

# SITE DEVELOPMENT PLAN HOLLENBAUGH PROPERTY LOTS 1 THRU 3

## SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART	
LOT NO.	STREET ADDRESS
1	3110 KRISTA COURT
2	3114 KRISTA COURT
3	3118 KRISTA COURT

SEWER HOUSE CONNECTION		
LOT NO.	INV. @ PROPERTY LINE	MIN. CELLAR EL.
1	472.85	477.85
2	473.55	478.29
3	473.93	478.64

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #			
HOLLENBAUGH PROPERTY	N/A	13			
FLAT # OR L/F	BLOCK #	ZONE	TAX MAP	ELEC. DIST.	CENSUS TRACT
16035	6	R-20	23	2ND	602200
WATER CODE	SEWER CODE				
H-07	5992000				
PROPOSED IMPROVEMENTS:					
SINGLE FAMILY DWELLINGS, GRADING & SEDIMENT CONTROL.					

### 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 NATURAL RESOURCE CONSERVATION SERVICE.

*Robert L. Dosey Jr.* 3-1-04  
 SIGNATURE OF DEVELOPER DATE  
 ROBERT L. DOSEY JR.  
 PRINTED NAME OF DEVELOPER

### ENGINEER'S CERTIFICATE

I CERTIFY THAT THE PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

*B. SAGDHIKMAT* 3/16/04  
 SIGNATURE OF ENGINEER DATE  
 B. SAGDHIKMAT  
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

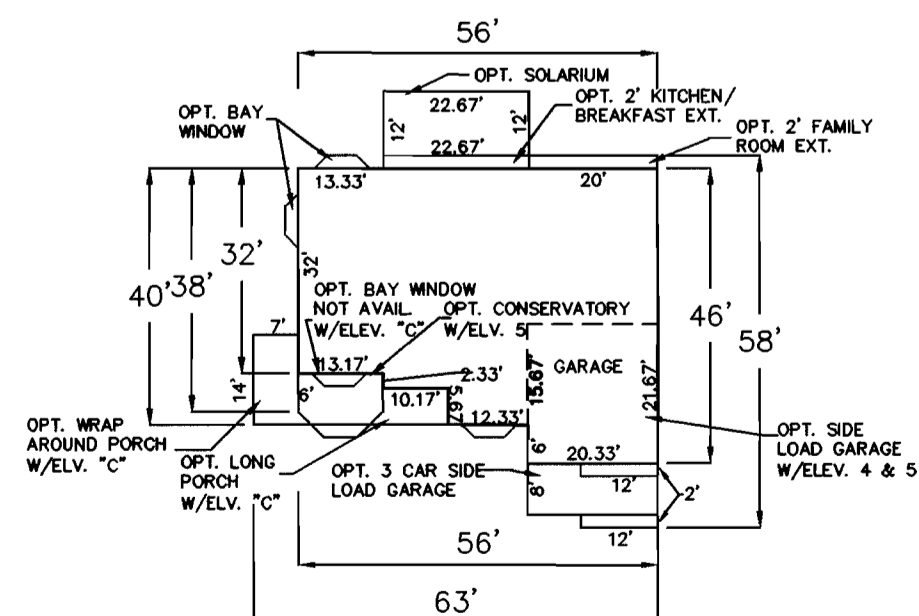
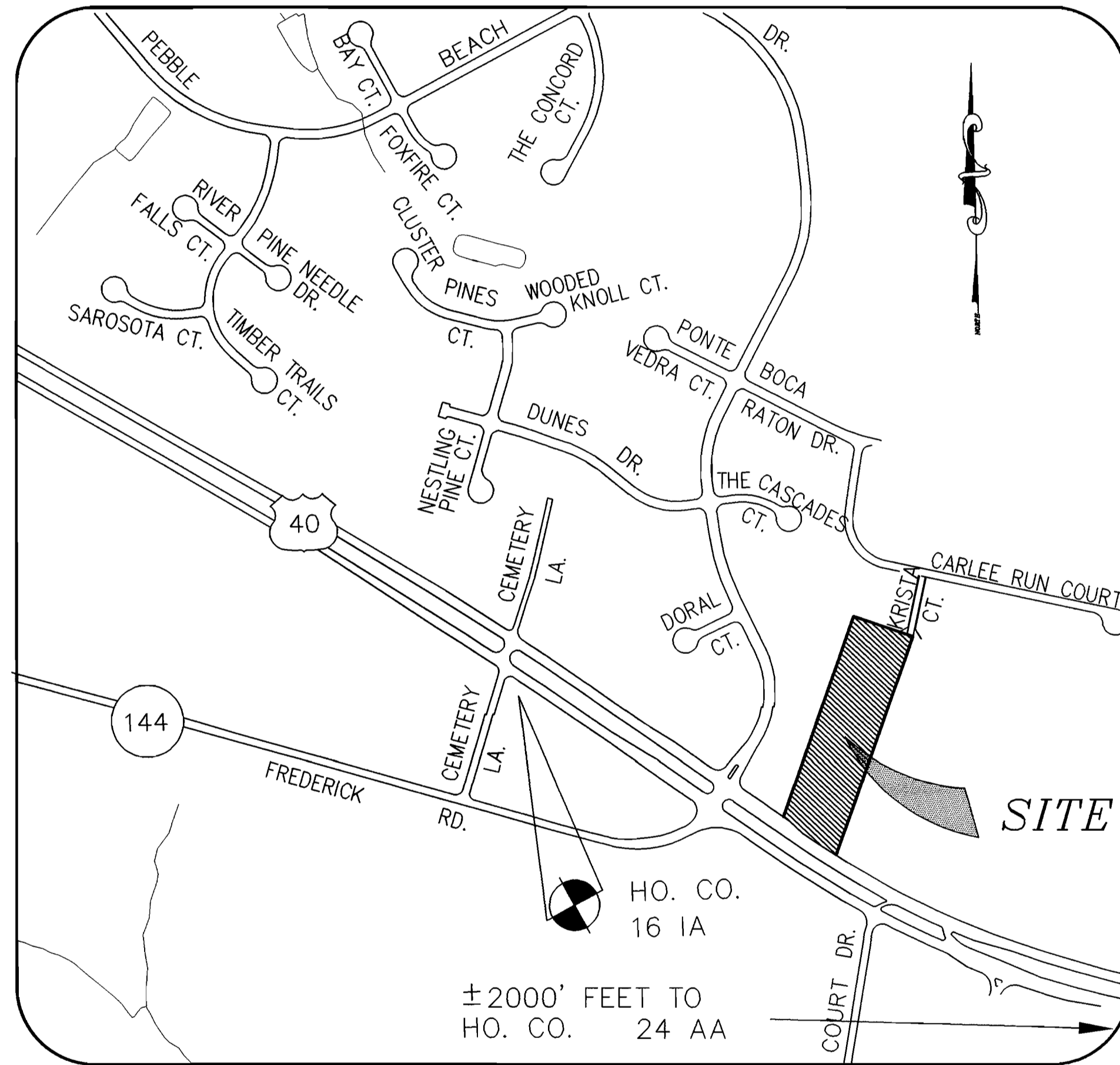
*Jim Maynor* 3/16/04  
 SIGNATURE OF SOIL CONSERVATION SERVICE DATE  
 JIM MAYNOR  
 PRINTED NAME OF SOIL CONSERVATION SERVICE

