

PRELIMINARY EQUIVALENT SKETCH PLAN GREENE PROPERTY

LOTS 1 THRU 8, AND OPEN SPACE LOTS 9 AND 10

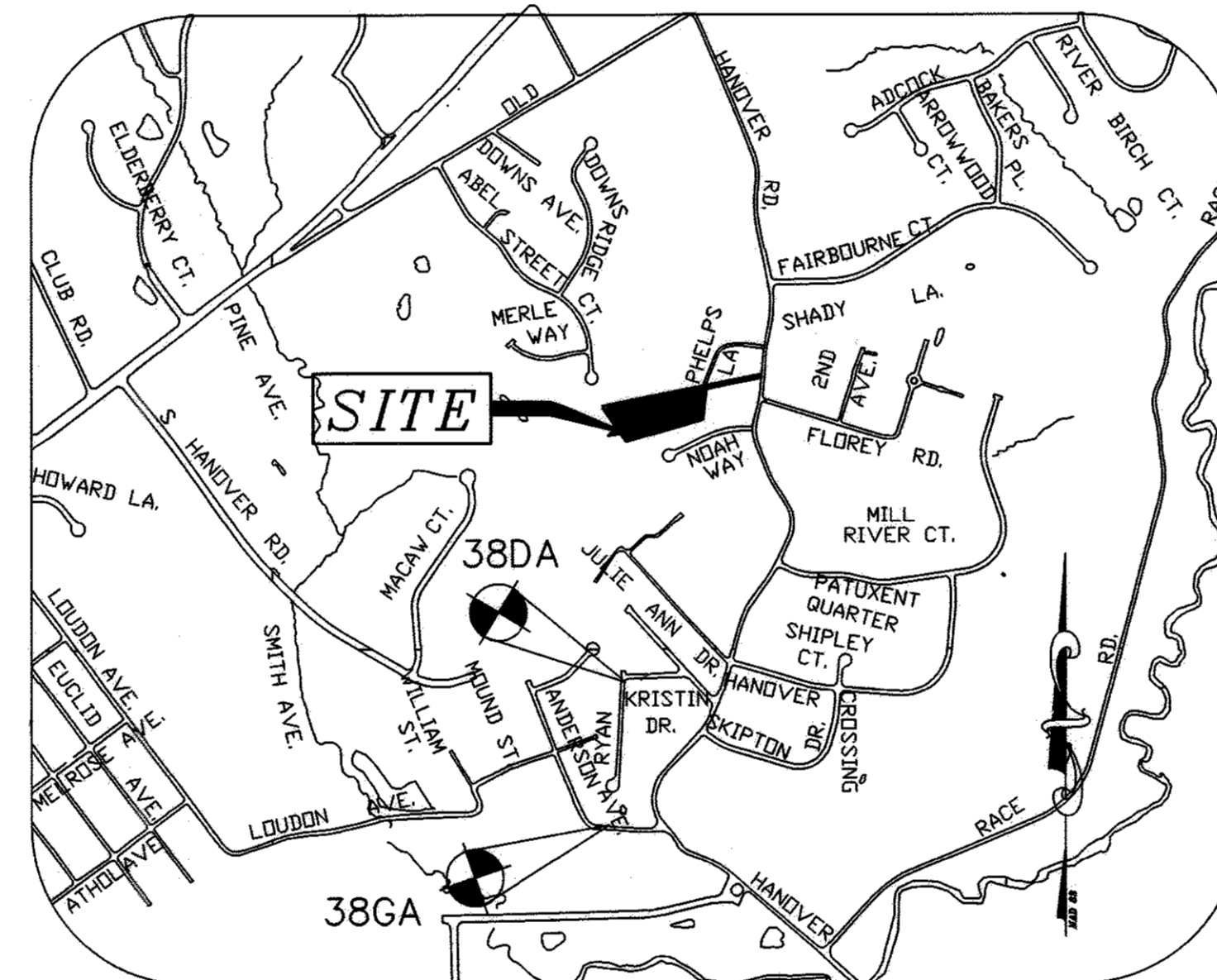
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX

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MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,684 SQ.FT.	562 SQ.FT.	12,122 SQ.FT.
3	17,638 SQ.FT.	253 SQ.FT.	17,385 SQ.FT.
4	12,989 SQ.FT.	985 SQ.FT.	12,004 SQ.FT.
5	13,166 SQ.FT.	1,166 SQ.FT.	12,000 SQ.FT.
6	13,567 SQ.FT.	1,267 SQ.FT.	12,000 SQ.FT.
7	13,319 SQ.FT.	1,319 SQ.FT.	12,000 SQ.FT.
8	12,711 SQ.FT.	711 SQ.FT.	12,000 SQ.FT.
9	7,920 SQ.FT.	1,680 SQ.FT.	6,240 SQ.FT.



VICINITY MAP

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

GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED R-12 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- TOPOGRAPHY WITHIN 200' OF SITE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. ON OR ABOUT FEBRUARY 2016. OTHER TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY GIS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2016 BY MILDENBERG, BOENDER & ASSOC. INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
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
- PROJECT BACKGROUND:**
ADDRESS: 6200 HANOVER ROAD, HANOVER, MD 21076
LOCATION: TAX MAP: 38 PARCEL: 871 GRID: 15
ELECTION DISTRICT: FIRST
DEED REFERENCE: 16371/00155
PREVIOUS PROJECT NUMBERS: ECP-16-063
- SITE AREA TABULATION**
TOTAL AREA: 3.26 AC±
AREA OF 100 YEAR FLOODPLAIN: 0.14 AC±
TOTAL NET AREA: 3.12 AC±
MINIMUM LOT SIZE PROPOSED: 12,000 S.F.
NUMBER OF BUILDABLE LOTS: 8
NUMBER OF OPEN SPACE LOTS: 2
TYPE OF PROPOSED UNIT: SFD
AREA OF BUILDABLE LOTS: 2.78 AC±
AREA OF ROAD ROW: 0
AREA OF ROAD DEDICATION: 0.01 AC±
AREA OF OPEN SPACE REQUIRED: (8%) 0.26 AC±
AREA OF OPEN SPACE PROVIDED: (14.4%) 0.47 AC±
- WATER IS PUBLIC.
- SEWER IS PUBLIC.
- STORMWATER MANAGEMENT IS PROVIDED BY M-6 MICRO-BIORETENTION FACILITIES IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL.
- 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.
- FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY, 2016. THERE ARE FOREST RESOURCES OR SPECIMEN TREES ON THE PROPERTY.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY A PAYMENT OF FEE-IN-LIEU FOR 0.50 ACRES OF AFFORESTATION. FEE-IN-LIEU FOR 0.50 ACRES (21,780 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$ 16,335.00 WILL BE POSTED AT FINAL PLAN STAGE.
- ALL LANDSCAPING REQUIREMENTS SHALL BE FULFILLED AT THE FINAL PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- PER SECTION 16.121(g) OF THE HOWARD COUNTY SUBDIVISION AND LAND USE REGULATIONS, OPEN SPACE FOR THIS SUBDIVISION HAS BEEN PROVIDED THROUGH THE CREATION OF OPEN SPACE LOT 9.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON DECEMBER 21, 2015 AT 6:00 PM AT THE ELK RIDGE 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.
- EXISTING DWELLING LOCATED ON LOT 3 IS TO REMAIN. ALL OTHER EXISTING STRUCTURES ARE TO BE REMOVED.
- 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.
- 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 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.
- NO STEEP SLOPES EXIST ON-SITE.
- THE SEPTIC SYSTEM MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT SIGNATURE OF THE FINAL RECORD PLAT.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- THE PROPERTY FALLS WITHIN THE BWI AIRPORT HEIGHT RESTRICTION AREA.
- OPEN SPACE LOT 10 IS TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- THIS PROPERTY IS SUBJECT TO THE DESIGN MANUAL WAIVER, VOLUME III, SECTION 1.1.D.2, TO ALLOW 8 DWELLING UNITS ON A USE-IN-COMMON DRIVEWAY. WAIVER WAS DENIED ON MARCH 17, 2017 WITH THE RECOMMENDATION TO PROVIDE A SECOND USE IN COMMON DRIVEWAY ACCESSED FROM THE SIDE LEG OF THE TEE-TURNAROUND.

