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SUPPLEMENTAL INFORMATION PLAN

LUTFI PROPERTY

LOTS 2 THRU 5

A RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A'

HOWARD COUNTY, MARYLAND

GENERAL NOTES

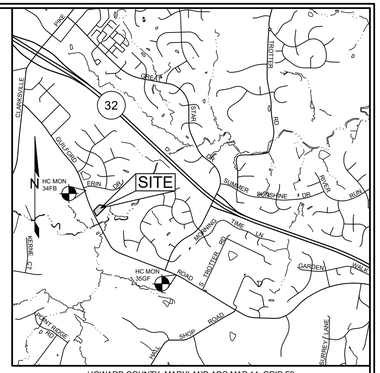
1. SUBJECT PROPERTY ZONED R-12 PER 10/06/2018 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 1.1856 AC. ±
3. PROPERTY ADDRESS: SEE ADDRESS CHART THIS SHEET.
4. THIS PROJECT IS LOCATED IN THE METROPOLITAN DISTRICT AND WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER (CONTRACT NUMBER 34-5076-D).
5. PREVIOUS HOWARD COUNTY FILE NUMBERS: ECP-17-038, SP-18-002, F-21-021, WP-22-003; WP-18-080, WP-19-092, WP-23-006, CONTRACT NO. 34-5076-D
6. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SEG LAND SURVEYING, LLC IN SEPTEMBER OF 2023.
7. THE ELEVATIONS AND TWO-FOOT CONTOURS SHOWN ON LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' ARE BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PREPARED BY SEG LAND SURVEYING, LLC. IN SEPTEMBER OF 2023. OFFSITE TOPOGRAPHY IS BASED ON BOTH HOWARD COUNTY AERIAL GIS TOPOGRAPHY FLOWN IN 2018 AND FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED IN 2017 UNDER THE APPROVED F-21-021.
8. THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE. HOWARD COUNTY SOILS GRID 17, SUB-GRID 180.
9. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 35GF AND 34FB WERE USED FOR THIS PROJECT.
10. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
14. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNINGS 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.
15. 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 LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
16. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES ON-SITE.
17. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF STEEP SLOPES, WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
18. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORDED DRAWINGS. APPROXIMATE LOCATIONS OF THE EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
19. SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. DRIVEWAY PAVING TO BE HOWARD COUNTY STANDARD P-1 PAVING SECTION. (SEE DETAIL SHEET 3) GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST, PRIOR TO CONSTRUCTION.
20. 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 (1-1½" MIN.)
    - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
    - STRUCTURE (CULVERTS/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
21. CONTRACTOR TO MAINTAIN POSITIVE SLOPE AWAY FROM THE FOUNDATION OF THE HOUSE.
22. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.
23. STORMWATER MANAGEMENT OBLIGATIONS FOR PROPOSED LOT 2 THROUGH 5 WILL BE MET ONSITE BY ONE MICRO-BIORETENTION FACILITY (M-6) AND TEN DRYWELLS (M-5). STORMWATER MANAGEMENT PRACTICES FOR LOTS 2 THROUGH 4 SHALL BE PRIAVTLEY OWNED AND MAINTAINED BY THE LOT OWNER. THE DRYWELLS ON LOT 5 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT 5 OWNER. THE BIO-RETENTION FACILTY (F-6) LOCATED ON LOT 5 WAS DESIGNED AND APPROVED UNDER F-21-021 AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
24. FOR THE USE-IN-COMMON DRIVEWAY FOR LOTS 1-5, A PRIVATE RANGE ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATE.
25. THE USE-IN-COMMON DRIVEWAY AND DRIVEWAY APRON WAS CONSTRUCTED UNDER THE APPROVED F-21-021 PLAN. ADDITIONAL INFORMATION PERTAINING TO THE DETAILS AND CROSS SECTION CAN BE FOUND ON THIS PLAN WITH THE DEPARTMENT OF PLANNING AND ZONING.
26. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
27. THERE IS NO FLOODPLAIN ON THIS SITE.
28. THERE ARE NO WETALNDS ON THIS SITE.
