

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: ROBERTS CROSSING		SECTION/AREA: N/A		PARCEL: 871	
PLAT NO. 24716-18	BLOCK(S) 15	ZONING R-12	TAX MAP NO. 38	ELECTION DISTRICT FIRST	CENSUS TRACT 601201

ADDRESS CHART

LOT #	ADDRESS
1	6411 ROBERT HENRY COURT
2	6415 ROBERT HENRY COURT
3	6419 ROBERT HENRY COURT
4	6423 ROBERT HENRY COURT
5	6427 ROBERT HENRY COURT
6	6431 ROBERT HENRY COURT
7	6435 ROBERT HENRY COURT
8	6439 ROBERT HENRY COURT
9	6443 ROBERT HENRY COURT
10	6447 ROBERT HENRY COURT
11	6438 ROBERT HENRY COURT
12	6434 ROBERT HENRY COURT
13	6430 ROBERT HENRY COURT
14	6426 ROBERT HENRY COURT
15	6422 ROBERT HENRY COURT

INDEX OF DRAWINGS

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6	SEDIMENT CONTROL NOTES AND DETAILS
7	STORMWATER MANAGEMENT PLAN AND DETAILS

SITE DEVELOPMENT PLAN ROBERT'S CROSSING LOTS 1 THRU 15 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

STORMWATER MANAGEMENT PRACTICES CHART

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

SWM PRACTICES SCHEDULE

PROPOSED PRACTICES	AREA	REQUIRED ESDV	PROVIDED ESDV
MB#1	LOT: 1-3, P/O LOT 4-6, P/O ROW	2,116 CF	2,265 CF
MB#2	P/O LOT 4-10, P/O ROW	2,457 CF	3,115 CF
MB#3	P/O LOT 8-15	1,460 CF	1,965 CF
DRYWELLS	P/O LOT 8-15	2,367 C.F.	1,200 CF
TOTAL		8,400 C.F.	8,545 C.F.

NOTE- ALL MICRO-BIORETENTION FACILITIES TO BE OWNED AND MAINTAINED BY HOA.

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: *[Signature]* DATE: 1/23/21

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.

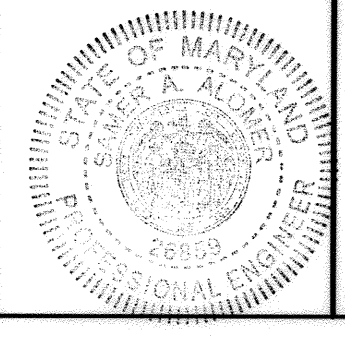
Signature of Engineer: *[Signature]* DATE: 1/21/21

SAMER A. ALOMER, P.E.
PRINTED NAME OF ENGINEER

APPROVED, DEPARTMENT OF PLANNING AND ZONING
Signature: *[Signature]* DATE: 3-1-21

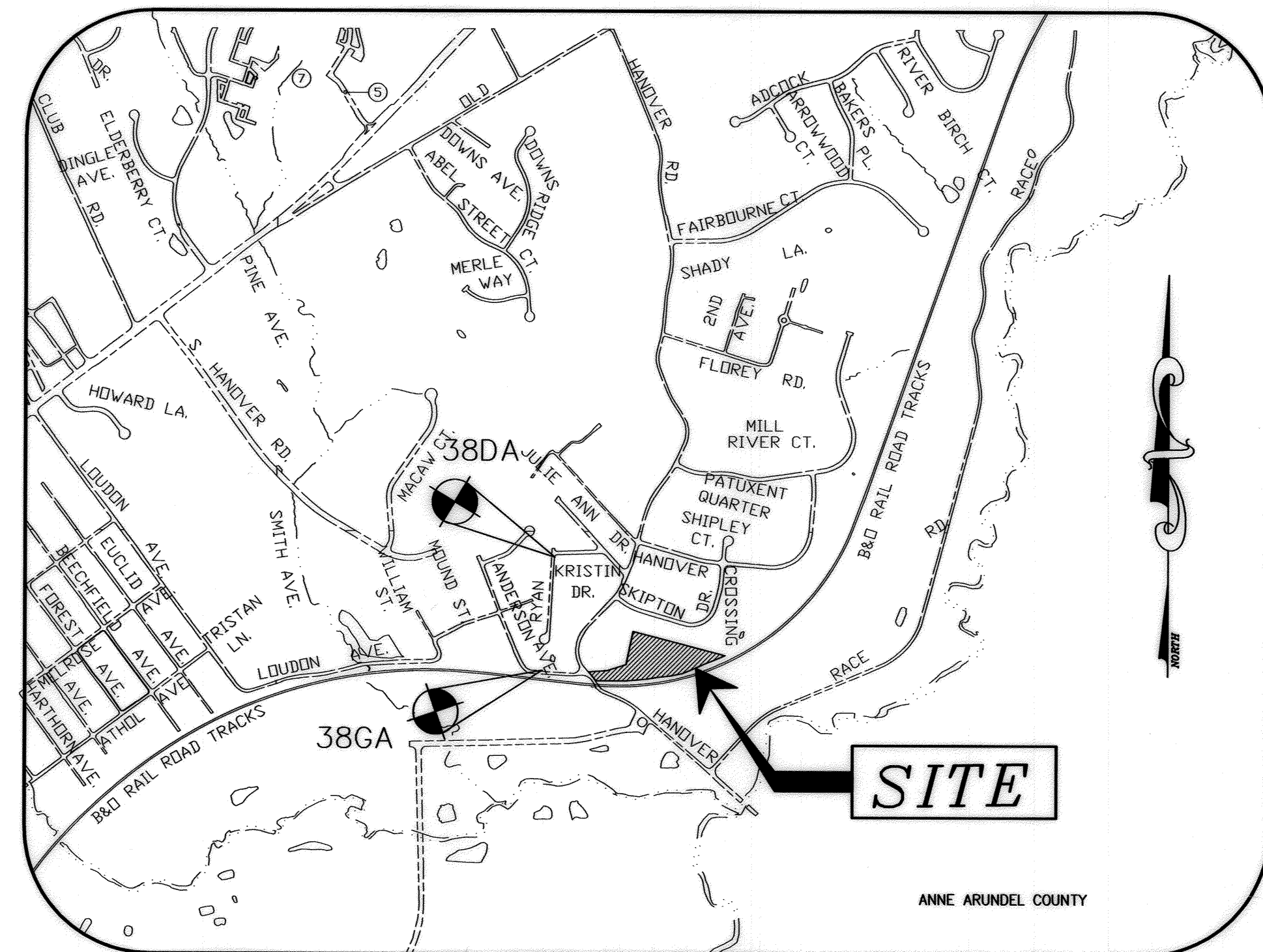
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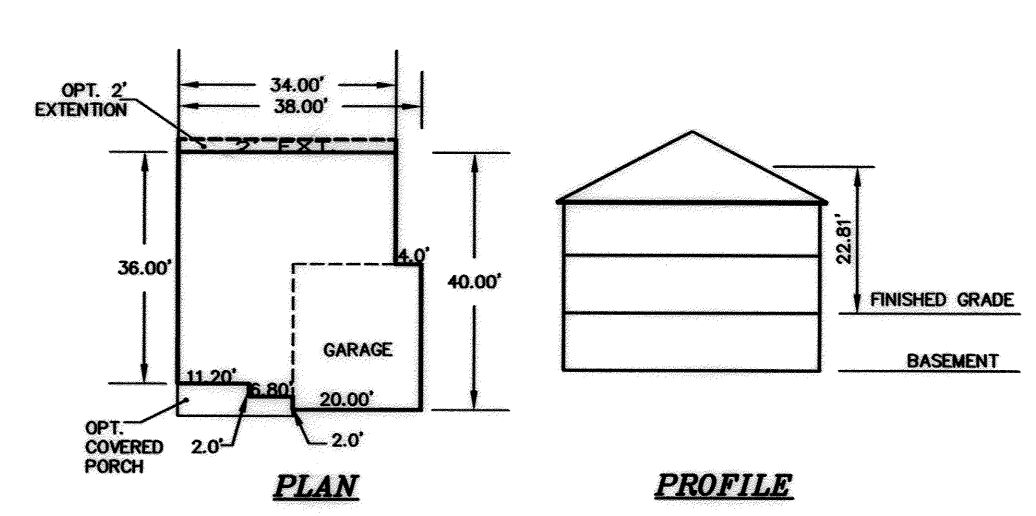


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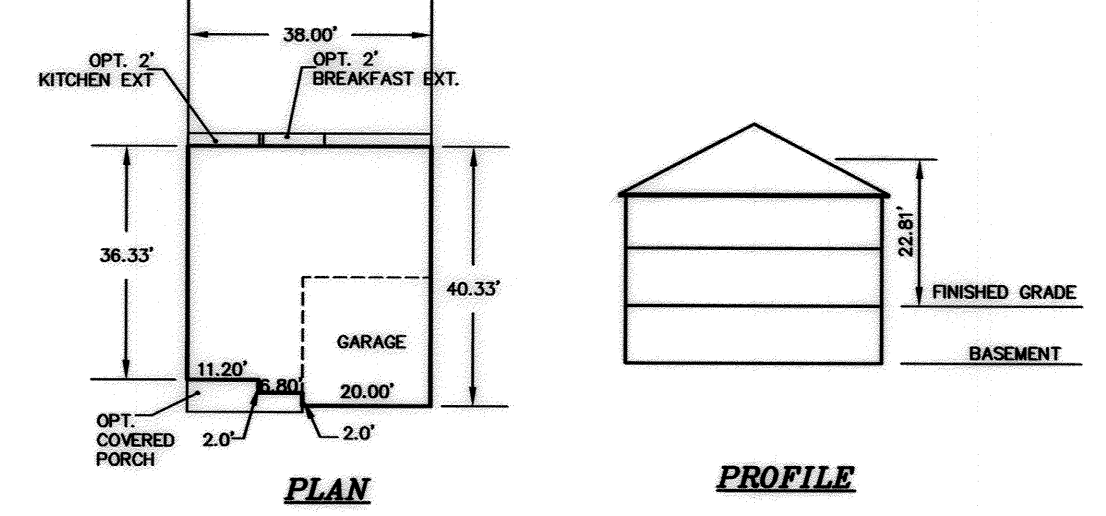
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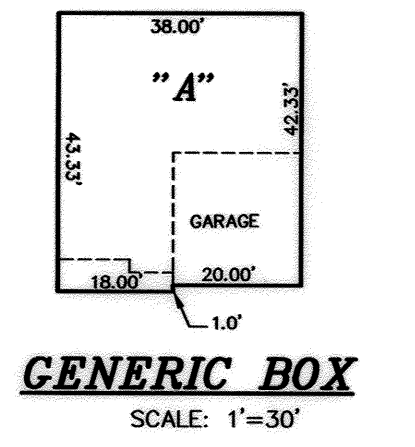
VICINITY MAP
ADC MAP: 35 GRID: E-4



