

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATION OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE(5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIORI TO ANY EXCAVATION WORK BEING DONE.
- EXISTING TOPOGRAPHIC CONTOURS BASED ON BOUNDARY & TOPOGRAPHY SURVEY PERFORMED BY DCI ENGINEERS ON 05/18/2021.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENT OF ZONING SECTION 13.4.
- 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. 421B AND 421A WERE USED FOR THIS PROJECT.
421A- N-543390.415 E-1364912.66
421B- N-542366.914 E-1363075.97
- WATER WILL BE PUBLIC AND A CONNECTION IS PROVIDED TO THE EXISTING PUBLIC MAIN IN JONES ROAD.
- SEWER WILL BE PUBLIC AND A CONNECTION IS PROVIDED TO THE EXISTING PUBLIC MAIN IN JONES ROAD.
- EXISTING UTILITIES ARE BASED ON FIELD RUN SURVEY INFORMATION AND HOWARD COUNTY APPROVED CONSTRUCTION DRAWINGS.
- STORMWATER MANAGEMENT WILL BE PROVIDED ON-SITE BY THE FOLLOWING MEANS:
-WATER QUALITY WILL BE PROVIDED BY MICRO BIORETENTION FACILITIES AND DRYWELL. RECHARGE VOLUME IS PROVIDED USING STONE RESERVOIR UNDER MICRO BIORETENTION. CHANNEL PROTECTION VOLUME IS BEING PROVIDED WHERE IT IS REQUIRED. THE 10-YEAR AND 100-YEAR STORM ATTENUATION IS NOT REQUIRED PER HOWARD COUNTY DUE TO NO DOWNSTREAM EROSION. THE STORMWATER FACILITIES WILL BE MAINTAINED BY THE HOMEOWNERS AND THE HOMEOWNERS ASSOCIATION.
- NO CEMETERIES OR GRAVE SITES ARE LOCATED ON THE PROPERTY.
- THIS PLAN IS SUBJECT TO THE AMENDED, FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOW, CHIMNEYS OR EXTERIOR STAIRWAYS 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 SETBACK (APPLIES FOR RESIDENTIAL SDP'S).
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE OCTOBER 6,2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
WIDTH-12' (16' SERVING MORE THAN ONE RESIDENCE)
SURFACE-6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-11/2" MIN)
GEOMETRY- MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
STRUCTURE (CULVERT/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
DRAINAGE ELEMENTS -SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
MAINTENANCE -SUFFICIENT TO INSURE ALL WEATHER USE
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- ROAD DEDICATION -REFERENCE THE DEDICATION AREA WITH THE FOLLOWING NOTE:
i. LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.00 ACRES).
ii. LAND DEDICATED TO STATE OF MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.00 ACRES).
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THERE ARE TWO EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT(S) 8 AND 9 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAIN, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR LOT(S) 8, 8A, 9, 9A, 9B, 9C, 9D WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET; IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WAS PREVIOUSLY ADDRESSED AS PART OF F-05-159

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MISS UTILITY (1-800-282-8555) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

UTILITY COMPANY	PHONE NUMBER
BGE ELECTRIC-USIC	(800) 778-9140
BGE GAS-USIC	(800) 778-9140
COLONIAL PIPELINE	(678) 762-2403
HWD CO GOVT	(410) 785-4900
HOWARD COUNTY WATER/SEWER	(410) 313-4982
COMCAST/UTILIQUEST	(410) 536-0070
COMCAST-FIBER/UTILIQUEST	(410) 536-0070
VERIZON	(410) 536-0070
AT&T	(410) 393-3553

DESIGN/ENVIRONMENTAL WAIVERS:
1. DESIGN MANUAL 11.5.4 B.5 LESS THAN 10 FEET OF CLEARANCE PROVIDED TO FROM ESD PRACTICES AND EXISTING HOUSE.
2. ENVIRONMENTAL WAIVERS: NONE

DESIGN NARRATIVE

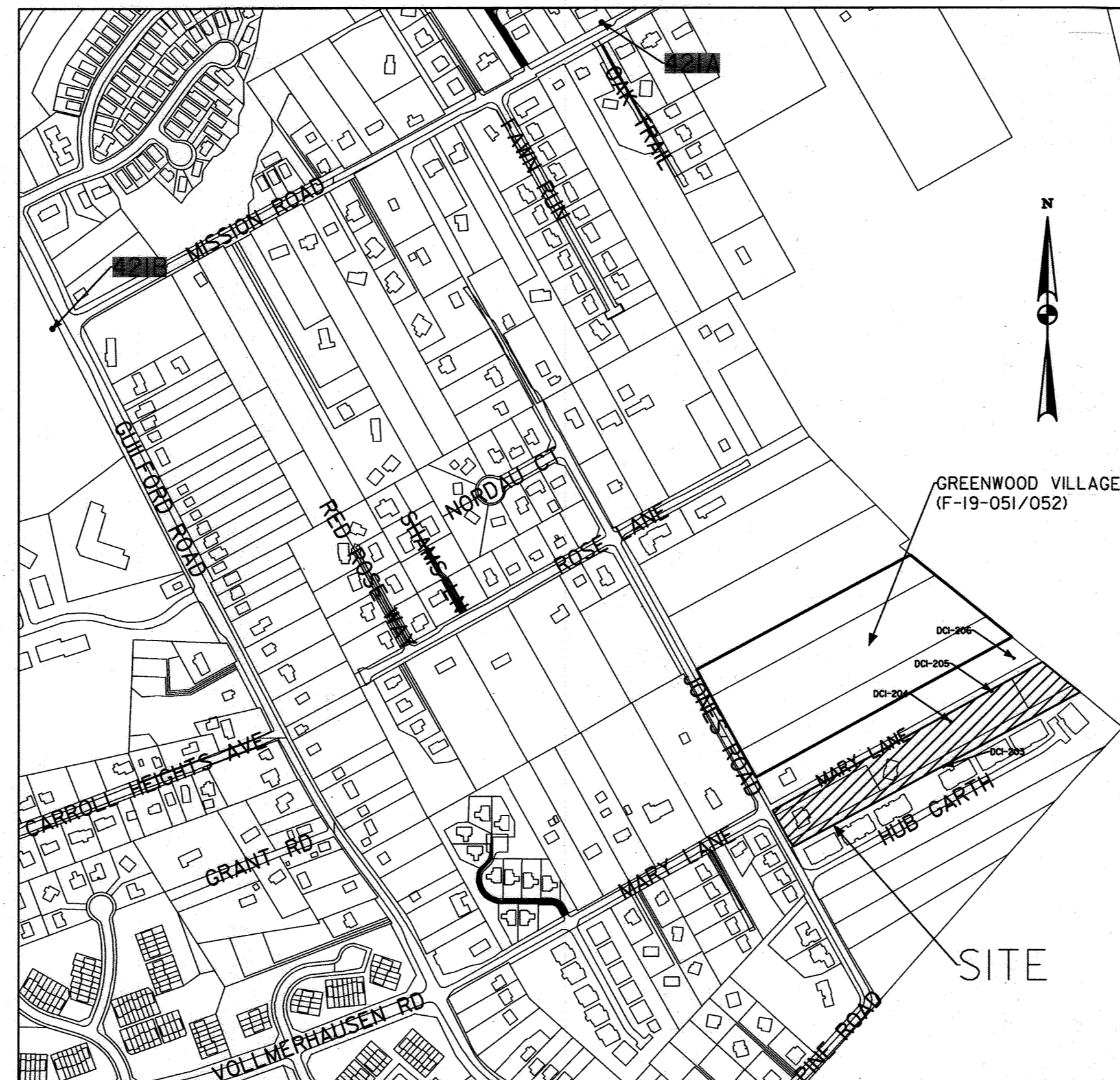
THE PROPOSED SINGLE-FAMILY HOME DEVELOPMENT IS A 2.90 AC SITE SITUATED IN THE 7915 HAZEL WAY, JESSUP, MD 20794. THE SITE IS TO BE DIVIDED INTO LOTS WITH 5 NEW SINGLE-FAMILY HOMES AND 2 EXISTING SINGLE-FAMILY HOMES. A PRIVATE SHARE-ACCESS DRIVEWAY TO SERVE THE SIX LOTS. THE SITE WILL BE SERVED BY PUBLIC SANITARY SEWER AND WATER MAINS LOCATED IN HAZEL WAY.

THE NATURAL FLOW PATTERN OF THE EXISTING SITE IS TOWARDS NORTHERN PROPERTY LINE. THE PROPOSED FLOW PATTERNS WILL BE MAINTAINED BY THE PROPOSED STORM WATER MANAGEMENT SYSTEMS OUTFALLING TO THE SAME NORTHERN PROPERTY LINE. THE TOTAL PROPOSED IMPERVIOUS AREA IS REDUCED TO THE MAXIMUM EXTENT PRACTICABLE THROUGH THE USE OF MINIMUM WIDTH USE IN COMMON DRIVEWAYS. ENVIRONMENTAL SITE DESIGN PRACTICES, SUCH AS MICRO-BIORETENTION AND DRYWELLS HAVE BEEN IMPLEMENTED TO REDUCE SITE RUNOFF POLLUTION STORM WATER RUNOFF, AND INCREASE INFILTRATION AND GROUNDWATER RECHARGE THESE ESD HAVE BEEN PLANNED IN SUCCESSION SUCH THAT MUCH OF THE RAINWATER RUNOFF IS TRATED BY MULTIPLE PRACTICES.

THE STEEP SLOPES AND FOREST RESOURCES HAVE BEEN PROTECTED USING A FOREST CONSERVATION EASEMENT ON LOT 10. EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED DURING CONSTRUCTION TO REDUCE SEDIMENT RUNOFF ONTO DOWNSTREAM PROPERTIES.

