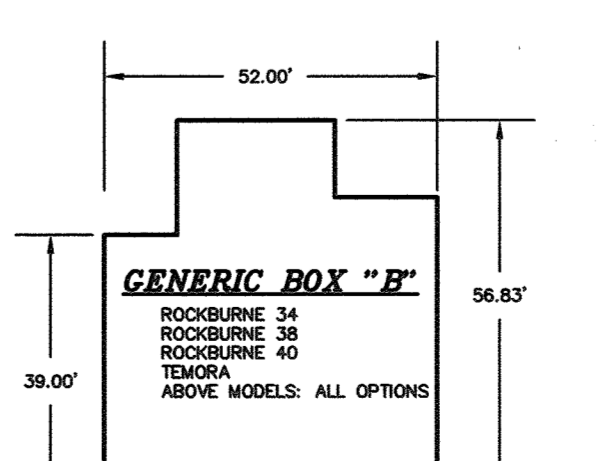
SCALE 1"=30'



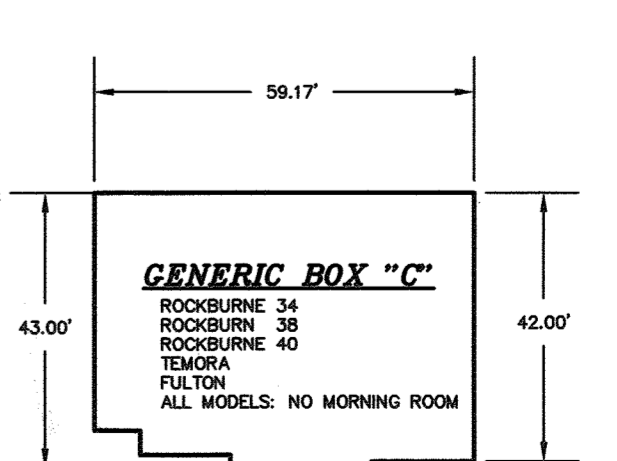
GENERIC BOX "A"



GENERIC BOX "B"



GENERIC BOX "C"



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 09/03/20

R. JACOB HIKMAT P.E.
DATE: 1/30/19

Project	date	description	no.
15-011	JAN. 2019	engineering	MM
		approval	MM
			MM

Project	date	description	no.

ELKDALE GLENN PROPERTY
 LOTS 1 THRU 8
 SINGLE FAMILY DETACHED UNITS
 1ST ELECTION DISTRICT, TAX MAP 38, GRID 15 PARCEL 871, HOWARD COUNTY, MD
COVER SHEET

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

SHC CHART

LOT NO.	ELEVATION AT R/W
1	171.47
2	169.82
3	159.40
4	158.68
5	157.88
6	157.71
7	158.36
8	158.43

NOTE:
ELEVATIONS SHOWN ARE AT EASEMENT LINE

LEGEND

- EXISTING PRIVATE UIC ACCESS AND UTILITY EASEMENT
- EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT
- AREA OF WETLANDS
- 100 YR. FLOODPLAIN
- EX. 8" SEWER
- EX. 8" SEWER MAIN
- EX. MANHOLE
- EX. 6" WATER
- EX. 6" WATER MAIN
- EX. 15" HOPE
- EX. STORM DRAIN PIPE
- EX. STORM DRAIN INLET
- RAIN GARDEN NUMBER

OWNER/DEVELOPER

HARMONY BUILDERS, INC.
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 21042
(410)461-0833

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 of Developer: *Wm. Scott Gostreey*
DATE: 01/30/19

ENGINEER'S CERTIFICATE

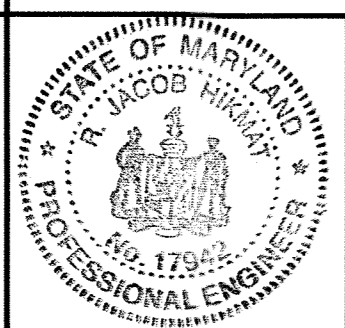
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Engineer: *R. Jacob Hikmat P.E.*
DATE: 1/30/19