ROCKBURNE 34
SCALE: 1"=30'



ROCKBURNE 38
SCALE: 1"=30'



GENERIC BOX
SCALE: 1"=30'

MIHU ALLOCATION EXEMPTION TRACKING	
TOTAL NUMBER OF LOTS/UNITS	15
NUMBER OF MIHU REQUIRED	15
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	15
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1-15

LOTS 1-15 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: 273 AND 1009 GRID: 15
TOTAL AREA: 5.79 AC.±
AREA OF PLAN SUBMISSION: 3.08 AC.±
LIMIT OF DISTURBED AREA: 2.88 AC.±
ZONING: R-12
PROPOSED USE FOR SITE : RESIDENTIAL
TOTAL NUMBER OF UNITS : 15
TYPE OF PROPOSED UNIT : SFD
DPZ FILE NO: ECP-15-081, WP-16-066, WP-17-062, F-17-098
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE SYSTEM AS PROJECTED FROM HOWARD COUNTY 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-17-098.
- 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.
- 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 - 8 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) 685-0123
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-17-098.
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- STORMWATER MANAGEMENT IS PROVIDED BY M-6 MICRO-BIORETENTION FACILITIES AND M-5 DRYWELLS IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL, WAS APPROVED UNDER F-17-098.
- NO FLOODPLAIN EXISTS ON SITE.
- WETLANDS AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2015 UNDER F-17-098.
- FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN MARCH, 2015.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS PROJECT WAS FULFILLED BY ON-SITE RETENTION OF 0.64 ACRES ON EASEMENT "A" AND OFF-SITE CONSERVATION EASEMENT FOR 2.94 ACRES OF RETENTION AT AMBREEN WOODS (F-17-036) UNDER F-17-098. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, ALL LANDSCAPING REQUIREMENTS HAVE BEEN PROVIDED UNDER F-17-098.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (22 SHADE TREES, 33 EVERGREENS) AND AN ADDITIONAL 6 SHADE TREES PROVIDED IN LIEU OF REMOVING 3 SPECIMEN TREES AS A CONDITION OF THE APPROVED WAIVER WP-16-066 IN THE AMOUNT OF \$13,350.00 WAS POSTED UNDER F-17-098.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON MARCH 11, 2015 AT 6:00 PM AT THE ELKBRIDGE LIBRARY.
- 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.
- THIS IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- ALL RESIDENTIAL LOTS 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. MIHU AGREEMENT HAS BEEN RECORDED IN HOWARD COUNTY LAND RECORDS IN BOOK 18292 PAGE 479.
- STEEP SLOPES EXIST ON SITE; HOWEVER, THERE ARE NO REGULATED AREAS OF STEEP SLOPES WHICH ARE DEFINED AS BEING SLOPES THAT ARE GREATER THAN 25% WITH AN ON-SITE AND/OR OFF-SITE CONTIGUOUS AREA OF 20,000 SQUARE FEET OR GREATER.
- NO GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS, 100 YEAR FLOODPLAIN AND AREAS OF STEEP SLOPES GREATER THAN 25% WITH CONTIGUOUS AREAS OF 20,000 SQUARE FEET OR GREATER UNLESS A FORMAL WAIVER PETITION IS GRANTED OR HAS BEEN DETERMINED TO BE A NECESSARY OR ESSENTIAL DISTURBANCE.
- THIS PLAN IS SUBJECT TO WP-16-066, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTIONS 16.1205(a)(7) AND 16.1205(a)(10) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30" dbh OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS AS OUTLINED IN SECTION 16.1205(a)(10). THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON DECEMBER 17, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE DEVELOPER/BUILDER SHALL PLANT A TOTAL OF SIX (6) 2 1/2 INCH CALIPER SHADE TREES (OR EQUIVALENT) AS REPLACEMENT MITIGATION FOR THE REMOVAL OF THE THREE (3) SPECIMEN TREES WHICH EXIST ON THIS SITE.
IF THE SITE DESIGN ALLOWS, THESE MITIGATION TREES SHOULD BE PLANTED ALONG THE PERIMETER OF THIS PROJECT IN ORDER TO PROVIDE ENHANCED SCREENING FOR THE EXISTING ADJACENT DEVELOPED PROPERTIES. REVIEW FOR COMPLIANCE WITH THIS MITIGATION REQUIREMENT WILL BE CONDUCTED AT THE TIME OF REVIEW OF THE PERIMETER LANDSCAPE DESIGN ASSOCIATED WITH THE SUBDIVISION AND DEVELOPMENT OF THIS SITE.
2. FINANCIAL SURETY AND PAYMENT OF AN INSPECTION FEE FOR THE INSTALLATION OF THESE MITIGATION TREES WILL BE INCLUDED IN THE PERIMETER LANDSCAPE ESTIMATE AT THE FINAL PLAN STAGE.
3. ON ALL SUBSEQUENT PLANS AND PLATS, ADD A GENERAL NOTE WHICH PROVIDES A DESCRIPTION OF THIS WAIVER PETITION, WP-16-066, WHICH INCLUDES THE REQUEST, SECTION OF THE REGULATIONS, ACTION TAKEN, DATE AND CONDITIONS OF APPROVAL.
- THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. NOISE STUDY FOR THIS PROJECT WAS PROVIDED UNDER F-17-098.
- PROPOSED HOMES NEAREST TO THE RAILROAD REQUIRE AN EVALUATION OF ARCHITECTURE TO DETERMINE WHETHER MODIFICATIONS OF WALL CONSTRUCTION OR INCREASE OF SDT RATING FOR WINDOWS AND DOORS ARE NECESSARY TO MAINTAIN INDOOR NOISE LEVEL AT 65 dBA AS REQUIRED BY HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO WP-17-062, SEEKING AN ALTERNATIVE COMPLIANCE 16.144(a)(3)(i) WHICH REQUIRES SUBMISSION OF FINAL PLAN WITHIN 4 MONTHS FROM PRELIMINARY PLAN APPROVAL. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON FEBRUARY 1, 2017. SUBJECT TO THE FOLLOWING CONDITION:
THE DEVELOPER SHALL SUBMIT FINAL PLAN TO DEPARTMENT OF PLANNING AND ZONING FOR REVIEW WITHIN 1 YEAR OF THE PREVIOUS DEADLINE DATE OF FEBRUARY 3, 2017 (OR UNTIL FEBRUARY 3, 2018) AS INDICATED WITHIN THE DPZ "ORIGINAL MYLAR SIGNED" LETTER DATED OCTOBER 3, 2016.
- FOR DRIVEWAY ENTRANCE DETAIL REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03
- NO BURIAL GROUNDS OR CEMETERIES EXIST ONSITE.
- THIS PROJECT IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR PIPESTEM LOTS ARE PROVIDED TO THE JUNCTION OF THE PUBLIC ROAD AND THE PIPESTEM DRIVEWAY.
- THIS PROJECT IS LOCATED WITHIN THE BW AIRPORT ZONING DISTRICT. APPROVAL BY THE MARYLAND AVIATION ADMINISTRATION IS REQUIRED.

date	JAN. 2021	approval	SAA
project	15-003	scale	1"=30'
illustration	MT	description	revisions
revision	MM	revision	

date		description	revisions
revision			

ROBERT'S CROSSING
 LOTS 1 THRU 15
 SINGLE FAMILY DETACHED UNITS
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, TAX MAP 38, GRID 15, PARCEL 273 & 1009
COVER SHEET

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

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
RaC	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	20	---
RaD	(C)	RUSSETT FINE SANDY LOAM, 10-15% SLOPES.	.24	20	---
SrD	(B)	SASSAFRAS & CROOM SOILS, 10-15% SLOPES	.35	20	HIGHLY ERODABLE
SrE	(B)	SASSAFRAS & CROOM SOILS, 15-25% SLOPES	.35	20	HIGHLY ERODABLE
UcB	(D)	URBAN LAND-CHILLUM-BELVILLE COMPLEX, 0-5%	---	20	---
CeB	(B)	CHILLUM LOAM 2-5% SLOPES	---	20	---

LEGEND

- EL. OF SHC @ ROW
- DRY-WELL (M-5)
- LIMIT OF DISTURBANCE
- EX. STORM DRAIN PIPE
- EX. STORM DRAIN INLET
- PROPOSED DRIVEWAY
- EX. LANDSCAPING PER F-17-098
- AREA OF SLOPES GREATER THAN 25%
- EX. PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT, PLAT# 24716-18
- EX. PUBLIC 30' WATER, SEWER AND UTILITY EASEMENT, PLAT# 24716-18
- EX. PRIVATE STORM DRAIN STORMWATER MANAGEMENT AND UTILITY EASEMENT, PLAT# 24716-18
- EX. RECREATIONAL OPEN SPACE, PLAT# 24716-18
- 65dBA MITIGATED NOISE LINE

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: *[Signature]* 1/23/21
 DATE

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Signature of Engineer: *[Signature]* 1/23/21
 DATE

SAMER A. ALOMER, P.E.
 PRINTED NAME OF ENGINEER

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

Alexander Butcher 2/10/21
 HOWARD SOIL CONSERVATION DISTRICT
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 3-1-21
 DATE