A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9 ENVIRONMENTAL CONCEPT PLAN

7915 HAZEL WAY
JESSUP MD, 20794
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=420'
ADC MAP PAGE 20, GRID F7

**SINGLE FAMILY ATTACHED
PARKING ANALYSIS**

NUMBER OF SINGLE DETACHED LOTS FOR THIS PLAN = 7

REQUIRED PARKING
2 SPACES PER UNIT = 14
(PER SECTION 133.D.2. OF THE ZONING REGULATIONS)
0.3 SPACES PER UNIT = 3
(PER SECTION 133.0 OF THE ZONING REGULATIONS FOR VISITOR PARKING)
TOTAL REQUIRED SPACES = 17

PROVIDED PARKING
4 SPACES/UNIT (2 GARAGE AND 2 DRIVEWAY SPACES) = 28 SPACES

LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH AT FRONT BRL
SINGLE FAMILY DETACHED	8, 8A, 9, 9A, 9B, 9C, 9D	10,800 SF EXCLUDING PIPE STEM	50'

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA (GROSS)	2.90 A.C.
AREA OF PLAN SUBMISSION:	
LOT 8, 8A, 9, 9A, 9B, 9C, 9D	2.514 AC.
LOT 10: 0.386 AC. (13% OPEN SPACE)	0.386 AC. (13% OPEN SPACE)
PRESENT ZONING DESIGNATION	R-12
TOTAL NO. OF UNITS ALLOWED	10 (2.51/0.25)
TOTAL NO. OF UNITS PROPOSED	7 BUILDABLE LOTS
AREA OF OPEN SPACE REQUIRED	0.23 (8%)
MIN. LOT SIZE BASED ON 10% OPEN SPACE	10800 SF
MIN. LOT SIZE PROVIDED	11925 SF EXCLUDING PIPE STEM
AREA OF WETLAND AND BUFFER	0.00 AC.
AREA OF 100-YR FLOODPLAIN	0.00 AC.
AREA OF FOREST	0.00 AC.
AREA OF STEEP SLOPES (15% TO 25%)	1492 SF
AREA OF STEEP (25% OR GREATER)	935 SF
HIGHLY ERODIBLE SOILS (K>0.25)	0.00 AC.
NET TRACT AREA	2.514 A.C.
LIMIT OF DISTURBANCE AREA	1.88 AC.
PROPOSED USE	SINGLE FAMILY
IMPERVIOUS COVER	0.62 A.C.

STORMWATER MANAGEMENT PRACTICE CHART

LOT/PARCEL NUMBER	ADDRESS	M-5 DRYWELLS	M-6* MICRO BIORETENTION
8(8001 JONES ROAD-PART OF 1)	N/A	4	PART OF 1
8A	N/A	4	PART OF 1
9A	N/A	4	PART OF 1 AND PART OF 2
9B	N/A	4	PART OF 2 AND PART OF 3
9C	N/A	4	PART OF 3 AND PART OF 4
9D	N/A	4	PART OF 4
9(EXISTING HOUSE-2)	7915 HAZEL WAY, JESSUP MD-20794	4 (EXISTING)	PART OF 1 AND PART OF 5

*M6-1 TREATS LOTS 8, 8A, 9
M6-2 TREATS LOTS 9A AND 9B
M6-3 TREATS LOTS 9B AND 9C
M6-4 TREATS LOTS 9C AND 9D
M6-5 TREATS LOTS 9, 9A, 9B



Professional Certification:
I certify that these documents were prepared or approved by me, and that I am duly licensed engineer under the laws of the State of Maryland. License number No. 15222, Expiration Date: 1/4/2025

LEGEND:

- PROPERTY LINE
- EXISTING PERENNIAL STREAMS
- BUILDING RESTRICTION LINE
- FEMA 100 YEAR FLOODPLAIN
- EXISTING STORM DRAIN
- PROP. STORM DRAIN W/ OUTFALL
- PROPOSED CONCRETE PAVEMENT/ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- EXISTING DEDICATED RIGHT-OF-WAYS OR EASEMENT
- EXISTING STRUCTURE
- EASEMENT
- EXISTING TREELINE
- PROPOSED TREELINE
- 8" W EXISTING WATER MAIN W/FIRE HYDRANT
- 8" W PROPOSED WATER MAIN W/ FIRE HYDRANT
- 8" S EXISTING SAN. SEWER
- 8" S PROPOSED SAN. SEWER
- 15% - 25% SLOPES
- > 25% SLOPES
- CeC SOILS
- R-12 ZONING MAP
- EXIST. METAL FENCE
- EXIST. WOOD FENCE
- PROPOSED BUSH/SHRUBS
- 405 FIELD SURVEY
- 405 PROPOSED CONTOURS
- x 408.44 EXISTING SPOT ELEVATION
- x 408.44 SPOT ELEVATION
- DIRECTION OF THE FLOW
- LIMIT OF DISTURBANCE
- DRAINAGE AREA

LEGEND:

- DCI-100 TRVERSE CONTROL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TREE
- EXISTING BUSH/SHRUBS
- EXISTING ELECTRICAL MANHOLE
- EXISTING STORMDRAIN MANHOLE
- EXISTING TELEPHONE/COMM. MANHOLE
- EXISTING GAS MANHOLE
- EXISTING MANHOLE (UNKNOWN)
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING LIGHT/STREET POLE
- EXISTING ELECTRIC/UTILITY POLE
- EXISTING GUY POLE/WIRE
- EXISTING JUNCTION/HAND BOX
- EXISTING INLET
- EXISTING CLEANOUT
- EXISTING BOLLARD
- FOREST PRESERVATION AREA
- DRYWELL
- MICRO BIO-RETENTION
- 405 EXISTING GIS CONTOUR
- SWM EASEMENT

CONTROL POINTS

	NORTHING	EASTING	ELEV.
DCI-200	540527.960	1365037.636	281.86
DCI-201	540852.089	1365684.347	283.36
DCI-203	540897.367	1366058.204	291.04
DCI-204	541049.248	1366079.998	282.99
DCI-205	541149.608	1366218.132	284.27
DCI-206	541260.743	1366292.270	282.83

HYDROLOGIC SOIL GROUP

MAP UNIT SYMBOL	MAP UNIT NAME	RATING	K-VALUE
CeC	Chillum Loom, 5%-10% slope	C	0.43
CrD	Croon and Evesboro soils, 10%-15% slopes	C	0.32
EbC	Evesboro Loomy Sand, 2%-10% slopes	A	0.02
RuB	Russell and Beltsville soils, 2%-5% slopes	C	0.28
RuC	Russell and Beltsville soils, 5%-10% slopes	C	0.28

NOTE: A DRAINAGE EASEMENT IS REQUIRED ON SUBDIVISION PLAN IN ACCORDANCE WITH D.M.V. I, 1.3.8. M6-1 OUTFALL SHALL BE REVISED OR APPROVED BY WAIVER.

SHEET INDEX

- COVER SHEET
- EXISTING CONDITION PLAN
- SITE PLAN I
- SITE PLAN II
- PRE-CONSTRUCTION DRAINAGE AREA MAP
- POST CONSTRUCTION DRAINAGE AREA MAP
- BMP DRAINAGE AREA MAP
- EXISTING SEDIMENT AND CONTROL PLAN - I
- PROPOSED SEDIMENT AND CONTROL PLAN - I
- PROPOSED SEDIMENT AND CONTROL PLAN - II
- PROPOSED SEDIMENT AND CONTROL PLAN - II

A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9

7915 HAZEL WAY
JESSUP, MD 20794
HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE: 2/22/25
Chief, Division of Land Development
DATE: 2/19/25

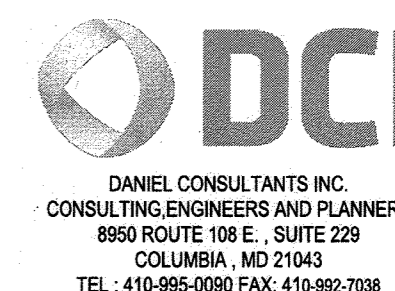
NOTE: APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN OR GRADING OR BUILDING PERMIT PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION, SITE DEVELOPMENT PLAN OR GRADING AND BUILDING PERMIT STAGE. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.

PERMIT INFORMATION CHART

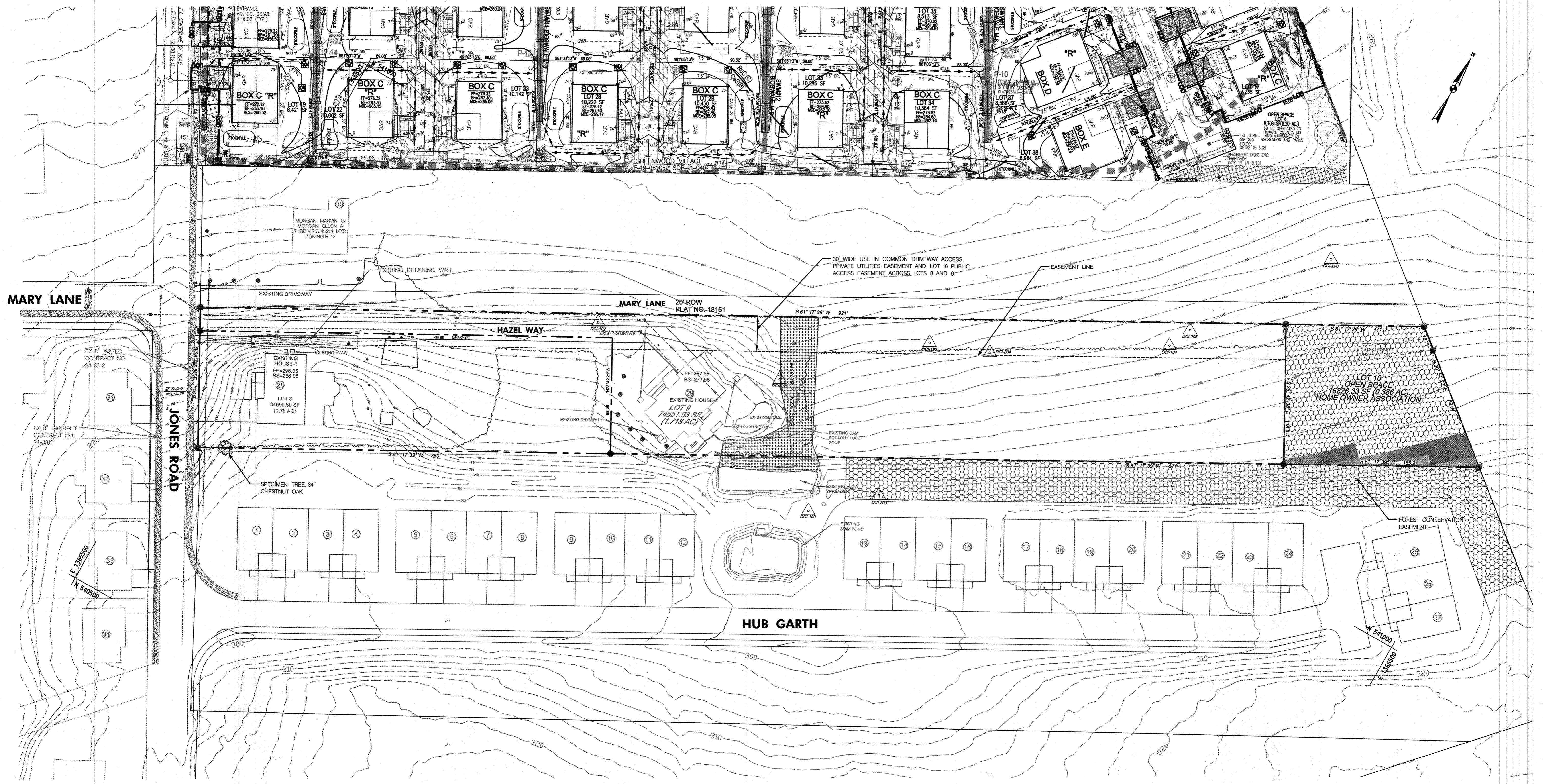
Subdivision Name:	Section/Area	Lot No.	Parcel No.		
NORDAU	E-6	8, 9, 10	142		
Plot #	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
20317	0024	R-12	0042	SIXTH	606901
Water Code	Sewer Code				