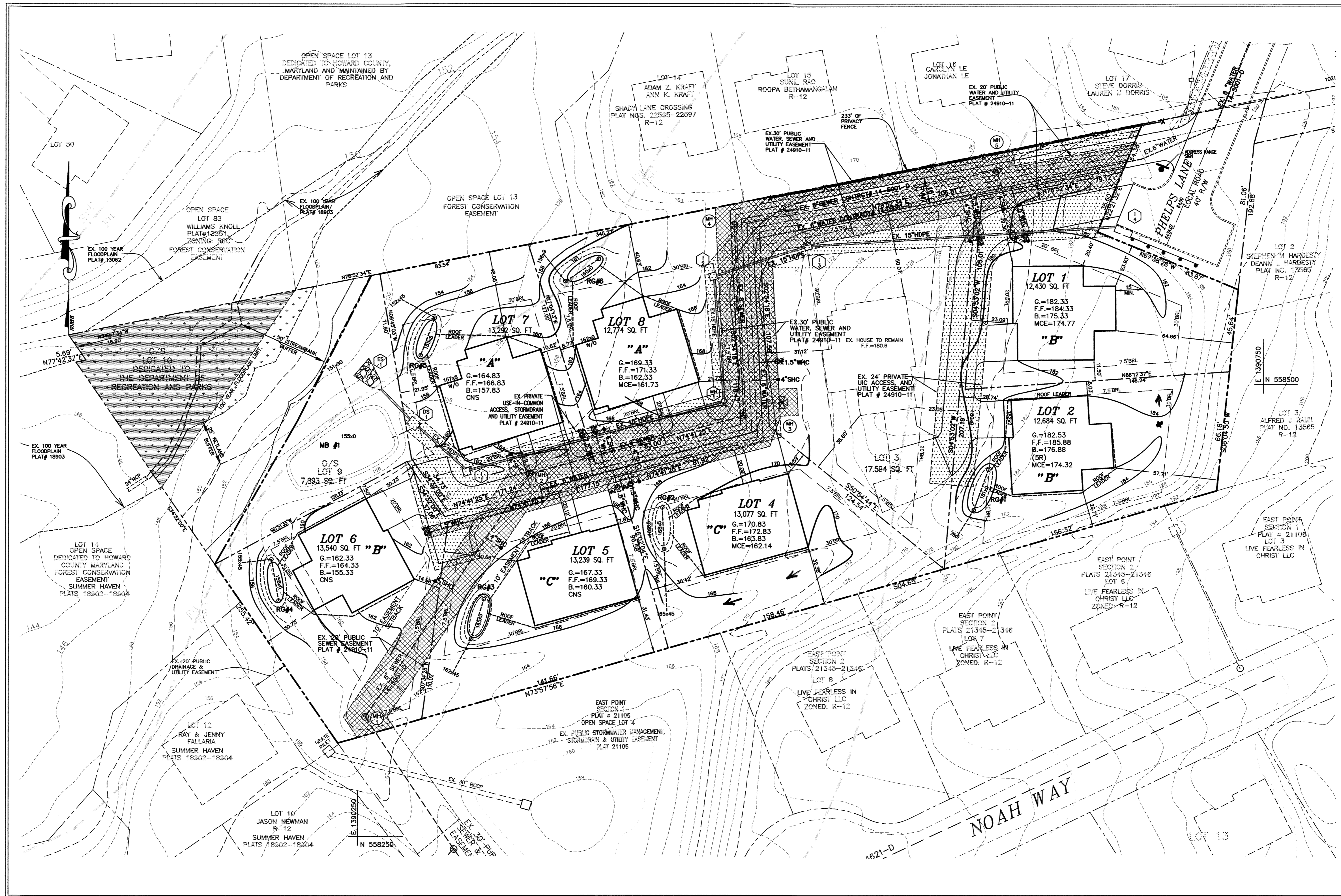
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *John K. Robertson*
DATE: 2/6/19

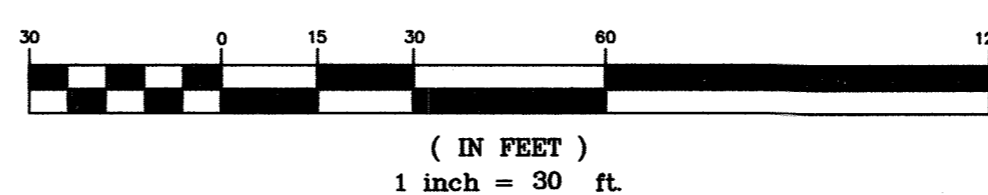
APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 2-26-19
CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 3-12-19
DIRECTOR: *[Signature]* DATE: 3-12-19