Chief, Division of Land Development: *[Signature]* 3-10-21
 DATE

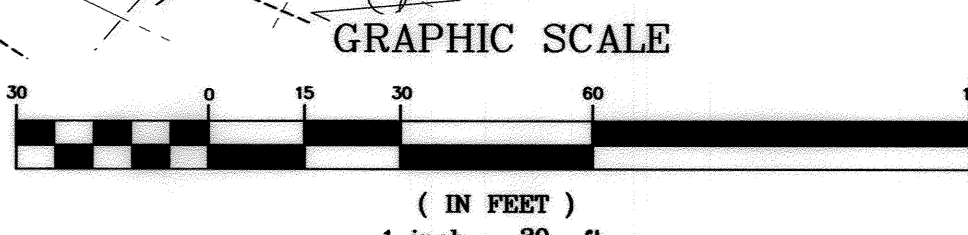
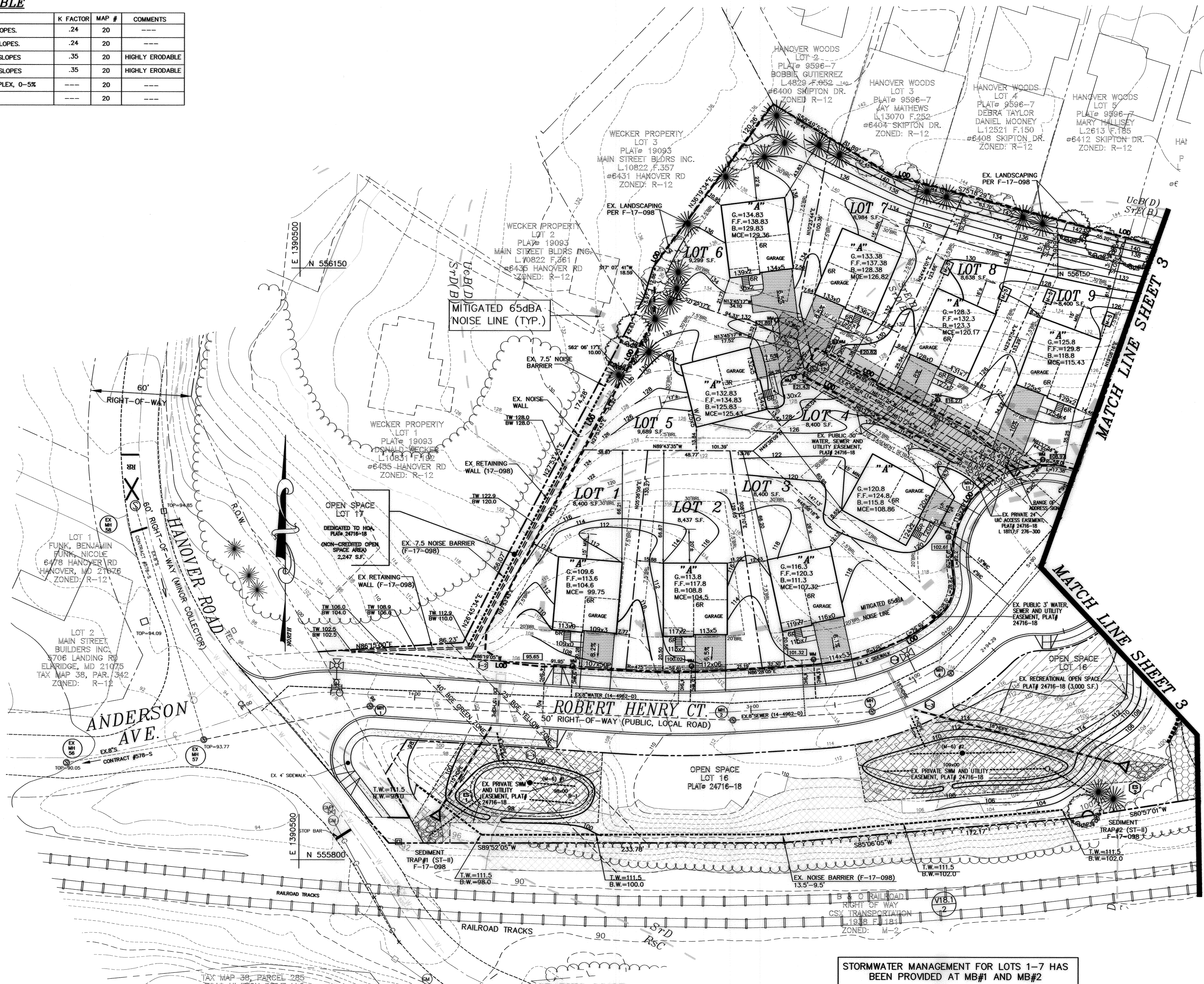
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 DATE

OWNER/DEVELOPER

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



STORMWATER MANAGEMENT FOR LOTS 1-7 HAS BEEN PROVIDED AT MB#1 AND MB#2

Project	15-003	date	JAN. 2021
Illustration	MT	engineering	MMM
scale	1"=30'	approval	SAA

no.	description	date

ROBERT'S CROSSING
 LOTS 1 THRU 15
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SITE DEVELOPMENT PLAN

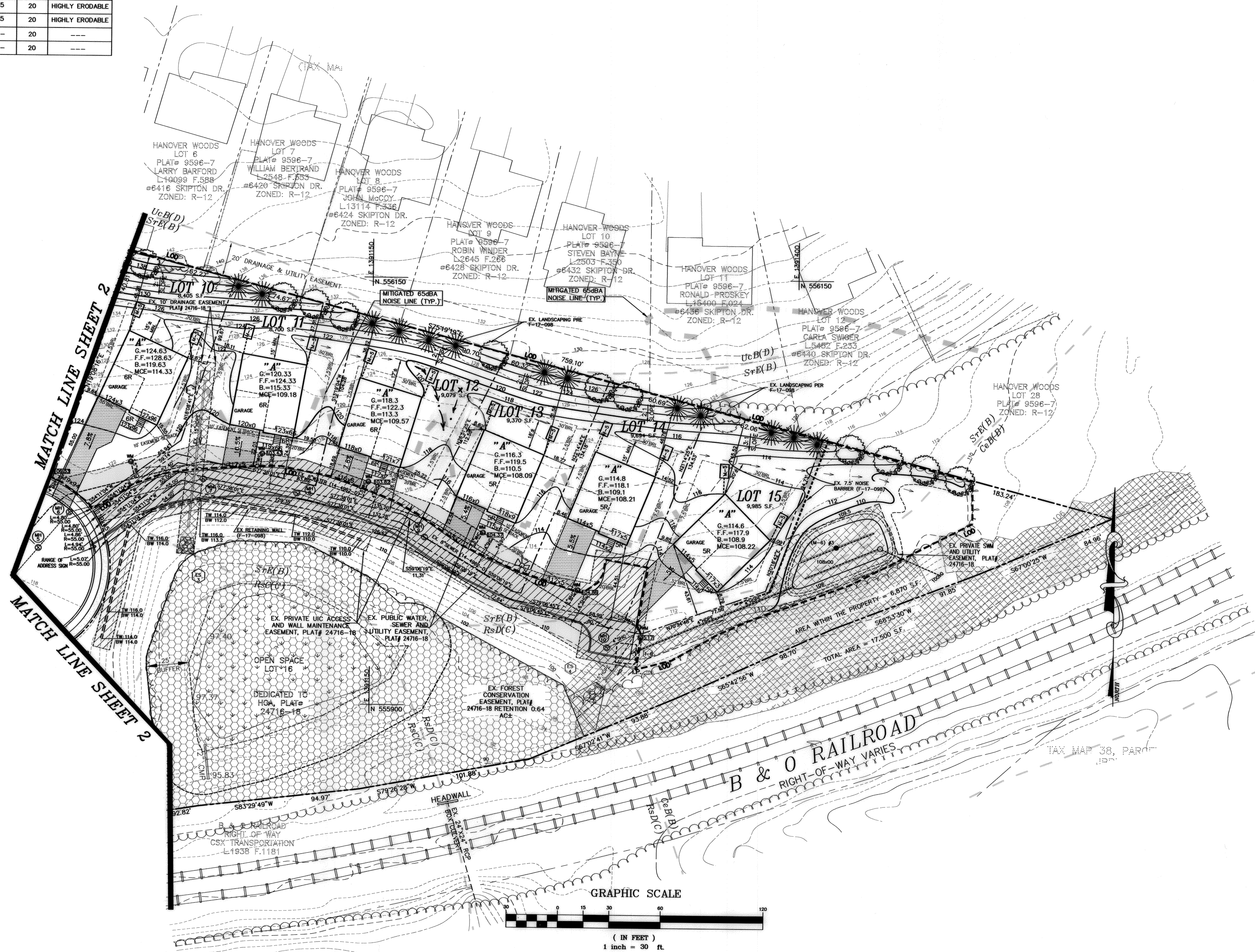
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Christopher Brown 2/18/24
 SIGNATURE OF DEVELOPER DATE
 CHRISTOPHER BROWN
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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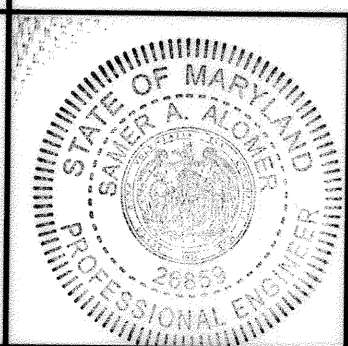
Sam A. Alomer 2/18/24
 SIGNATURE OF ENGINEER DATE
 SAMER A. ALOMER, P.E.
 PRINTED NAME OF ENGINEER

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

Almond Butcher 2/16/21
 SIGNATURE DATE
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

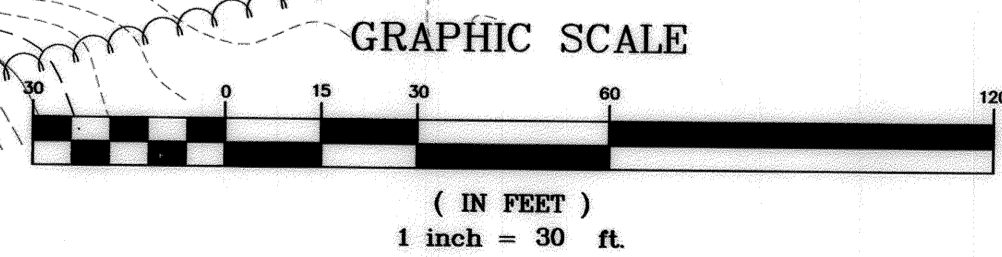
John J. Z... 3-1-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John J. Z... 3-10-21
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John J. Z... 3-10-21
 DIRECTOR DATE



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Sam A. Alomer 2/18/21
 SIGNATURE DATE
 SAMER A. ALOMER, P.E.
 OWNER/DEVELOPER