29. A GEO-TECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES, ENGINEERING ASSOCIATE INC. DATED SEPTEMBER 13, 2018, UNDER THE APPROVED SP-18-002 PLAN. SEE SHEET 8 FOR BORING LOGS.
30. A DESIGN MANUAL WAIVER FOR AN ALTERNATIVE TEE-TURN AROUND OF HOWARD COUNTY DESIGN MANUAL IV, STANDARD DETAIL R-3.05 TO ALLOW FOR A NON-STANDARD TEE-TURN AROUND AT THE END OF THE USE-IN-COMMON DRIVEWAY WAS APPROVED UNDER F-21-021 IN MAY OF 2019.
31. SEVERAL ALTERNATIVE COMPLIANCE APPLICATIONS AND WAIVER PETITIONS WERE REQUESTED AND APPROVED UNDER PREVIOUSLY APPROVE DPLANS, SP-18-002 AND F-21-021. THOSE INCLUDE:
    - WAIVER PETITION WP-18-080 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(10) WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON APRIL 12, 2018, APPROVING THE REMOVAL OF SPECIMEN TREES. ADDITIONAL INFORMATION REGARDING THIS WAIVER PETITION CAN BE FOUND ON F-21-021.
    - WP-19-092 FOR ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(10) WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, WHICH IDENTIFIED SPECIMEN TREES AS A FOREST RETENTION PRIORITY.
    - WAIVER PETITION WP-23-003 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.104 SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING, WHERE THE FOLLOWING WAS DETERMINED:
        a. THE REQUEST FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTION 16.132(a)(3)(i)(C.1 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR ROAD CONSTRCUTION WAS DENIED.
        b. ALTERNATIVE COMPLIANCE ACTION IS NOT REQUIRED TO COLLECT A FEE IN LIEU FOR SIDEWALKS ACCORDING TO SECTION 16.134(a)(1)(ii).
        c. STREET LIGHTING IS NOT REQUIRED UNDER SECTION 16.135.
    - WP-23-006 FOR ALTERNATIVE COMPLIANCE OF SECTION 16.144(p) AND SECTION 16.144(q) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING TO EXTEND THE DEADLINES TO EXECUTE THE DEVELOPER'S AGREEMENT, PAYMENT OF FEES AND SUBMISSION OF FINAL DEVELOPMENT PLAT, UNDER THE APPROVED F-21-021 PLAN.
32. LOTS 2 THRU 5 ARE SUBJECT TO SECTION 109.0E OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE AN M.I.H.U. AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE M.I.H.U. REQUIREMENT WILL BE MET. THE M.I.H.U AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT IN THE OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET M.I.H.U. ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT.
    MODERATE INCOME HOUSING UNIT (M.I.H.U.) TABULATION:
        a. M.I.H.U REQUIRED = (4 LOTS X 10%) = 1 M.I.H.U.
        b. M.I.H.U. PROPOSED = DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT.
        c. AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT HAS BEEN COMPLETED AND WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT.
33. A PRESUBMISSION COMMUNITY MEETING FOR THE LUFTI PROPERTY, LOTS 1 THROUGH 5, WAS HELD ON OCTOBER 23, 2018. THIS HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION WAS MET UNDER THE APPROVED F-21-021 PLAN.
34. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE REQUIRED AS PART OF THE DPW DEVELOPERS AGREEMENT. TEN (10) SHADE TREES AT $300.00 EACH AND FOUR (4) EVERGREEN TREES AT $150.00 EACH FOR A TOTAL OF $3,600.00. THIS SURETY WILL BE PAID WITH A GRADING PERMIT APPLICATION.
35. THE FOREST CONSERVATION ACT REQUIREMENTS WERE MET UNDER THE APPROVED F-21-021 PLAN.
36. A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF $4,115.00, FOR PUBLIC SIDEWALK ALONG GUILFORD ROAD, WAS PAID AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-21-021 PLAN.
37. A TRAFFIC STUDY WAS PREPARED BY MARS GROUP DATED MAY 6, 2016 AND WAS APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DEVELOPMENT ENGINEERING DIVISION ON DECEMBER 26, 2018. SEE CHART ON THIS SHEET FOR MORE INFORMATION.