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 09/03/20
R. JACOB HIKMAT P.E. DATE: 1/30/19



GRAPHIC SCALE



FOR CONSTRUCTION OF RG1 THRU RG6, SEE TYPICAL RAIN GARDEN (MB-7) DETAIL ON SHEET 4 OF 5

P:\2004\15-011 ELKDALE GLENN PROPERTY\15-011_SDP.DWG

date	project	description	scale	revision
JAN 2019	15-011	engineering	MM	approval
			MM	1"=30'

no.	description	date
1	REMOVE AND INLETS FROM ALL-RAIN GARDENS	10/16/19

ELKDALE GLENN PROPERTY
LOTS 1 THRU 8
SINGLE FAMILY DETACHED UNITS
1ST ELECTION DISTRICT, TAX MAP 38, GRID 15 PARCEL 871, HOWARD COUNTY, MD
SITE DEVELOPMENT PLAN

MILDENBERG & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0236 Tel. (410) 997-0599 Fax.

SOILS TABLE

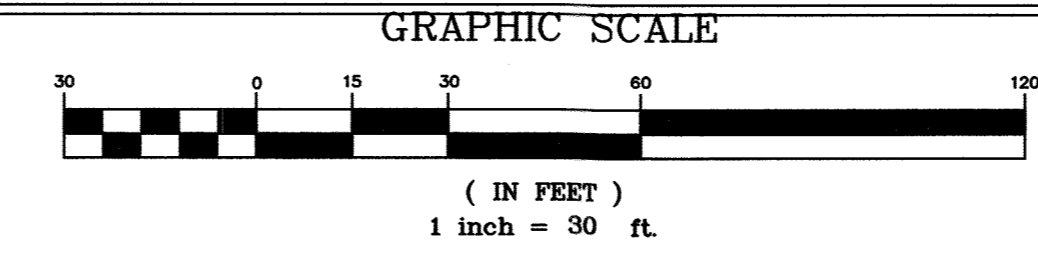
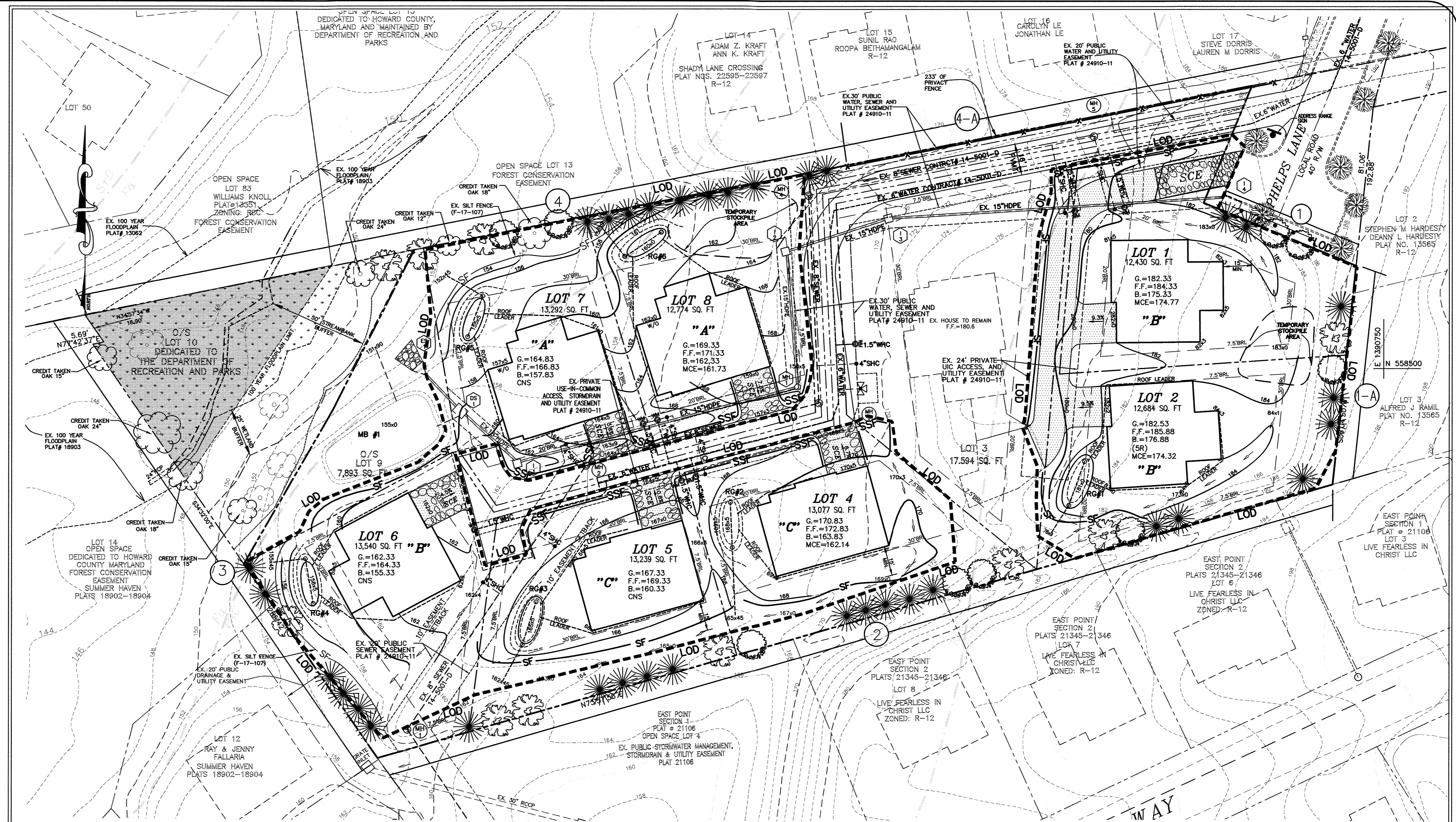
SYMBOL	RATING	NAME	K FACTOR	MAP #	HYDRIC
Fa	(D)	FALLSINGTON SANDY LOAM 0-2% SLOPES	0.20	19	YES
RaB	(C)	RUSSETT FINE SANDY LOAM, 2-5% SLOPES.	0.37	19	NO
RaC	(C)	RUSSETT FINE SANDY LOAM, 2-5% SLOPES.	0.37	19	NO
SoB	(B)	SASSAFRAS LOAM SAND, 2-5% SLOPES	0.37	19	NO
SfB	(B)	SASSAFRAS GRAVELLY SAND LOAM, 2-5% SLOPES	0.24	19	NO