LEGEND

	EXISTING DRIVEWAY TO BE REMOVED		EARTH DIKE
	PROPOSED PAVEMENT	A-1	DIVERSION FENCE
	AREA OF WETLANDS	DF	SILT FENCE
	100 YR. FLOODPLAIN	SF	SUPER SILT FENCE
	8" SEWER	SSP	LIMIT OF DISTURBANCE
	PR. 8" SEWER MAIN	LOD	LIMIT OF DRAINAGE AREA
	PR. MANHOLE		LIMIT OF DRAINAGE AREA
	PR. 8" WATER MAIN		SOIL BORING
	PR. STORM DRAIN PIPE		STABILIZED CONSTRUCTION ENTRANCE
	PR. STORM DRAIN INLET		MICRO-BIORETENSION NUMBER
			EXISTING TREE

OWNER / DEVELOPER

HARMONY BUILDERS INC
4228 COLUMBIA ROAD
ELLCOTT 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. 17942, EXP. DATE 09/03/18

R. JACOB HIKMAT P.E. 614117 DATE:



APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR DATE 6-14-17

date	project	illustration	scale	no.	description	revisions
JUNE 2017	15-011	MM	1"=60'	MM	approval	R/H

date	no.	description	revisions

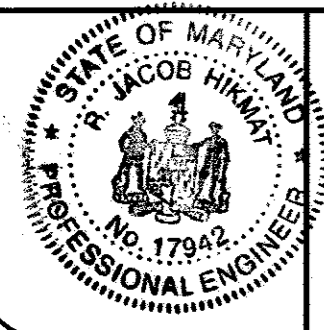
GREENE PROPERTY
LOTS 1-8 AND OPEN SPACE LOTS 9 & 10
TAX MAP 38, GRID 15, PARCEL 871
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG,
BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax

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OWNER

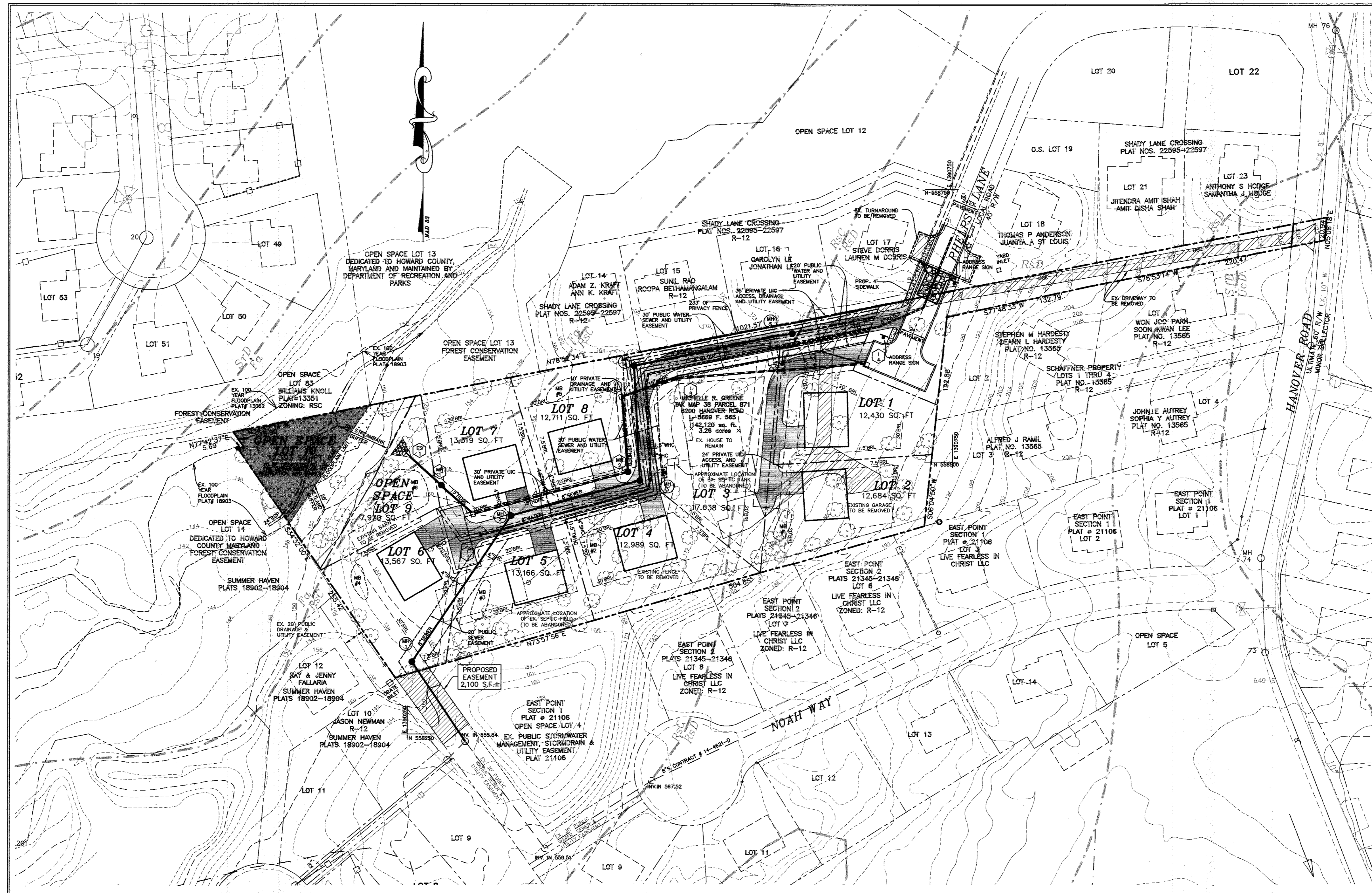
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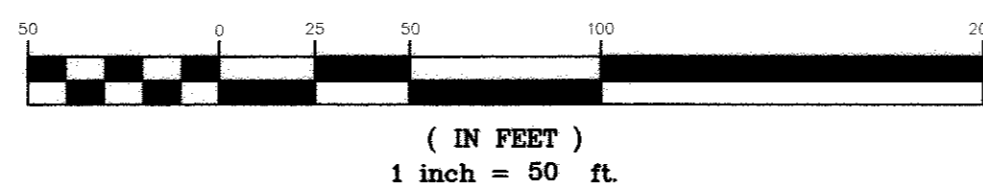
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R. JACOB HIKMAT P.E. **6/14/17**
DATE:

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Nallas J. Boender 6-14-17
PLANNING DIRECTOR DATE