OWNER/DEVELOPER
 HARMONY BUILDERS, INC.
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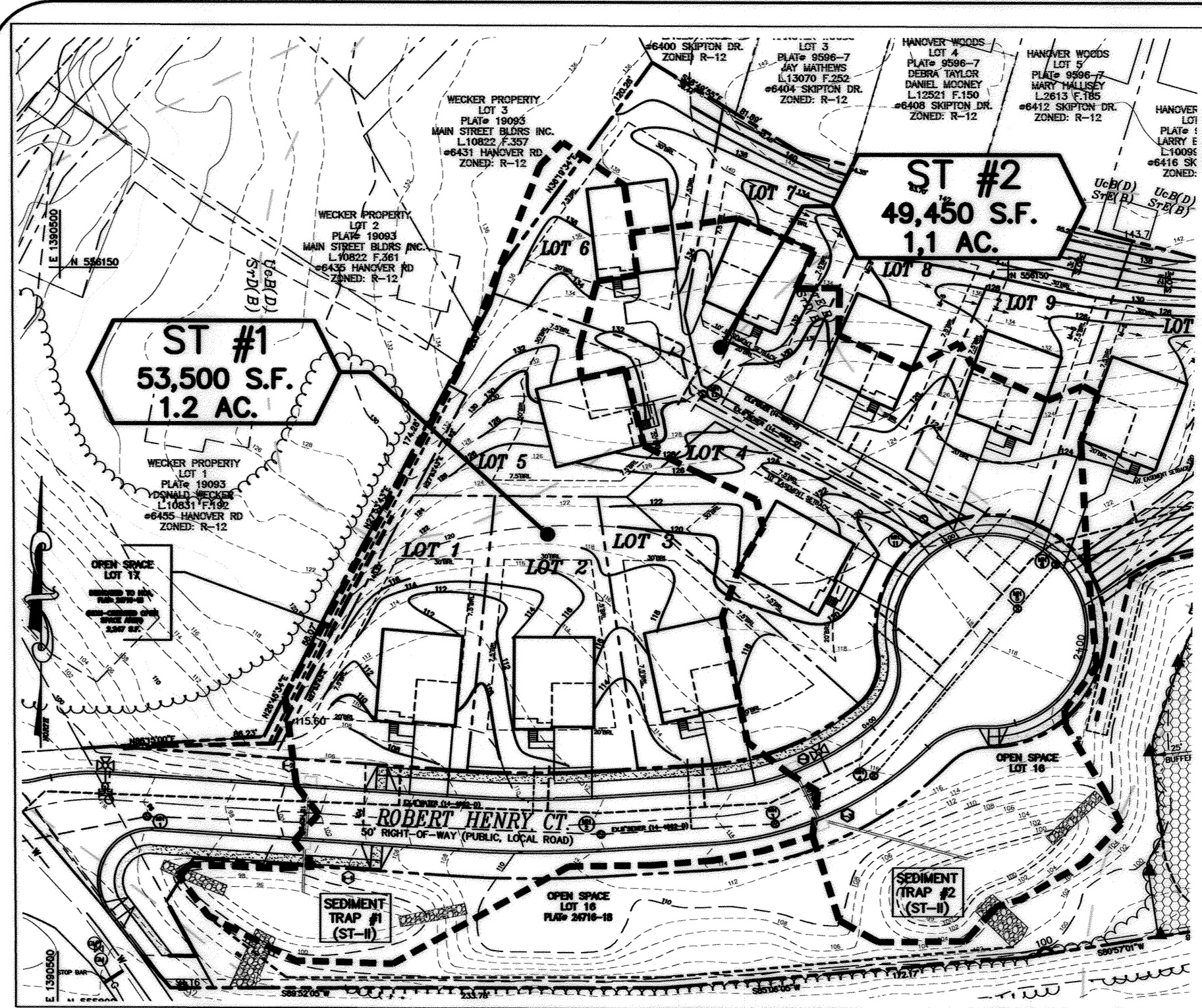
M:\2018\15-003 ROBERTS CROSSING\DWG\SDP\SDP-MAYA.DWG

Project	15-003	date	JAN. 2021
Illustration	MT	engineering	MM
scale	1"=30'	approval	SA

no.	description	date

ROBERT'S CROSSING
 LOTS 1 THRU 15
 SINGLE FAMILY DETACHED UNITS
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, TAX MAP 36, GRID 15, PARCEL 273 & 1009
SITE DEVELOPMENT PLAN

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



DRAINAGE AREA MAP TO SEDIMENT TRAPS (F-17-098)

SCALE: 1"=60'

SEDIMENT TRAP #1 (ST-I)

DRAINAGE AREA: 1.2 AC.
 TOTAL STORAGE REQUIRED: 4,320 C.F.
 TOTAL STORAGE PROVIDED: 5,660 C.F.
 WET STORAGE REQUIRED: 2,160 C.F.
 WET STORAGE PROVIDED: 2,160 C.F.
 DRY STORAGE REQUIRED: 2,160 C.F.
 DRY STORAGE PROVIDED: 3,500 C.F.
 EX. GROUND ELEV. @ OUTLET: 334.0
 BOTTOM ELEVATION: 35.0
 BOTTOM DIMENSIONS: 43'x7'
 WEIR LENGTH: 10'
 WEIR CREST ELEV.: 99.0
 TOP OF EMBANKMENT ELEV.: 100.0
 TOP OF EMBANKMENT WIDTH: 4'
 SIDE SLOPE: 2:1
 OUTLET PROTECTION LENGTH: 10'
 OUTLET PROTECTION DEPTH: 19"

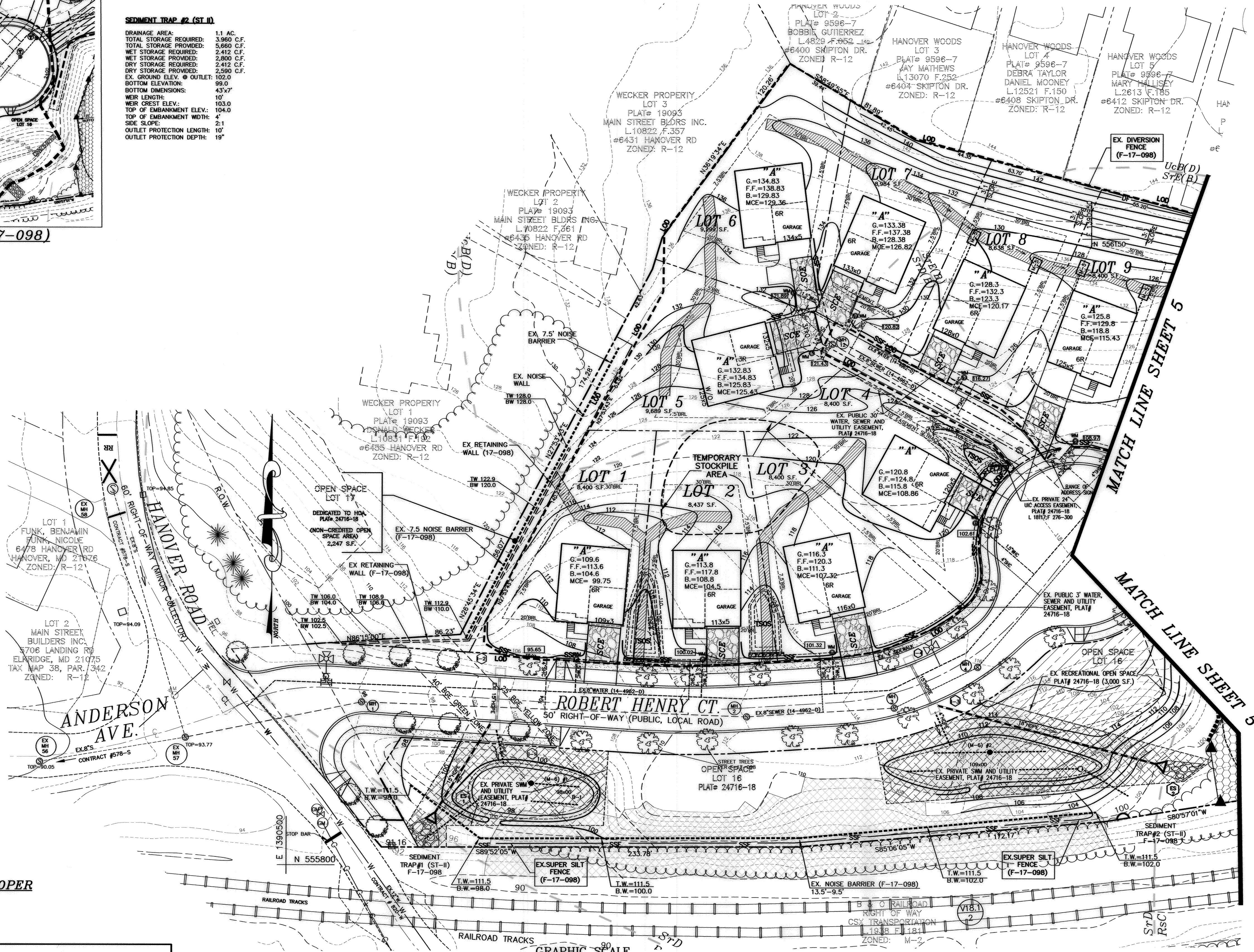
SEDIMENT TRAP #2 (ST-II)

DRAINAGE AREA: 1.1 AC.
 TOTAL STORAGE REQUIRED: 3,960 C.F.
 TOTAL STORAGE PROVIDED: 5,660 C.F.
 WET STORAGE REQUIRED: 2,412 C.F.
 WET STORAGE PROVIDED: 2,800 C.F.
 DRY STORAGE REQUIRED: 2,412 C.F.
 DRY STORAGE PROVIDED: 2,590 C.F.
 EX. GROUND ELEV. @ OUTLET: 102.0
 BOTTOM ELEVATION: 99.0
 BOTTOM DIMENSIONS: 43'x7'
 WEIR LENGTH: 10'
 WEIR CREST ELEV.: 103.0
 TOP OF EMBANKMENT ELEV.: 104.0
 TOP OF EMBANKMENT WIDTH: 4'
 SIDE SLOPE: 2:1
 OUTLET PROTECTION LENGTH: 10'
 OUTLET PROTECTION DEPTH: 19"

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
RaC	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	20	----
RaD	(C)	RUSSETT FINE SANDY LOAM, 10-15% SLOPES.	.24	20	----
SaD	(B)	SASSAFRAS & CROOM SOILS, 10-15% SLOPES	.35	20	HIGHLY ERODABLE
SaE	(B)	SASSAFRAS & CROOM SOILS, 15-25% SLOPES	.35	20	HIGHLY ERODABLE
UcB	(D)	URBAN LAND-CHILLUM-BELTVILLE COMPLEX, 0-5%	----	20	----
CcB	(B)	CHILLUM LOAM 2-5% SLOPES	----	20	----

- LEGEND**
- DRY-WELL (M-5)
 - LIMIT OF DISTURBANCE
 - EX. STORM DRAIN PIPE
 - EX. STORM DRAIN INLET
 - AREA OF SLOPES GREATER THAN 25%
 - AREA OF WETLANDS
 - EX. FOREST CONSERVATION EASEMENT, PLAT 24716-18
 - STABILIZED CONSTRUCTION ENTRANCE
 - SUPER SILT FENCE
 - EX. DIVERSION FENCE
 - EROSION CONTROL MATTING
 - TEMPORARY STONE OUTLET STRUCTURE



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: *Christopher Deann*
 PRINTED NAME OF DEVELOPER: CHRISTOPHER DEANN
 DATE: 1/29/21

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: *Samer A. Alomer, P.E.*
 PRINTED NAME OF ENGINEER: SAMER A. ALOMER, P.E.
 DATE: 1/21/21

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

SIGNATURE: *Alexander Bratchis*
 DATE: 2/10/21
 HOWARD SOIL CONSERVATION DISTRICT