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

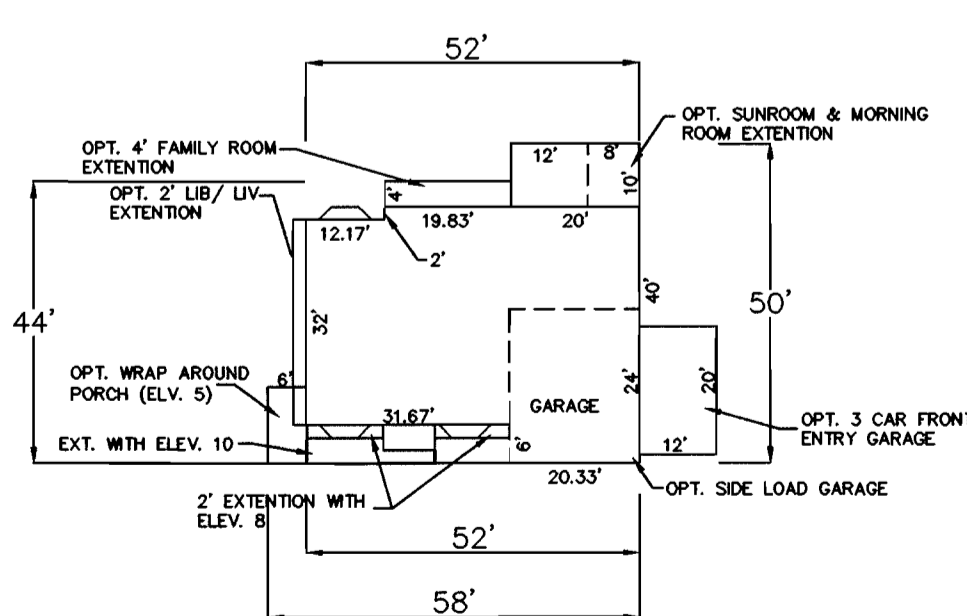
*John R. Patten* 3/16/04  
 SIGNATURE OF SOIL CONSERVATION DISTRICT DATE  
 JOHN R. PATTEN  
 PRINTED NAME OF SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

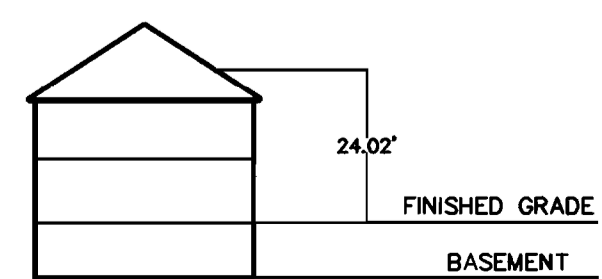
*John R. Patten* 3/16/04  
 SIGNATURE OF CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 JOHN R. PATTEN  
 PRINTED NAME OF CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE  
 3/18/04  
 DATE  
 3/18/04  
 DATE  
 DIRECTOR



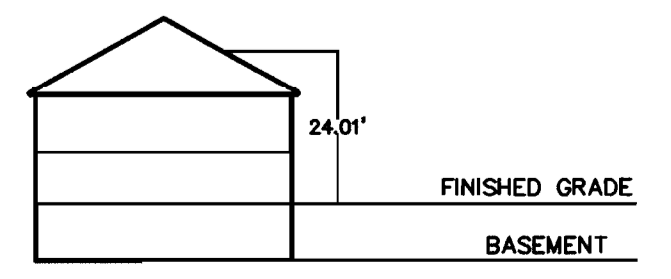
JAMES LONGSTREET  
SCALE 1"=30'  
PLAN



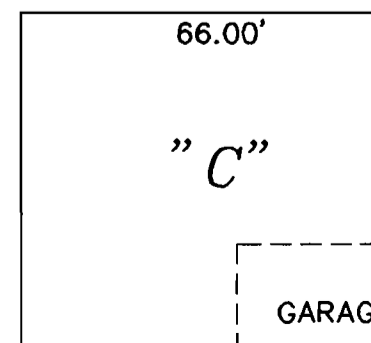
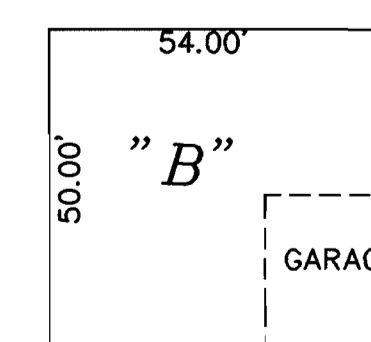
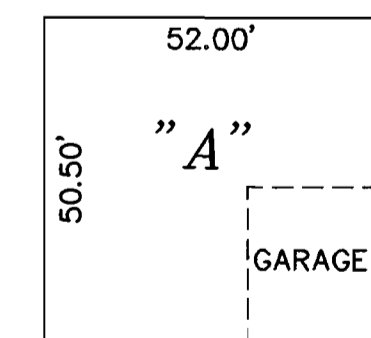
CHAMBERLAIN II  
SCALE 1"=30'  
PLAN