GRAPHIC SCALE



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

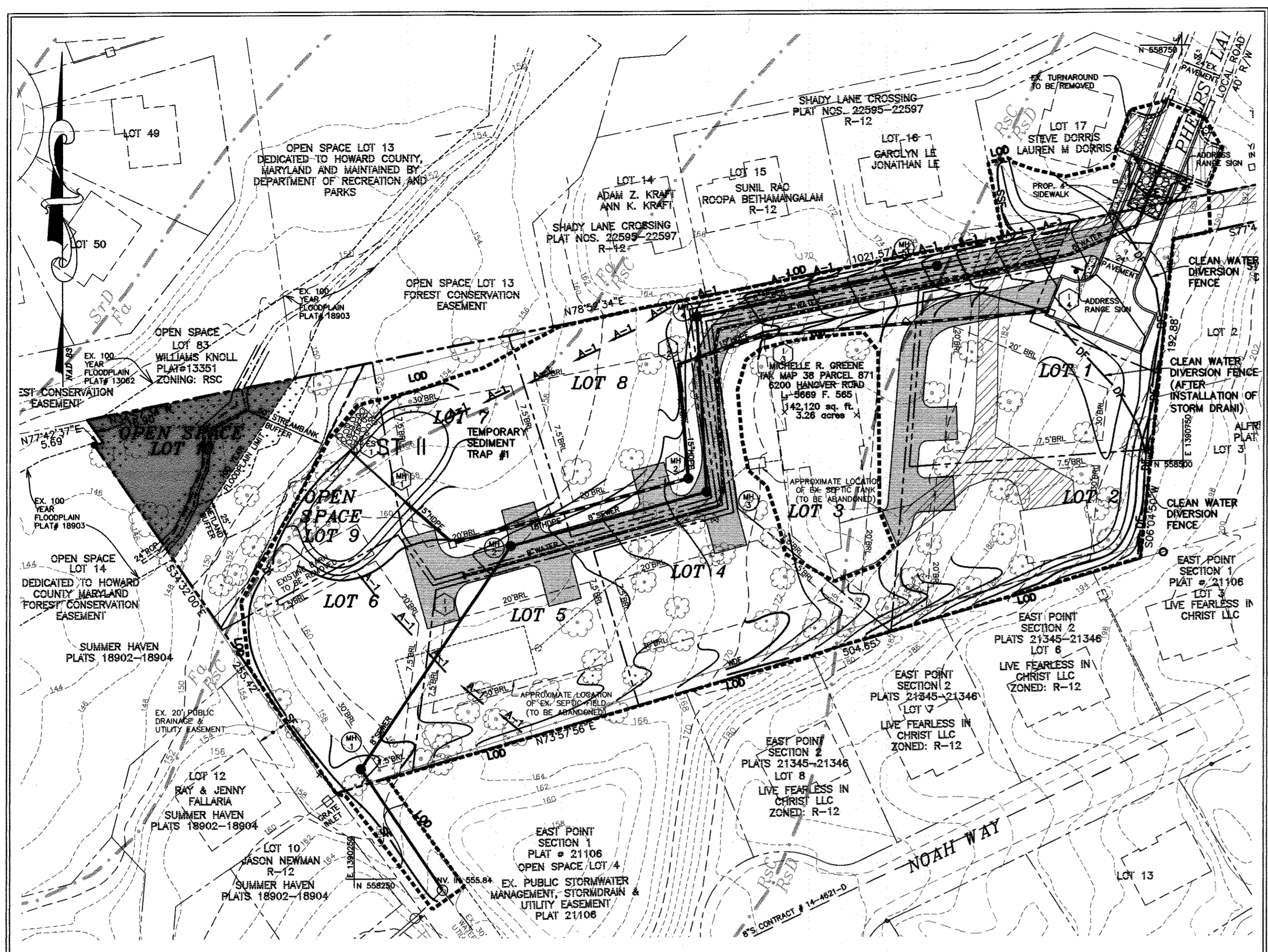
GREENE PROPERTY
LOTS 1-8 AND OPEN SPACE LOTS 9 & 10
TAX MAP 38, GRID 15, PARCEL 871
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PRELIMINARY EQUIVALENT SKETCH PLAN

Project	15-011	date	JUNE 2017
Illustration	MM	illustration	engineering
scale	1"=50'	MM	MM
description		approval	RJH
revisions			

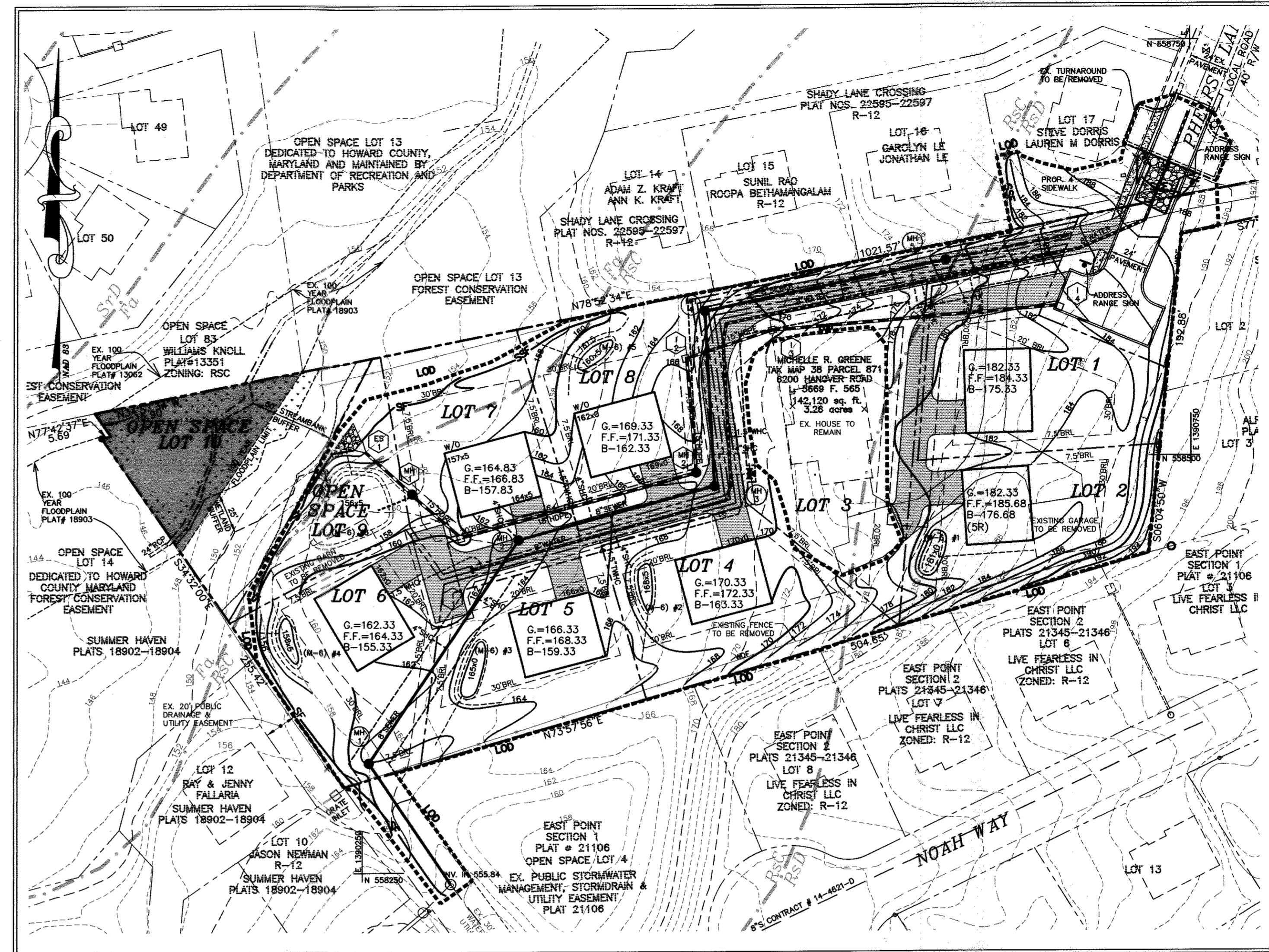
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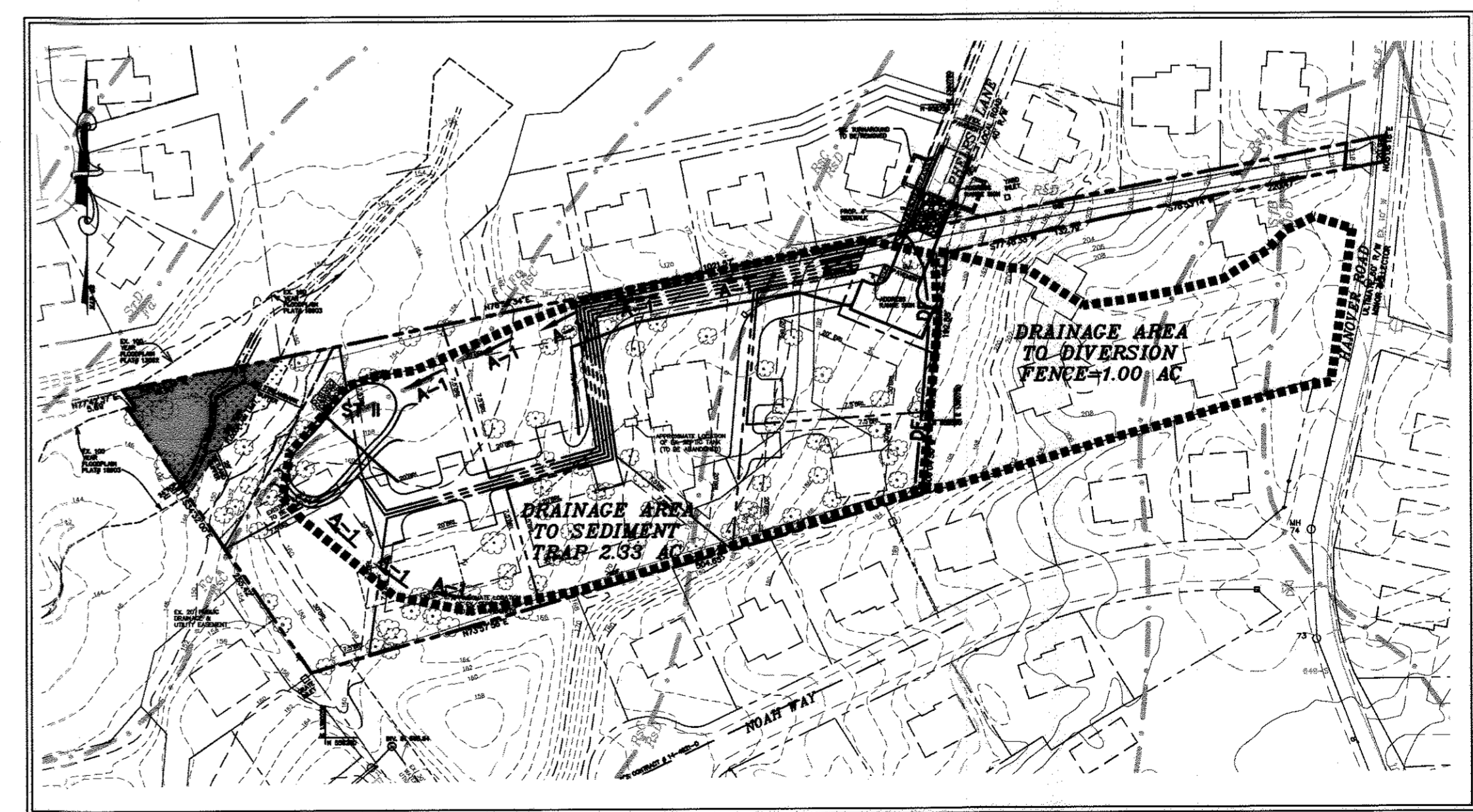
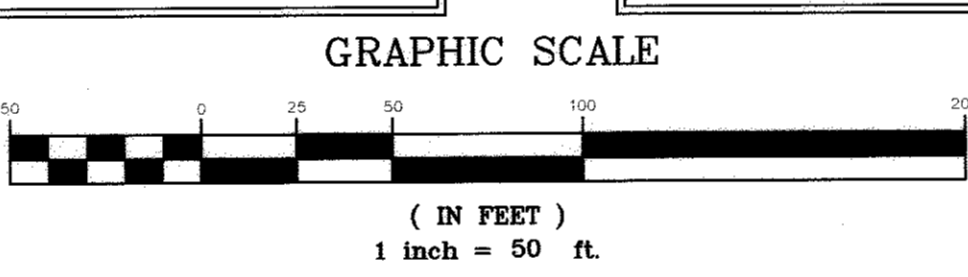
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**GRADING AND SEDIMENT CONTROL PLAN
(FOR CONSTRUCTION OF ROADWAYS AND UTILITIES)**