LANDSCAPE NOTES

- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- THE OWNER, TENANT AND / OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- 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.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- LANDSCAPING FOR LOTS 1 THRU 8 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$11,100.00 (20 SHADE TREES + 34 EVERGREEN TREES) WILL BE POSTED WITH THE GRADING PERMIT APPLICATION.

LEGEND

- PROPOSED PAVEMENT
- AREA OF WETLANDS
- 100 YR. FLOODPLAIN
- EX. 8" SEWER
- EX. 8" SEWER MAIN
- EX. MANHOLE
- EX. 6" WATER
- EX. 6" WATER MAIN
- EX. 15" HDPE
- EX. STORM DRAIN PIPE
- EX. STORM DRAIN INLET
- SF
- EX. SILT FENCE
- SF
- EX. SILT FENCE (F-17-107)
- LOD
- LIMIT OF DISTURBANCE
- RG#1
- RAIN GARDEN NUMBER
- EXISTING TREE
- STABILIZED CONSTRUCTION ENTRANCE



OWNER/DEVELOPER

HARMONY BUILDERS, INC.
4228 COLUMBIA ROAD
ELIJAH CITY, MD 21042
(410)461-0633

FOR CONSTRUCTION OF RG1 THRU RG6, SEE TYPICAL RAIN GARDEN (MB-7) DETAIL ON SHEET 4 OF 5

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: *Wm. Scott Grostrey* DATE: 01/30/19
Wm. Scott Grostrey
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: *Jacob Hikmat P.E.* DATE: 1/30/19
JACOB HIKMAT P.E.
PRINTED NAME OF ENGINEER

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.