OWNER/DEVELOPER

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

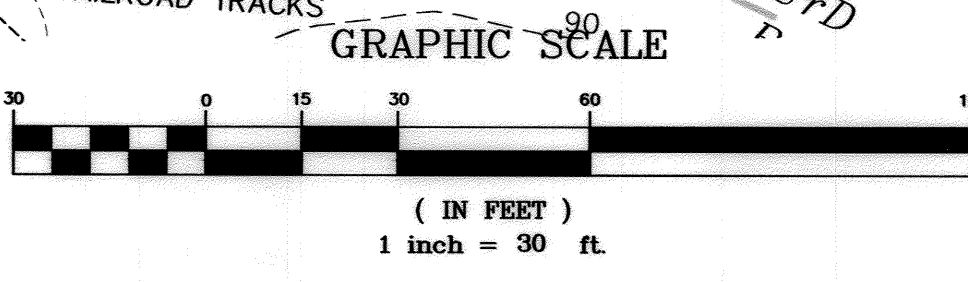
SIGNATURE: *[Signature]*
 DATE: 2-1-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

SIGNATURE: *[Signature]*
 DATE: 3/10/21
 CHIEF, DIVISION OF LAND DEVELOPMENT

SIGNATURE: *[Signature]*
 DATE: 3-10-21
 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. 26859, EXP DATE 08/08/21

SIGNATURE: *[Signature]*
 DATE: 3/21/21
 SAMER A. ALOMER, P.E.



date	description	revision
JAN. 2021	engineering	MM
15-003	illustration	MT
	scale	1"=90'
	approval	SAA

no.	description	revisions

ROBERT'S CROSSING

LOTS 1 THRU 16

SINGLE FAMILY DETACHED UNITS

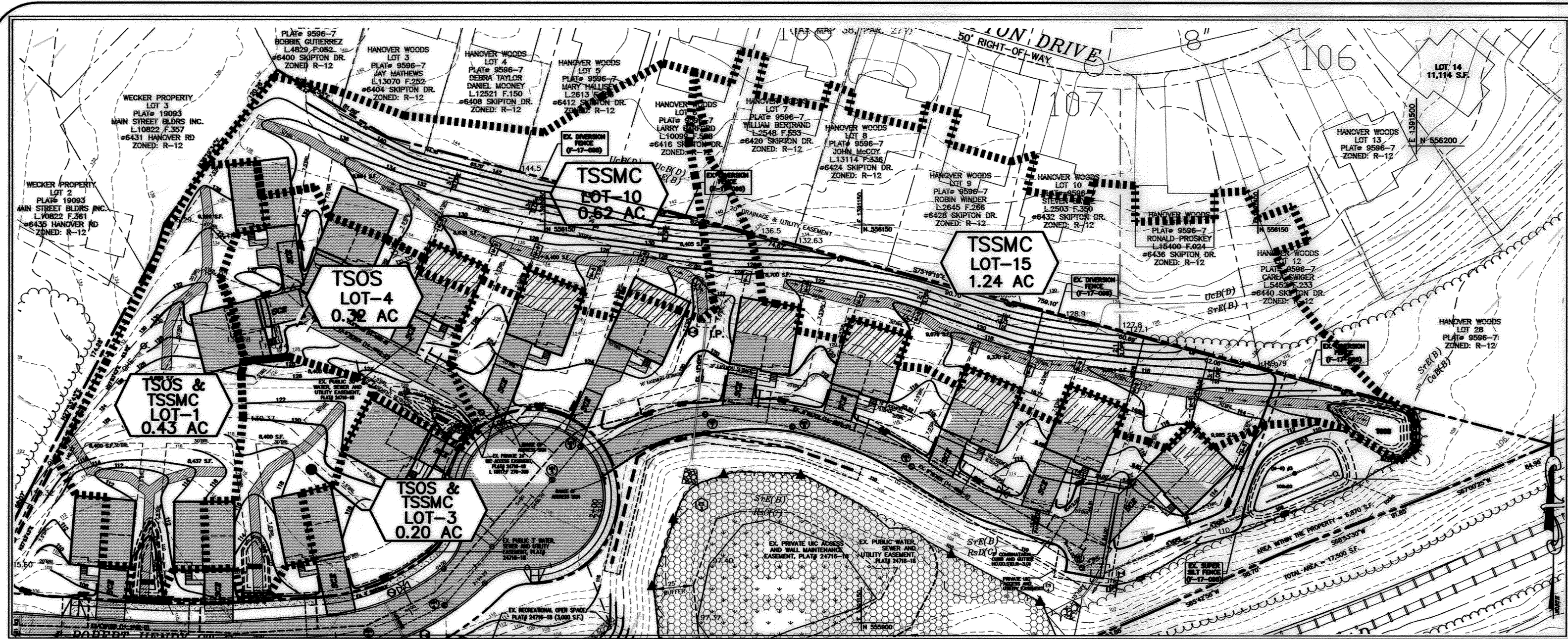
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, TAX MAP 38, GRID 15, PARCEL 273 & 1009

GRADING AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors

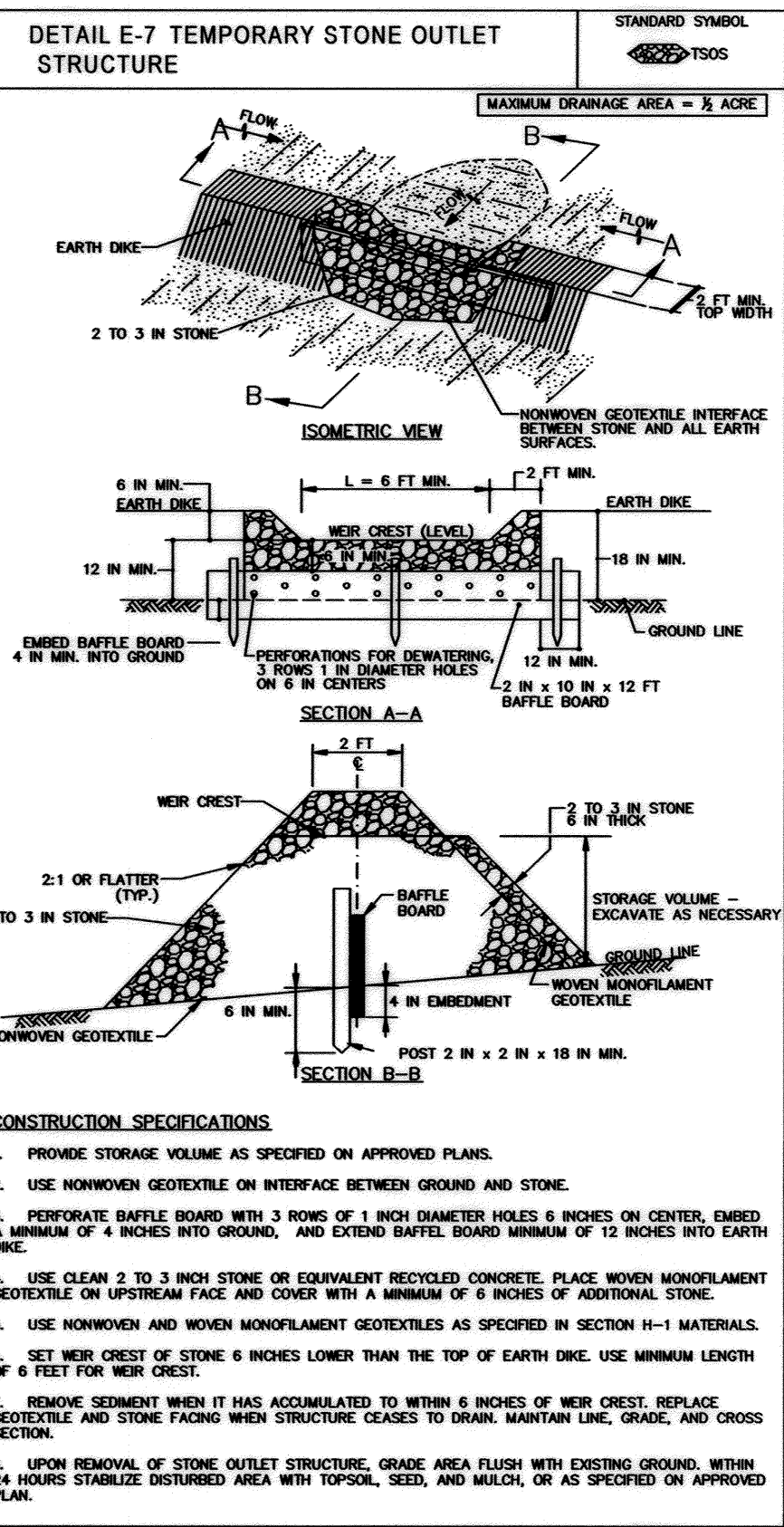
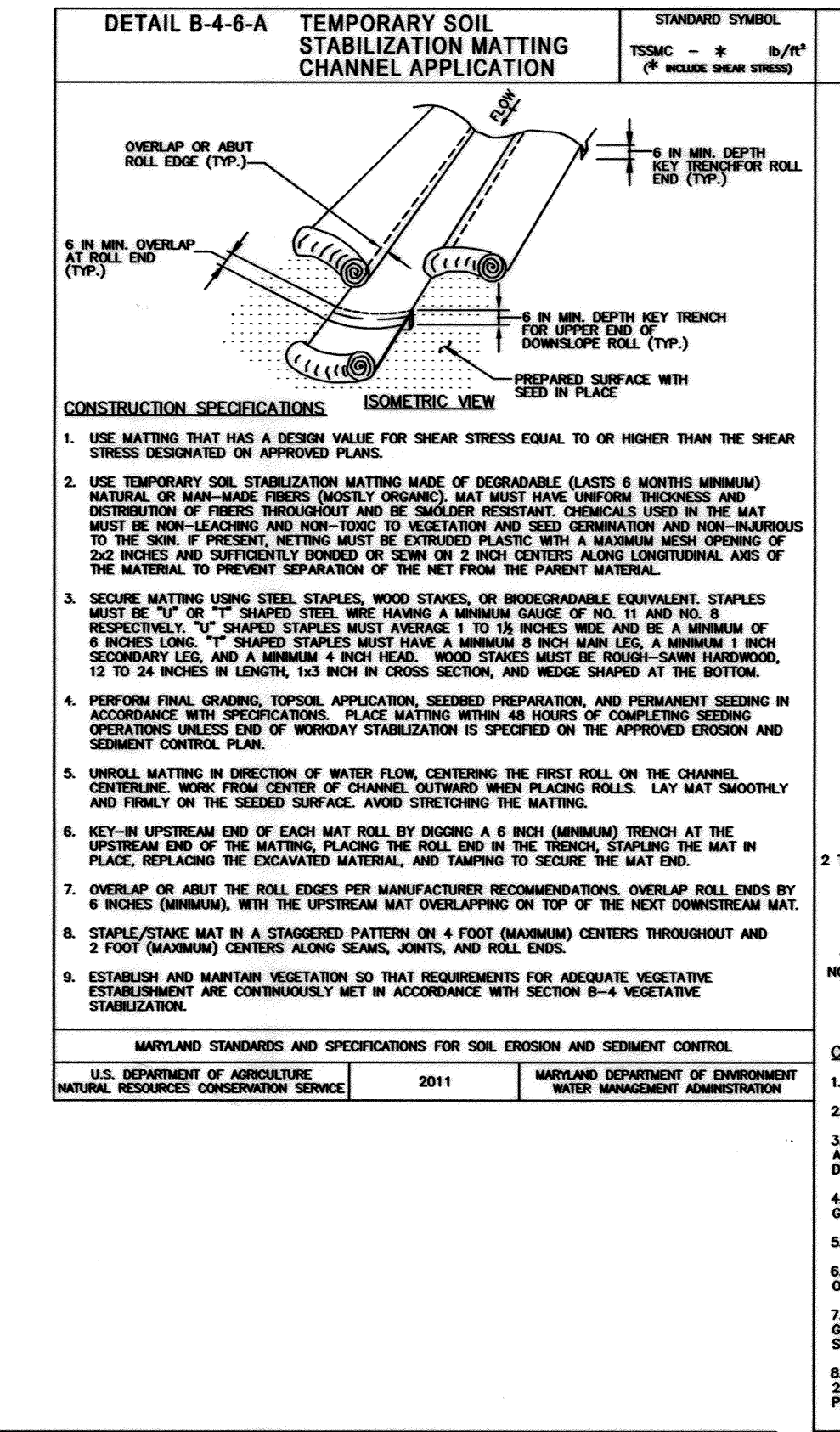
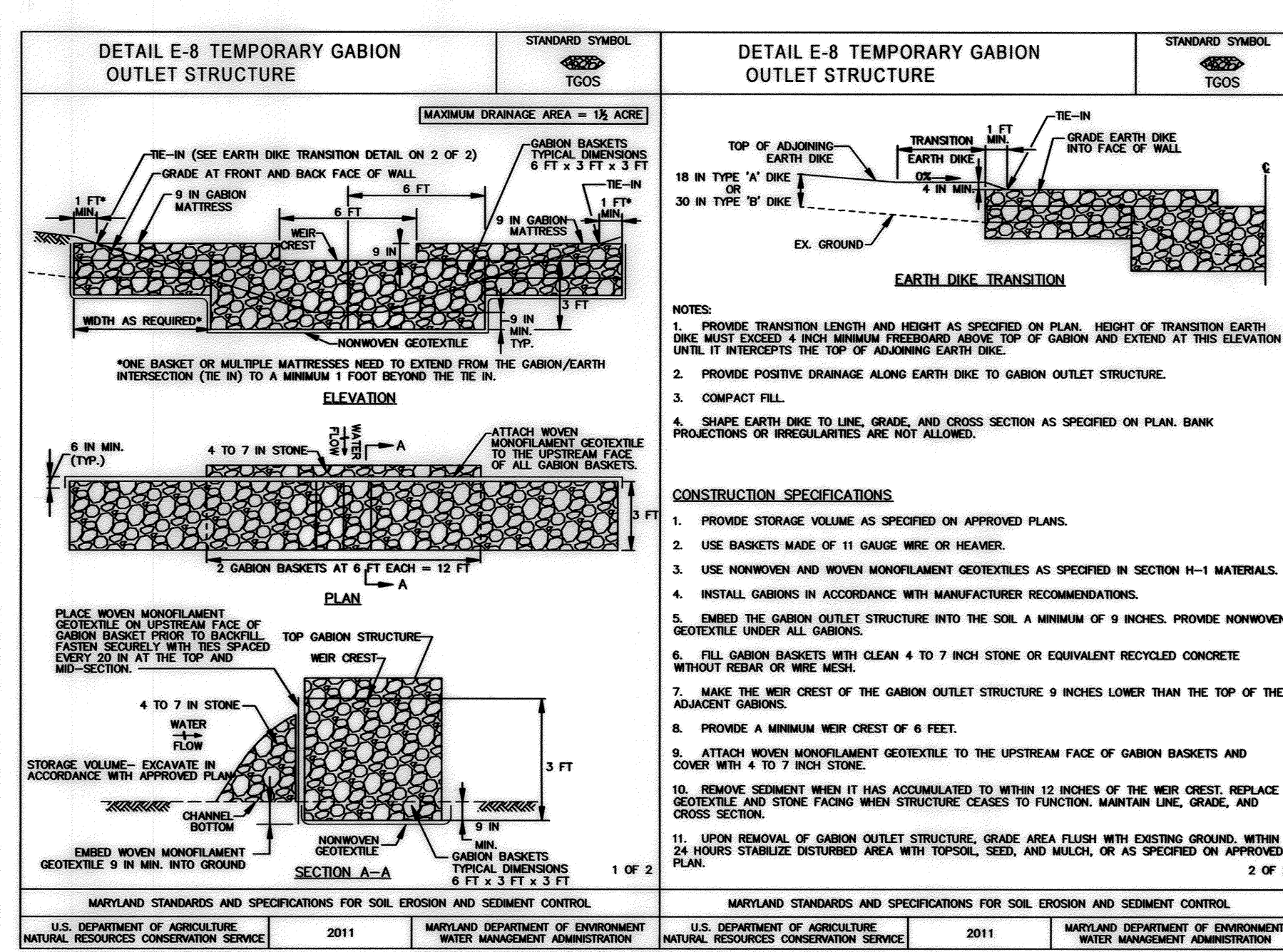
7350-B Brice Drive, Columbia, Maryland 21044
 (410) 997-0266 Fax. (410) 997-0298 Fax.