OWNER/DEVELOPER

LYN CABASSA/
BRONZWYN PALMER
PALMER SUBDIVISION
8001 JONES ROAD
JESSUP MD, 20794
HOWARD COUNTY, MD
ATTN: lyncaba@gmail.com
PHONE: (301) 725-3960



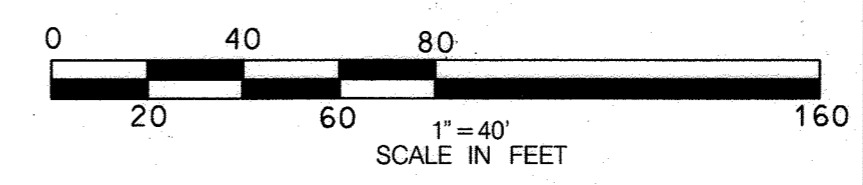
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DATE: 12/22/2021
W. O. No.:
SHEET No.: 01 OF 11



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 2/15/23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 2/16/23
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



Professional Certification:
 I certify that these documents were prepared or approved by me, and that I am duly licensed engineer under the laws of the State of Maryland. License number No. 15222, Expiration Date: 1/4/2025



EXISTING CONDITION PLAN
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9

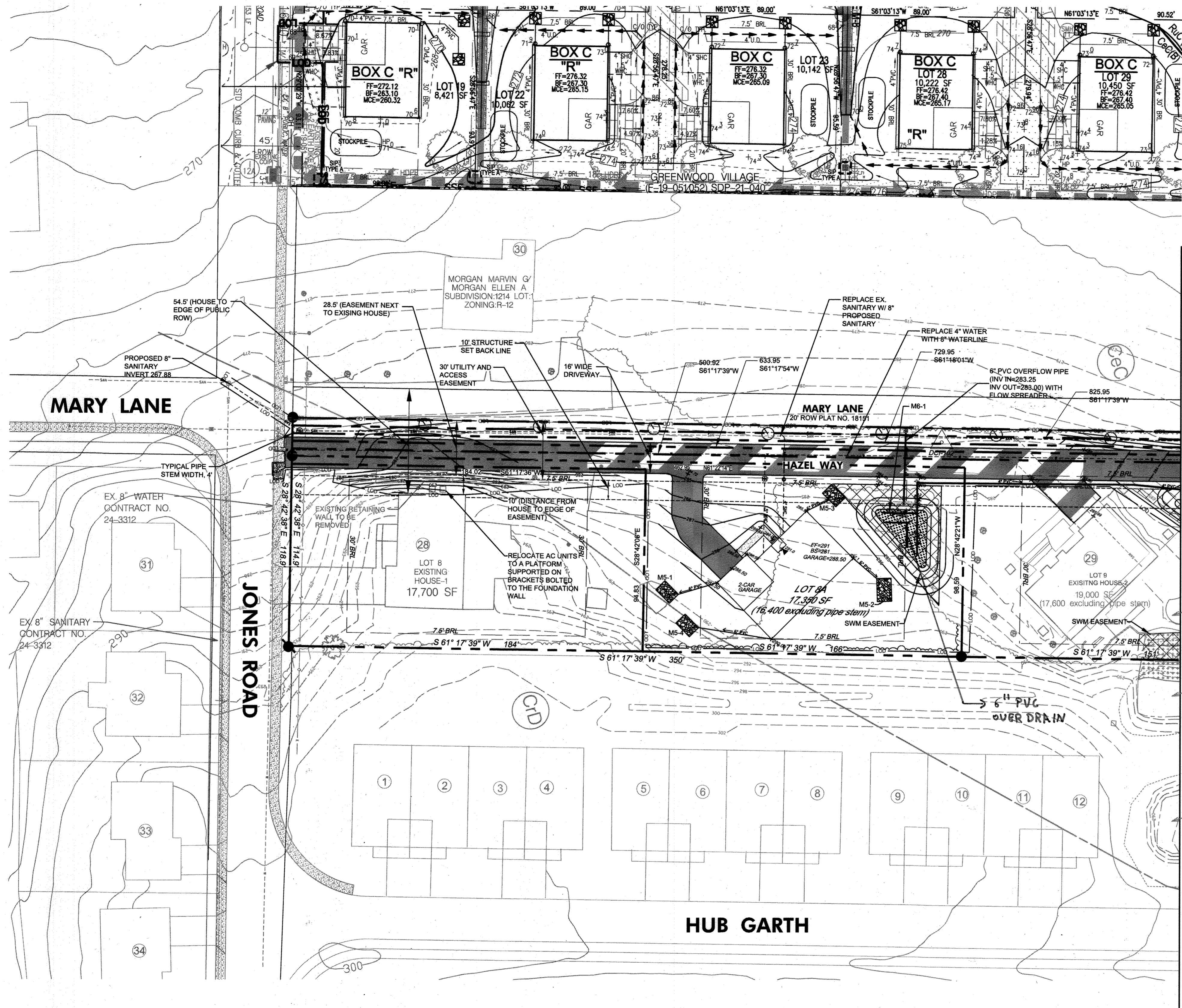
7915 HAZEL WAY
 JESSUP, MD 20794
 HOWARD COUNTY, MARYLAND

PERMIT INFORMATION CHART					
Subdivision Name: NORDAU		Section/Area E-6		Lot No. 8,9,10	Parcel No. 142
Plot # 20317	Grid 0024	Zoning R-12	Tax Map No. 0042	Elect. District SIXTH	Census Tract 606901
Water Code		Sewer Code			

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 BRONZWYN PALMER
 PALMER SUBDIVISION
 8001 JONES ROAD
 JESSUP, MD, 20794
 HOWARD COUNTY, MD
 ATTN:lyncaba@gmail.com
 PHONE:(301)725-3960



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 SHEET No. 02 OF 11

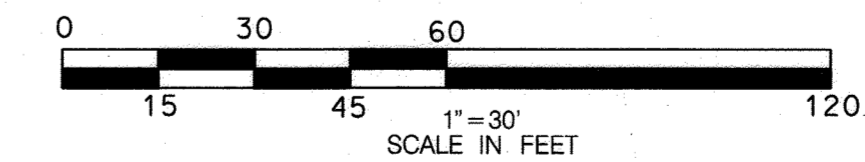


MATCHLINE SHEET-2 AT STA. A-A

EXISTING POOL
EXISTING FLOW SPREADER
EXISTING STORMWATER POND

SITE PLAN - I
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9

7915 HAZEL WAY
JESSUP, MD 20794
HOWARD COUNTY, MARYLAND



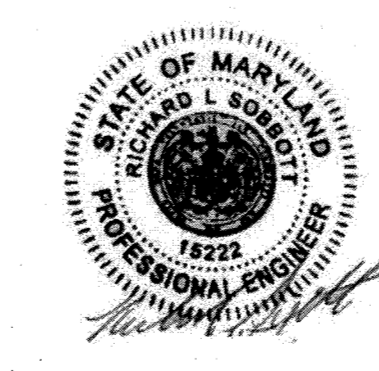
PERMIT INFORMATION CHART					
Subdivision Name:	NORDAU		Section/Area:	E-6	
Plot #	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
20317	0024	R-12	0042	SIXTH	606901
Water Code			Sewer Code		