Signature: *Wm. Scott Grostrey* DATE: 01/30/19
OWNER

Signature: *John K. Robertson* DATE: 2/6/19
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *Chad Clark* DATE: 2-26-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Signature: *Walter J. G...* DATE: 3-12-19
CHIEF, DIVISION OF LAND DEVELOPMENT
Signature: *Walter J. G...* DATE: 3-12-19
DIRECTOR



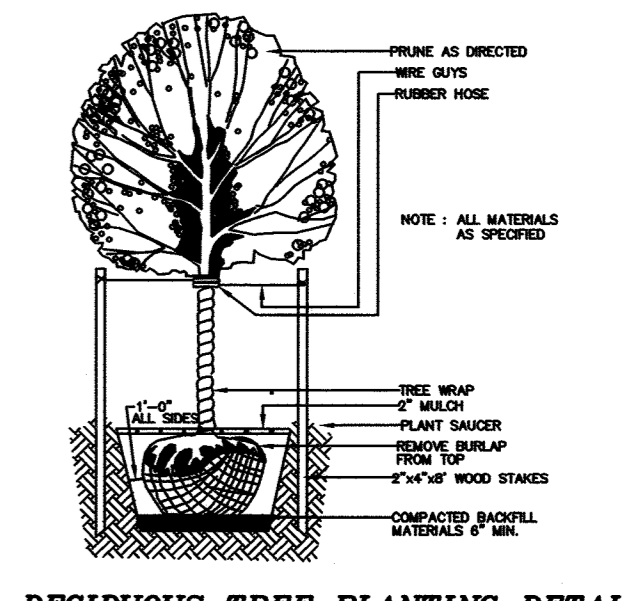
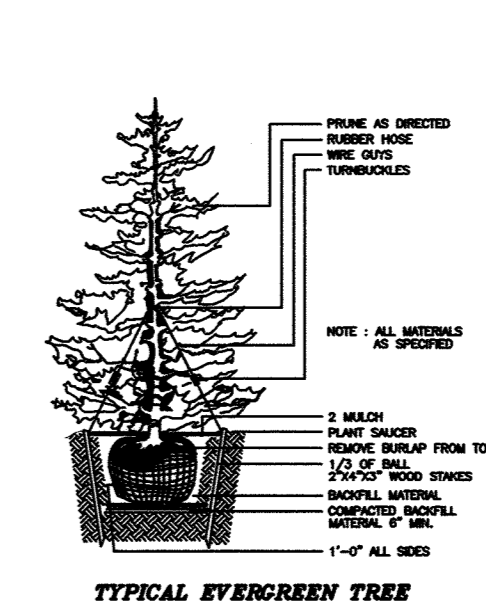
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 09/03/20
Signature: *R. Jacob Hikmat P.E.* DATE: 1/30/19
R. JACOB HIKMAT P.E.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	RED SUNSET RED MAPLE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	2 1/2" - 3" CAL.
10		GLEDITSIA TRIACANTHOS INERMIS OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	IMPERIAL THORNLESS HONEYLOCUST OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	2 1/2" - 3" CAL.
34		THUJA OCCIDENTALIS 'ELEGANTISSIMA' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	ELEGANTISSIMA ARBORVITAE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	2' - 2 1/2" HGT.
TOTAL				54 TREES (20 SHADE TREES, 34 EVERGREEN TREES)

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAY					ADJACENT TO PERIMETER PROPERTIES					TOTAL
	B (PERIMETER 1)	B (PERIMETER 1-A)	B (PERIMETER 2)	B (PERIMETER 3)	B (PERIMETER 4)	D (PERIMETER 4-A)	D (PERIMETER 4-B)	D (PERIMETER 4-C)	D (PERIMETER 4-D)		
LINEAR FEET OF PERIMETER	83.87 LF	111.82 LF	504.65 LF	225.42 LF	395.51 LF	233.00 LF					
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	YES 4 EXISTING SHADE TREES	YES 3 EXISTING SHADE TREES	NO					
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	YES, 233 LF OF PRIVACY WALL					
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 13 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 10 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 23 EVERGREEN TREES 0 SHRUBS	31 SHADE TREES 57 EVERGREEN TREES 0 SHRUBS				
NUMBER OF PLANTS PROVIDED	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS (2:1 SUBSTITUTION)	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 13 EVERGREEN TREES 0 SHRUBS	1 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 10 EVERGREEN TREES 0 SHRUBS	23 LF OF PRIVACY WALL 0 SHADE TREES 0 SHRUBS	23 LF OF PRIVACY WALL 20 SHADE TREES 34 EVERGREEN TREES 0 SHRUBS				