DRAINAGE AREA MAP TO TEFM. STONE OUTLET STRUCTURES AND CONTROL MATTING

SCALE: 1"=60'

TEMP STONE OUTLET STRUCTURE (LOT 1)	TEMP STONE OUTLET STRUCTURE (LOT 3)	TEMP STONE OUTLET STRUCTURE (LOT 4)	TEMP STONE OUTLET STRUCTURE (LOT 15)
DRAINAGE AREA: 0.43 AC. TOTAL STORAGE REQUIRED: 774 C.F. TOTAL STORAGE PROVIDED: 780 C.F. TOP EMBANKMENT ELEVATION: 109.0 BOTTOM ELEVATION: 108.5 WEIR LENGTH: 10' WEIR CREST ELEV.: 108.50 TOP OF EMBANKMENT WIDTH: 2' SIDE SLOPE: 2:1	DRAINAGE AREA: 0.20 AC. TOTAL STORAGE REQUIRED: 360 C.F. TOTAL STORAGE PROVIDED: 370 C.F. TOP EMBANKMENT ELEVATION: 113.0 BOTTOM ELEVATION: 111.5 WEIR LENGTH: 10' WEIR CREST ELEV.: 112.5 TOP OF EMBANKMENT WIDTH: 2' SIDE SLOPE: 2:1	DRAINAGE AREA: 0.32 AC. TOTAL STORAGE REQUIRED: 578 C.F. TOTAL STORAGE PROVIDED: 590 C.F. TOP EMBANKMENT ELEVATION: 120 BOTTOM ELEVATION: 117.5 WEIR LENGTH: 10' WEIR CREST ELEV.: 119.5 TOP OF EMBANKMENT WIDTH: 2' SIDE SLOPE: 2:1	DRAINAGE AREA: 1.24 AC. TOTAL STORAGE REQUIRED: 2,232 C.F. TOTAL STORAGE PROVIDED: 2,320 C.F. TOP EMBANKMENT ELEVATION: 110 BOTTOM ELEVATION: 106.5 WEIR LENGTH: 10' WEIR CREST ELEV.: 109.5 TOP OF EMBANKMENT WIDTH: 2' SIDE SLOPE: 2:1



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: *Christopher Brown* 2/8/21
 Signature: *Sam A. Alomer, P.E.* 2/8/21

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: *Sam A. Alomer, P.E.* 2/8/21

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

Signature: *Alexandra Butcher* 2/10/21
 Signature: *Sam A. Alomer, P.E.* 2/10/21

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *David Clark* 2-1-21
 Signature: *John...* 2/10/21
 Signature: *...* 3-10-21

LEGEND

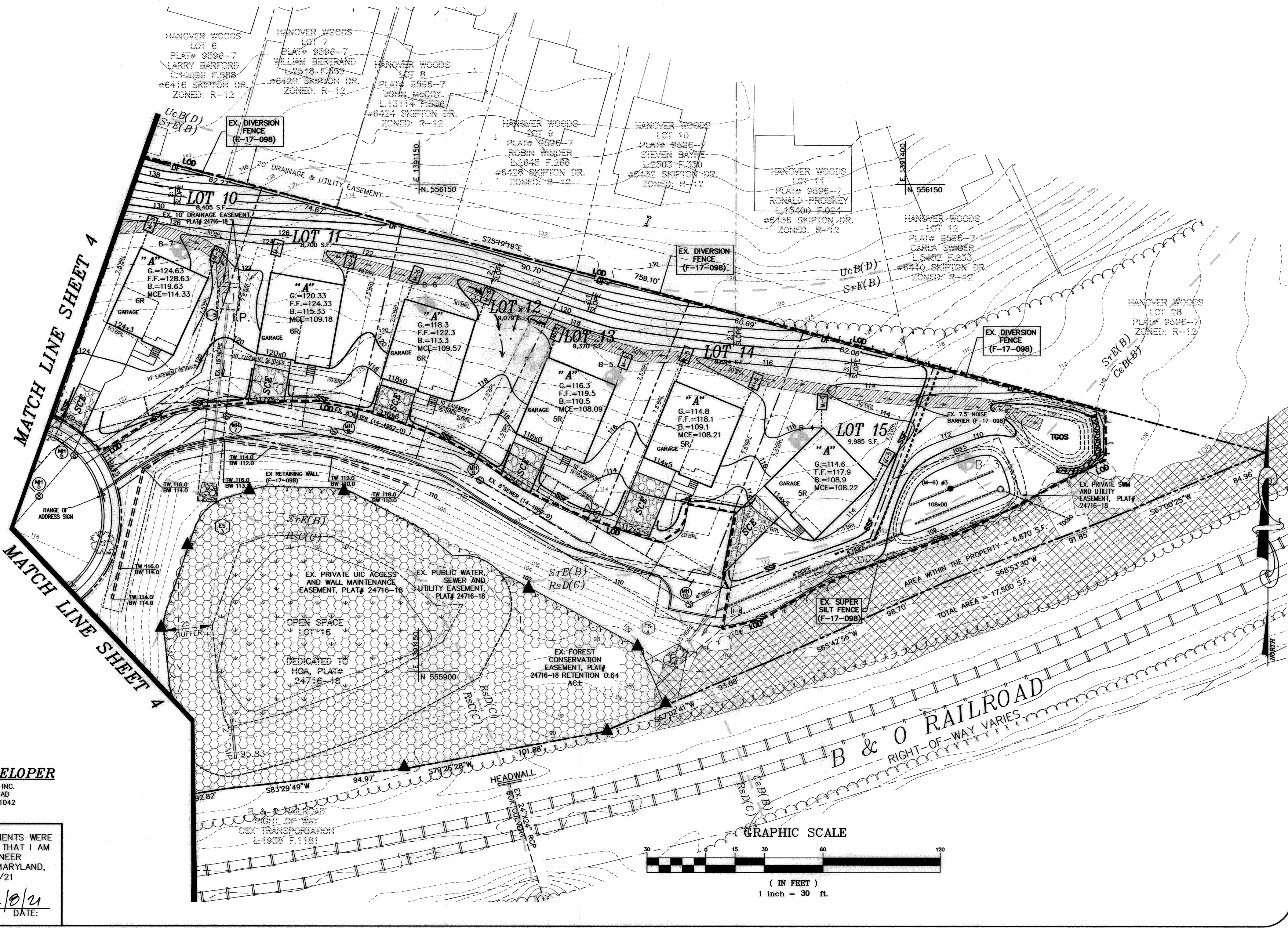
- DRY-WELL (M-5)
- LIMIT OF DISTURBANCE
- EX. STORM DRAIN PIPE
- EX. STORM DRAIN INLET
- ▨ AREA OF SLOPES GREATER THAN 25%
- ▨ AREA OF WETLANDS
- ▨ EX. FOREST CONSERVATION EASEMENT, PLAT 24716-18
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- SSF SUPER SILT FENCE
- SSF EX. DIVERSION FENCE