PROFILE



PROFILE



GENERIC BOXES

GENERIC TYPE	CHAMBERLAIN II	JAMES LONGSTREET
A (LOT 3)	NO 2' FAM/LIB EXTENSION NO WRAP AROUND PORCH NO SIDE LOAD GARAGE	DOES NOT FIT

GENERIC TYPE	CHAMBERLAIN II	JAMES LONGSTREET
B (LOT 2)	NO SIDE LOAD GARAGE NO WRAP AROUND PORCH	DOES NOT FIT

GENERIC TYPE	CHAMBERLAIN II	JAMES LONGSTREET
C (LOT 1)	NO SIDE LOAD GARAGE	3 CAR FRONT LOAD GARAGE OR NO SIDE LOAD GARAGE

### GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ 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 PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
 TAX MAP : 23 , PARCEL : 13 , BLOCK 6  
 ELECTION DISTRICT : SECOND.  
 ZONING: R-20  
 RECORDED PLAT NO : 16035  
 DPZ FILE NO. F-00-155, WP-00-104
- AREA TABULATION:  
 A. TOTAL TRACT AREA: 1.14 AC.±  
 B. AREA OF BUILDABLE LOTS: 1.14 AC.±  
 C. LIMIT OF DISTURBANCE: 1.27 AC.±  
 D. PROPOSED USE: SFD  
 E. NUMBER OF PROPOSED BUILDABLE LOTS : 3
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT JANUARY 2000.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY, BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JANUARY 2000.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 & 31D4.  
 STA. No. 161A N 589,509.406 ELEV. 463.67  
 E 1,368,237.662  
 STA. No. 24AA N 587,380.458 ELEV. 387.28  
 E 1,369,606.281
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1 THRU 3 WILL BE SERVED UNDER CONTRACT # 24-4017-D.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR THE AMOUNT OF \$10,672.00 UNDER F-00-155.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR THE AMOUNT OF \$4,500.00 UNDER F-00-155.
- STORMWATER MANAGEMENT IS SATISFIED THROUGH THE USE OF THE GRASS CHANNEL CREDIT AND IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL. 1.71 ACRES IS TREATED BY THE GRASS CHANNEL CREDIT FOR A REDUCED WOV OF 1,098 CFT AND A REDUCED Rev of 0.11 AC (AREA METHOD) PROVIDED UNDER F-00-155.
- NO STEEP SLOPES EXIST ON-SITE.
- NO WETLANDS, FLOODPLAIN OR STREAMS EXIST ON-SITE AS PER F-00-155.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-00-155, HOLLENBAUGH PROPERTY, LOTS 1-4 BY POSTING FINANCIAL SURETY IN THE AMOUNT OF \$5,400.00 AS PART OF THE DPW WATER AND SEWER DEVELOPER AGREEMENT CONTRACT #24-4017-D.
- RESIDENTIAL DRIVEWAY ENTRANCE HO.CO.STD. R-6.06 TO BE USED UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH SECTION 128(A)(1) 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 SETBACK. PORCHES AND DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. DECKS ARE NOT ALLOWED INTO THE REQUIRED 10' SIDE SETBACKS.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADINGS).  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- LOT 4 IS NOT PART OF THIS SDP. HOWEVER, PERMISSION IS GRANTED TO DO OFF-SITE GRADING ON LOT 4.
- DENOTES PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- DENOTES PRIVATE WATER AND SEWER EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO WAIVER PETITION # WP 00-104, REQUESTING TO WAIVE SECTION 16.120(G)(2)(iii), ADJACENT PISTEM LOTS WHICH SHARE A COMMON DRIVEWAY SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. THIS WAIVER PETITION WAS DENIED ON JUNE 15, 2000.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 15.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED JANUARY 2, 2002.
- LOT 4'S ACCESS TO MD. ROUTE 40 MUST BE REMOVED PRIOR TO OBTAINING THE USE AND OCCUPANCY PERMITS FOR LOTS 1-3.
- ACCESS TO LOTS 1-4 HAS BEEN PROVIDED VIA THE DEVELOPMENT OF THE CARLEE MANOR SUBDIVISION, ADJACENT PARCEL 123.
- A DECLARATION OF MAINTENANCE OBLIGATION FOR THE USE-IN-COMMON DRIVEWAY HAS BEEN RECORDED IN LIBER 7328 - FOLIO 387, IF AND WHEN ADJACENT PARCEL 14, OPTS TO USE THIS SHARED ACCESS EASEMENT, IT MUST UPGRADE TO A PRIVATE ACCESS PLACE OR TO BE IN COMPLIANCE WITH THE COUNTY REGULATIONS AT THAT TIME.
- FOR LOTS 1 THRU 4, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT AND CARLEE RUN COURT AND NOT INTO THE USE-IN-COMMON DRIVEWAY.
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT CERTAIN AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS.
- A PRIVATE STREET NAME SIGN IS REQUIRED. DEVELOPER SHALL CONTACT DEPARTMENT OF TRAFFIC ENGINEERING AT 410-313-5752 REGARDING THE INSTALLATION AND SPECIFICATIONS.