project	date	approval
15-011	JAN 2019	MMM
illustration	revision	MMM
MMM	10/16/19	MMM
scale	description	MMM
1"=30'	revisions	MMM

no.	date	description
1	10/16/19	DEVELOPER JDS, JALETA FROM ALL (24) IN (64) REVISIONS

ELKDALE GLENN PROPERTY
LOTS 1 THRU 8
SINGLE FAMILY DETACHED UNITS
1ST ELECTION DISTRICT, TAX MAP 38, GRID 15 PARCEL 871, HOWARD COUNTY, MD
GRADING, SEDIMENT CONTROL, SOILS & LANDSCAPE PLAN

MILDENBERG & ASSOC., INC.
Boender & Assoc., Inc.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0296 Fax.

STANDARD SEDIMENT CONTROL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS... CONSTRUCTION INSPECTION DIVISION (CID) 410-31-1855 AFTER THE FUTURE L.O.D. PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD...

OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE...

- 2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...

7. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

8. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY. BY THE CID, THE SITE AND ALL CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR WEEKLY...

9. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN AND SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORKDAY...

10. ANY MAJOR CHANGES OR REVISIONS TO THE PLAN OR SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE CID PRIOR TO PROCEEDING WITH CONSTRUCTION...

11. DISTURBANCE SHALL NOT OCCUR OUTSIDE THE L.O.D. A PROJECT IS TO BE SEQUENCED SO THAT GRADING ACTIVITIES BEGIN ON ONE GRADING UNIT (MAXIMUM ACREAGE OF 20 AC. PER GRADING UNIT) AT A TIME...

12. WASH WATER FROM ANY EQUIPMENT, VEHICLES, WHEELS, PAVEMENT, AND OTHER SOURCES MUST BE TREATED IN A SEDIMENT BASIN OR OTHER APPROVED WASHOUT STRUCTURE.

13. TOPSOIL SHALL BE STOCKPILED AND PRESERVED ON-SITE FOR REDISTRIBUTION ONTO FINAL GRADE.

14. ALL SILT FENCE AND SUPER SILT FENCE SHALL BE PLACED ON-THE-CONTOUR, AND BE INTERMEDIATE AT 25' MINIMUM INTERVALS...

15. STREAM CHANNELS MUST NOT BE DISTURBED DURING THE FOLLOWING RESTRICTED TIME PERIODS (INCLUSIVE): USE I AND IP MARCH 1 - JUNE 15...

16. A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND ASSOCIATED PERMITS SHALL BE ON-SITE AND AVAILABLE WHEN THE SITE IS ACTIVE.

(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: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED...

1. TEMPORARY STABILIZATION: SEEDING PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT... 2. PERMANENT STABILIZATION: A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE...

3. TOPSOILING: TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. PURPOSE: IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH... 4. MULCHING: MULCH MATERIALS (IN ORDER OF PREFERENCE) 1. MULCH CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY...

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

DEFINITION: A MOUND OR PILE OF SOIL TREATED 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...

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...

(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: WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED...

1. SPECIFICATIONS: ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY... 2. APPLICATION: DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS...

3. ANCHORING: PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE)...

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

DEFINITION: TO STABILIZE DISTURBED SOIL WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURB SOIL...

CRITERIA: 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDNESS ZONE... 2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES...

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

DEFINITION: TO STABILIZE DISTURBED SOIL WITH PERMANENT VEGETATION. PURPOSE: TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER... CRITERIA: A SEED MIXTURES...

1. SPECIFICATIONS: SELECT ONE OR MORE OF THE SPECIES OF MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDNESS ZONE... 2. APPLICATION: IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURE: WESTERN MD. MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1...