OWNER/DEVELOPER

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

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. 26859, EXP DATE -08/08/21

Signature: *Sam A. Alomer, P.E.* 2/8/21



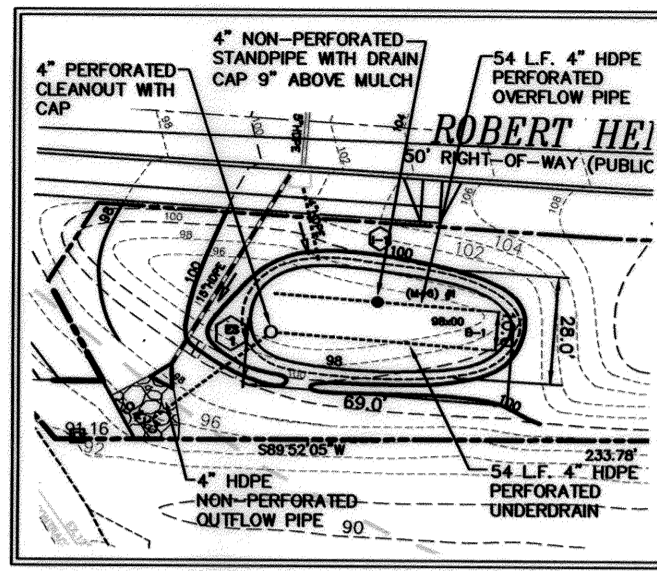
ROBERT'S CROSSING
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 GRADING AND SEDIMENT CONTROL PLAN

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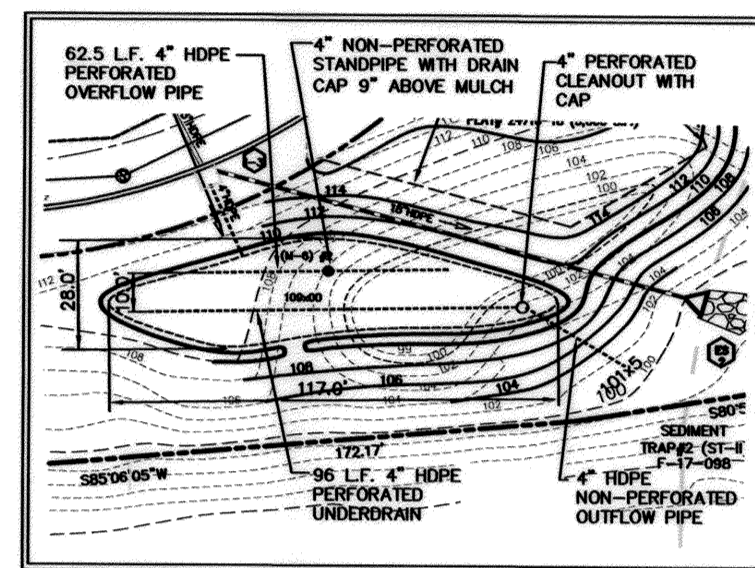
5 OF 7
 SDP-20-063

SOILS TABLE

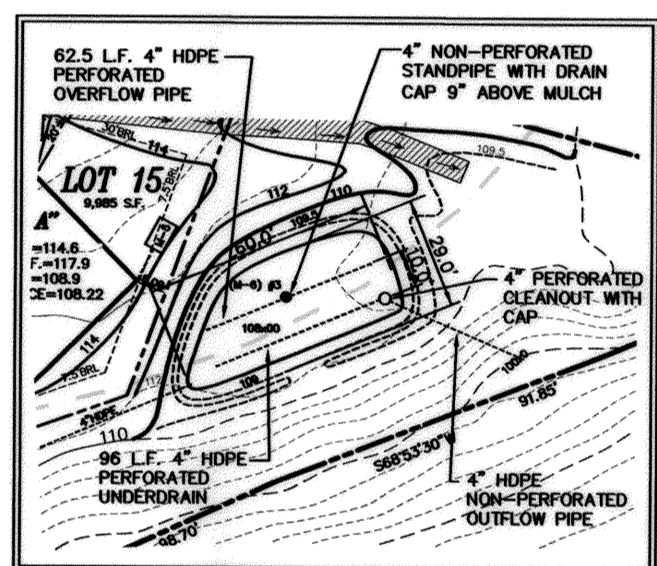
SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
R _s C	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	20	----
R _s D	(C)	RUSSETT FINE SANDY LOAM, 10-15% SLOPES.	.24	20	----
S _s D	(B)	SASSAFRAS & CROOM SOILS, 10-15% SLOPES	.35	20	HIGHLY ERODABLE
S _s E	(B)	SASSAFRAS & CROOM SOILS, 15-25% SLOPES	.35	20	HIGHLY ERODABLE
U _s B	(D)	URBAN LAND-CHILLUM-BELTVILLE COMPLEX, 0-5%	----	20	----
C _s B	(B)	CHILLUM LOAM 2-5% SLOPES	----	20	----



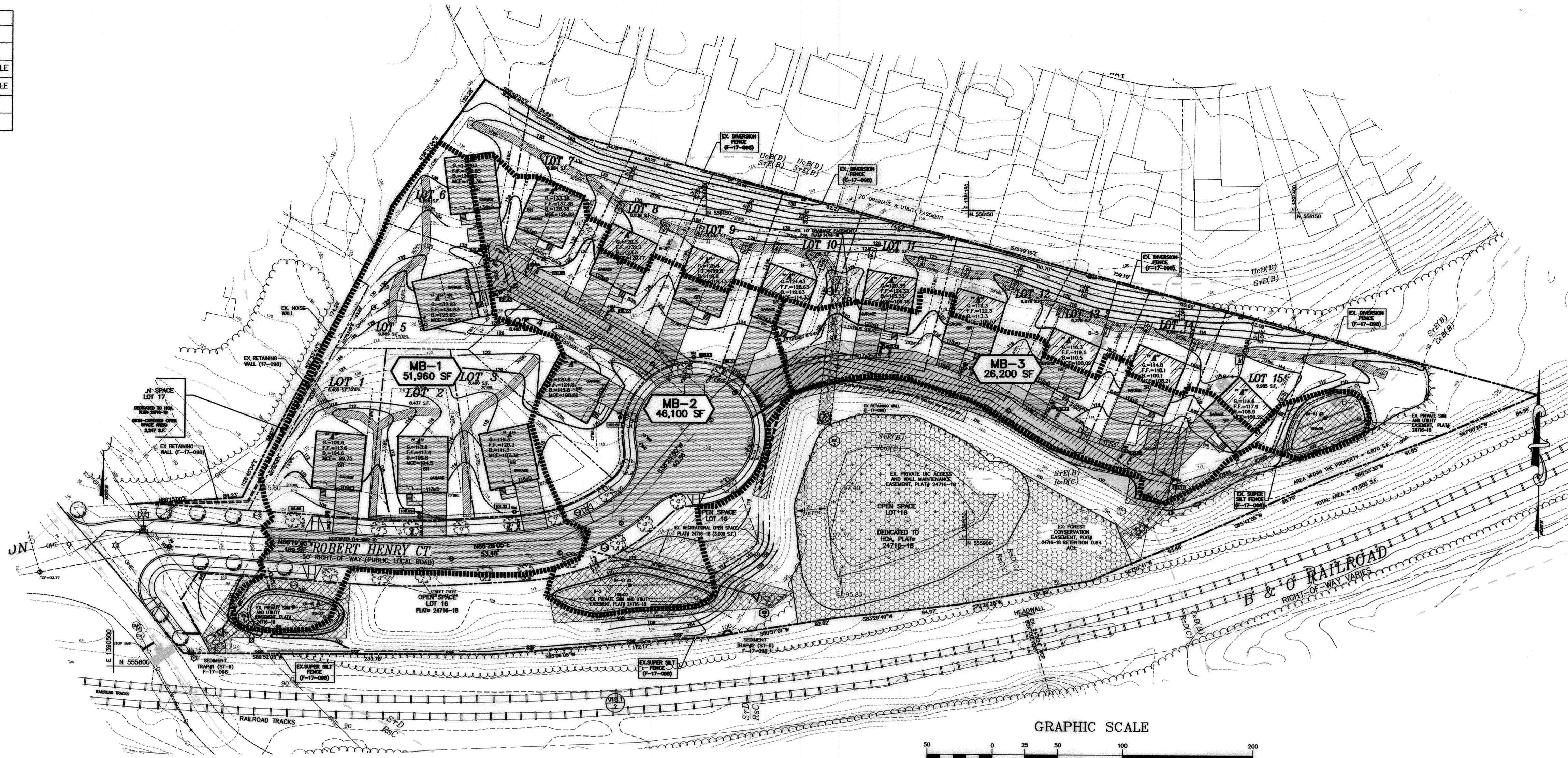
MICRO-BIORETENTION #1 PLAN
SCALE: 1"=50'