BASED ON THE DATA AND ANALYSIS PRESENTED IN THE TRAFFIC STUDY IT WAS DETERMINED THAT THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE SURROUNDING AREA ROAD SYSTEM.	
REPORT COMPILED ON	MAY 6, 2016
PLAN NUMBER THE REPORT WAS SUBMITTED UNDER	SP-18-002
KEY INTERSECTION IDENTIFIED FOR THE STUDY	MD 108 @ GUILFORD ROAD.....(1) 2-GUILFORD ROAD @ GREAT STAR DRIVE.....(2)
JURISDICTION OVER THE KEY INTERSECTIONS	MDOT-SHA.....(1) 2-HOWARD COUNTY.....(2)
KEY INTERSECTION VOLUME COUNT COLLECTED ON	APRIL 27, 2016.....(1) APRIL 28, 2016.....(2)
KEY INTERSECTION COUNT WERE COLLECTED WHILE	HOWARD COUNTY PUBLIC SCHOOLS 2015-2016 WERE IN SESSION
DESIGN YEAR LEVEL-OF-SERVICE AT KEY INTERSECTION	AM PEAK HOUR "A"; PM PEAK HOUR "B".....(1) AM PEAK HOUR "A"; PM PEAK HOUR "A".....(2)
MITIGATION REQUIREMENT	MITIGATION MEASURES WERE NOT REQUIRED FOR THIS STUDY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING				
DocuSigned by: Kent Sheubrooks 7083F745EF414D0...	7/26/2024			
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE			
DocuSigned by: Amy Gray 3C0A5DAF8A7B4AB...	7/26/2024			
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE	NO.	DESCRIPTION	DATE
			REVISIONS	

LEGEND

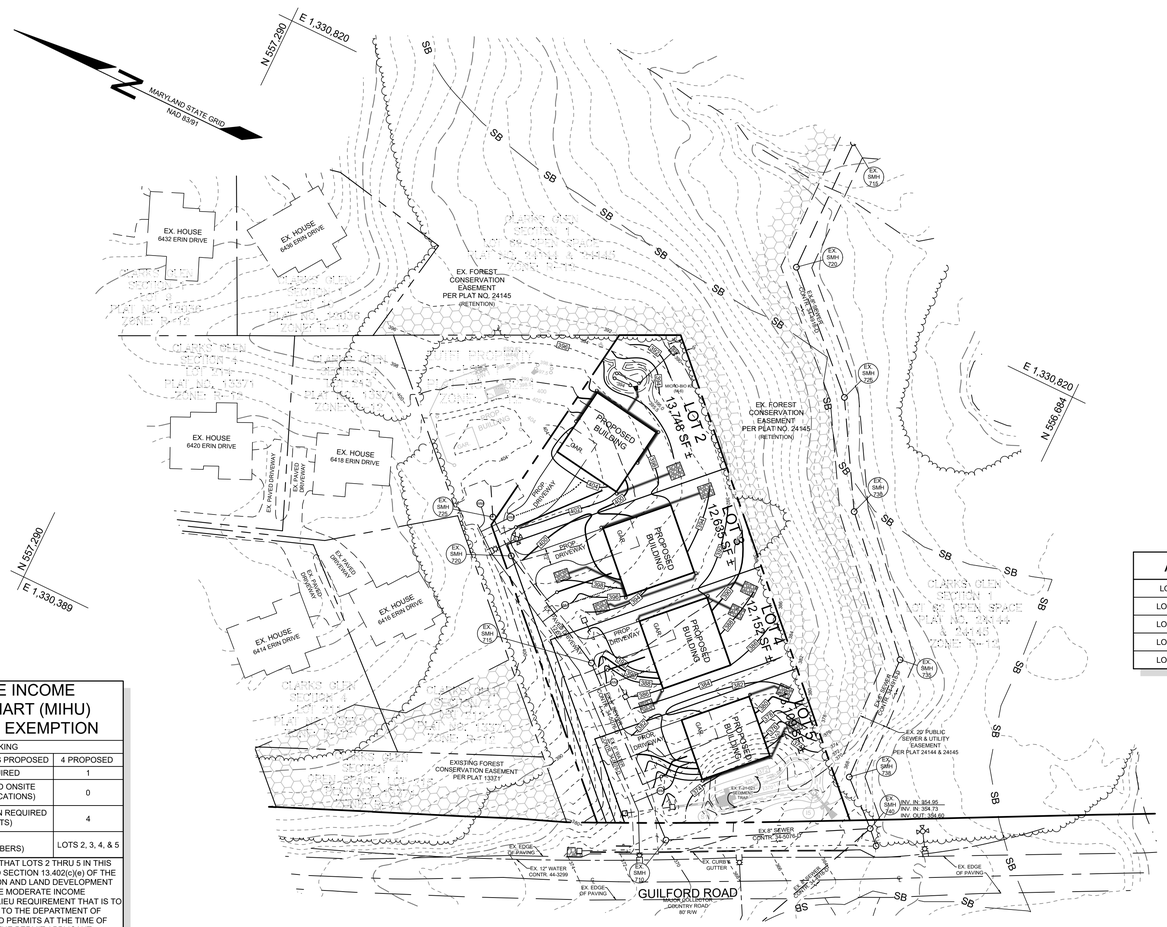
- EXISTING CONTOUR GIS — 382
- EXISTING CONTOUR FIELD RUN — 382
- PROPOSED CONTOUR — 382
- EXISTING TREELINE
- EXISTING CENTERLINE
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SEWER CLEANOUT
- EXISTING SEWER MANHOLE — EX MH 720
- PROPOSED DRYWELL (M-5) AND ROOFLEADER — NOTE 4 DW 1