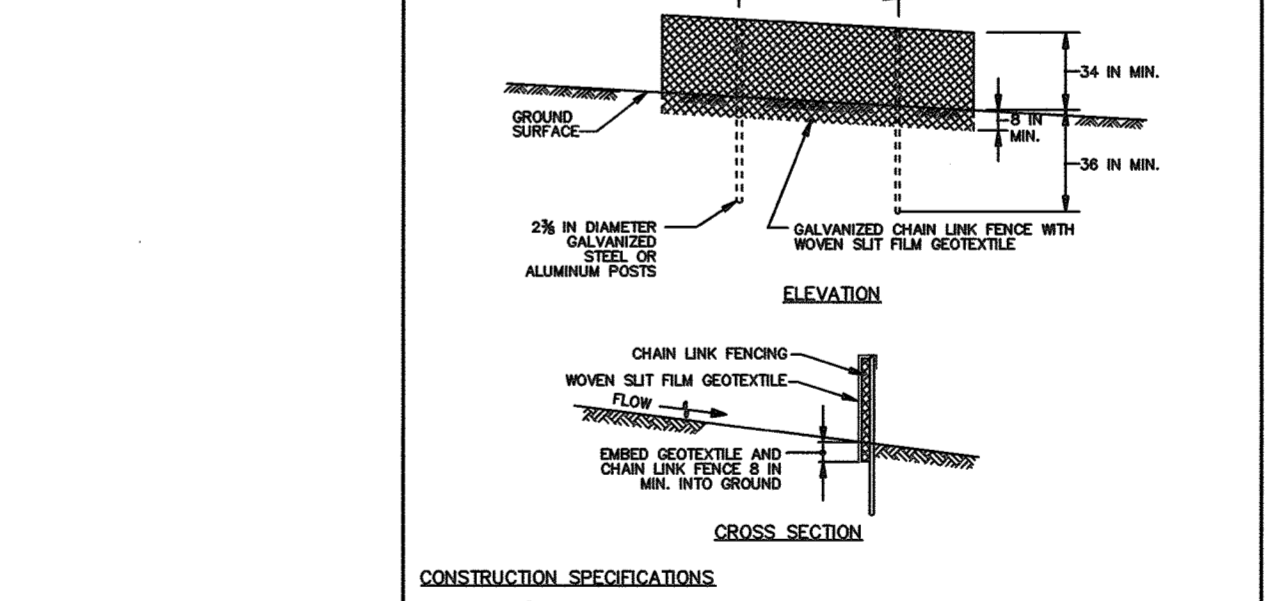
STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN: A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.