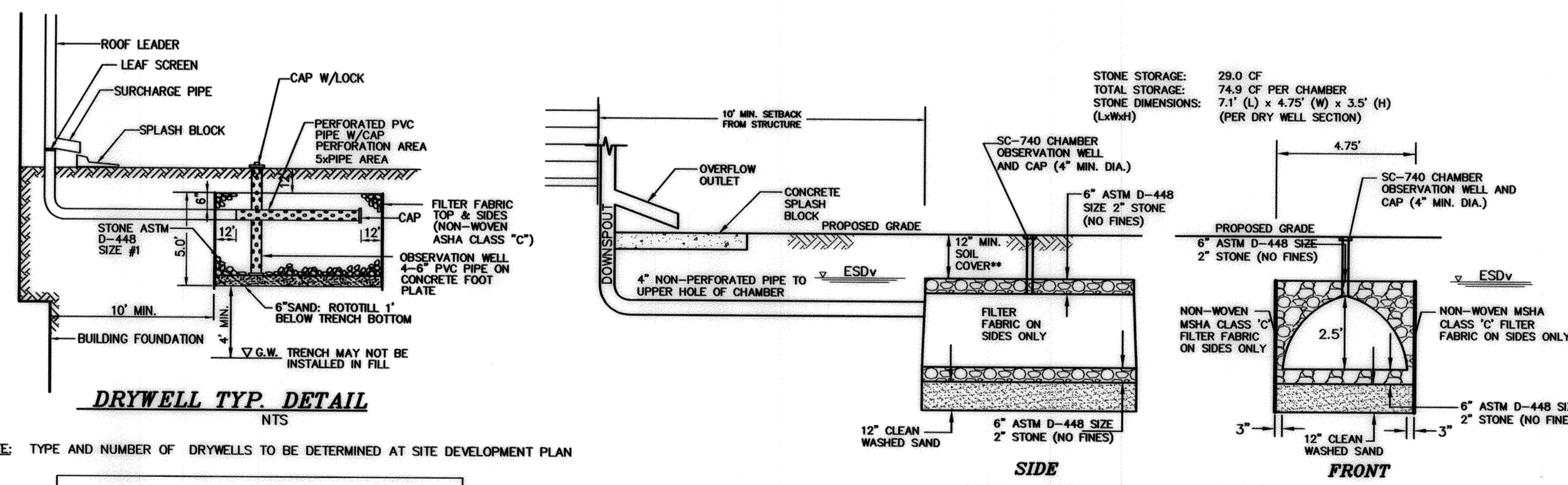
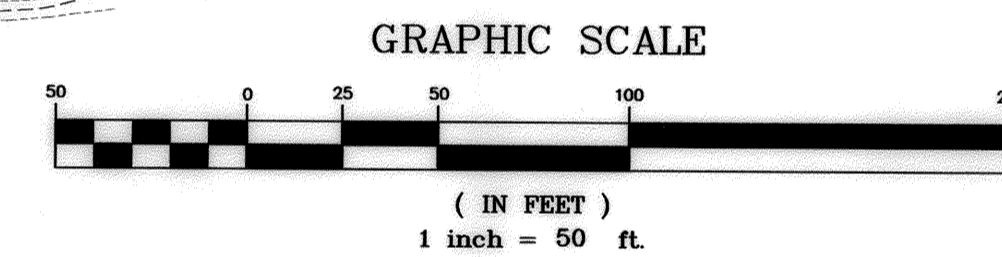
MICRO-BIORETENTION #2 PLAN
SCALE: 1"=50'



MICRO-BIORETENTION #3 PLAN
SCALE: 1"=50'



DRAINAGE AREA MAP TO M-6



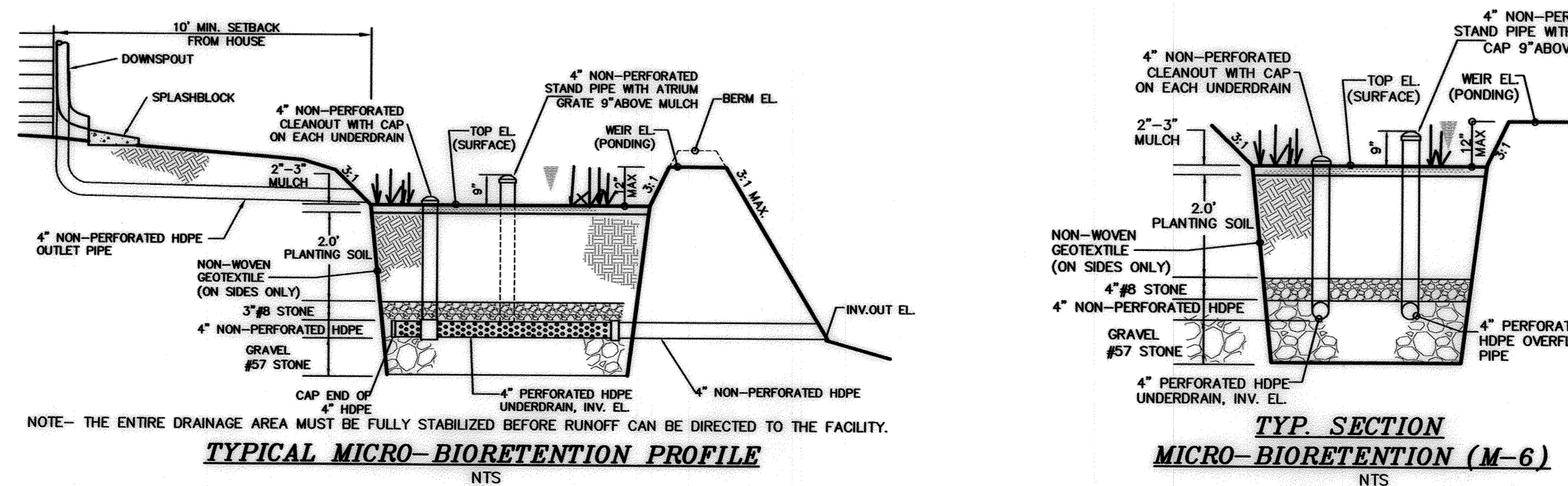
NOTE: TYPE AND NUMBER OF DRYWELLS TO BE DETERMINED AT SITE DEVELOPMENT PLAN

1 STANDARD (5'-0" x 7'-6") DRYWELL CAN BE REPLACED WITH MOD. DRYWELLS (SC-740 STORMTECH CHAMBERS)

NOTE: ADJUST COVER OVER CHAMBER TO ENSURE THAT THE CLEAN WASHED SAND LAYER IS NOT PLACED IN FILL.

MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	BERM EL.	INV. IN.	INV. OUT.	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH
MB #1	97.50	97.00	98.50	94.58	94.30	1,500 S.F.	1,870 S.F.	12"	12"
MB #2	109.00	109.50	110.00	106.08	101.50	2,050 S.F.	2,565 S.F.	12"	12"
MB #3	108.00	108.50	109.00	105.08	100.00	1,300 S.F.	1,625 S.F.	12"	12"



TYPICAL MICRO-BIORETENTION PROFILE
NOTE- THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.
NTS

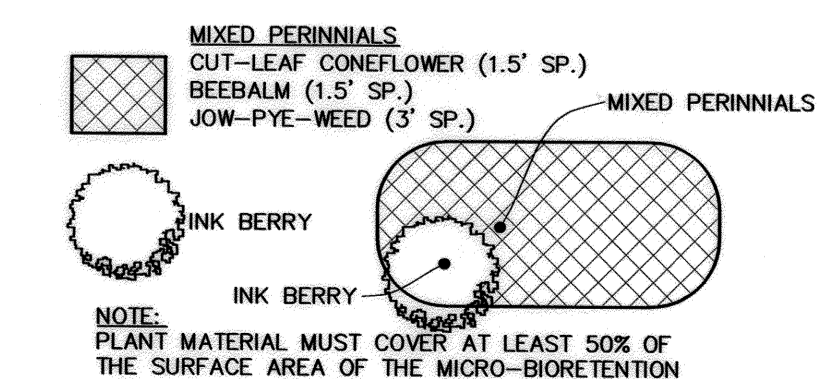
TYP. SECTION MICRO-BIORETENTION (M-6)
NTS

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED 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 SEVENTY-TWO (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 MICRO-BIORETENTION (M-6)

ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE 4.4.1 AND 2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



TYP. MICRO-BIORETENTION (M-6) DETAIL
SCALE: 1"=50'

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]* 1/21/21
DATE
NAME OF ENGINEER: SAMER A. ALOMER, P.E.
PRINTED NAME OF ENGINEER

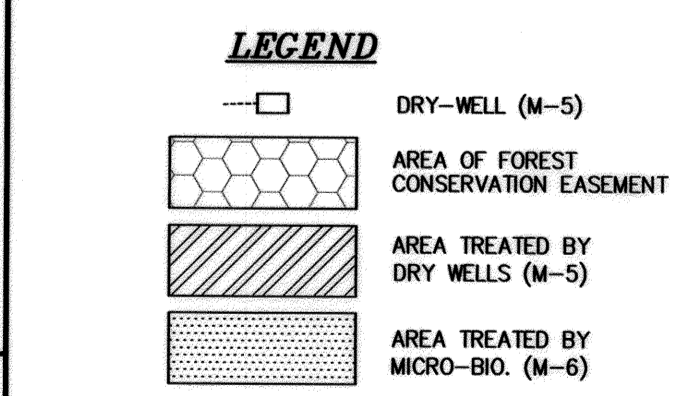
DEVELOPERS CERTIFICATE
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SIGNATURE OF DEVELOPER: *[Signature]* 1/21/21
DATE
PRINTED NAME OF DEVELOPER: Alexander Butcher

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
APPROVED: DEPARTMENT OF PUBLIC WORKS
DATE: 2/10/21

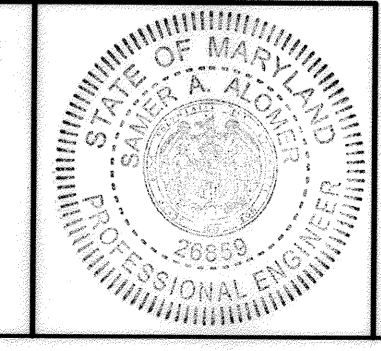
APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 3-1-21

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 3-1-21
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 3-10-21
DATE



OWNER/DEVELOPER
HARMONY BUILDERS INC
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 21042
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DATE: 1/21/21
NAME: SAMER A. ALOMER, P.E.



project	15-003	date	JAN 2021
illustration	MT	engineering	MM
scale	1"=50'	approval	SA

no.	description	revisions	date

ROBERT'S CROSSING
LOTS 1 THRU 15
SINGLE FAMILY DETACHED UNITS
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, TAX MAP 38, GRID 15, PARCEL 273 & 1009
STORMWATER MANAGEMENT PLAN AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Grace Drive, Columbia, Maryland 21044
(410) 997-0298 Tel. (410) 997-0298 Fax.