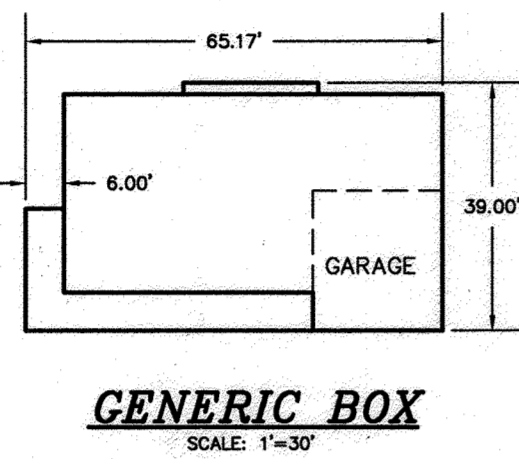
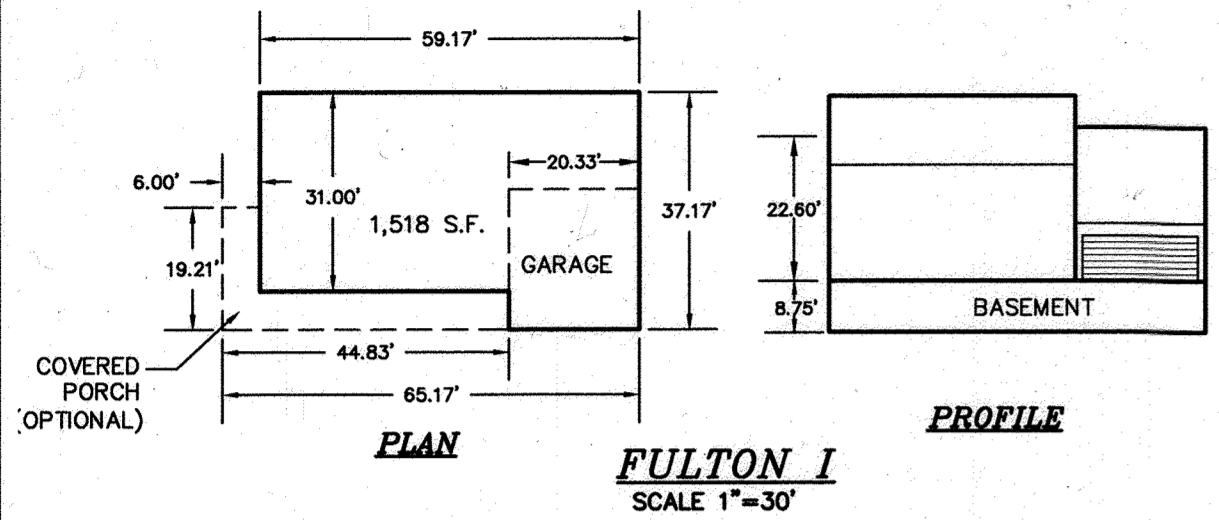
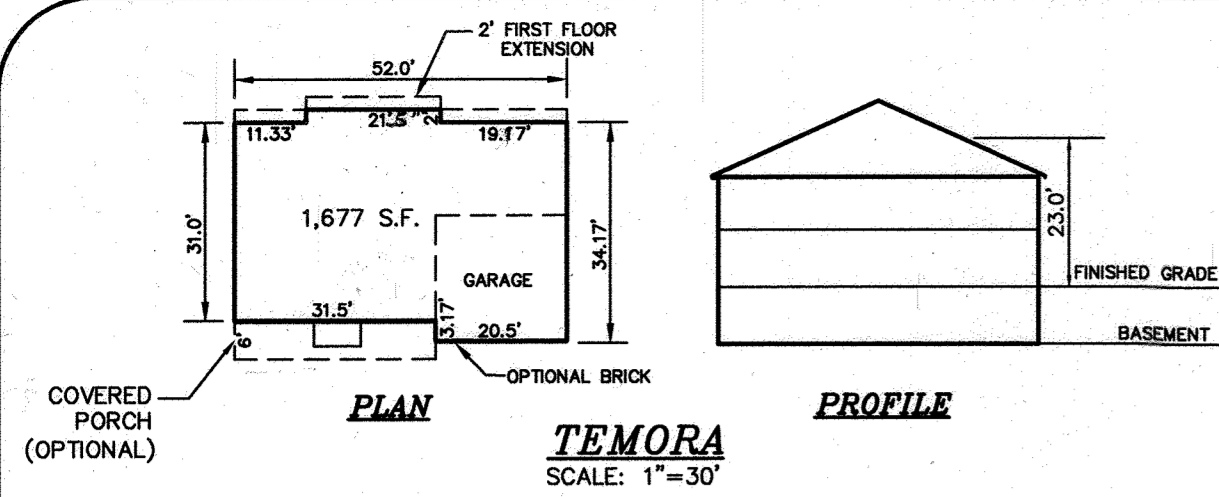