**FINAL GRADING AND SEDIMENT CONTROL PLAN
(FOR CONSTRUCTION OF HOUSES)**



SEDIMENT CONTROLS DRAINAGE AREA MAP

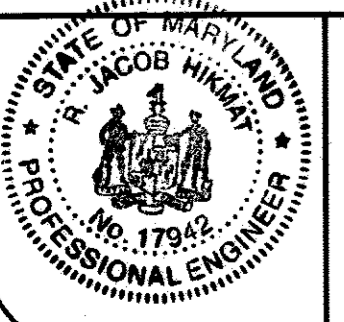
PRELIMINARY SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT (1 DAY).
2. PERFORM CLEARING AND GRUBBING AS NECESSARY FOR THE INSTALLATION OF PERIMETER CONTROLS (5 DAYS)
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION INDICATED.
4. CONSTRUCT PERIMETER CONTROLS: SILT FENCES (SF), SUPER SILT FENCES (SSF), DIVERSION FENCE (DF) AND EARTH DIKES (A-1) AS SHOWN ON PLAN.
5. INSTALL SEDIMENT TRAP (ST-II).
6. CLEAR AND GRUB SITE.
7. INSTALL STORM DRAIN SYSTEM FROM M-1 TO I-4 AND INLET PROTECTION. DO NOT INSTALL M-1. DO NOT PROVIDE INLET PROTECTION FOR I-4.
8. ADJUST CLEAN WATER DIVERSION FENCE TO OUTLET INTO INLET I-4.
9. INSTALL WATER AND SEWER SYSTEMS.
10. PERFORM INITIAL GRADING.
11. CONSTRUCT PUBLIC ROAD AND UIC DRIVEWAY.
12. STABILIZE DISTURBED AREA.
13. WITH THE APPROVAL OF SEDIMENT CONTROL INSPECTOR REMOVE DIVERSION FENCE.
14. CONVERT SEDIMENT TRAP INTO MICRO-BIOTENSION #6.
15. REMOVE EARTH DIKES.
16. COMPLETE FINE GRADING.
17. STABILIZE ALL DISTURBED AREAS.
18. LEAVE IN PLACE THE REMAINING SEDIMENT CONTROL DEVICES FOR FUTURE CONSTRUCTION OF THE HOUSES (SDP STAGE).

LEGEND

	EXISTING PAVEMENT TO BE REMOVED		EARTH DIKE
	PROPOSED PAVEMENT		DIVERSION FENCE
	AREA OF WETLANDS		SILT FENCE
	100 YR. FLOODPLAIN		SUPER SILT FENCE
	PROPOSED SIDEWALK		LIMIT OF DISTURBANCE
	PR. 8" SEWER MAIN		LIMIT OF DRAINAGE AREA
	PR. MANHOLE		SOIL BORING
	PR. 8" WATER MAIN		STABILIZED CONSTRUCTION ENTRANCE
	PR. STORM DRAIN PIPE		MICRO-BIOTENSION NUMBER
	PR. STORM DRAIN INLET		EXISTING TREE

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R. JACOB HIKMAT P.E. 6/14/17
DATE:

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nadine J. ... 6-14-17
PLANNING DIRECTOR DATE