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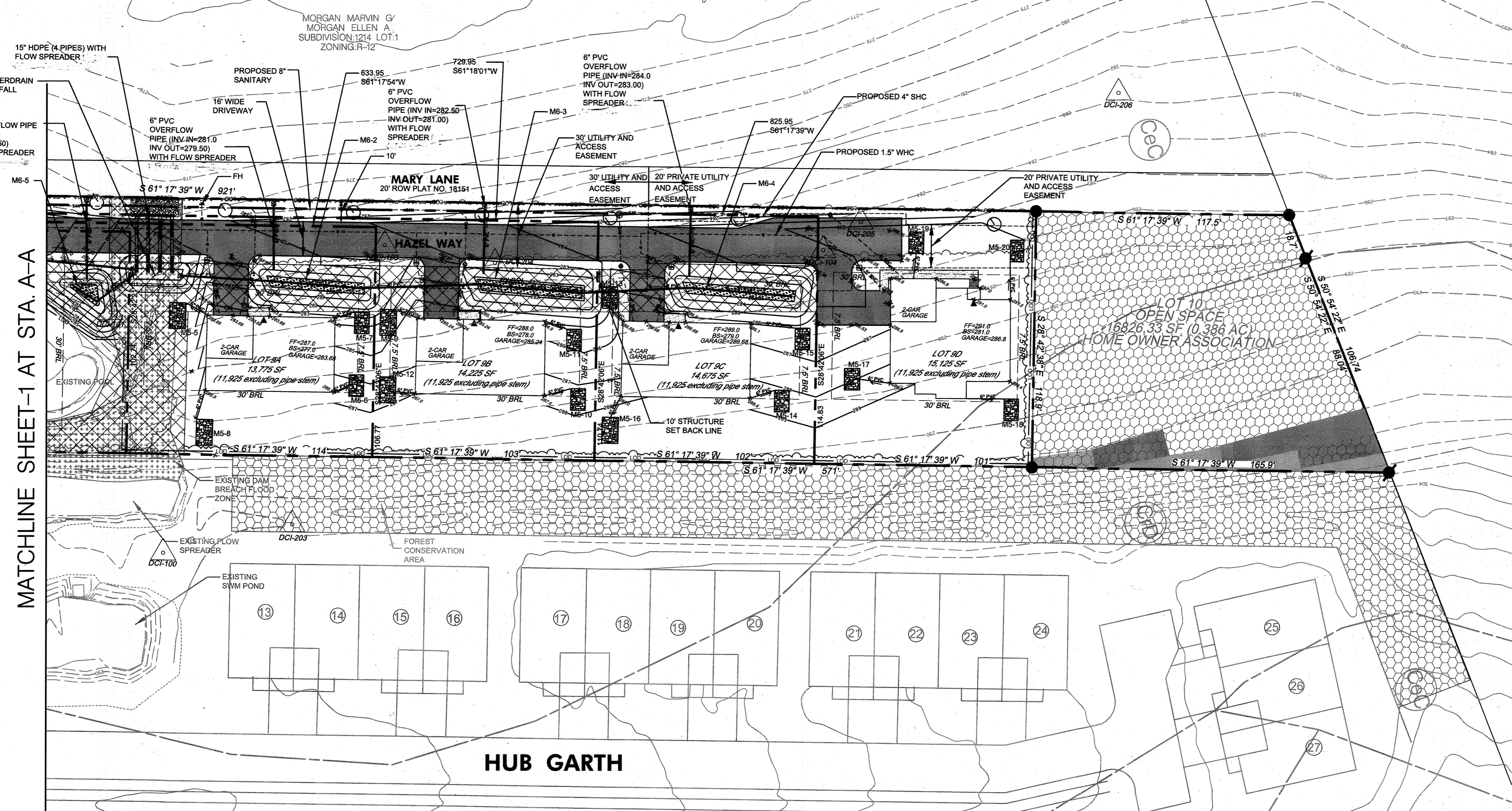
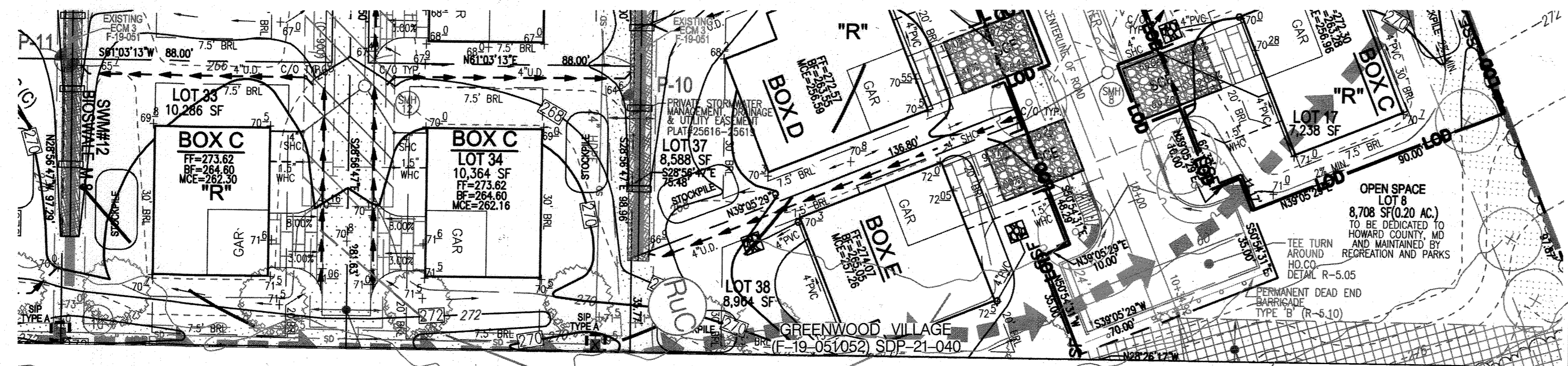


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DATE: 12/22/2021
W. O. No.:
SHEET No. 03 OF 11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANING AND ZONING
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 8
[Signature] 2/1/23
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



Professional Certification:
I certify that these documents were prepared or approved by me, and that I am duly licensed engineer under the laws of the State of Maryland. License number No. 15222, Expiration Date: 1/4/2025

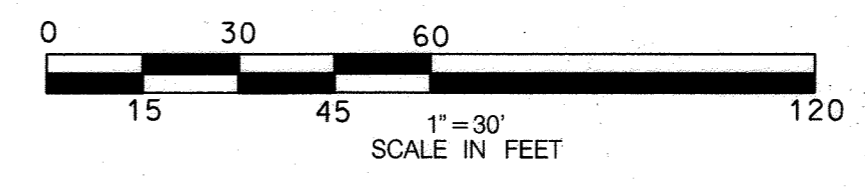


MATCHLINE SHEET-1 AT STA. A-A

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad E. Clark 2/22/23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 2/15/23
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



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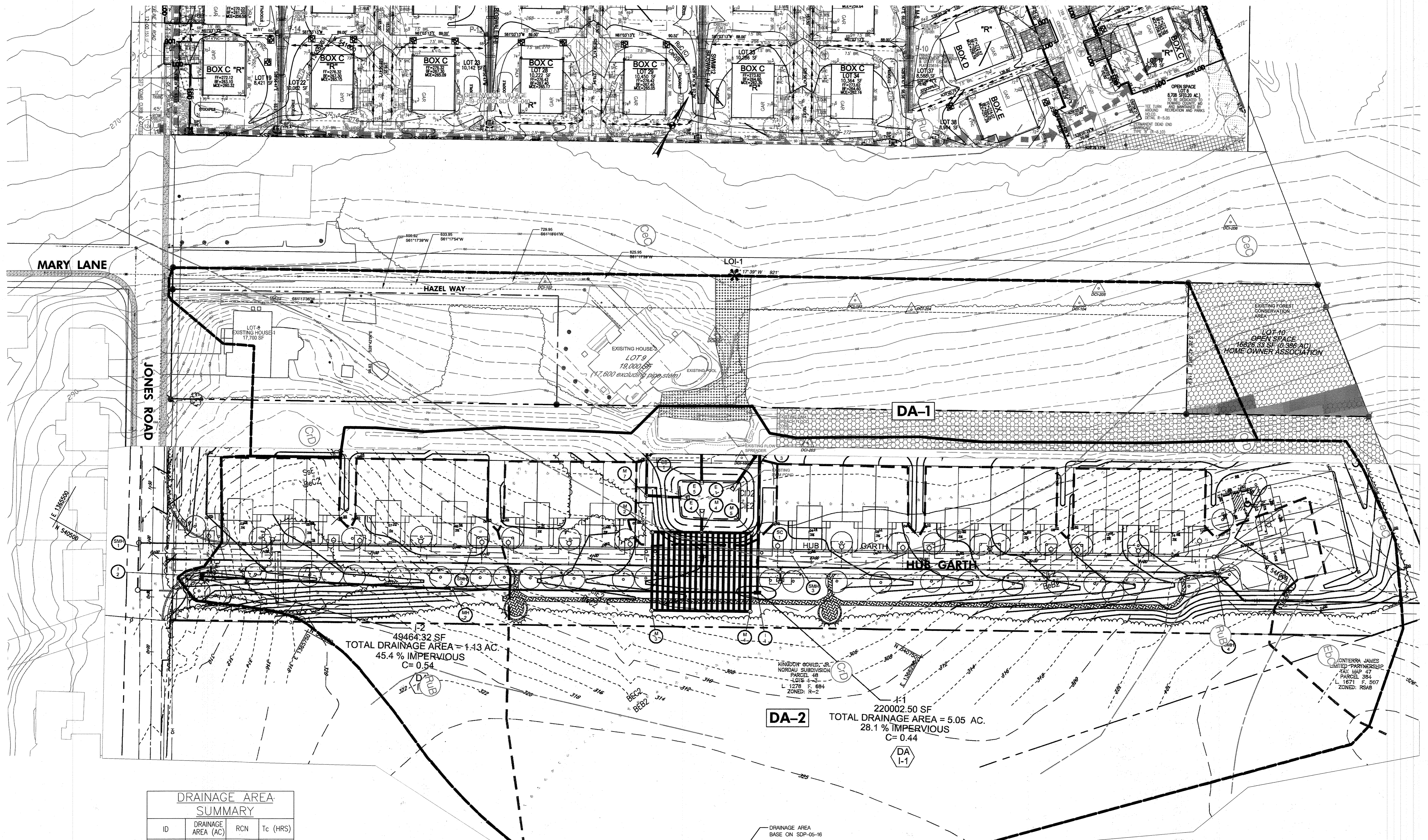
SITE PLAN - II
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9
 7915 HAZEL WAY
 JESSUP, MD 20794
 HOWARD COUNTY, MARYLAND

PERMIT INFORMATION CHART					
Subdivision Name: NORDAU	Section/Area: E-6	Lot No.: 8,9,10	Parcel No.: 142		
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Water Code	Sewer Code				

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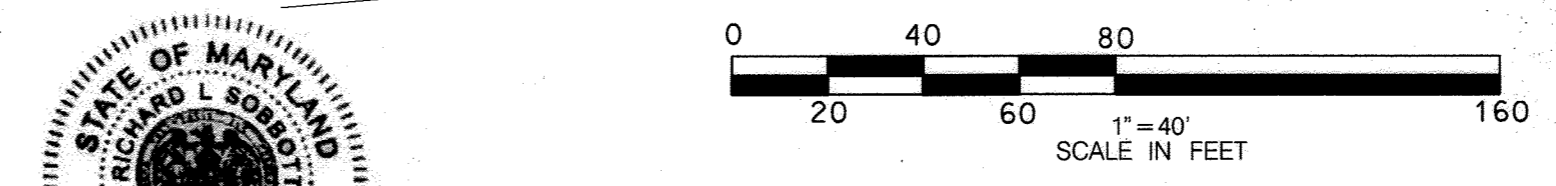
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I-2
 49464.32 SF
 TOTAL DRAINAGE AREA = 1.43 AC.
 45.4 % IMPERVIOUS
 C = 0.54

DA-2
 I-1
 220002.50 SF
 TOTAL DRAINAGE AREA = 5.05 AC.
 28.1 % IMPERVIOUS
 C = 0.44

DRAINAGE AREA SUMMARY			
ID	DRAINAGE AREA (AC)	RCN	Tc (HRS)
1	2.99	79	0.15
2	7.88	78	0.14



PRE CONSTRUCTION DRAINAGE AREA MAP
 A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9