SITE DEVELOPMENT PLAN ST. JOHN'S MANOR LOT 7 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



INDEX OF DRAWINGS

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

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv	REQUIRED Pe	PROVIDED Pe	REQUIRED Rev	PROVIDED Rev
LOT 7	M-6, MICRO-BIORETENTION	326 C.F.	830 C.F.	1.0"	2.5"	102 C.F.	196 C.F.

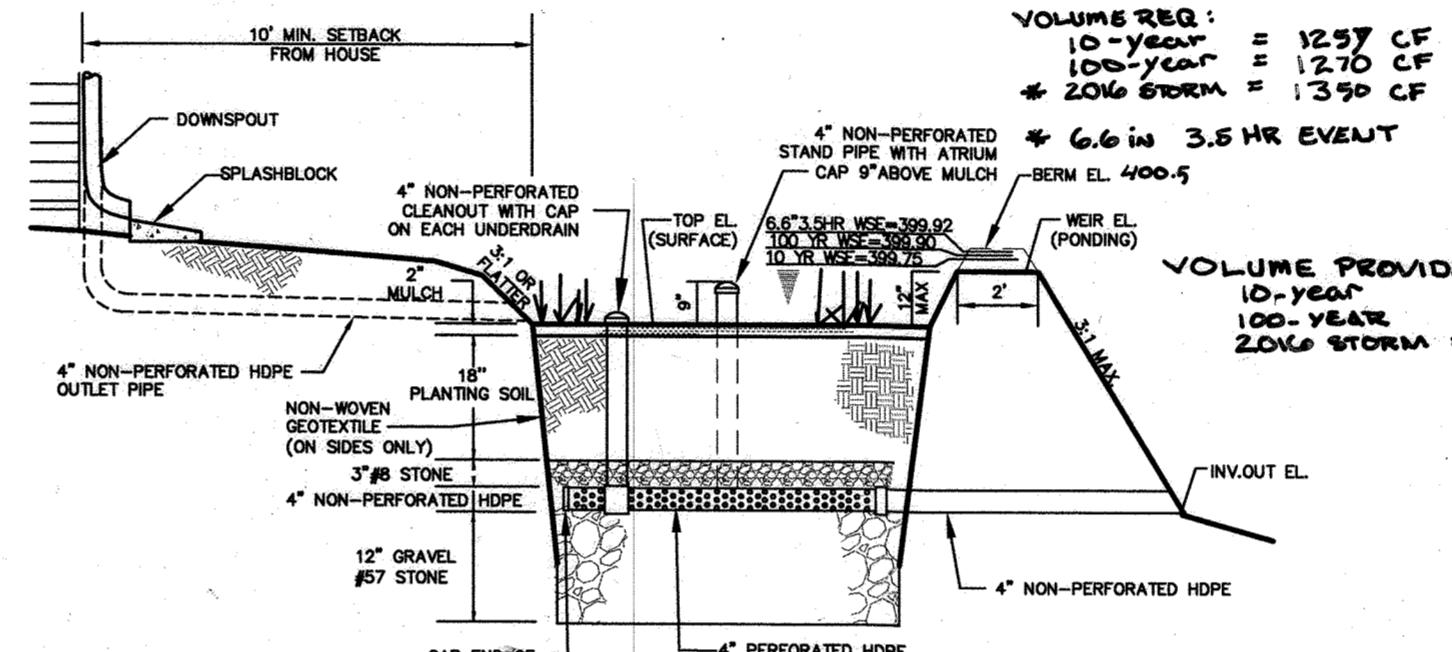
NOTE: ALL ROOF LEADERS TO BE DIRECTED TOWARDS THE MICRO-BIORETENTION FACILITY.