**BUILDER**  
 DORSEY FAMILY HOMES  
 9926 CYPRESSMEDE DRIVE  
 ELLICOTT CITY, MD. 21042  
 410-995-9048

**OWNER/DEVELOPER**  
 DONALD R. REUWER JR.  
 8000 MAIN STREET  
 ELLICOTT CITY, MD. 21043  
 410-480-9105

project	99-059	date	FEB 2004
illustration	MMT	engineering	MMT
scale	MTS	approval	MAP

description	revisions	date

**HOLLENBAUGH PROPERTY**  
 LOTS 1 THRU 3  
 TAX MAP 23 PARCEL 13 GRID 6  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 COVER SHEET

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 987-0286 Fax: (410) 987-0286 Fax

EKA

EX. 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1 THRU 4, FUTURE RESUBDIVISION OF LOT 4, PARCEL 14 & FUTURE RESUBDIVISION OF PARCEL 14 & 24' PUBLIC SEWER AND UTILITY EASEMENT PLAT NO. 16035

EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT PLAT NOS. 15973-5

CARLEE MANOR LOT 18 PLAT NO. 15973-5 R-20

GEORGE R DAVIS & WF PARCEL 14 389/25 R-20

EX. 30' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1 THRU 4, FUTURE RESUBDIVISION OF LOT 4 & PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT PLAT NO. 16035

30' PUBLIC WATER, SEWER & UTILITY EASEMENT FOR LOTS 1 THRU 4 PLAT NO. 16035

CARLEE MANOR LOT 19 PLAT NO. 15973-5 R-20

CARROLL COUNTY BANK & TRUST CO PARCEL 123 3878/382 R-20 LOT 20

CHRISTOPHER S CARLYLE CARITA S. CARLYLE PARCEL 64 2173/92 R-20

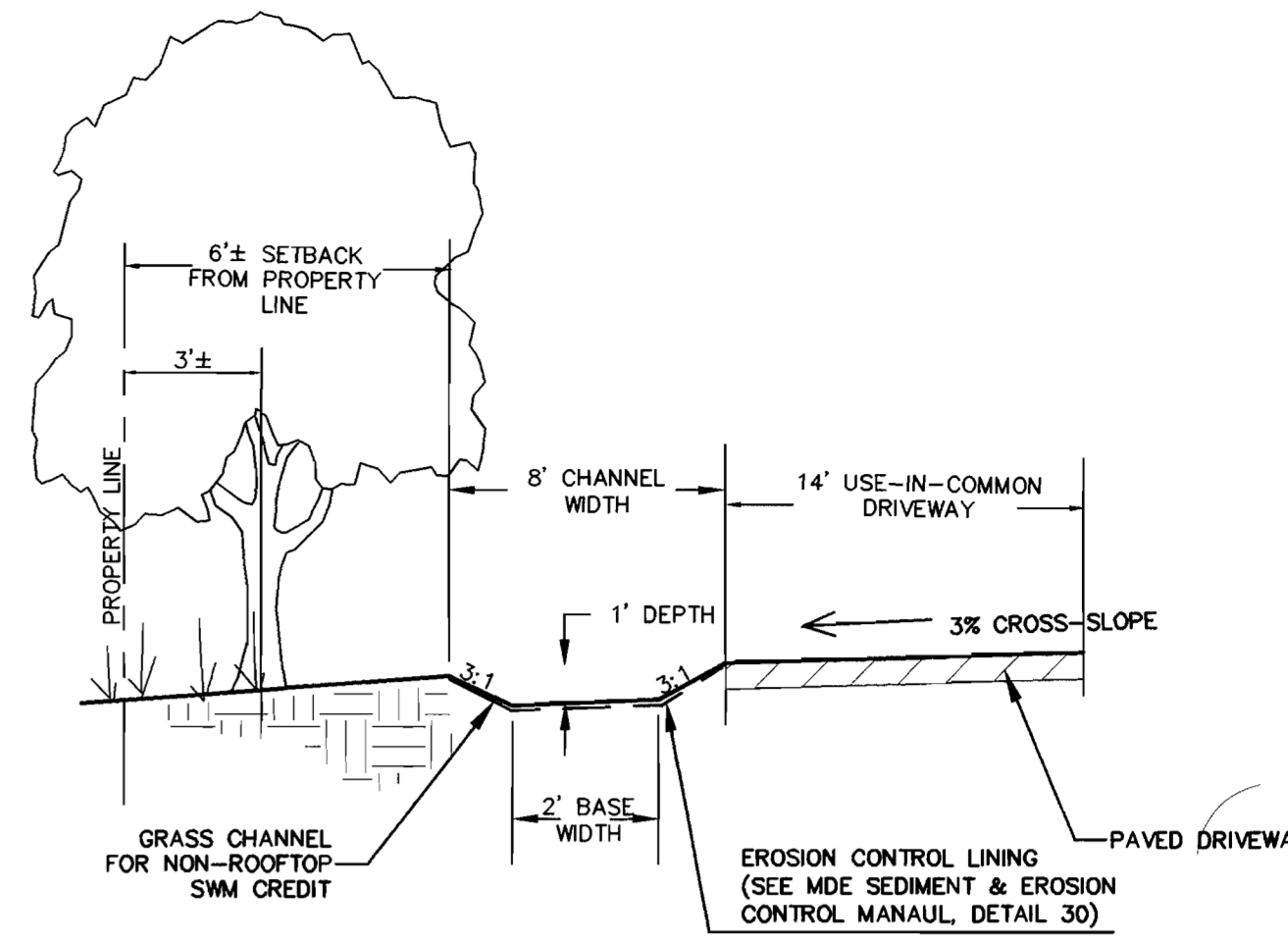
EKB2

BERTIE E. TRUJIMPOWER JOHN G. TRUJIMPOWER PARCEL 65 213/425 R-20

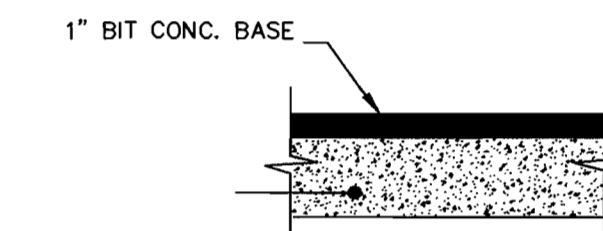
JAQUELINE A O'CONNELL PARCEL 11 858/613 R-20