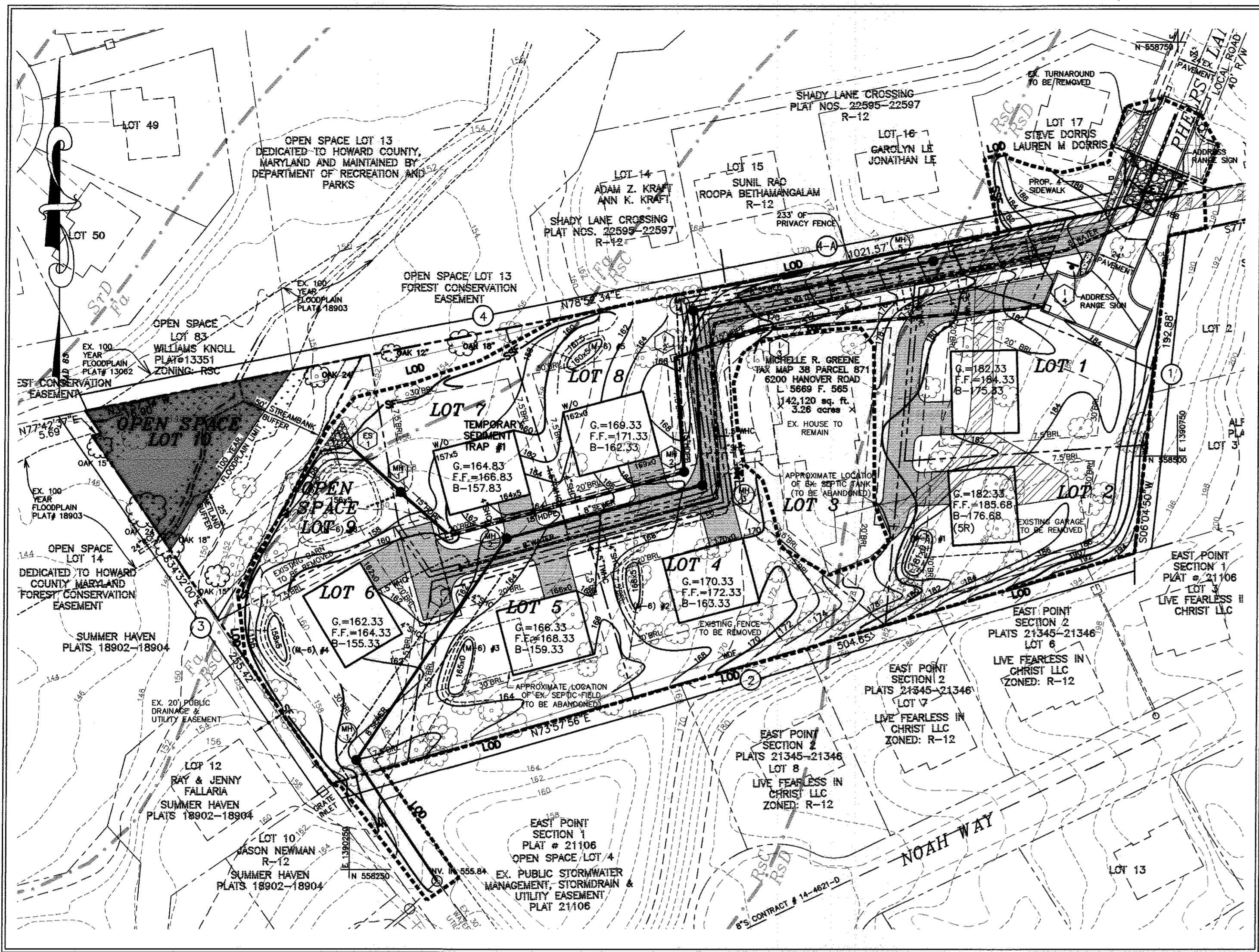
OWNER
HARMONY BUILDERS INC
4228 COLUMBIA ROAD
ELLICOTT CITY, MD 21042
410-461-0833

project	15-011	date	JUNE 2017
illustration	MM	engineering	MM
scale	1"=50'	approval	RH

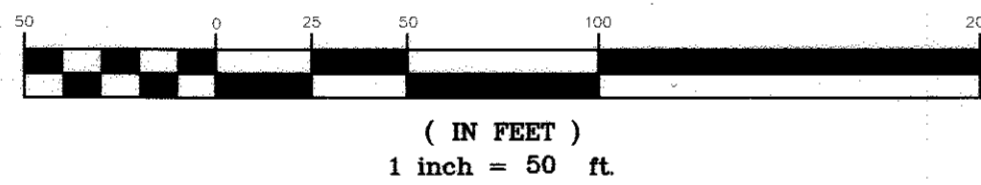
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GRENE PROPERTY
LOTS 1-8 AND OPEN SPACE LOTS 9 & 10
TAX MAP 38, GRID 15, PARCEL 871
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT
PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7650-B Grace Drive, Columbia, Maryland 21044
(410) 997-0286 Tel. (410) 997-0286 Fax.



GRAPHIC SCALE



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES					TOTAL
	B (PERIMETER 1)	B (PERIMETER 2)	B (PERIMETER 3)	B (PERIMETER 4)	D (PERIMETER 4-A)	
LANDSCAPE TYPE	192.88 LF	504.65 LF	225.42 LF	395.51 LF	233.00 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	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	YES, 233 LF OF PRIVACY WALL	
NUMBER OF PLANTS REQUIRED	4 SHADE TREES 5 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 13 EVERGREEN TREES 0 SHRUBS	9 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	4 SHADE TREES 5 EVERGREEN TREES 0 OTHER TREES (2-1 SUBSTITUTION) 0 SHRUBS (10-1 SUBSTITUTION)	10 SHADE TREES 13 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	1 SHADE TREES 6 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	5 SHADE TREES 10 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	233 LF OF PRIVACY WALL 0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	233 LF OF PRIVACY WALL 20 SHADE TREES 34 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

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	2 1/2" - 3" CAL.
10		GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' 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 PLICATA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	GREEN PLANT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL.	6'-8' HEIGHT
TOTAL				
54 TREES (20 SHADE TREES, 34 EVERGREEN TREES)				

OWNER
HARMONY BUILDERS INC
4228 COLUMBIA ROAD
ELLCOTT CITY, MD 21042
410-461-0833

MD DNR QUALIFIED PROFESSIONAL
Mashid Tringa 6/17
MASHID TRINGA



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R. JACOB HIKMAT P.E. 6/14/17 DATE:

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Nalwa Jodie 6-17-17
PLANNING DIRECTOR DATE

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
Fa	(D)	SASSAFRAS & CROOM SOILS, 10-15% SLOPES	.24	20	----
ReC	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	20	----
RdD	(C)	RUSSETT FINE SANDY LOAM, 10-15% SLOPES.	.24	20	----
SfB	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 2-5% SLOPES	.32	20	----
UcD	(D)	URBAN LAND-CHILLUM-BELTVILLE COMPLEX, 5-15%	----	20	----

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
 A. Total tract area.....=3.3
 B. Area within 100 year floodplain.....=0.1
 C. Area to remain in agricultural production.....=0.00
 D. Net tract area.....=3.2

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
 Input the number '1' under the appropriate land use zoning, and limit to only one entry.
 ARA MDR IDA HDR MPD CIA
 0 0 0 1 0 0