7915 HAZEL WAY
 JESSUP, MD 20794
 HOWARD COUNTY, MARYLAND

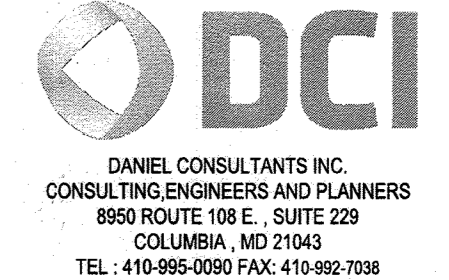
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 2/1/23



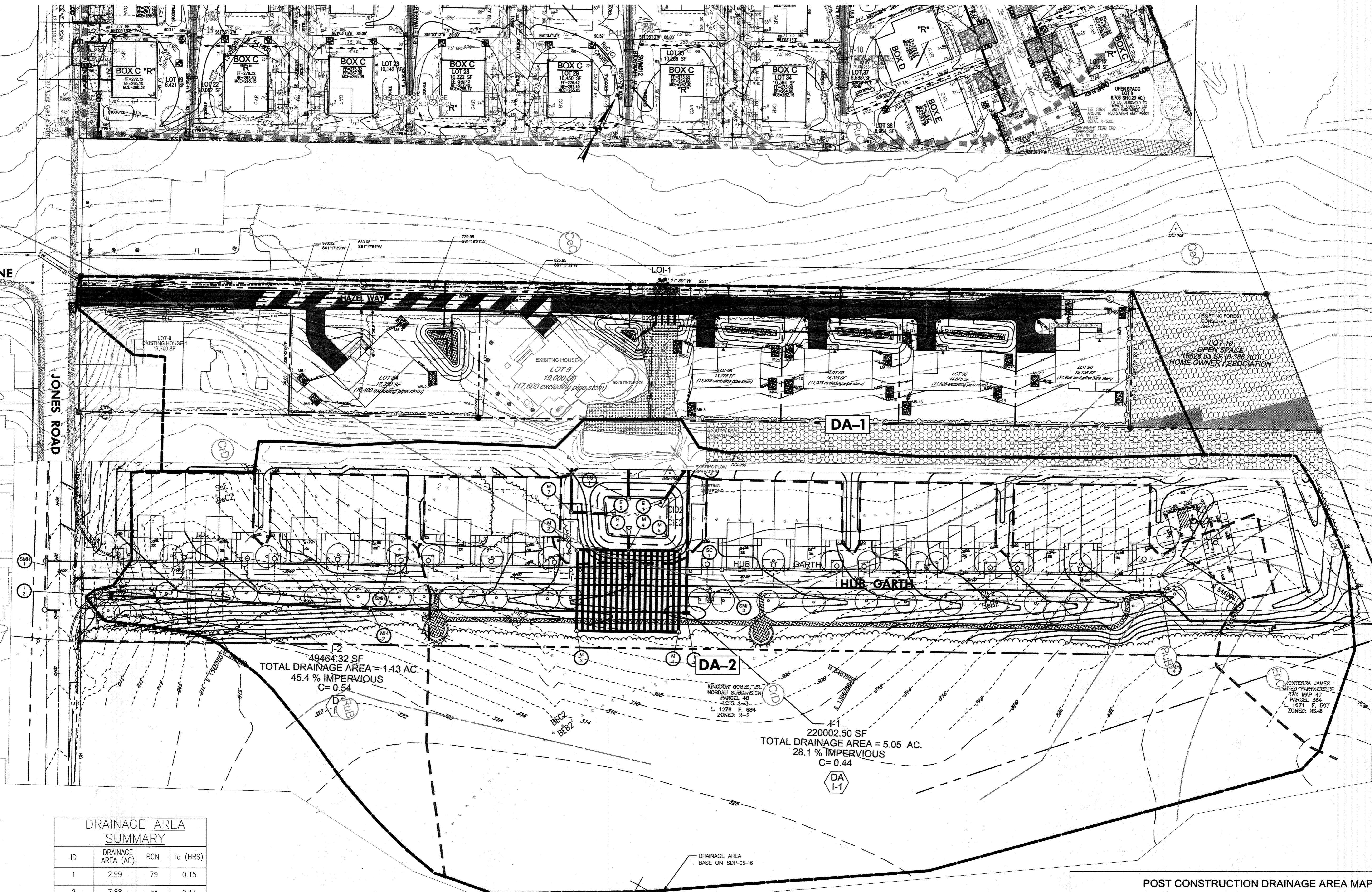
Professional Certification:
 I certify that these documents were prepared or approved by me, and that I am duly licensed engineer under the laws of the State of Maryland. License number No. 15222, Expiration Date: 1/4/2025.

PERMIT INFORMATION CHART					
Subdivision Name:	Section/Area	Lot No.	Parcel No.		
NORDAU	E-6	8,9,10	142		
Plot #	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
20317	0024	R-12	0042	SIXTH	606901
Water Code	Sewer Code				

OWNER/DEVELOPER
 LYN CABASSA/
 BRONZWIN PALMER
 PALMER SUBDIVISION
 8001 JONES ROAD
 JESSUP MD, 20794
 HOWARD COUNTY, MD
 ATTN: lyncaba@gmail.com
 PHONE: (301)725-3960



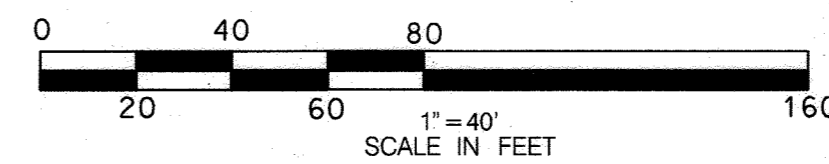
DESIGN BY: BW
 DRAWN BY: BW
 CHECKED BY: RLS
 SCALE: AS SHOWN
 DATE: 12/22/2021
 W. O. No.:
 SHEET No. 05 OF 11



-2
 49464.32 SF
 TOTAL DRAINAGE AREA = 1.43 AC.
 45.4 % IMPERVIOUS
 C = 0.54

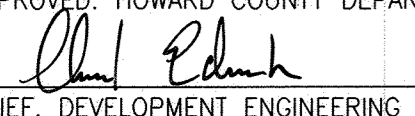
-1-1
 220002.50 SF
 TOTAL DRAINAGE AREA = 5.05 AC.
 28.1 % IMPERVIOUS
 C = 0.44

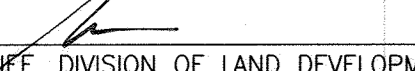
DRAINAGE AREA SUMMARY			
ID	DRAINAGE AREA (AC)	RCN	Tc (HRS)
1	2.99	79	0.15
2	7.88	78	0.14

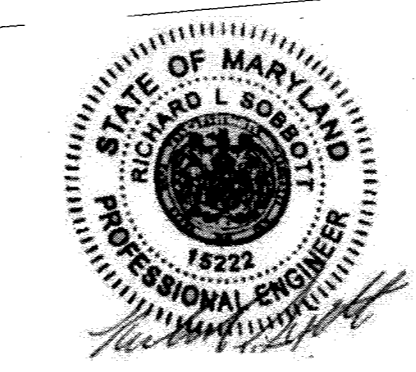


POST CONSTRUCTION DRAINAGE AREA MAP
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9

7915 HAZEL WAY
 JESSUP, MD 20794
 HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 12/22/2021

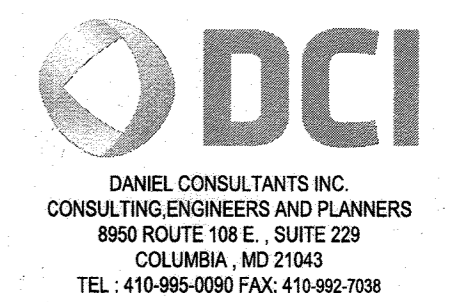

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 12/22/2021



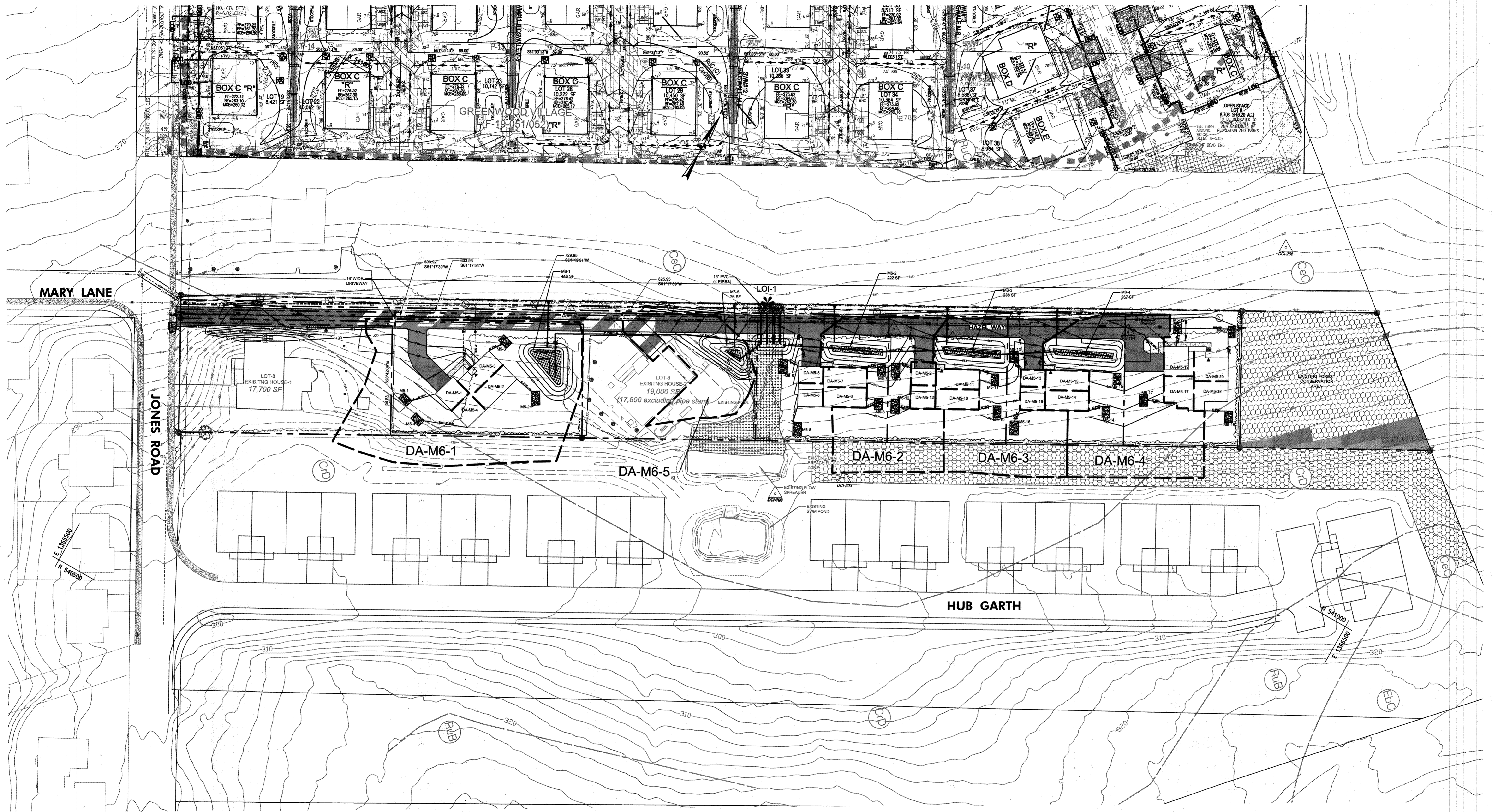
Professional Certification:
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PERMIT INFORMATION CHART					
Subdivision Name:	Section/Area	Lot No.	Parcel No.		
NORDAU	E-6	8,9,10	142		
Plot #	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
20317	0024	R-12	0042	SIXTH	606901
Water Code	Sewer Code				