NELSON J SULLIVAN SR ELLEN JOAN SULLIVAN PARCEL 75 3592/67 R-20

### GRASS CHANNEL DETAIL



### DRIVEWAY PAVING SECTION



**NOTE:**  
LOT 4'S ACCESS TO MD. ROUTE 40 MUST BE REMOVED PRIOR TO OBTAINING THE USE AND OCCUPANCY PERMITS FOR LOTS 1-3.

EX. 20' PUBLIC WATER & UTILITY EASEMENT FOR LOTS 1-THRU 4 PLAT NO.-16035 24-4017-D CONTRACT NO.

EX. 8" PUBLIC WATER MAIN

CARLEE RUN COURT  
MINOR COLLECTOR PUBLIC ROAD

CL

S78°06'16"E 24.00'

E 1348500

N 589200

20' PWMT

1/2 R/W

10' BR

10' BR

10' BR

10' BR

10' BR

10' BR

10' BR

10' BR

10' BR

10' BR

10' BR

10' BR

10' BR

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10' BR

10' BR

10' BR

10' BR

10' BR

10' BR

10' BR



### LEGEND

- EX. PUBLIC WATER, SEWER & UTILITY EASEMENT
- EX. PRIVATE USE-IN-COMMON EASEMENT
- LOD LIMIT OF DISTURBANCE
- SS SUPER SILT FENCE
- ACER RUBRUM 'RED SUNSET' (EXISTING PER F-00-155)
- ACER SACCHARUM 'GREEN MOUNTAIN' (EXISTING PER F-00-155)
- FRAXINUS AMERICANA 'AUTUMN PURPLE' (EXISTING PER F-00-155)

### SOILS DESCRIPTION

SYMBOL DESCRIPTION  
EKB2 ELOAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C

**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 NATURAL RESOURCE CONSERVATION SERVICE.

Robert S. Dueser, Jr. 3-1-04  
SIGNATURE OF DEVELOPER DATE  
ROBERT L. DUESER, JR.  
PRINTED NAME OF DEVELOPER

**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 NATURAL RESOURCE CONSERVATION SERVICE.

R. JAGS HIKMAT 3/1/04  
SIGNATURE OF ENGINEER DATE  
R. JAGS HIKMAT  
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer 3/1/04  
USD - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John L. Blanton 3/1/04  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 3/1/04  
Linda Hamrick DATE  
Chief, Division of Land Development 3/1/04  
David A. Light DATE  
DIRECTOR

date	PROJECT	DATE	APPROVAL
99059	FEB 2004	99059	FEB 2004
illustration	engineering	MMT	approval
scale	1"=30'		

date	description	revisions

**HOLLENBAUGH PROPERTY**  
LOTS 1 THRU 3  
TAX MAP 23, PARCEL 13  
HOWARD COUNTY, MARYLAND  
SECOND ELECTION DISTRICT  
SITE DEVELOPMENT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax







# SITE DEVELOPMENT PLAN HOLLENBAUGH PROPERTY LOTS 1 THRU 3

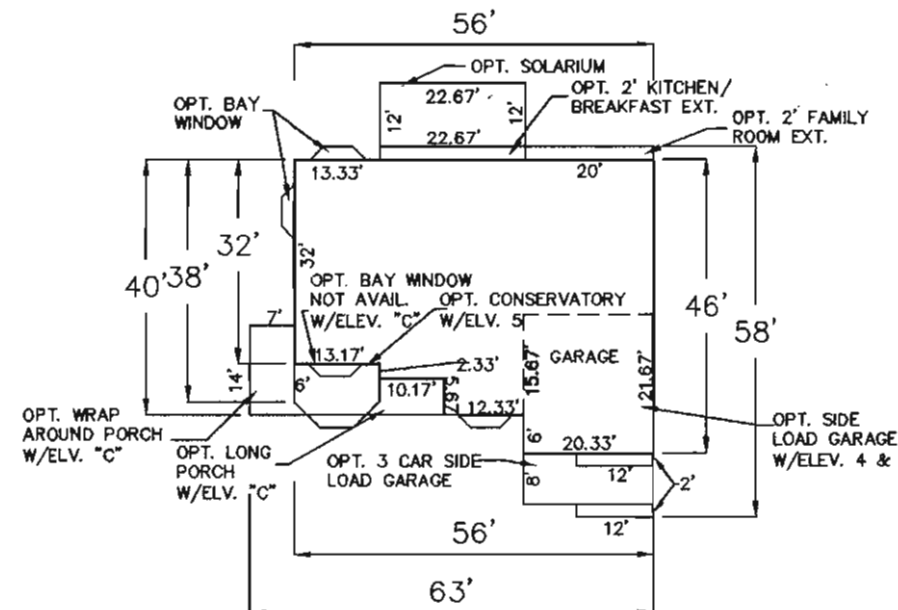
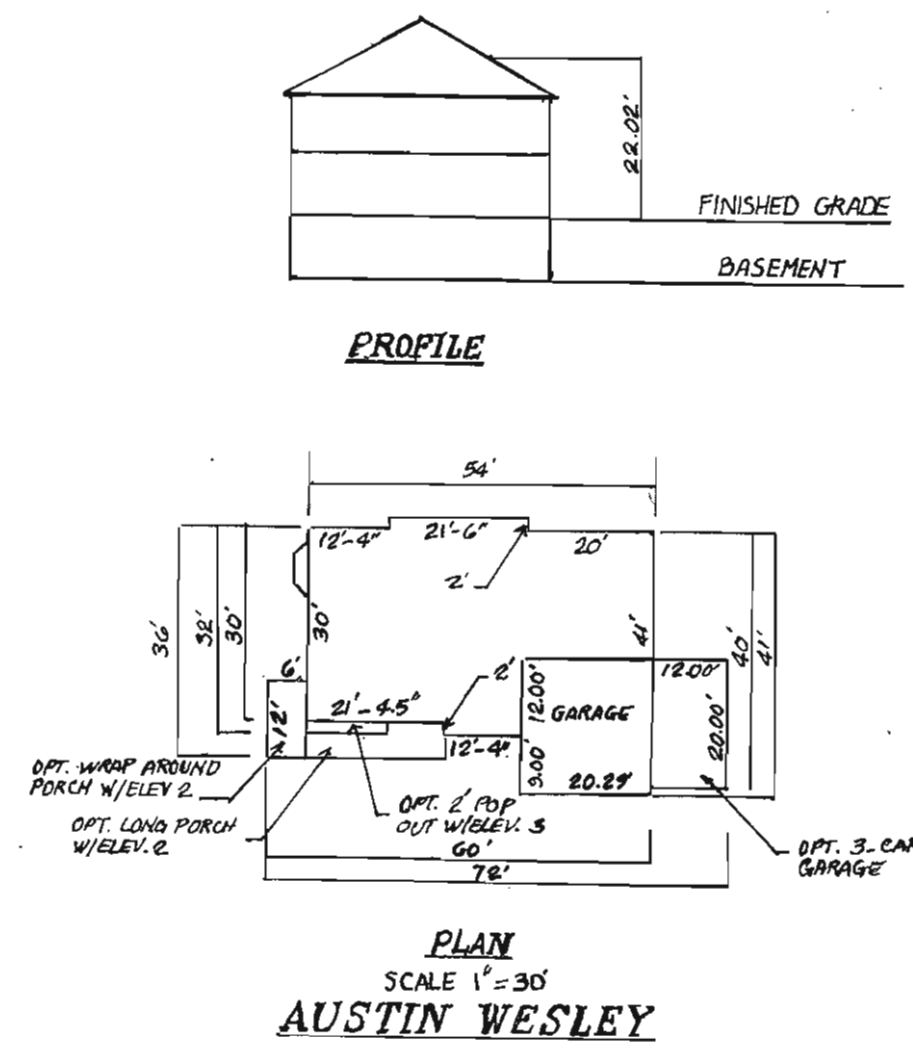
## SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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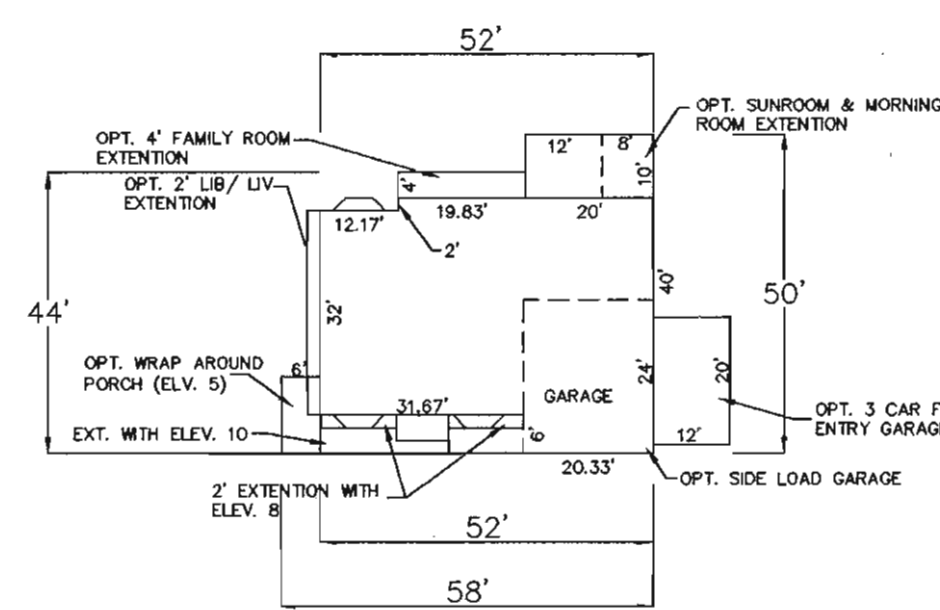
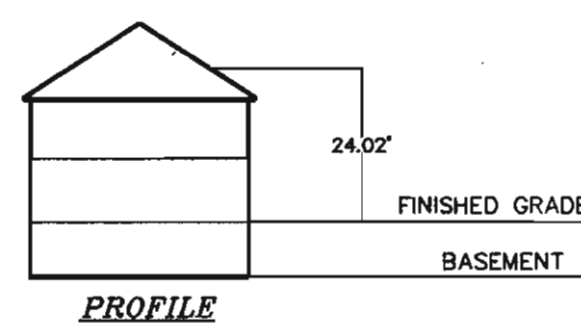
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LOT NO.	INV. @ PROPERTY LINE	MIN. CELLAR EL.