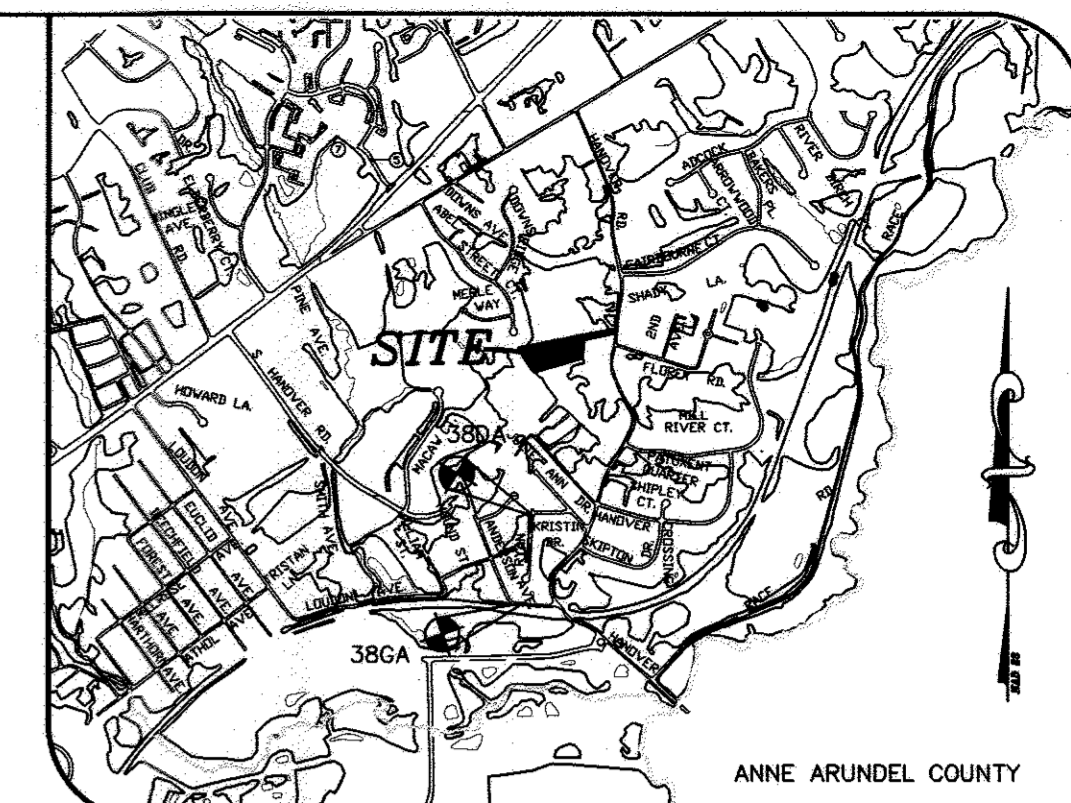
E. Afforestation Threshold.....15% x D =0.5
 F. Conservation Threshold.....20% x D =0.6

EXISTING FOREST COVER:
 G. Existing forest cover (excluding floodplain).....=0.0
 H. Area of forest above afforestation threshold.....=0.0
 I. Area of forest above conservation threshold.....=0.0

BREAK EVEN POINT
 J. Forest retention above threshold with no mitigation.....=0.0
 K. Clearing permitted without mitigation.....=0.0

PROPOSED FOREST CLEARING:
 L. Total area of forest to be cleared.....=0.0
 M. Total area of forest to be retained.....=0.0

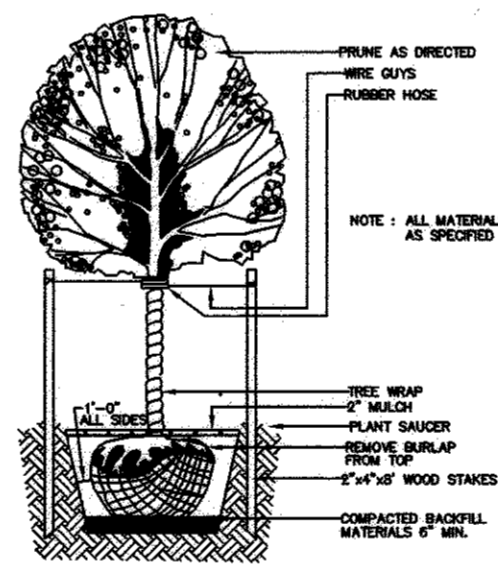
PLANTING REQUIREMENTS:
 N. Reforestation for clearing above conservation threshold.....=0.0
 P. Reforestation for clearing below conservation threshold.....=0.0
 Q. Credit for retention above conservation threshold.....=0.0
 R. Total reforestation required.....=0.0
 S. Total afforestation required.....=0.5
 T. Total reforestation and afforestation required.....=0.5



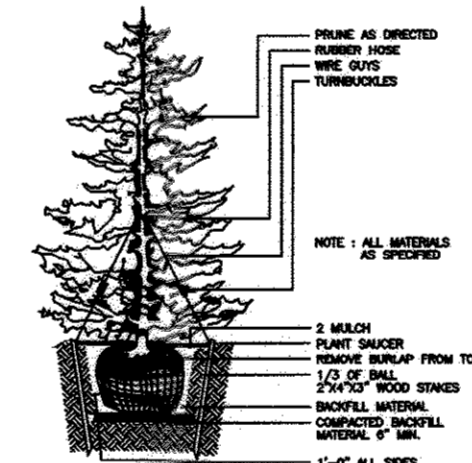
VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 35 GRID: E-4

FSD NOTES:

- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
- SURROUNDING LAND USE IS PRIMARILY HIGH DENSITY RESIDENTIAL DEVELOPMENT AND FORESTED OPEN SPACE.
- APPROXIMATELY 1.1 ACRES OF FOREST IS PRESENT WITHIN 100 FEET OF THE SUBJECT PROPERTY.
- ALL STREAMS ON THE PROPERTY ARE PART OF A USE I WATERSHED, PATUXENT RIVER (02-13-11). THE STREAM CHANNEL IS INTERMITTENT AND WILL REQUIRE A 50 FOOT BUFFER. WETLAND AREAS WILL REQUIRE A 25 FOOT BUFFER.
- APPROXIMATELY 0.1 ACRE OF 100 YEAR FLOODPLAIN IS PRESENT ON THE SUBJECT PROPERTY.
- THERE ARE STEEP SLOPES (25% OR GREATER) ON THE PROPERTY.
- THERE ARE NO KNOWN HISTORIC STRUCTURES OR CEMETERIES ON THE PROPERTY.
- NO SPECIMEN TREES ARE PRESENT ON THE NET TRACT AREA OF THE PROPERTY. THERE ARE NO KNOWN TREES THAT ARE STATE CHAMPION TREES AND/OR TREES 75% OF THE SIZE OF THE STATE CHAMPION TREE ON THE PROPERTY.



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LEGEND

- EXISTING DRIVEWAY TO BE REMOVED
- PROPOSED PAVEMENT
- AREA OF WETLANDS
- 100 YR. FLOODPLAIN
- 8"SEWER
- PR. 8" MANHOLE
- PR. 8" WATER MAIN
- PR. STORM DRAIN PIPE
- PR. STORM DRAIN INLET
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- MICRO-BIOTENSION NUMBER
- EXISTING TREE

Project	date	approval
15-011	JUNE 2017	RJH
Illustration	engineering	scale
MMM	MT	1"=50'