OWNER/DEVELOPER
 LYN CABASSA/
 BRONZWIN PALMER
 PALMER SUBDIVISION
 8001 JONES ROAD
 JESSUP MD, 20794
 HOWARD COUNTY, MD
 ATTN: lyncaba@gmail.com
 PHONE: (301) 725-3960

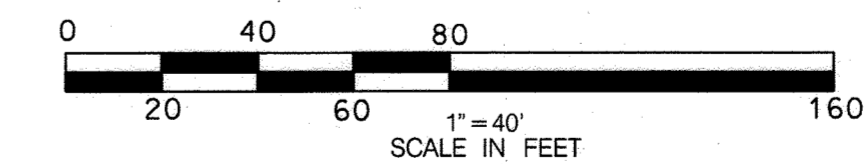


DESIGN BY: BW
 DRAWN BY: BW
 CHECKED BY: RLS
 SCALE: AS SHOWN
 DATE: 12/22/2021
 W. O. No.:
 SHEET No. 06 OF 11



BMP DRAINAGE AREA PLAN
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9

7915 HAZEL WAY
 JESSUP, MD 20794
 HOWARD COUNTY, MARYLAND

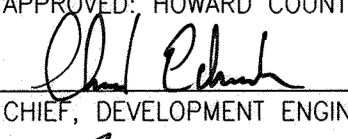
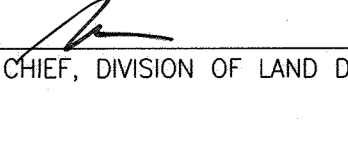


PERMIT INFORMATION CHART					
Subdivision Name: NORDAU	Section/Area: E-6	Lot No. 8,9,10	Parcel No. 142		
Plot # 20317	Grid 0024	Zoning R-12	Tax Map No. 0042	Elect. District SIXTH	Census Tract 606901
Water Code	Sewer Code				

OWNER/DEVELOPER
 LYN CABASSA/
 BRONZWYN PALMER
 PALMER SUBDIVISION
 8001 JONES ROAD
 JESSUP MD, 20794
 HOWARD COUNTY, MD
 ATTN:lyncaba@gmail.com
 PHONE:(301)725-3960

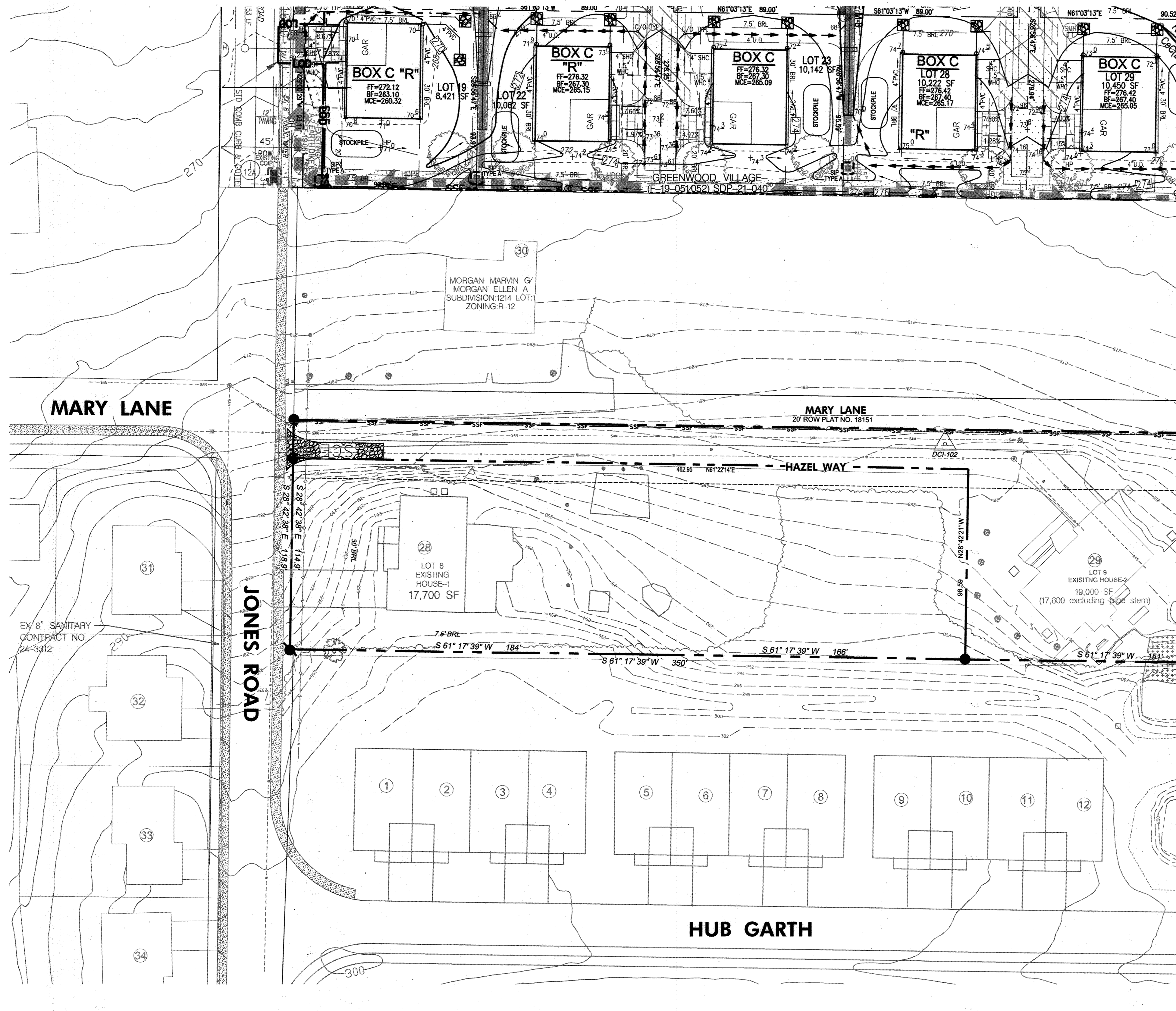


DESIGN BY: BW
 DRAWN BY: BW
 CHECKED BY: RLS
 SCALE: AS SHOWN
 DATE: 12/22/2021
 W. O. No.: _____
 SHEET No. 07 OF 11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 2/22/22

 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 2/24/22

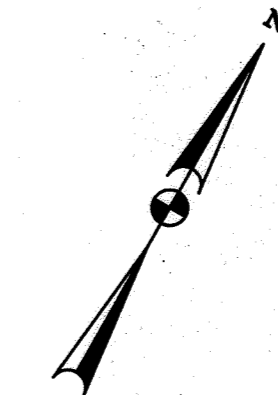


Professional Certification:
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HYDROLOGIC SOIL GROUP			
MAP UNIT SYMBOL	MAP UNIT NAME	RATING	K-VALUE
CeC	Chillum Loom, 5%-10% slope	C	0.43
CrD	Croom and Evesboro soils, 10%-15% slopes	C	0.32
EbC	Evesboro Loamy Sand, 2%-10% slopes	A	0.02
RuB	Russett and Beltsville soils, 2%-5% slopes	C	0.28
RuC	Russett and Beltsville soils, 5%-10% slopes	C	0.28

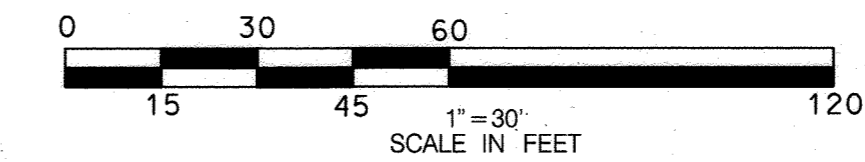
LEGENDS	
PROPOSED CONTOUR	—286—
LIMIT OF DISTURBANCE	—LOD—
STABILIZED CONSTRUCTION ENTRNACE	
SUPER SILT FENCE	—SSF—
SILT FENCE	—SF—



MATCHLINE SHEET-2 AT STA. A-A

EXISTING SEDIMENT AND EROSION CONTROL PLAN - I
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9

7915 HAZEL WAY
 JESSUP, MD 20794
 HOWARD COUNTY, MARYLAND



PERMIT INFORMATION CHART					
Subdivision Name: NORDAU		Section/Area: E-6		Lot No. 8,9,10	Parcel No. 142
Plot # 20317	Grid 0024	Zoning R-12	Tax Map No. 0042	Elect. District SIXTH	Census Tract 606901
Water Code		Sewer Code			

OWNER/DEVELOPER
 LYN CABASSA/
 BRONZWIN PALMER
 PALMER SUBDIVISION
 8001 JONES ROAD
 JESSUP MD, 20794
 HOWARD COUNTY, MD
 ATTN:lyncaba@gmail.com
 PHONE:(301)725-3960