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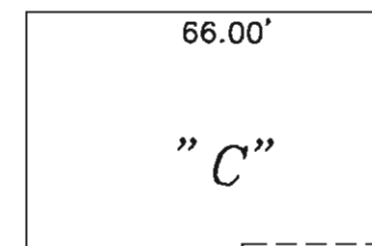
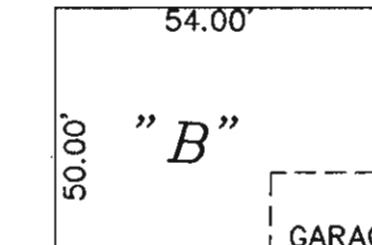
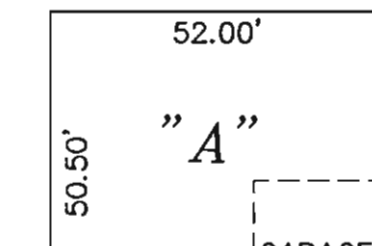
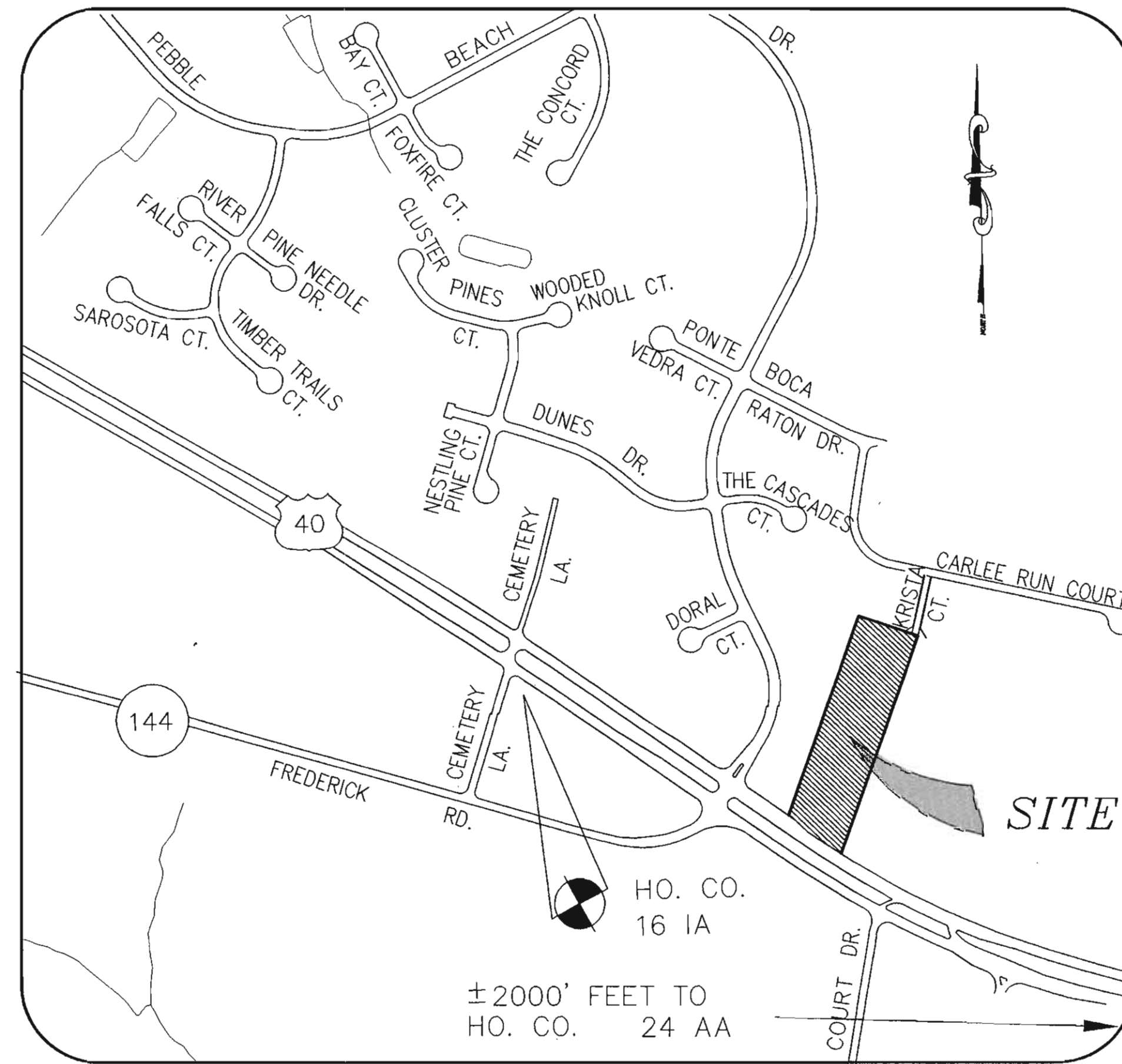
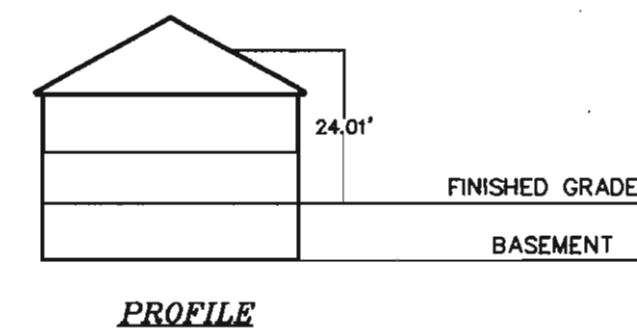
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**JAMES LONGSTREET**  
SCALE 1"=30'  
PLAN