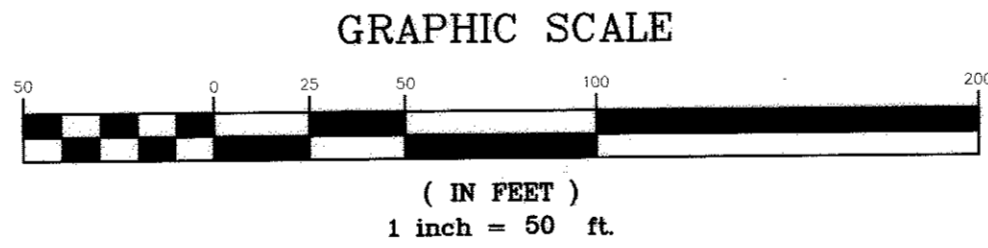
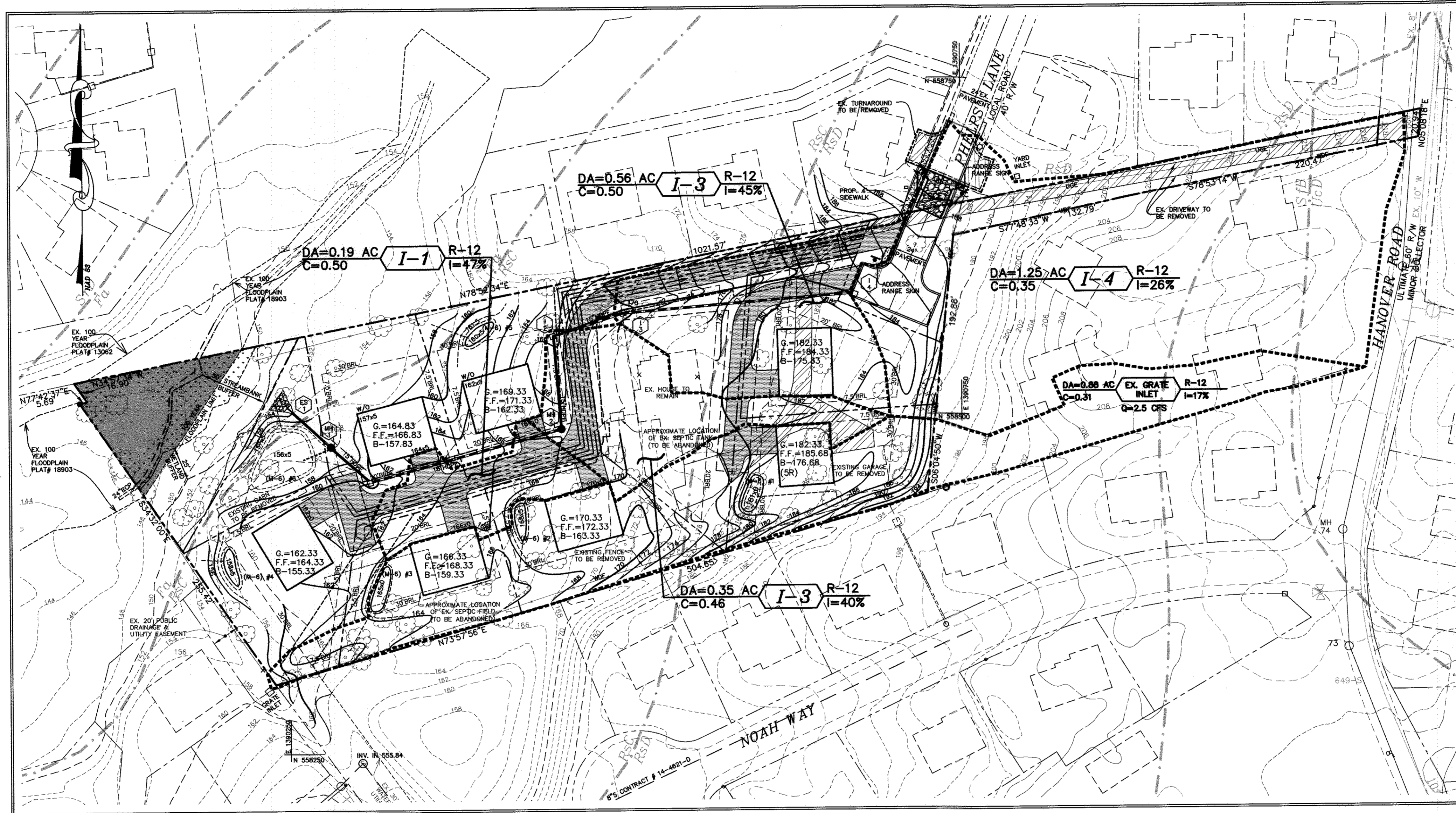
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GREENE PROPERTY
 LOTS 1-8 AND OPEN SPACE LOTS 9 & 10
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 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
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SOILS TABLE

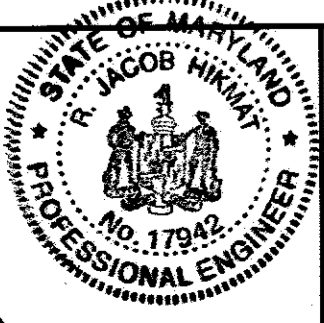
SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
Fa	(D)	FALLSINGTON SANDY LOAM, 0-2% SLOPES.	.24	20	----
RaC	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	20	----
RaD	(C)	RUSSETT FINE SANDY LOAM, 10-15% SLOPES.	.24	20	----
SfB	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 2-5% SLOPES	.32	20	----
UcD	(D)	URBAN LAND-CHILLUM-BELTVILLE COMPLEX, 5-15%	.37	20	----



P:\2004\15-011\DWG\14-011-SP-2009.DWG

OWNER

HARMONY BUILDERS INC
4228 COLUMBIA ROAD
ELLCOTT 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. 17942, EXP DATE 09/03/18

R. JACOB HIKMAT P.E. DATE: 6/14/17

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR DATE: 6-14-17

project	15-011	date	JUNE 2017
illustration	MM	engineering	MM
scale	1"=50'	approval	RH

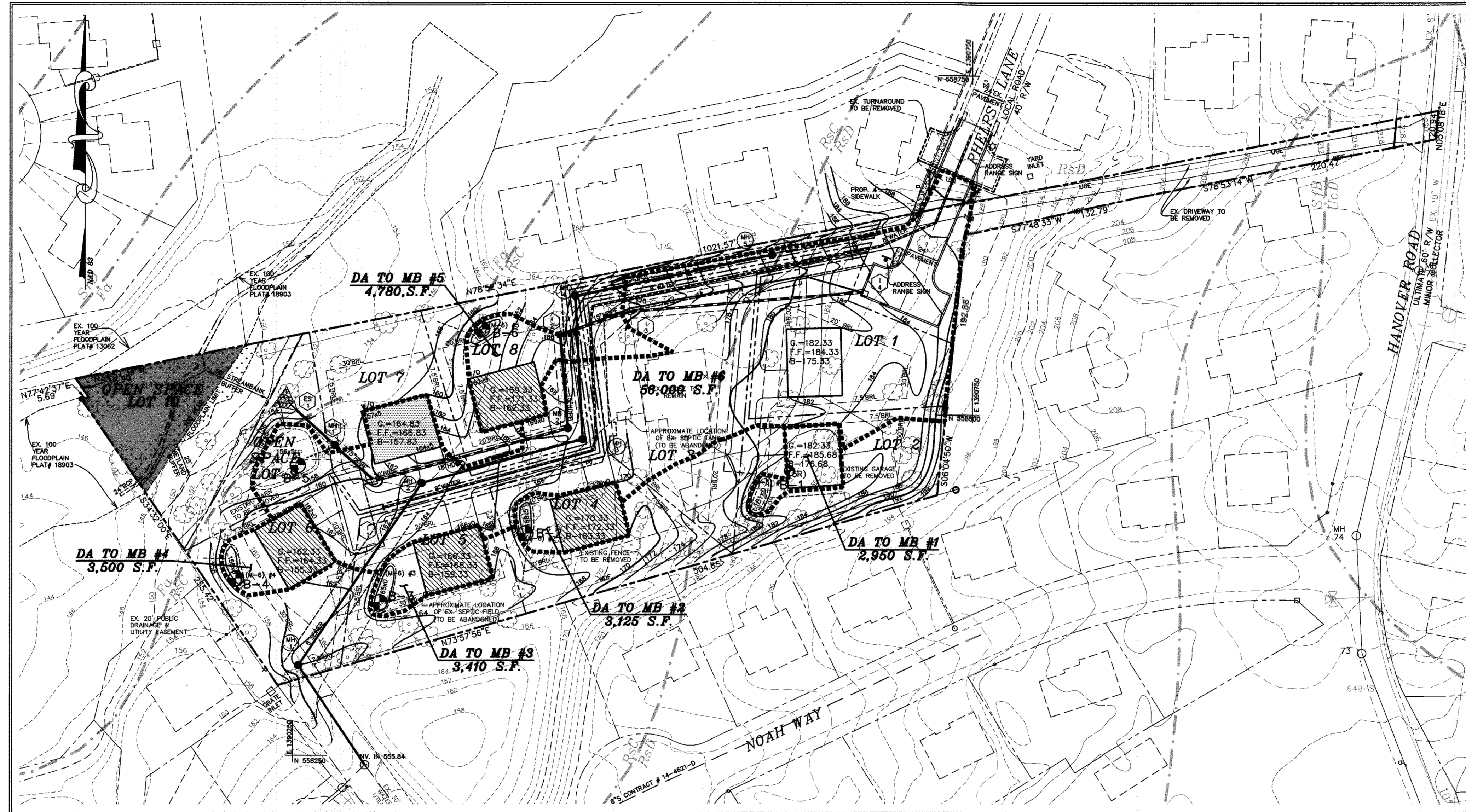
no.	description	revisions	date

GREENE PROPERTY
LOTS 1-8 AND OPEN SPACE LOTS 9 & 10
TAX MAP 38, GRID 15, PARCEL 871
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PRELIMINARY SOILS AND DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0288 Fax