DESIGN BY BW
 DRAWN BY BW
 CHECKED BY RLS
 SCALE: AS SHOWN
 DATE: 12/22/2021
 W. O. No.:
 SHEET No. 08 OF 11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 12/23

 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 2/19/22

Professional Certification:
 I certify that these documents were prepared or approved by me, and that I am duly licensed engineer under the laws of the State of Maryland. License number No. 15222. Expiration Date: 1/4/2025

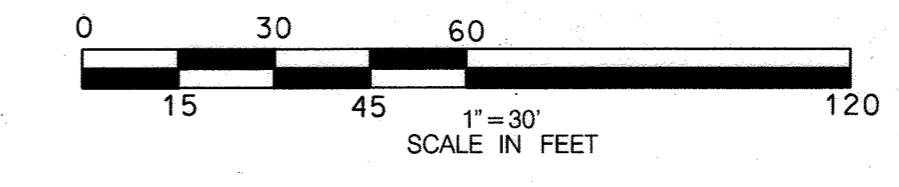


HYDROLOGIC SOIL GROUP			
MAP UNIT SYMBOL	MAP UNIT NAME	RATING	K-VALUE
CeC	Chilium Loam, 5%-10% slope	C	0.43
CrD	Croom and Evesboro soils, 10%-15% slopes	C	0.32
EbC	Evesboro Loamy Sand, 2%-10% slopes	A	0.02
RuB	Russett and Beltsville soils, 2%-5% slopes	C	0.28
RuC	Russett and Beltsville soils, 5%-10% slopes	C	0.28

LEGENDS	
PROPOSED CONTOUR	—286—
LIMIT OF DISTURBANCE	—LOD—
STABILIZED CONSTRUCTION ENTRNACE	
SUPER SILT FENCE	—SSF—
SILT FENCE	—SF—

MATCHLINE SHEET-1 AT STA. A-A

SEDIMENT AND EROSION CONTROL PLAN - II
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9
 7915 HAZEL WAY
 JESSUP, MD 20794
 HOWARD COUNTY, MARYLAND



Professional Certification:
 I certify that these documents were prepared or approved by me, and that I am duly licensed engineer under the laws of the State of Maryland. License number No. 15222, Expiration Date: 14/2025

PERMIT INFORMATION CHART						
Subdivision Name: NORDAU	Section/Area: E-6	Lot No. 8,9,10	Parcel No. 142	Plot # 20317	Grid 0024	Zoning R-12
Water Code	Tax Map No. 0042	Elect. District SIXTH	Census Tract 606901	Sewer Code		

OWNER/DEVELOPER
 LYN CABASSA/
 BRONZWYN PALMER
 PALMER SUBDIVISION
 8001 JONES ROAD
 JESSUP MD, 20794
 HOWARD COUNTY, MD
 ATTN:lyncaba@gmail.com
 PHONE:(301)725-3960

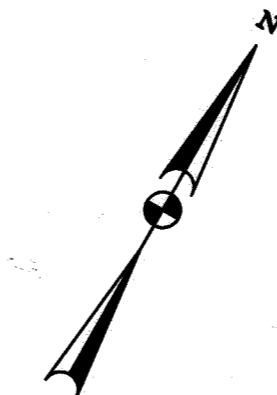
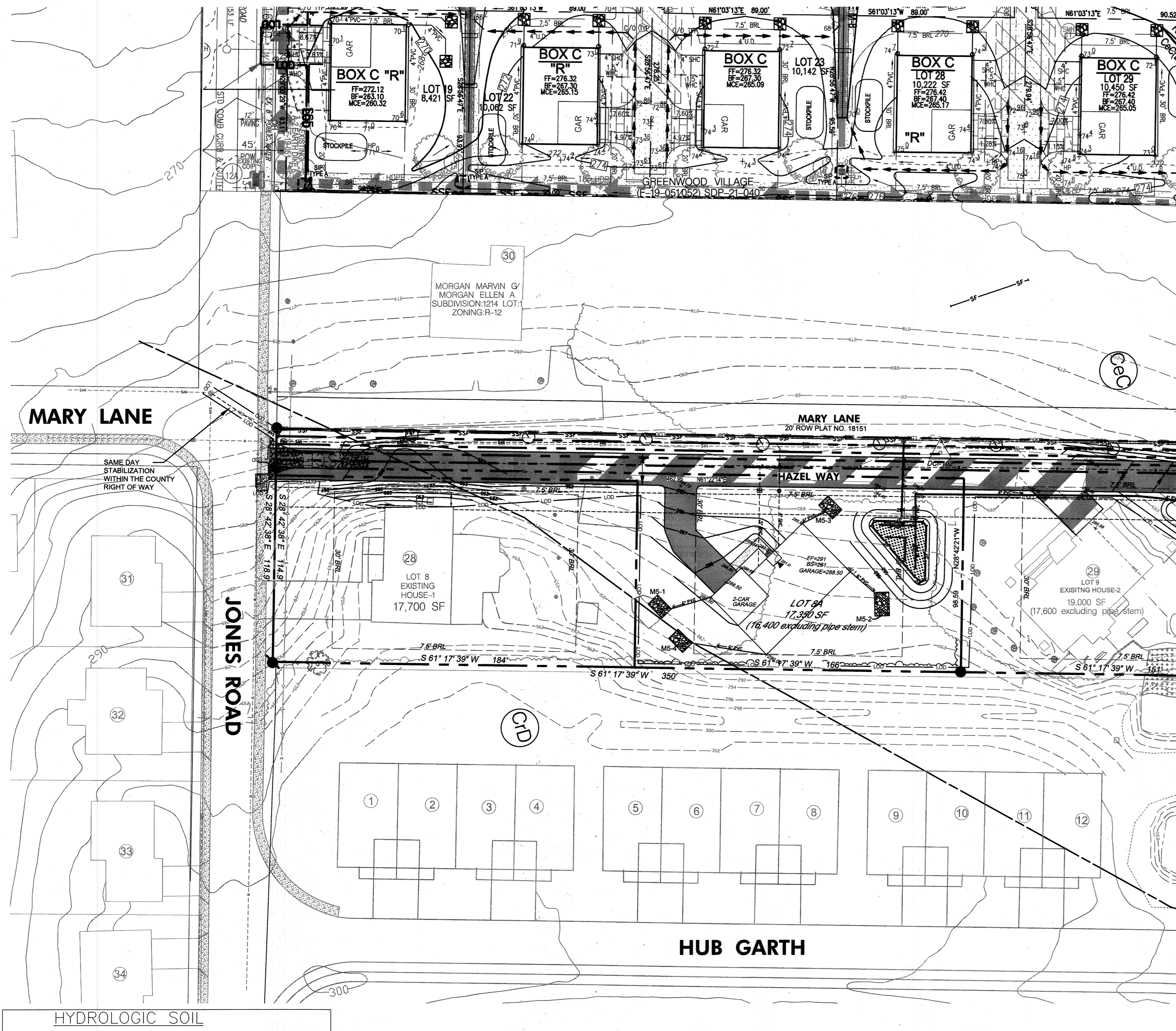


DESIGN BY BW
 DRAWN BY BW
 CHECKED BY RLS
 SCALE: AS SHOWN
 DATE: 12/22/2021
 W. O. No. :
 SHEET No. 09 OF 11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 2/22/23

 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 2/14/23



MATCHLINE SHEET-2 AT STA. A-A

- SEQUENCE OF CONSTRUCTION
NOTE: HOUSES MAY NOT BE BUILT USING THIS PLAN.
1. OBTAIN GRADING PERMIT.- 1 DAY
 2. DEVELOPER/CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO BEGINNING CONSTRUCTION.- 1 DAY
 3. NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.- 1 DAY
 4. STAKEOUT LIMITS OF DISTURBANCE.- 1 DAY
 5. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SSF, WHERE SHOWN HEREON.- 1 DAY
 6. COMPLETE ANY REQUIRED CLEARING AND GRUBBING ONSITE AREA FOR THE INSTALLATION OF PERIMETER CONTROLS.
 7. THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROLS SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS.- 1 DAY
 8. INSTALL USE-IN-COMMON DRIVEWAY CULVERTS AND STABILIZE WITH RIPRAP.- 4 DAYS
 9. CONSTRUCT ESD MICRO-BIORETENTION FACILITIES. STABILIZE SIDE SLOPES WITH SOD AND SURROUND FACILITIES WITH SILT FENCE.- 5 DAYS
 10. BEGIN CONSTRUCTION OF INDIVIDUAL HOMES (REFER TO ASSOCIATED BUILDER SDP). PROTECT ANY INSTALLED ESD FACILITIES FROM RECEIVING DIRTY RUNOFF.
 11. UPON COMPLETION OF PROJECT HOME CONSTRUCTION AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE ANY REMAINING FINE GRADING IN ACCORDANCE WITH STORMWATER MANAGEMENT CRITERIA, ADD TOPSOIL PER THE SPECIFICATIONS SHOWN HEREON, AND STABILIZE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.- 5 DAYS
 12. INSTALL LANDSCAPING.- 3 DAYS
 13. WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING PERIMETER EROSION AND SEDIMENT CONTROLS AND STABILIZE THESE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH.- 7 DAYS

NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

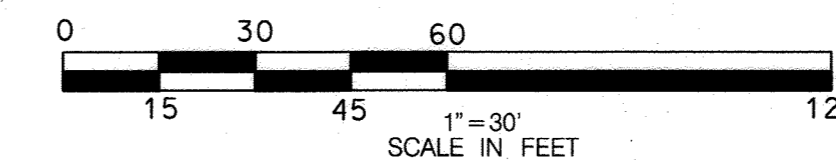
- NOTE:
1. STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED AT THE 2011 STDS. & SPECS. WHICHEVER IS MORE RESTRICTIVE.
 2. LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.
 3. SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
 4. SILT FENCE SHALL BE CURLED UPHILL NO MORE THAN 35 FEET APART.
 5. DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

- NOTE:
- HOUSE MAY NOT BE BUILT USING THIS PLAN.
 - THE HOWARD SCD STANDARD SEDIMENT CONTROL PLAN MAY NOT BE USED TO OBTAIN PERMITS FOR THIS PROJECT.