HOWARD COUNTY, MARYLAND ADC MAP 14, GRID F9

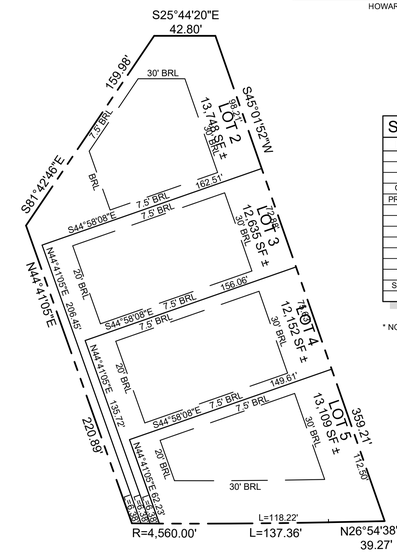
VICINITY MAP

SCALE: 1"=2000'



PLAN VIEW

SCALE: 1"=50'



LOT BOUNDARY AND BUILDING RESTRICTION LAYOUT PLAN VIEW

SCALE: 1"=50'

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	1.1856 AC ±
ROW TO BE DEDICATED	0.0000 AC ±
LIMIT OF DISTURBANCE	0.9934 AC ±
GREEN OPEN AREA (LAWN)	0.8894 AC ±
PROPOSED IMPERVIOUS AREA	0.2966 AC ±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.0000 AC ±
WETLAND BUFFERS	0.0000 AC ±
FLOODPLAINS	0.0000 AC ±
FLOODPLAIN BUFFERS	0.0000 AC ±
FOREST	0.0000 AC ±
SLOPES 15%-24.9%	3.9528 AC ±
SLOPES GREATER THAN 25%	0.0000 AC ±
HIGHLY ERODIBLE SOILS	AC ± (1)

* NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

ADDRESS CHART

LOT	STREET ADDRESS
LOT 2	6317 GUILFORD ROAD
LOT 3	6313 GUILFORD ROAD
LOT 4	6309 GUILFORD ROAD
LOT 5	6305 GUILFORD ROAD

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
35GF	555,080.173	1,332,716.626	466.902	5.7' NORTHEAST OF GUILFORD ROAD, 24.3' SOUTHEAST OF POLE OE 547878, AND 35.6' SOUTHWEST OF TENTH FENCE POLE FROM CORNER.
34FB	557,439.902	1,330191.388	406.151	21' EAST OF GUILFORD ROAD, 16.4' SOUTH OF THE CLARKS GLEN SIGN, 12.2' NORTH OF AN RCP INVERT.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	GRADING PLAN
4	SEDIMENT AND EROSION CONTROL PLAN
5	STORMWATER MANAGEMENT DRAINAGE AREA MAP, NOTES, DETAILS & PLAN
6	STORMWATER MANAGEMENT PLAN, NOTES & DETAILS
7	LANDSCAPE PLAN
8	BORING LOGS