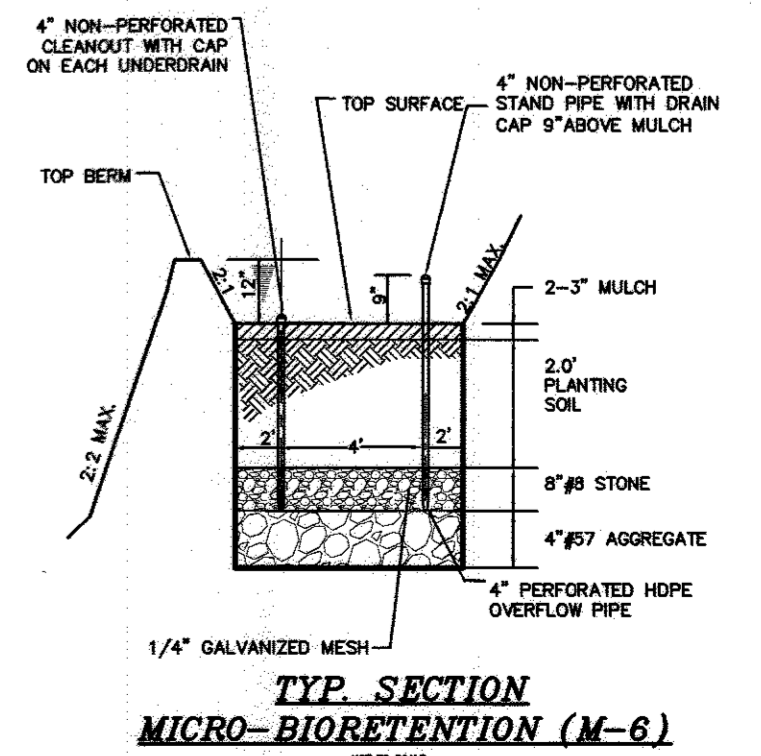
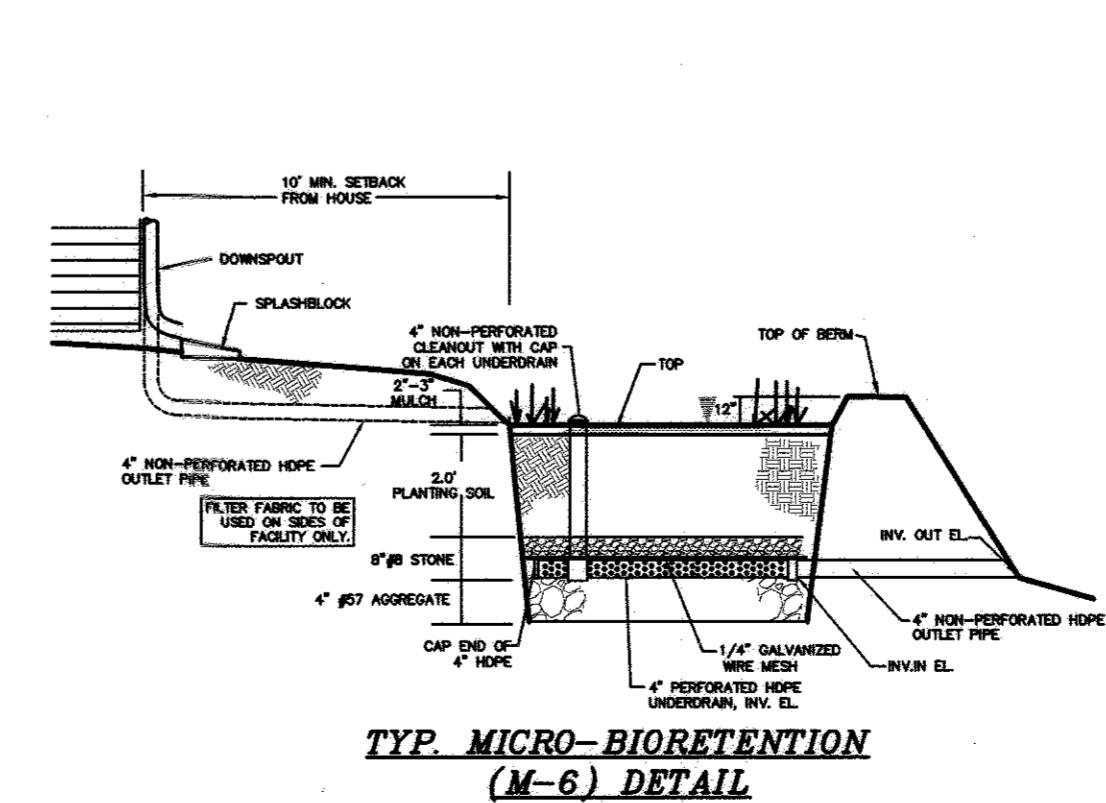
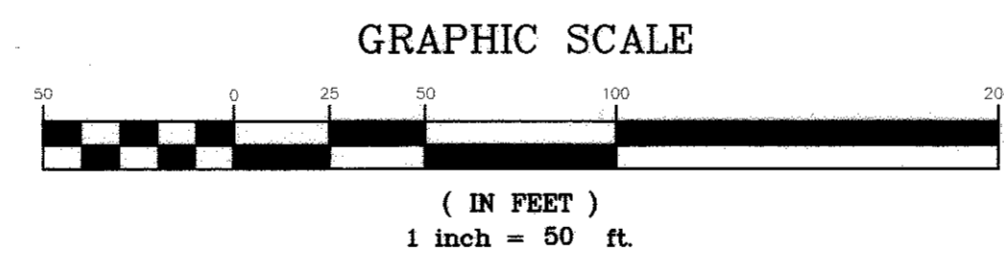
SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
Fa	(D)	SASSAFRAS & CROOM SOILS, 10-15% SLOPES	.24	20	---
RaC	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	20	---
RaD	(C)	RUSSETT FINE SANDY LOAM, 10-15% SLOPES.	.24	20	---
SfB	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 2-5% SLOPES	.32	20	---
UcD	(D)	URBAN LAND-CHILLUM-BELVILLE COMPLEX, 5-15%	---	20	---



LEGEND

- EXISTING DRIVEWAY TO BE REMOVED
- AREA OF WETLANDS
- 100 YR. FLOODPLAIN
- 8" SEWER
- PR. MANHOLE
- PR. 8" WATER MAIN
- PR. STORM DRAIN PIPE
- PR. STORM DRAIN INLET
- EXISTING TREE
- MICRO-BIOTENSION NUMBER
- IMPERVIOUS AREA TREATED BY MICRO-BIOTENSION #6 (M-6)
- IMPERVIOUS AREA TREATED BY MICRO-BIOTENSION #1-5 (M-6)
- DRAINAGE AREA LIMIT
- SOIL BORING LOCATION



OWNER
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R. Jacob Hikmat
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APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Nancy Zucchi
 PLANNING DIRECTOR DATE: 6-14-17

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Project	15-011	date	JUNE 2017
Illustration	MMM	engineering	MMM
scale	1"=50'	approval	RJH

no.	description	revisions	date

GREENE PROPERTY
 LOTS 1-8 AND OPEN SPACE LOTS 9 & 10
 TAX MAP 38, GRID 15, PARCEL 871
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PRELIMINARY STORMWATER MANAGEMENT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
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