MICRO-BIORETENTION SCHEDULE

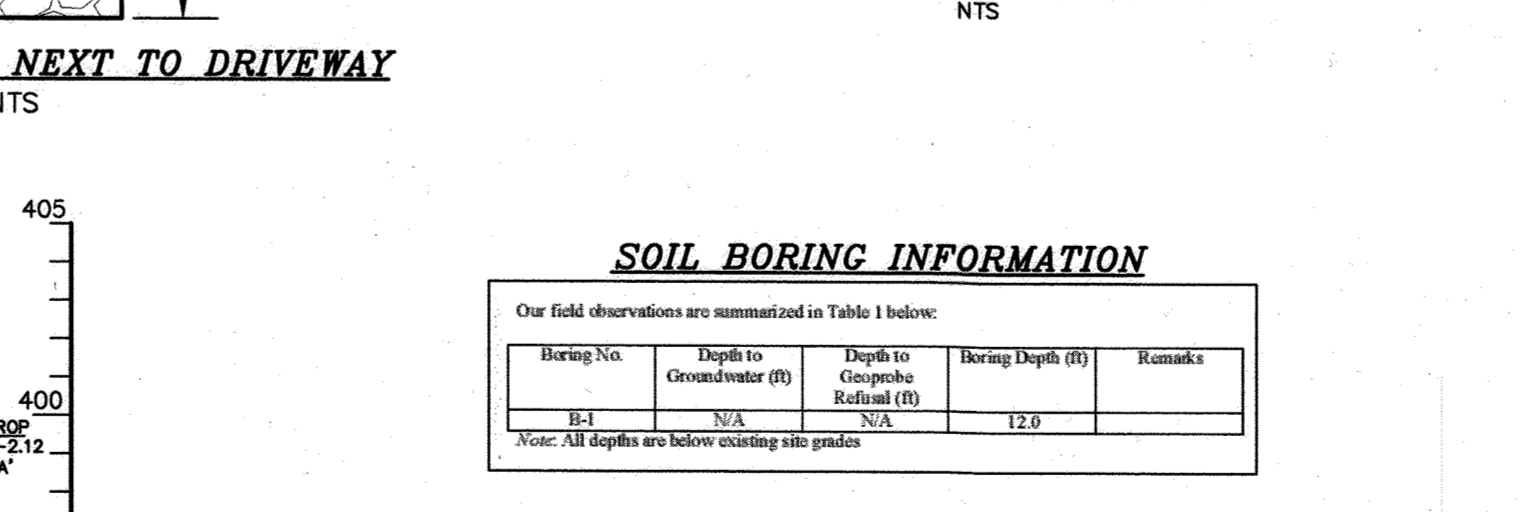
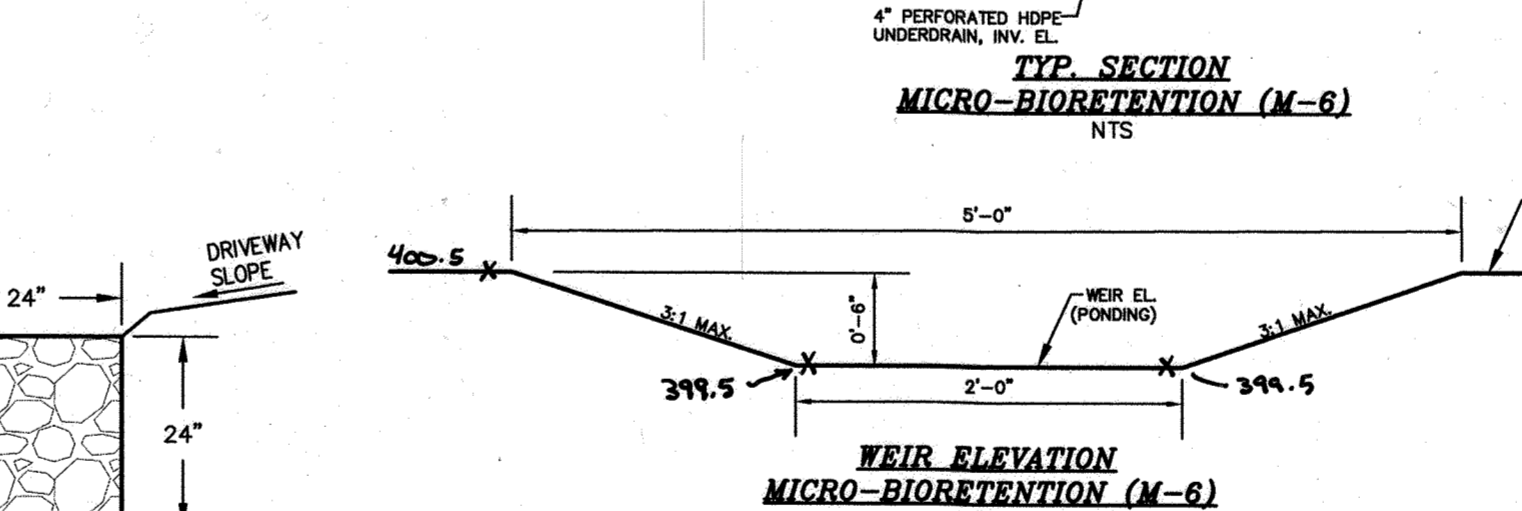
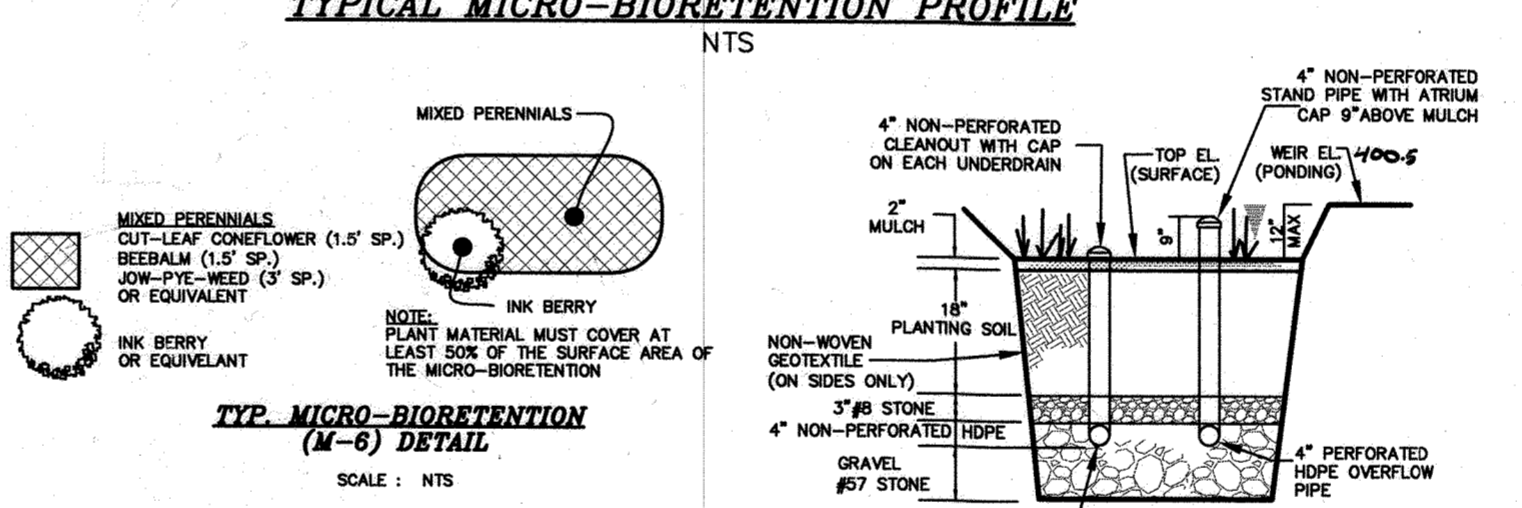
FACILITY	TOP EL. (SURFACE)	WEIR EL. (PONDING)	BERM EL.	INV. IN.	INV. OUT.	SURFACE AREA	PONDING AREA	PONDING DEPTH	GRAVEL DEPTH BELOW UNDERDRAN
MB-1	398.5	399.5	400.00	398.24	395.80	490 S.F.	778 S.F.	12"	12"