**CHAMBERLAIN II**  
SCALE 1"=30'  
PLAN



**GENERIC BOXES**

GENERIC TYPE	CHAMBERLAIN II	JAMES LONGSTREET
A (LOT 3)	NO 2' FAM/LIB EXTENSION NO WRAP AROUND PORCH NO SIDE LOAD GARAGE	DOES NOT FIT
	AUSTIN WESLEY	DOES NOT FIT

GENERIC TYPE	CHAMBERLAIN II	JAMES LONGSTREET
B (LOT 2)	NO SIDE LOAD GARAGE NO WRAP AROUND PORCH	DOES NOT FIT
	AUSTIN WESLEY	NO 3 CAR GARAGE NO WRAP AROUND PORCH

GENERIC TYPE	CHAMBERLAIN II	JAMES LONGSTREET
C (LOT 1)	NO SIDE LOAD GARAGE	3 CAR FRONT LOAD GARAGE OR WRAP AROUND PORCH NO SIDE LOAD GARAGE
	AUSTIN WESLEY	3 CAR FRONT LOAD GARAGE OR WRAP AROUND PORCH

### GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
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D. PROPOSED USE: SFD  
E. NUMBER OF PROPOSED BUILDABLE LOTS : 3
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT JANUARY 2000.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JANUARY 2000.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORIZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 & 31D4.  
STA. No. 161A N 589,509.406 ELEV. 463.67  
E 1,368,237.662  
STA. No. 24AA N 587,380.458 ELEV. 387.28  
E 1,369,606.281
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED. LOTS 1 THRU 3 WILL BE SERVED UNDER CONTRACT # 24-4017-D.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR THE AMOUNT OF \$10,672.00 UNDER F-00-155.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR THE AMOUNT OF \$4,500.00 UNDER F-00-155.
- STORMWATER MANAGEMENT IS SATISFIED THROUGH THE USE OF THE GRASS CHANNEL CREDIT AND IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL. 1.71 ACRES IS TREATED BY THE GRASS CHANNEL CREDIT FOR A REDUCED HWQ OF 1,098 CFT AND A REDUCED Rev. OF 0.11 AC (AREA METHOD) PROVIDED UNDER F-00-155.
- NO STEEP SLOPES EXIST ON-SITE.
- NO WETLANDS, FLOODPLAIN OR STREAMS EXIST ON-SITE AS PER F-00-155.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCenic ROAD.
- LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-00-155. HOLLENBAUGH PROPERTY, LOTS 1-4 BY POSTING FINANCIAL SURETY IN THE AMOUNT OF \$5,400.00 AS PART OF THE DPW WATER AND SEWER DEVELOPER AGREEMENT CONTRACT #24-4017-D.
- RESIDENTIAL DRIVEWAY ENTRANCE HO.CO.STD. R-6.06 TO BE USED UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH SECTION 128(A)(1) 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 SETBACK. PORCHES AND DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. DECKS ARE NOT ALLOWED INTO THE REQUIRED 10' SIDE SETBACKS.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- LOT 4 IS NOT PART OF THIS SDP, HOWEVER, PERMISSION IS GRANTED TO DO OFF-SITE GRADING ON LOT 4.
- ☐ DENOTES PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- ☐ DENOTES PRIVATE WATER AND SEWER EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO WAIVER PETITION # WP 00-104, REQUESTING TO WAIVE SECTION 16.120(C)(2)(ii), ADJACENT PIPESTEM LOTS WHICH SHARE A COMMON DRIVEWAY SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. THIS WAIVER PETITION WAS DENIED ON JUNE 15, 2000.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 15.
- THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED JANUARY 8, 2002.
- LOT 4'S ACCESS TO MD. ROUTE 40 MUST BE REMOVED PRIOR TO OBTAINING THE USE AND OCCUPANCY PERMITS FOR LOTS 1-3.
- ACCESS TO LOTS 1-4 HAS BEEN PROVIDED VIA THE DEVELOPMENT OF THE CARLEE MANOR SUBDIVISION, ADJACENT PARCEL 123.
- A DECLARATION OF MAINTENANCE OBLIGATION FOR THE USE-IN-COMMON DRIVEWAY HAS BEEN RECORDED IN LIBER 7328 , FOLIO 387, IF AND WHEN ADJACENT PARCEL 14 OPTS TO USE THIS SHARED ACCESS EASEMENT, IT MUST BE UPGRADED TO A PRIVATE ACCESS PLACE OR TO BE IN COMPLIANCE WITH THE COUNTY REGULATIONS AT THAT TIME.
- FOR LOTS 1 THRU 4, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT AND CARLEE RUN COURT AND NOT INTO THE USE-IN-COMMON DRIVEWAY.
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA 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
- A PRIVATE STREET NAME SIGN IS REQUIRED. DEVELOPER SHALL CONTACT DEPARTMENT OF TRAFFIC ENGINEERING AT 410-313-5752 REGARDING THE INSTALLATION AND SPECIFICATIONS.

**BUILDER**  
DORSEY FAMILY HOMES  
9926 CYPRESSMEDE DRIVE  
ELLCOTT CITY, MD. 21042  
410-995-9048

**OWNER/DEVELOPER**  
DONALD R. REUWER JR.  
8000 MAIN STREET  
ELLCOTT CITY, MD. 21043  
410-480-9105

**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 NATURAL RESOURCE CONSERVATION SERVICE.

*Robert S. Dorsey* 3-1-04 DATE  
*Robert L. Doesy Jr.* SIGNATURE OF DEVELOPER  
PRINTED NAME OF DEVELOPER

**ENGINEER'S CERTIFICATE**  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND KNOWS THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

*B. JAGGHIKMAT* 3/16/04 DATE  
SIGNATURE OF ENGINEER  
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*Jim Murray* 3/16/04 DATE  
NSDA - NATURAL RESOURCE CONSERVATION SERVICE

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

*John R. Platten* 3/16/04 DATE  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*John P. ...* 3/16/04 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Andy ...* 3/16/04 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT

*Mark ...* 3/16/04 DATE  
DIRECTOR

project date FEB 2004  
99-059 engineering  
illustration MMT  
scale NTS approval MAP

9/11/04 date

1 ADDED HOUSE MODEL ASSTN WESLEY description  
revisions

**HOLLENBAUGH PROPERTY**  
LOTS 1 THRU 3  
TAX MAP 23 PARCEL 13 GRID 6  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**COVER SHEET**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0256 Fax: (301) 621-5621 Wash. (410) 997-0258 Fax.

1 OF 3