MODERATE INCOME HOUSING CHART (MIHU) APPLICATION EXEMPTION

TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	4 PROPOSED
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	4
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	LOTS 2, 3, 4, & 5

M.I.H.U. NOTE: PLEASE NOTE THAT LOTS 2 THRU 5 IN THIS SUBDIVISION ARE SUBJECT TO SECTION 13.402(c)(e) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR THE MODERATE INCOME HOUSING UNIT (M.I.H.U) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING ISSUANCE BY THE PERMIT APPLICANT.

STORMWATER MANAGEMENT INFORMATION CHART

LOT/ ADDRESS	FACILITY NAME & NUMBER	PRACTICE TYPE	PUBLIC	PRIVATE	HOA MAINTAINS
LOT 2 6317 GUILFORD RD	MICRO-BIORETENTION FACILITY #2	M-6	-	X	NO
	DRYWELL-1	M-5	-	X	NO
	DRYWELL-2	M-5	-	X	NO
LOT 3 6313 GUILFORD RD	DRYWELL-3	M-5	-	X	NO
	DRYWELL-4	M-5	-	X	NO
LOT 4 6309 GUILFORD RD	DRYWELL-5	M-5	-	X	NO
	DRYWELL-6	M-5	-	X	NO
	DRYWELL-7	M-5	-	X	NO
LOT 5 6305 GUILFORD RD	DRYWELL-8	M-5	-	X	NO
	DRYWELL-9	M-5	-	X	NO

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FEET

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.

1. ENVIRONMENTALLY SENSITIVE AREAS HAVE BEEN AVOIDED WHERE POSSIBLE. THE AREA OF DEVELOPMENT WAS DESIGNED TO AVOID DISTURBING AREAS OF STEEP SLOPES. NO STREAMS OR WETLANDS EXIST WITHIN THE AREA OF DEVELOPMENT.
2. TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED.
3. IMPERVIOUS AREAS HAVE BEEN REDUCED BY POSITIONING THE BUILDING AS CLOSE TO THE DRIVEWAY AS THE SETBACKS AND SEWAGE DISPOSAL AREA ALLOW.
4. A STABILIZED CONSTRUCTION ENTRANCE, SUPER SILT FENCES, DIVERSION FENCES, AND CLEAN WATER EARTH DIKE ARE USED AS SEDIMENT AND EROSION CONTROL.
5. THE STORMWATER MANAGEMENT OBLIGATIONS FOR THESE LOTS WILL BE MET BY THE USE OF NINE DRYWELLS (M-5), ONE MICRO-BIORETENTION FACILITY (M-6), AND ONE BIO-RETENTION FACILITY ESD #1 (F-6). FOR CONSTRUCTION AND STORMWATER MANAGEMENT DETAILS FOR BIO RETENTION FACILITY ESD #1, REFER TO F-21-021.
6. NO ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN MADE FOR THIS PROJECT.

THIS PLAN SHALL NOT BE USED TO APPLY FOR A GRADING PERMIT.

OWNER/DEVELOPER

LLU, LLC
12143 CLARKSVILLE PIKE
CLARKSVILLE, MARYLAND 21029
C/O RON BAQUOL
RLBDEVLLC2@GMAIL.COM
443-250-7272

COVER SHEET
LUTFI PROPERTY

LUTFI PROPERTY LOTS 2 THRU 5, A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AS SHOWN ON PLAT NUMBER 26221 LUTFI PROPERTY LOT 1 AND NON-BUILDABLE BULK PARCEL 'A'

TAX MAP 35 GRID 13 — PARCEL 56
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

STATE OF MARYLAND — PAUL W. SILL — PROFESSIONAL ENGINEER

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: JULY 3, 2024
PROJECT #: 23-065
SHEET #: 1 of 8

PROFESSIONAL CERTIFICATION: 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. 32025, EXPIRATION DATE JUNE 20, 2025

F-24-030