VOLUME REQ:
10-year = 1257 CF
100-year = 1270 CF
20th storm = 1330 CF

VOLUME PROVIDED:
10-year = 1278 CF
100-year = 1411 CF
20th storm = 1454 CF



NOTE: THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.



SOIL BORING INFORMATION

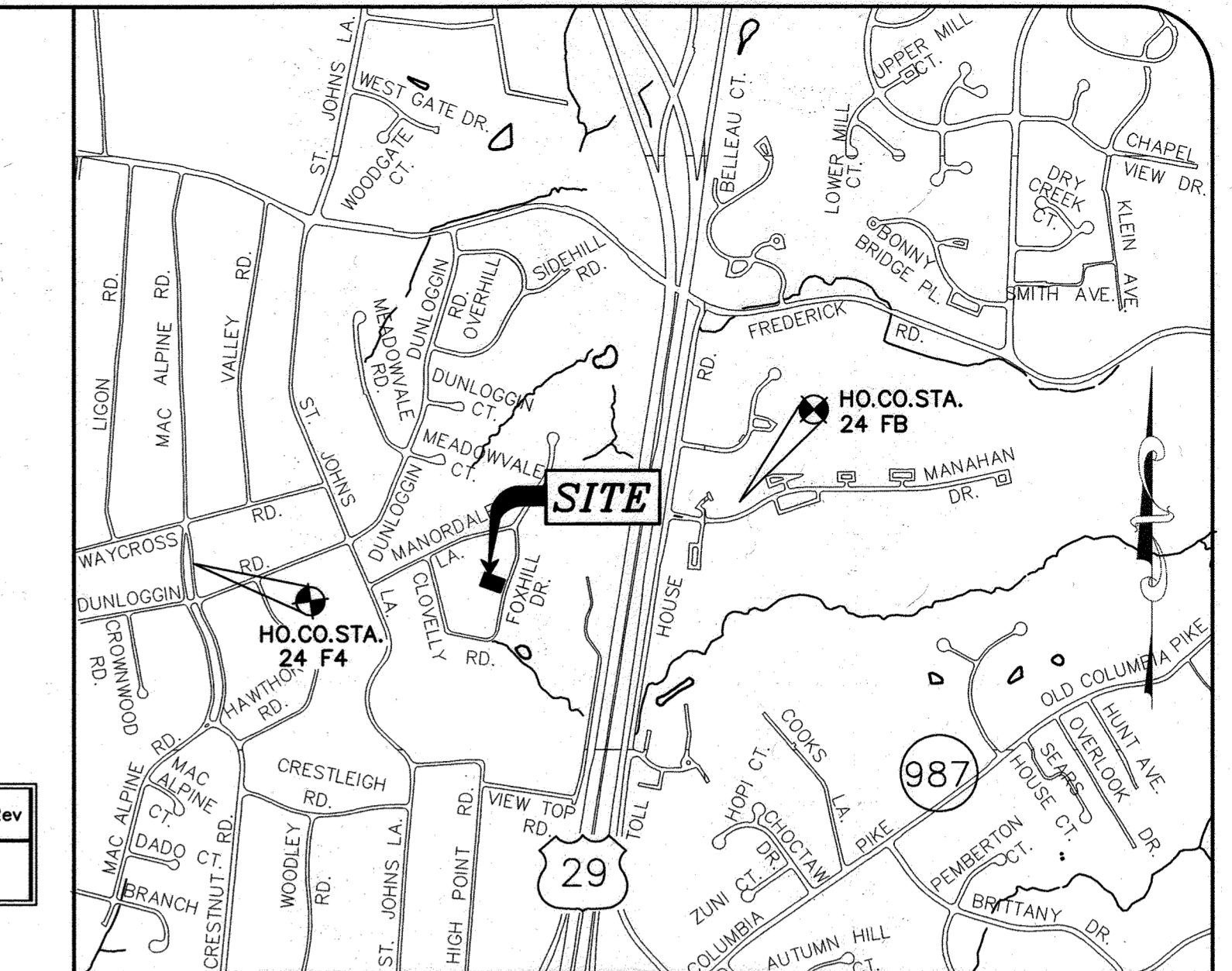
Boring No.	Depth to Groundwater (ft)	Depth to Geoprobe Refusal (ft)	Boring Depth (ft)	Remarks
B-1	N/A	N/A	12.0	

PERMIT INFORMATION BLOCK

SUBDIVISION NAME: ST. JOHN'S MANOR		SECTION/AREA: N/A		PARCEL: 1142	
PLAT NO. 4312		BLOCK(S) 17		ZONING R-20	
TAX MAP NO. 24		ELECTION DISTRICT 2ND		CENSUS TRACT 602306	

ADDRESS CHART

LOT #	ADDRESS
7	3910 FOXHILL DRIVE



GENERAL NOTES:

- SUBJECT PROPERTY ZONED "R-20" PER 10/06/13 COMPREHENSIVE ZONING REGULATIONS.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:
LOCATION: TAX MAP: 24 PARCEL: 1142 GRID: 17
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA (LOT 7): 0.48 AC±
LIMIT OF DISTURBANCE: 0.33 AC±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 1
TYPE OF PROPOSED UNITS: SFD
NUMBER OF REQUIRED PARKING SPACES: 1 UNIT x 2.5 SPACES = 2.5 SPACES
NUMBER OF PARKING SPACES PROVIDED: 4 SPACES
DPZ FILE NUMBERS: ECP-20-054
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 24F4 AND 24F6 WERE USED FOR THIS PROJECT.
STA. NO. 24F4 N 582,652.119 E 1,364,255.979 EL. 422.495
STA. NO. 24F4 N 582,298.842 E 1,360,571.018 EL. 386.118
- EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PERFORMED ON OR ABOUT MAY 2020 BY MILDENBERG, BOENDER & ASSOC., INC.
- PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION SEC. 16.1202(B)(1)(i):
EXEMPTIONS TO REQUIREMENT FOR FOREST CONSERVATION PLANS:
(1) EXEMPTIONS NOT REQUIRING A DECLARATION OF INTENT. THE FOLLOWING DEVELOPMENT IS EXEMPT FROM THE REQUIREMENT OF THIS SUBTITLE: (i) A SUBDIVISION, SITE DEVELOPMENT OR GRADING PERMIT FOR DEVELOPMENT ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET;
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS 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.
- NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL.
- 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) 393-3333
BALTIMORE GAS & ELECTRIC (410) 885-0123
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.
- 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, 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 NUMBERS: 31-5 AND 10-W.
- STORMWATER MANAGEMENT IS PROVIDED VIA MICRO-BIORETENTION FACILITY (M-6) AND MODIFIED DRYWELL (M-5), IN ACCORDANCE WITH THE 2007 MDC STORMWATER DESIGN MANUAL. PRIVATELY OWNED AND MAINTAINED. THE SITE IS WITHIN THE TIBER BRANCH WATERSHED AND SHALL BE REQUIRED TO PROVIDE PEAK MANAGEMENT CONTROL FOR 24-HOUR, 10-YEAR STORM EVENTS AND 100-YEAR STORM EVENTS AS WELL AS 3.55-HR, 6.6-INCH STORM EVENTS.
- ENVIRONMENTAL CONCEPT PLAN, ECP-20-054, FOR THIS RESUBDIVISION WAS APPROVED ON OCTOBER 30, 2020.
- PERIMETER LANDSCAPING IS NOT REQUIRED BECAUSE THE RESUBDIVISION PLAN WAS APPROVED PRIOR TO THE ADOPTION OF THE 1993 REGULATIONS AND LANDSCAPE MANUAL.
- NO FOREST EXISTS ON SITE. NO SPECIMEN TREES EXIST ON SITE.

SOIL DESCRIPTION:

SYMBOL	RATING	NAME	Kw FACTOR	MAP NO.	COMMENTS
LoB	(C)	LEGORE-MONTALTO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.64*	13	
UoB	(D)	URBAN LAND-UDORTMENTS COMPLEX, 0 TO 8 PERCENT SLOPES	0.37*	13	

*SOURCE: USDA NRCS WEB SOIL SURVEY. Kw AGGREGATION METHOD: MAXIMUM OR MINIMUM

LEGEND

DF	CLEAN WATER DIVERSION FENCE
SSF	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
(Hatched Box)	DRIVEWAY
(Cross-hatched Box)	TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION
(Diamond)	SOIL BORING LOCATION

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 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: W.A. Scott Godsteyn
DATE: 08/21

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.
DATE: 11/30/2020

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/9/21

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/14/21

OWNER/DEVELOPER
HARMONY BUILDERS INC.
4228 COLUMBIA ROAD
ELLCOTT CITY, MARYLAND 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 08/0/21

SAMER A. ALOMER P.E.
DATE: 3/22/2021

C:\SYMBOLS\DRIVE\PROJECTS\SD\HOWARD\DRIVE\2020\20-016 FOXHILL DRIVE\1-SDPR3.DWG

date	MAR 2021	engineering	DAM	approval	SAA
project	20-016	illustration	DAM	scale	1"=30'

revision	3/18/21	description	REVISE HOUSE MODEL AND GRADING
date		revisors	

ST. JOHN'S MANOR LOT 7
TAX MAP: 24 - PARCEL: 1142 - GRID 17
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN

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