SEQUENCE OF CONSTRUCTION

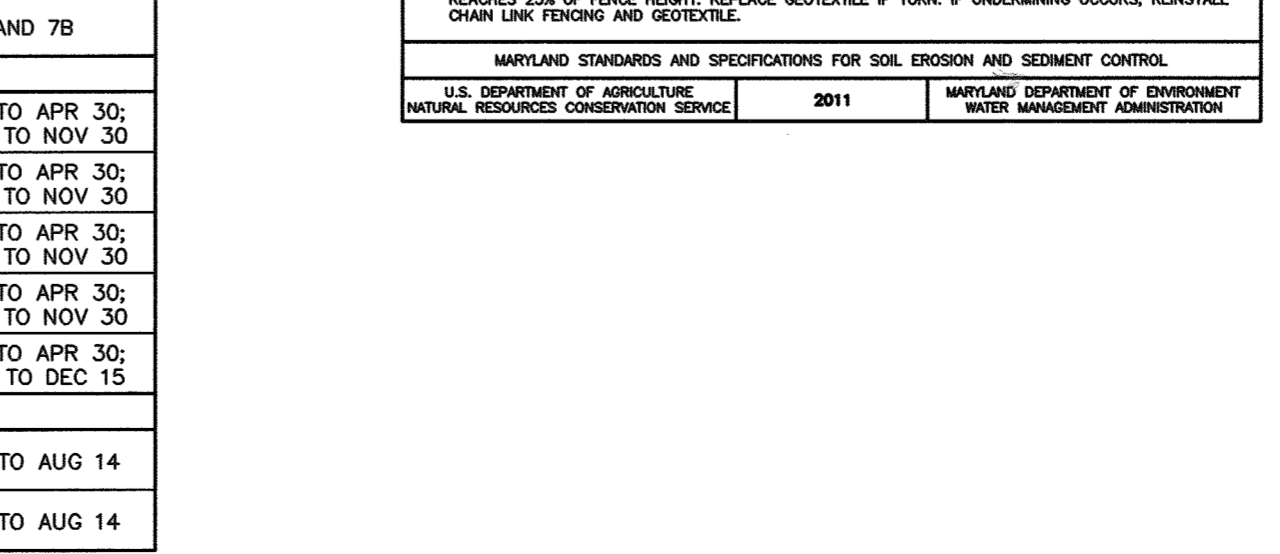
- 1. OBTAIN GRADING PERMIT. (1 DAY) 2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN (2 DAYS) 3. INSTALL SILT AND SUPER SILT FENCE AT LOCATIONS SHOWN. STANDARD FENCING IS TO BE REPLACED BY SSF AT THE DIRECTION OF THE CID INSPECTOR. (3 DAYS) 4. GRADE SITE PER PLAN (6 DAYS) 5. CONSTRUCT HOUSES AND STORMWATER MANAGEMENT FACILITIES (90 - 120 DAYS PER HOUSE) 6. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (2 DAYS PER HOUSE) 7. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (1 DAY PER HOUSE) 8. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED, AND WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS (1 DAY).

DETAIL E-1 SILT FENCE



CONSTRUCTION SPECIFICATIONS: 1. USE WOOD POSTS 1 1/2 x 1 1/2 x 3/4 (MINIMUM) SQUARE CUT SOILD QUALITY HARDWOOD AS TOP INTO THE GROUND. DRILL HOLES TO WOODEN POST USE STANDARD 1/2 OR 3/4 SECTION STEEL POSTS WEDGING NOT LESS THAN 1 POUND PER LINEAR FOOT.

DETAIL E-3 SUPER SILT FENCE



CONSTRUCTION SPECIFICATIONS: 1. USE WOOD POSTS 1 1/2 x 1 1/2 x 3/4 (MINIMUM) SQUARE CUT SOILD QUALITY HARDWOOD AS TOP INTO THE GROUND. DRILL HOLES TO WOODEN POST USE STANDARD 1/2 OR 3/4 SECTION STEEL POSTS WEDGING NOT LESS THAN 1 POUND PER LINEAR FOOT.

DEVELOPERS CERTIFICATE: I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL PARTICIPATING 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...

PERMANENT SEEDING SUMMARY: TABLE with columns for NO., SPECIES, APPLICATION RATE (LB/AC), SEEDING DATES, SEEDING DEPTHS, N, P2O5, K2O, LIME RATE, and MIXTURES 1, 4-7, 9, and 10 FROM TABLE B.3 OF THE 2011 MARYLAND STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

TEMPORARY SEEDING FOR SITE STABILIZATION: TABLE with columns for PLANT SPECIES, SEEDING RATE (LB/AC), SEEDING DEPTH (INCHES), RECOMMENDED SEEDING DATED BY PLANT HARDNESS ZONE (SB AND GA, 6B, 7A AND 7B).

OWNER/DEVELOPER: HARMONY BULGERS, INC. 4228 COLUMBIA ROAD, ELLICOTT CITY, MD 21042 (410)461-8833

P: 202041-011 ELKDALE GLENN PROPERTY-15-011 SDP-DWG

DEVELOPERS CERTIFICATE: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL 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.

ENGINEER'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 09/03/20.

DEVELOPERS CERTIFICATE: I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL PARTICIPATING 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...

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Table with columns: date, project, illustration, scale, date, description, revision, no. Rows include project information for ELKDALE GLENN PROPERTY.

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ELKDALE GLENN PROPERTY LOTS 1 THRU 8 SINGLE FAMILY DETACHED UNITS 1ST ELECTION DISTRICT, TAX MAP 38, GRID 15 PARCEL 871, HOWARD COUNTY, MD SEDIMENT CONTROL NOTES & DETAILS

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