- EROSION AND SEDIMENT CONTROL NOTES:
1. EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.
 2. AT NO TIME DURING CONSTRUCTION WILL FENCING BE ALLOWED TO INTERCEPT CONCENTRATION FLOWS.
 3. A DOUBLE ROW OF SSF MAY BE REQUIRED AT THE DOWNHILL BOUNDARY LINE.
 4. SOILS CONSIDERED HIGHLY ERODIBLE BY THE HOWARD SOIL CONSERVATIVE DISTRICT MAY REQUIRE MORE STRINGENT SEEDING AND STABILIZATION METHODS.

HYDROLOGIC SOIL GROUP			
MAP UNIT SYMBOL	MAP UNIT NAME	RATING	K-VALUE
CeC	Chillum Loam, 5%-10% slope	C	0.43
CrD	Croom and Evesboro soils, 10%-15% slopes	C	0.32
EbC	Evesboro Loamy Sand, 2%-10% slopes	A	0.02
RuB	Russett and Beltsville soils, 2%-5% slopes	C	0.28
RuC	Russett and Beltsville soils, 5%-10% slopes	C	0.28

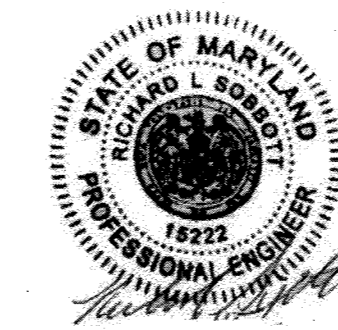
LEGENDS	
PROPOSED CONTOUR	—286—
LIMIT OF DISTURBANCE	—LOO—
STABILIZED CONSTRUCTION ENTRANCE	
SUPER SILT FENCE	—SSF—
SILT FENCE	—SF—



PROPOSED SEDIMENT AND EROSION CONTROL PLAN - I
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9

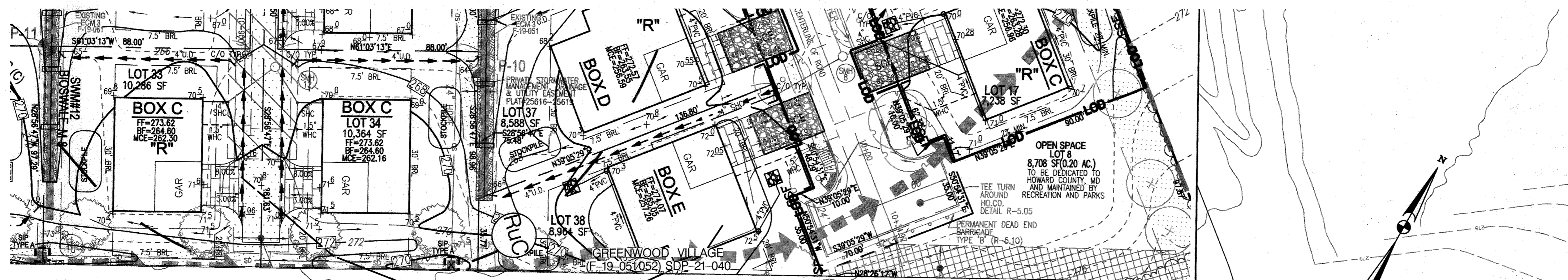
7915 HAZEL WAY
JESSUP, MD 20794
HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 7.22.23
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 7/19/23



Professional Certification:
I certify that these documents were prepared or approved by me, and that I am duly licensed engineer under the laws of the State of Maryland. License number No. 15222. Expiration Date: 1/4/2025

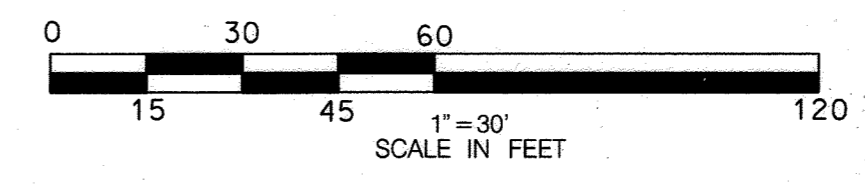
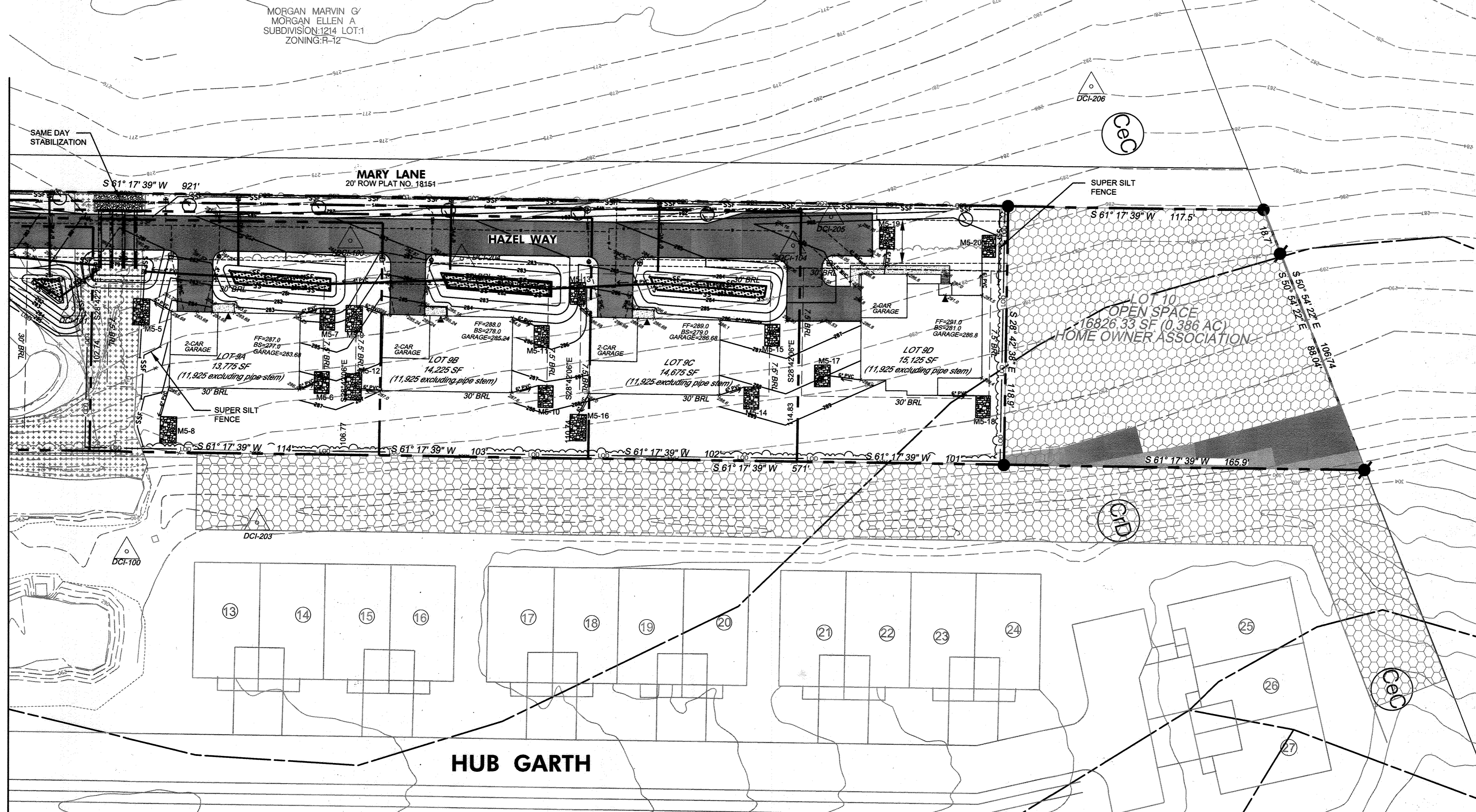
PERMIT INFORMATION CHART						OWNER/DEVELOPER		DCI DANIEL CONSULTANTS INC. CONSULTING ENGINEERS AND PLANNERS 8850 ROUTE 108 E., SUITE 229 COLUMBIA, MD 21043 TEL: 410-995-0000 FAX: 410-992-7108	DESIGN BY: <u>BW</u> DRAWN BY: <u>BW</u> CHECKED BY: <u>RLS</u> SCALE: <u>AS SHOWN</u> DATE: <u>12/22/2021</u> W. O. No.: SHEET No. <u>10</u> OF <u>11</u>
Subdivision Name: NORDAU	Section/Area: E-6	Lot No.: 8, 9, 10	Parcel No.: 142	Tax Map No.: 0042	Elect. District: SIXTH	LYN CABASSA/ BRONZWIN PALMER PALMER SUBDIVISION 8001 JONES ROAD JESSUP MD, 20794 HOWARD COUNTY, MD ATTN: lyncaba@gmail.com PHONE: (301)725-3960			
Plot #: 20317	Grid: 0024	Zoning: R-12	Sewer Code:						



HYDROLOGIC SOIL GROUP			
MAP UNIT SYMBOL	MAP UNIT NAME	RATING	K-VALUE
CeC	Chillum Loam, 5%-10% slope	C	0.43
CrD	Croom and Evesboro soils, 10%-15% slopes	C	0.32
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RuC	Russett and Beltsville soils, 5%-10% slopes	C	0.28

LEGENDS	
PROPOSED CONTOUR	—286—
LIMIT OF DISTURBANCE	—LOD—
STABILIZED CONSTRUCTION ENTRNACE	
SUPER SILT FENCE	—SSF—
SILT FENCE	—SF—

MATCHLINE SHEET-1 AT STA. A-A



PROPOSED SEDIMENT AND EROSION CONTROL PLAN - II
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8 & 9

7915 HAZEL WAY
 JESSUP, MD 20794
 HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 2/22/23

 CHIEF, DIVISION OF LAND DEVELOPMENT DATE 2/19/23



Professional Certification:
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PERMIT INFORMATION CHART					
Subdivision Name: NORDAU	Section/Area E-6	Lot No. 8,9,10	Parcel No. 142		
Plot # 20317	Grid 0024	Zoning R-12	Tax Map No. 0042	Elect. District SIXTH	Census Tract 606901
Water Code	Sewer Code				

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 BRONZWYN PALMER
 PALMER SUBDIVISION
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 PHONE:(301)725-3960



DESIGN BY BW
 DRAWN BY BW
 CHECKED BY RLS
 SCALE: AS SHOWN
 DATE: 12/22/2021
 W. O. No. :
 SHEET No. 11 OF 11